June 25, 2019

9:00 a.m.



CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

- A CONFIRMATION OF MINUTES
 - 1. June 11, 2019 Council Meeting

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- B FINANCIAL REPORTS
 - None
- C APPOINTMENTS/PUBLIC HEARINGS

MORNING APPOINTMENTS 10:00 A.M.

 Division 7 - File: PL20180015 (06513005) - Bylaw C-7888-2019 -Redesignation Item - DC150 to Business Highway Frontage and Recreation Business District to Business - Highway Frontage

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Division 2 – File: PL20170170 (04717004/04717005) – Bylaw C-7863-2019 – Conceptual Scheme Item – River Edge Conceptual Scheme – New County Residential Community

Note: this item should be considered in conjunction with item C-3

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 Division 2 – File: PL20170171 (04717004/04717005) – Bylaw C-7864-2019 Redesignation Item – Ranch and Farm District to Direct Control District Note: this item should be considered in conjunction with item C-2

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AFTERNOON APPOINTMENTS 1:30 P.M.

4. Division 9 – File: PL20190041 (08909001) – Bylaw C-7900-2019 – Redesignation Item – New or Distinct Agricultural Use

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9:00 a.m.



Division 2 - File: PL20190020 (05705003/05708080/05708082/05709002)
 Bylaw C-7884-2019 - Redesignation Item - Direct Control Bylaw Amendments;
 Hamlet of Harmony

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6. Division 5 - File: PL20180130 (1015-568) - Bylaw C-7893-2019 - Conceptual Scheme - Township Road 250 Transition Area

Note: this item should be considered in conjunction with item C-7

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7. Division 5 - File: PL20180130 (1015-568) - Bylaw C-7898-2019 - Live-Work Overlay - Township Road 250 Conceptual Scheme

Note: this item should be considered in conjunction with item C-6

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D GENERAL BUSINESS

1. All Divisions - File: 6000-300 - 2018 Agricultural Service Board Annual Report

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2. Division 6 – File: PRDP20185144 (07127017/07128021/08103007) – Development Permit: Construction of *Trail Infrastructure* (Meadowlark Trail)

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3. All Divisions - File: N/A - Status Update - County Wide Recreation Model

Staff Report Page 381

Divisions 4 and 5 – File: N/A – Notice of Motion Response – Joint Highway 1
 Corridor Area Structure Plan

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5. All Divisions – File: N/A – Governance and Priorities Committee Terms of Reference Amendments

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June 25, 2019

9:00 a.m.



6. All Divisions – File: 1025-700 – Quarterly Report – Capital Projects Management Update

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- E BYLAWS
 - 1. Division 1 File: PL20180020 Further Consideration of Bylaw C-7795-2018 Road closure of a portion of Plan 731 338 in Circle 5 Estates

Staff Report Page 403

2. All Divisions - File: N/A - Bylaw C-7907-2019 - Procedure Bylaw

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- F UNFINISHED BUSINESS
 - None
- G COUNCIL REPORTS
- H MANAGEMENT REPORTS
 - None
- I NOTICES OF MOTION
 - 1. All Divisions Notice of Motion Councillor Gautreau and Deputy Reeve Schule Live/Work Land Use District

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2. All Divisions – Notice of Motion – Councillor McKylor – Review and Disposal of Surplus County Land

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- J SUBDIVISION APPLICATIONS
 - 1. Division 2 File: PL20180155 (04721021) Subdivision Item Single Lot Residential Subdivision

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June 25, 2019

9:00 a.m.



2. Division 4 – File: PL20180108 (03223004) – Subdivision Item – Langdon East Conceptual Scheme – Direct Control 97

Staff Report Page 511

K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2019-17

THAT Council move in camera to consider the confidential item "Water and Wastewater Servicing at Cochrane Lakes" 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 or 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 19 - Confidential evaluations Section 24 - Advice from officials

ADJOURN THE MEETING

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 June 11, 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
- R. Barss, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office S. Hulsman, Manager, Transportation Services
- B. Woods, Manager, Financial Services
- M. Wilson, Manager, Planning and Development
- A. Zaluski, Associate Manager, Intergovernmental Affairs T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office G. Nijjar, A/Engineering Supervisor, Planning and Development
- J. Anderson, Planner, Planning and Development J. Kwan, Planner, Planning and Development J. Kirychuk, Planner, Planning and Development S. Kunz, Planner, Planning and Development
- N. Ali, Intergovernmental Affairs Analyst, Intergovernmental Affairs

Call to Order

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

1-19-06-11-01 Updates/Acceptance of Agenda

MOVED by Councillor Kamachi that the June 11, 2019 Council meeting agenda be amended as follows:

• Remove item D-2 – Expropriation of Lands for Bragg Creek Flood Mitigation Project

Carried

Absent: Councillor Hanson

MOVED by Deputy Reeve Schule that the June 11, 2019 Council meeting agenda be approved as amended.

Carried

Absent: Councillor Hanson

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1-19-06-11-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the May 28, 2019 Council meeting minutes be approved as presented.

Carried

Absent: Councillor Hanson

Councillor Wright left the meeting at 9:02 a.m.

Councillor Hanson arrived at the meeting at 9:04 a.m.

Councillor Wright returned to the meeting at 9:05 a.m.

1-19-06-11-03 (C-1)

All Divisions - Todd Hirsch Economic Overview Presentation

File: N/A

MOVED by Deputy Reeve Schule that Council receive the presentation, Todd Hirsch Economic Overview, for information.

Carried

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 9:51 a.m. with all previously mentioned members present.

1-19-06-11-09 (D-1)

All Divisions - Boundary Roads Update

File: 4050-100

MOVED by Deputy Reeve Schule that the boundary roads update report be received as information.

Carried

1-19-06-11-16 (I-1)

All Divisions – Notice of Motion – Deputy Reeve Schule and Councillor Gautreau – Joint Highway 1 Corridor Area Structure Plan

File: N/A

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

To be debated at the June 25, 2019 Council Meeting

Title: Joint Highway 1 Corridor Area Structure Plan

Presented By: Deputy Reeve Al Schule, Division 4

Councillor Gautreau, Division 5

WHEREAS Rocky View County and Wheatland County share a common municipal border and

share a common interest in development along the Highway 1 Corridor;

AND WHEREAS development along the Highway 1 Corridor requires long-term planning and

intermunicipal collaboration between Rocky View County and Wheatland County;

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AND WHEREAS Rocky View County and Wheatland County would benefit from a joint Area Structure

Plan along the Highway 1 Corridor as outlined on the map titled "Highway 1

Corridor ASP";

AND WHEREAS servicing of the Area Structure Plan would be developer-funded and Rocky View

County and Wheatland County would share the benefits of development within the

Area Structure Plan;

THEREFORE BE IT RESOLVED THAT Administration be directed to explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County;

AND THAT Administration be directed to return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the two municipalities.

1-19-06-11-10 (D-3)

Division 6 - Tax Relief Due to Fire Loss - Roll #06313002

File: 2020-250

MOVED by Deputy Reeve Schule that the 2018 municipal and emergency tax cancellation request for roll 06313002 due to fire damage in the amount of \$1,418.48 be approved.

Carried

1-19-06-11-04 (C-2)

Division 4 – Bylaw C-7883-2019 – Redesignation Item – Ranch and Farm District to Agricultural Holdings District File: PL20190019 (03208009)

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 9:59 a.m.

Carried

The Chair called for a recess at 10:02 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

Person(s) who presented: Jay Morris (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:09 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7883-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7883-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7883-2019 be considered for third reading.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7883-2019 be given third and final reading.

Carried

1-19-06-11-05 (C-3)

Division 5 – Bylaw C-7891-2019 – Redesignation Item – Fairways at Delacour Redesignation File: PL20190009 (05219002/03/04/05/10/11/12/13/14)

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 10:10 a.m.

Carried

Person(s) who presented: Bob Wescott, Westcott Consulting Group (Applicant)

Person(s) who spoke in favour: Clinton Cornelius

Person(s) who spoke in opposition: Detlef Feicht

Person(s) who spoke in rebuttal: Bob Wescott, Westcott Consulting Group (Applicant)

MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 10:33 a.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7891-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7891-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7891-2019 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7891-2019 be given third and final reading.

Carried

1-19-06-11-11 (D-4)

Divisions 1, 6, 7, and 9 – Draft Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans for the M.D. of Bighorn and Rocky View County, and for Mountain View County and Rocky View County File: 1011-100

MOVED by Councillor Henn that the draft Intermunicipal Collaboration Framework and intermunicipal Development Plan for the M.D. of Bighorn and Rocky View County be accepted for information.

Carried

MOVED by Councillor Kissel that the draft Intermunicipal Collaboration Framework and Intermunicipal Development Plan for Mountain View County and Rocky View County be accepted for information.

Carried

1-19-06-11-12 (D-5)

Division 7 – Development Permit – Compost Facility, Type II & Manure Storage Facility File: PRDP20190505 (07320007)

The Chair called for a recess at 10:50 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.

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MOVED by Councillor Hanson that until such time as a complete development permit application has been received and is approved with all conditions satisfied that Administration be directed to take the appropriate measures within the jurisdiction of Rocky View County to stop Thorlakson Nature's Call from accepting any new tipping receipts, and to continue operations until the current compost inventory has been processed sufficiently to meet Alberta Environment regulations and may be removed from the pads.

Lost

<u>In Favour:</u> <u>Opposed:</u>

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

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor Henn that the applicants be allowed to address Council.

Lost

In Favour: Opposed:

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

Deputy Reeve Schule

MOVED by Councillor Henn that Development Permit Application PRDP20190505 be refused.

Carried

MOTION ARISING:

MOVED by Councillor Henn that all of the offsite feedstock compost material entering TNC immediately cease and that a full site cleanup of all onsite compost material be completed within 90 days of today's date.

Carried

1-19-06-11-13 (D-6)

Division 7 - Response to Notice of Motion - Road Renaming

File: N/A

MOVED by Councillor Henn that Rocky View County change the name approximately 1 km of Range Road 291 immediately north of Highway 566 to John Church Lane, and waive the \$500 renaming application fee.

Carried

In Favour: Opposed:

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

Reeve Boehlke Deputy Reeve Schule Councillor Henn

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1-19-06-11-14 (D-7)

All Divisions – Request for Time Extension: Notice of Motion Response – Springbank Dry Dam File: N/A

MAIN MOTION:

MOVED by Councillor McKylor 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.

AMENDING MOTION:

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

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 higher levels of government.

Lost

<u>In Favour</u>: <u>Opposed:</u>

Councillor Hanson
Councillor Wright
Councillor Kissel
Councillor Kissel
Councillor Gautreau
Reeve Boehlke

Deputy Reeve Schule Councillor Henn

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor McKylor 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.

Carried

1-19-06-11-15 (E-1)

All Divisions – Borrowing Bylaws C-7877-2019 to Bylaw C-7882-2019 – 2019 Special Initiatives File: 2025-350

MOVED by Councillor Gautreau that the preamble in Borrowing Bylaw C-7877-2019 related to the Fire Water Tender be adjusted as shown in Attachment 'A' (adjusting the life of the asset from 15-20 years).

Carried

<u>In Favour:</u> <u>Opposed:</u> Councillor Kamachi Reeve Boehlke

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

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MOVED by Councillor Gautreau that Borrowing Bylaw C-7877-2019, as amended, be given second reading. Carried In Favour: Opposed: Councillor Kamachi Reeve Boehlke Councillor McKylor Councillor Hanson Councillor Gautreau **Deputy Reeve Schule** Councillor Henn Councillor Wright Councillor Kissel MOVED by Councillor Kamachi that Borrowing Bylaw C-7877-2019, as amended, be given third and final reading. Carried MOVED by Councillor Hanson that Borrowing Bylaw C-7878-2019 be given second reading. Carried MOVED by Councillor McKylor that Borrowing Bylaw C-7878-2019 be given third and final reading. Carried MOVED by Councillor Wright that the preamble in borrowing Bylaw C-7879-2019 related to Township Road 252 bridge rehabilitation be adjusted as shown in Attachment 'A' (adjusting the life of the asset from 20-10 years). Carried MOVED by Deputy Reeve Schule that Borrowing Bylaw C-7879-2019, as amended, be given second reading. Carried MOVED by Councillor Hanson that Borrowing Bylaw C-7879-2019, as amended, be given third and final reading. Carried MOVED by Councillor Kamachi that Borrowing Bylaw C-7880-2019 be given second reading. Carried MOVED by Councillor McKylor that Borrowing Bylaw C-7880-2019 be given third and final reading. Carried MOVED by Councillor Hanson that Borrowing Bylaw C-7881-2019 be given second reading. Carried MOVED by Councillor Gautreau that Borrowing Bylaw C-7881-2019 be given third and final reading. Carried MOVED by Councillor Wright that Borrowing Bylaw C-7882-2019 be given second reading.

MOVED by Councillor Henn that Borrowing Bylaw C-7882-2019 be given third and final reading.

AGENDA Page 11 of 536

Carried

Carried

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1-19-06-11-17 (J-1)

Division 2 – Subdivision Item – Harmony Stage 1, Phase 5 Re-Subdivision File: PL20190001 (05707001)

MOVED by Councillor McKylor that the applicant be allowed to address Council.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson
Councillor McKylor Reeve Boehlke
Councillor Gautreau

Deputy Reeve Schule Councillor Henn Councillor Wright Councillor Kissel

MOVED by Councillor McKylor that Subdivision Application PL20190001 be approved with the conditions noted in Appendix 'A':

- A. THAT the application to create ten residential parcels ranging from ± 404 m² to ± 443 m² in size, with a ± 4,492 m² open space lot, and a ± 58,383 m² Municipal School Reserve remainder from SE-07-25-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Harmony Conceptual Scheme;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements;
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Development Agreement

- 2) The Owner is to enter into a separate Development Agreement for this phase of development for provision of the following infrastructure improvements:
 - a) Design, dedication and construction of an internal public road system as shown on the Tentative Plan with associated infrastructure which includes the following:

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- i) Construction of Harmony Circle and Elderberry Way in accordance with the final approved Harmony Traffic Impact Assessment (TIA) and conceptual scheme;
- ii) Intersection treatments in accordance with the final approved TIA;
- iii) Additional offsite upgrades, if any, in accordance with the final approved TIA;
- iv) Approaches to each lot;
- v) Pathways;
- vi) Necessary easements;
- vii) Sidewalks;
- viii) Dark sky street lighting;
- ix) Signage.
- b) Design and construction of Landscaping features for all public pathways, and public roadways and open space, in accordance with the approved Landscaping Plan;
- Design and construction of landscaping features for all Municipal Reserve and Municipal School Reserve lands, Public Utility lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
- d) Design and construction/expansion of a piped potable water and raw water distribution system (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot in accordance with the applicable servicing reports;
- e) Design and construction/expansion of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot in accordance with the applicable servicing reports;
- f) Design, construction and implementation of storm water management facilities and piped storm water collection system in accordance with the recommendations of the approved Storm Water Management Plan, and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Storm Water Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
- g) Construction of a central water fire suppression and distribution system including fire hydrants for firefighting purposes, in accordance with the requirements described in the Fire Hydrant Water Suppression Bylaw (C-7259-2013) designed to meet minimum fire flows as per County Standards and Bylaws;
- h) Installation of power, natural gas and telephone lines;
- i) Dedication of necessary easements and right of ways for utility line assignments;
- j) Mailboxes are to be located in consultation with Canada Post;
- k) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- I) Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (as amended);
- m) Implementation of the recommendations of the Geotechnical Report;
- n) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;

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- o) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- p) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Subdivision Approval.
- q) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

Transportation and Access

Traffic Impact Assessment

- 3) The Owner shall provide an update to the Traffic Impact Assessment to reflect current on-site and offsite development and network conditions, detailing the related required improvements, to the County's satisfaction:
 - a) If the recommendations of the TIA identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.

Road Naming

4) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Site Servicing

Franchise Agreement

- 5) The Owner is responsible for implementation of a Franchise Utility Servicing Plan, satisfactory to the County, that reflects the operational details of water, fire protection, wastewater servicing, and storm water management in accordance with the signed Preliminary Services Agreement and Franchise Agreement and as further defined within the Development Agreement, including without restriction:
 - a) Ownership of the water treatment and distribution, fire protection, wastewater treatment and disposal, storm water management facilities, and related facilities;
 - b) Operation/Management for the water treatment and distribution, fire protection, wastewater treatment and disposal, storm water management, and related facilities
 - c) Transfer Agreement for facility, infrastructure, and associated lands;
 - d) Franchise Agreement, satisfactory to the County including, without restriction, stipulation of service levels and operational requirements to be maintained by the franchised utility provider;
 - e) Franchised utility provider, satisfactory to the County;
 - f) Dedication and transfer of water allocation(s) and associated water licenses required to provide for all water needs for the development;
 - g) The identification of the area of spray irrigation disposal, and registration of a utility right-of-way over the affected area.

Geotechnical Conditions

6) The Owner shall provide a set of lot grading plans showing the depth of fill that has been or is to be placed on the subject property. Should fill depth exceed 1.2 metres, a Deep Fill Assessment shall be prepared and submitted, in accordance with the County Servicing Standards.

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- a) Compaction testing shall be performed after placement of fill to ensure that the requirements outlined in the examined Deep Fill Report have been met. Confirmation of compactions shall be submitted to the County upon completion of fill placement.
- 7) The Owner shall engage the services of qualified Geotechnical Engineering Consultant to prepare a Geotechnical Report to evaluate soil characteristics, existing groundwater conditions, suitability of soils for Low Impact Development stormwater management, and development constraints of the proposed development, to the satisfaction of Rocky View County.

Alberta Environment Approval for Water Treatment Plant

8) The Owner shall provide Alberta Environment and Parks licensing and approval documentation for a potable water treatment plant and distribution network.

Alberta Environment Approval for Wastewater Treatment Facilities

9) The Owner shall provide Alberta Environment and Parks licensing and approval documentation for a wastewater treatment plant and associated storage/collection and disposal systems suitable for servicing and development.

Developability

- 10) The Owner shall provide a detailed water servicing analysis for potable water, raw water irrigation and fire suppression, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine pipe type and sizes and water treatment plant capacity and reservoir storage requirements.
 - a) If the recommendations of the water servicing analysis identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.
- 11) The Owner shall provide confirmation of the tie-in for connections to HAWCO, an Alberta Environment licensed piped water supplier, for lots, 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 lots;
 - b) Documentation proving that water supply has been purchased for the proposed lots;
 - c) Documentation proving all necessary paperwork has been completed, to the County's satisfaction.
- 12) The Owner shall provide detailed construction drawings, based on the potable water servicing study, for a potable water distribution and fire suppression system (including registration of necessary easements), connection to the water treatment plant, and service connections to each lot.
- 13) The Owner shall provide a detailed wastewater servicing study, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine pipe type and sizes, number of lift stations (if applicable), and wastewater treatment plant capacity, and treated effluent storage requirements.
 - a) If the recommendations of the wastewater servicing analysis identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.
- 14) The Owner shall provide confirmation of the tie-in for connections to HAWCO, an Alberta Environment licensed piped wastewater supplier, for lots, as shown on the approved Tentative Plan. This includes providing for the following information:

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- a) Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots.
- 15) The Owner shall provide detailed construction drawings, based on the approved sanitary servicing study, for a sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot.
- 16) The Owner shall provide and implement a Storm Water Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Harmony Stage 1 Master Drainage Plan, satisfactory to the County and Alberta Environment and Parks. Implementation of the Storm Water Management Plan shall include:
 - a) Registration of any required on and offsite easements and/or utility rights-of-way
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system.
 - d) If the recommendations of the storm water management plan identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.
- 17) The Owner shall submit a full Erosion and Sedimentation Control Plan and Report in accordance with the County Servicing Standards.

Municipal Reserves

- 18) The provision of Municipal School Reserves is to be provided by the dedication of Lot 28MSR 5.84 hectares (± 14.43 acres) being 11.95% Reserve land dedication owning, to be determined by a Plan of Survey, in respect to SE-7-25-03-W5M, as indicated on the Approved Tentative Plan.
 - a) ± 1.95% Municipal Reserve over dedication on SE-7-25-03-W5M is to be applied to the existing Deferred Reserve Caveat on NW-7-25-03-W5M, NE-7-25-03-W5M, SW-7-25-03-W5M, SE-7-25-03-W5M, Lot 1, Block 2, Plan 111 2762, Lot 1, Block 3, Plan 111 2762, Lot 1, Block 4, Plan 111 2762, and NW-05-25-03-W5M pursuant to Section 669 of the *Municipal Government Act*.

Landscaping

- 19) The Owner shall provide a Landscaping Plan for all Municipal School Reserve parcels, Public Utility Lots, public pathways, public road right of ways and Owners Association of Harmony open space in accordance with the Direct Control Bylaw and the Harmony Conceptual Scheme and Stage 1 Neighbourhood Plan.
 - a) Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

Community Association

Homeowners'/Landowners' Association

20) The Owner shall legally establish a Homeowners' Landowners' Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Homeowners'/Landowners' Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the

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Homeowners'/Landowners' Association.

21) The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of public lands and Owners Association of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.

Solid Waste Management Plan

- 22) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Owners Association of Harmony for management of solid waste.
 - a) The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Cost Recovery

23) 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.

Site Construction

Construction Management Plan

- 24) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, dust control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, and other construction management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement.

Emergency Response Plan

25) The Owner shall provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents to the satisfaction of the County.

Airport Proximity

26) The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the teaching airport and associated impacts.

Levies, Payments and Dedications

Transportation Offsite Levy

- 27) The Owner shall pay Transportation Off-site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:
 - a) From the total gross area of the Lands to be subdivided as shown on the Plan of Survey to be paid in stages tied to the gross area and timing of signing of each individual phased Development Agreement.

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Subdivision Endorsement Fee

28) The Owner shall pay the County subdivision endorsement fee for the creation of twelve (12) new lot(s), in accordance with the *Master Rates Bylaw*.

Dedications

- 29) The Owner shall provide all utility right of ways, roadways and utility lots necessary for the completion of all servicing and access contemplated within any of the foregoing.
- 30) The Owner shall dedicate and transfer all water allocation(s) and corresponding water license(s) necessary to permanently service the lots crated at no cost to the County, any applicable franchised utility provider, and the consumer.

Taxes

31) 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

1-19-06-11-18 (J-2)

Division 2 – Subdivision Item – Harmony Stage 2, Phase 10 Re-Subdivision File: PL20190005 (05708082)

MOVED by Councillor McKylor that Subdivision Application PL20190005 be approved with the conditions noted in Appendix 'A':

- A. That the application to create 47 residential parcels ranging from ± 201.42 m² to ± 628.92 m² in size from Lot 1, Block 2, Plan 1112762 within W-08-25-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Harmony Conceptual Scheme;
 - 2) The subject lands hold the appropriate land use designation:
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements;
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.

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C. Further in accordance with Costina CEA and CEE of the Municipal Covernment Act the condication ha

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

Plan of Subdivision

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

Community Association

Homeowners'/Landowners' Association

- 2) The Owner shall legally establish a Homeowners' Landowners' Association together with all corresponding corporate structure, governance and associated agreements and restrictions satisfactory to the County including, without restrictions, an encumbrance and/or other instrument(s) concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Homeowners'/Landowners' Association, and securing all restrictions and funding mechanisms required for the orderly, efficient and sustainable operation of the Homeowners'/Landowners' Association.
- 3) The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of public lands and Owners Association of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.

Airport Proximity

4) The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the teaching airport and associated impacts.

Levies, Payments and Dedications

Subdivision Endorsement Fee

5) The Owner shall pay the County subdivision endorsement fee for the creation of forty-seven (47) new lot(s), in accordance with the *Master Rates Bylaw*.

Dedications

- 6) The Owner shall provide all utility right of ways, roadways and utility lots necessary for the completion of all servicing and access contemplated within any of the foregoing.
- 7) The Owner shall dedicate and transfer all water allocation(s) and corresponding water license(s) necessary to permanently service the lots created at no cost to the County, any applicable franchised utility provider, and the consumer.

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

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1-19-06-11-20 (J-4)

Division 5 – Subdivision Item – Heatherglen Industrial Business Park – Direct Control District File: PL20180147 (03329002)

MOVED by Councillor Gautreau that condition 12 in Appendix 'A' be amended to read as follows:

The Owner shall prepare and register a Utility Right-of-Way, satisfactory to the County, on the title of Lot: 2 Block: 11 Plan: 1812235:

- i. identifying that the purpose and intent of the lands is for utility service, for the disposal stormwater by irrigation, until such time as an amendment to the Direct Control Bylaw and/or a regional servicing solution is available; and
- ii. securing all rights on, over, under, or through the lands to carry out the above-noted utility service and disposal.

AND THAT condition 20 in Appendix 'A' be amended to read as follows:

The provision of Reserve in the amount of 10 percent of the area of Lots 1 to 15, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by (Colliers International / CGY-18-0563/151724 / December 6, 2018), pursuant to Section 666(3) of the *Municipal Government Act*.

Carried

MOVED by Councillor Gautreau that Subdivision Application PL20190005 be approved with the conditions noted in Appendix 'A' as amended:

- A. The application to create fifteen commercial/industrial lots ranging in size from ± 0.81 hectares (± 2.00 acres) to ± 2.23 hectares (± 5.50 acres) in size together with an internal access road and public utility lot on Lot 1, Block 11, Plan 1812235, 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:

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Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate by Plan of Survey, an 8.00 m wide portion of land for road widening along the entire west boundary of Lots 1, 6 and 15.

Development Agreement

- 3) The Owner is to 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) Construction of a public internal road system (Industrial/Commercial Standard 400.6) complete with cul-de-sacs and any necessary easement agreements, as shown on the Tentative Plan, in accordance with the County Servicing Standards;
 - b) Appropriate signalization of the site access onto RR 285 as identified in the approved TIA to the satisfaction of the County;
 - c) Construction of a gated emergency access road from the internal N/S roadway to Range Road 285 in accordance with the County Servicing Standards;
 - d) Construction of the pressurized central fire suppression system including a stubbed connection at the western boundary of the subject lands to facilitate future connection to adjacent business parks to the satisfaction of the County;
 - e) Construction of stormwater management facilities including the drainage connection to the golf course ponds in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan;
 - f) Accommodation of a 2.5 m wide pathway as part of the 4.0 m wide maintenance access road on the west side of the proposed stormwater management pond within the proposed Public Utility Lot;
 - g) Engineering and construction of the pathway alignment on the west side of Range Road 285 to provide uninterrupted connectivity between existing pathway infrastructure located on the south side of Wesview Industrial Park to the existing Pathway in the Western Headworks Main Canal upon acquisition of necessary agreements (if achievable);
 - h) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
 - i) Installation of power, natural gas, and communication utilities;
 - j) Obtain all necessary approvals from AEP for the loss of wetlands
 - k) Obtain all necessary approvals from AEP for the use of stormwater for irrigation purposes:
 - 1) Obtain all necessary approvals from Alberta Culture & Tourism under the Historical Resources Act;
 - m) Implementation of the recommendations of the approved construction management plan; and
 - n) Implementation of the recommendations of the approved ESC plan.
- 4) The Owner shall enter into a Special Improvements Development Agreement for the following required off-site transportation infrastructure in accordance with an updated Traffic Impact Assessment for the intersection of Range Road 285 and Highway 560 to the satisfaction of the County and Alberta Transportation.

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Should an intersectional improvement at Range Road 285/Highway 560 be implemented by others that meets or exceeds the upgrades identified by the approved TIA, the Owner shall pay to the County the relevant cost recoveries plus applicable interest for the improvements to the intersection of Range Road 285/Highway 560, in accordance with the Infrastructure Cost Recovery Agreement or Infrastructure Cost Contribution Agreement. The County shall calculate the total amount owing from the gross acreage as shown on the Plan of Survey submitted for endorsement. Should the owner not enter into a Special Improvements Development Agreement for improvements to the intersection of Range Road 285 and Highway 560, payment of cost recovery or cost contribution to others for the intersectional improvements at Range Road 285/Highway 560 shall be satisfactory to satisfy this condition.

Transportation and Access

- 5) The Owner shall receive approval for a road naming application from the County.
- 6) The County shall 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 the improvements to the intersection of Range Road 285 and Highway 560.
- 7) The Owner is to provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, evacuation plan, construction and management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Geotechnical Investigation;
 - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement;
- 8) The Owner shall provide an Erosion & Sedimentation (ESC) Plan, prepared by a qualified professional, providing the ESC measures to be implemented during the development of the subject lands.
- 9) The Owner shall provide a 12.50 m temporary access easement and associated right-of-way plan across the southern boundary of the proposed Lot 1 and northern boundary of Lots 6 and 7 for the purposes of a temporary emergency access road to Range Road 285.
- 10) The Applicant/Owner shall enter into a Utility Right-of-Way with the County for the temporary cul-de-sac as shown on the tentative plan.
- 11) The Owner is responsible for implementation of a Franchise Utility Servicing Plan satisfactory to the County that reflects the control, operation and maintenance of the stormwater utility system servicing the proposed development in accordance with the signed Master Servicing Agreement and as further defined within the Development Agreement including, without restriction:
 - a) Ownership of the storm water management and fire suppression related facilities;
 - b) Turnover strategy for facility, infrastructure, and associated lands;
 - c) Franchise Agreement satisfactory to the County including, without restriction, stipulation of service levels and operational requirements to be maintained by the franchised utility provider;
 - d) Franchised utility provider satisfactory to the County;
 - e) Once the CSMI system and regional conveyance system within the Janet area are constructed and a permanent outfall from the proposed stormwater system be established, the County shall have

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the ability to act on the Franchise Agreement (transfer of infrastructure) and take over control and ownership of the stormwater management systems;

Other

- 12) The Owner shall prepare and register a Utility Right-of-Way, satisfactory to the County, on the title of Lot: 2 Block: 11 Plan: 1812235:
 - a) identifying that the purpose and intent of the lands is for utility service, for the disposal stormwater by irrigation, until such time as an amendment to the Direct Control Bylaw and/or a regional servicing solution is available; and
 - b) securing all rights on, over, under, or through the lands to carry out the above-noted utility service and disposal.
- 13) Utility Easements, Agreements and Plans are to be provided and registered to the satisfaction of Fortis and ATCO.
- 14) The Owner shall submit a Solid Waste Management Plan in accordance with the County Solid Waste Master Plan and shall identify how the Developer will manage solid waste during construction and how the responsibility of solid waste will be transferred to the Lot Owner's Association via the development's architectural controls.
- 15) The Owner shall submit a Landscaping Plan to the satisfaction of the County. This plan must illustrate the treatment on the proposed PUL and south interface area between the proposed industrial lands and the Prairie Schooner Estates residential lands, WH Canal trail system, and the Heatherglen south golf course lands.
 - a) Development of the approved landscaping plan shall be included within the requirements of the Development Agreement.
- 16) That the Owner shall prepare and register an easement and right-of-way plan to ensure protection of the 8.0 m landscaping area on Lots 9 to 15 in accordance with the Tentative Plan.
- 17) The Owner shall legally establish a Lot Owners Association (LOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Lot Owner's Association;
 - a) The LOA agreement shall specify the future maintenance obligations of the lot owner's association for: pathways and landscaping, solid waste collection, , etc.;
- 18) That a restrictive covenant shall be registered on the title of each lot implementing the Developer's Architectural Controls.

Payments and Levies

19) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of fifteen (15) new lots.

Municipal Reserve

20) The provision of Reserve in the amount of 10 percent of the area of Lots 1 to 15, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by (Colliers International / CGY-18-0563/151724 / December 6, 2018), pursuant to Section 666(3) of the *Municipal Government Act*.

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Taxes

21) 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*.
- 2) Administration is directed to work to secure agreements with the Province and Alta-Link regarding securing a pathway alignment on the west side of Range Road 285 to provide uninterrupted connectivity between existing pathway infrastructure located on the south side of Wesview Industrial Park to the existing Pathway in the Western Headworks Main Canal in advance of pathway engineering and construction by the developer.

Carried

1-19-06-11-21 (K-1)

All Divisions – Confidential In Camera Item – Municipal Development Plan Proposal Recommendation File: RVC2019-13

1-19-06-11-19 (J-3)

Division 3 – Subdivision Item – Elbow Valley West Multi-Lot Subdivision File: PL20180104 (04702183)

MOVED by Councillor Hanson that Council move in camera at 11:59 a.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 (Municipal Development Plan Proposal Recommendation)

- Section 16 Disclosure harmful to business interests of a third party
- Section 24 Advice from officials

J-3 (Subdivision Item - Elbow Valley West Multi-lot Subdivision)

- 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

M. Wilson, Manager, Planning and Development

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Council held the in camera session for confidential item J-3 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

M. Wilson, Manager, Planning and Development J. Kwan, Planner, Planning and Development

MOVED by Councillor Kamachi that Council move out of in camera at 1:30 p.m.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to award the RFP 19-005 Municipal Development Plan to 02 Planning & Design Inc.

Carried

1-19-06-11-06 (C-4)

Division 2 – Bylaw C-7889-2019 – Conceptual Scheme Item – Devonian Ridge Conceptual Scheme File: PL20180120 (05711004)

1-19-06-11-07 (C-5)

Division 2 – Bylaw C-7890-2019 – Redesignation Item – Agricultural Holdings District to Residential One District File: PL20180121 (05711004)

 $MOVED\ by\ Councillor\ McKylor\ that\ the\ public\ hearing\ for\ items\ C-4\ and\ C-5\ be\ opened\ concurrently\ at\ 1:32\ p.m.$

Carried

Person(s) who presented: Paul McCormick (Owner)

Stu Bradley

MOVED by Councillor McKylor that the late letter of support be accepted.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for items C-4 and C-5 be closed at 2:06 p.m.

Carried

MOVED by Councillor McKylor that the use of water wells for the proposed Devonian Ridge Estates Conceptual Scheme be accepted, subject to further studies and confirmation at the subdivision stage.

Carried

MOVED by Councillor Kamachi that Bylaw C-7891-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7891-2019 be given second reading.

Carried

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MOVED by Councillor Gautreau that Bylaw C-7891-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7891-2019 be given third and final reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7890-2019 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7890-2019 be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7890-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7890-2019 be given third and final reading.

Carried

1-19-06-11-08 (C-6)

All Divisions – Bylaw C-7885-2019 – Amendments to the Rocky View County Municipal Development Plan (The County Plan)

File: 1013-135

MOVED by Deputy Reeve Schule that the public hearing for item C-6 be opened at 2:11 p.m.

Carried

Person(s) who spoke in favour: Guy Buchanan

Lowell Harder
Bruce McAllister
Alysha Bates
Rolly Ashdown
Bob Orysiuk
Ken Venner
Steve Grande
Peter Loats
Stuart Longhair
Bruce Kendall
Louise Locke

Person(s) who spoke in opposition: Janet Ballantyne

MOVED by Deputy Reeve Schule that the public hearing for item C-6 be closed at 3:10 p.m.

Carried

The Chair called for a recess at 3:10 p.m. and called the meeting back to order at 3:23 p.m. with all previously mentioned members present.

The Chair called for a recess at 3:24 p.m. and called the meeting back to order at 3:37 p.m. with all previously mentioned members present.

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MOVED by Councillor Gautreau that Amendment #4 in Schedule 'A' of Bylaw C-7885-2019 be amended to

MOVED by Councillor Gautreau that Amendment #4 in Schedule 'A' of Bylaw C-7885-2019 be amended to read as follows:

Revise Policy 14.19 to read:

Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area may be supported if:

- a) Technical studies have been submitted that address and incorporate the relevant master technical studies associated with the adjacent Area Structure Plan; and
- b) The applicable levies of the adjacent Area Structure Plan are applied.

Carried

In Favour:

Opposed:

Councillor Kamachi

Reeve Boehlke

Councillor McKylor

Councillor Hanson

Councillor Gautreau

Deputy Reeve Schule

Councillor Henn

Councillor Wright

Councillor Kissel

MOVED by Deputy Reeve Schule that Bylaw C-7885-2019 be given first reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-7885-2019 be given second reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-7885-2019 as amended be referred to the Calgary Metropolitan Region Board for approval.

Carried

1-19-06-11-19 (J-3)

Division 3 – Subdivision Item – Elbow Valley West Multi-Lot Subdivision File: PL20180104 (04702183)

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

The Developer shall, prior to registration of the plan of subdivision, directly or indirectly ensure the decommissioning and removal of the interim wastewater facilities (including all wastewater tanks storage tanks, and related facilities) from the adjacent Unit 98, Condominium Plan 0714897, and reclaim the impacted lands to the satisfaction of Alberta Environment and Parks and the County.

Carried

MOVED by Councillor Hanson that Subdivision Application PL20180104 be approved with the conditions noted in Appendix 'A' as amended as per the County's legal counsel's recommendation:

A. That the application to create five \pm 0.10 hectare (\pm 0.25 acre) parcels with a \pm 0.12 hectare (\pm 0.30 acre) remainder from Lot Unit 92, within Plan 0714894 within N $\frac{1}{2}$ -02-24-03-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development*

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Regulations. Having considered adjacent landowner submissions, the application is approved as per the Tentative Plan for the reasons listed below:

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

Plan of Subdivision

1) Subdivision 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.

Accessibility to a Road

2) The private internal roadway adjacent to Lot 1, 2, 3, 4, 5 and the remainder lot, and contained within Unit 1, Condominium Plan 0714897, shall be transferred to Condominium Corporation No. 0714897, so as to ensure legal access to the lots in accordance with Section 9 of the Subdivision and Development Regulations, the Elbow Valley Area Structure Plan, and the Elbow Valley West Conceptual Scheme.

Water Servicing

- 3) The Applicant/Owner shall provide confirmation of tie-in for connection to the Westridge water utility, an Alberta Environment licensed piped water supplier, for Lot 1, 2, 3, 4, 5 and the remainder lot as shown on the Approved Tentative Plan. This includes providing:
 - a) Documentation proving that water supply has been purchased for proposed Lots 1, 2, 3, 4, 5, and the remainder lot;
 - b) Documentation proving that all necessary water infrastructure, including the connection stubs to each proposed lots, are installed.

Sanitary Servicing

4) The Developer shall, prior to registration of the plan of subdivision, ensure the decommissioning and removal of the interim wastewater facilities (including all wastewater tanks storage tanks, and related facilities) from the adjacent Unit 98, Condominium Plan 0714897, and reclaim the impacted lands to the satisfaction of Alberta Environment and Parks and the County.

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5) If the placement of fill is required as part of the reclamation of the holding tanks, the Applicant/Owner is required to provide a geotechnical report prepared by a geotechnical engineer outlining recommendations for adequate placement of fill.

OR

Should the placement of fill not be needed and the interim waste water facilities (including all wastewater tanks storage tanks, and related facilities) be decommissioning in another method acceptable to Alberta Environment and Parks and the County, this condition shall be considered satisfied.

Storm Water Conditions

- 6) The Applicant/Owner shall confirm that all lots to be subdivided conform to the previously approved Elbow Valley West lot grading plans prepared by Eclipse Geomatics & Engineering Ltd.
- 7) The Developer shall, prior to registration of the plan of subdivision, directly or indirectly ensure the grading of lands on Unit 98, Condominium Plan 071 4894 remain unchanged after site reclamation. Should the Applicant/Owner be required to place fill, the Applicant/Owner is required to provide a site grading plan to confirm the final site grades conform to the examined grading plans prepared by Eclipse Geomatics & Engineering Ltd. for the Elbow Valley West development for Unit 98, Condominium Plan 071 4894.
- 8) The Applicant/Owner is to submit a Construction Management Plan addressing noise attenuation and source control, dust control, erosion and sediment control, management of storm water during construction, and all other relevant construction management details due to activities related to the decommissioning and removal activities of the interim wastewater facilities (including all wastewater tanks storage tanks, and related facilities) from the adjacent Unit 98, Condominium Plan 0714897

Condominium Association Open Space

9) The private open space contained within Unit 98, Condominium Plan 0714897, shall be transferred to Condominium Corporation No. 0714897, so as to ensure availability to the lots in accordance with the Elbow Valley Area Structure Plan and the Elbow Valley West Conceptual Scheme.

Payments and Levies

10) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of five new lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the 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

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1-19-06-11-22 (K-2)

All Divisions – Confidential In Camera Item – Personnel Matter File: RVC2019-14

1-19-06-11-23 (K-3)

All Divisions - Confidential In Camera Item - Advice to Government Officials

File: RVC2019-15

MOVED by Deputy Reeve Schule that Council move in camera at 3:53 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 (Personnel Matter)

- Section 17 Disclosure harmful to personal privacy
- Section 24 Advice from officials

K-3 (Advice to Government Officials)

- Section 24 Advice from officials
- Section 27 Privileged Information

Carried

Council held the in camera session for confidential items K-2 and K-3 without any additional persons in attendance.

MOVED by Councillor Henn that Council move out of in camera at 4:46 p.m.

Carried

MOVED by Councillor Henn that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Kevin Hanson has breached the Code of Conduct Section 29(a), by releasing privileged legal information to an outside party not authorized by Rocky View County Council to receive such information.

Rocky View County Council hereby censures and places the following sanctions on Councillor Hanson in regards to the found breach:

- 1) Councillor Hanson shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to Council.
- 2) Councillor Hanson shall be removed from all Council Committees and bodies to which Council has the right to appoint members, until the Organizational Meeting of October, 2020, or at Council's discretion.
- 3) Councillor Hanson shall have a reduction in remuneration as defined by Section 275.1 of the ACT corresponding to a reduction in duties, excluding allowances for attendance at Council meetings, this reduction shall equal 30% of the gross remuneration that is being currently received by Councillor Hanson. This sanction to apply until Organizational meeting of 2020, or at Council's discretion.

Carried

In Favour:

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

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MOVED by Councillor Henn that regarding a Formal Complaint filed under Section 57 of the Rocky View County

MOVED by Councillor Henn that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Kevin Hanson has breached the Code of Conduct Section 21 and 22, by being a signatory to a Letter to the Editor in which Councillor Hanson used language that was without courtesy and respect as required by Section 21/22 of the Bylaw.

Rocky View County Council hereby censures and places the following sanctions on Councillor Hanson in regards to the found breach:

- 1) Councillor Hanson shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to both Council and the media.
- 2) Rocky View County Council may authorize representation or travel on behalf of, or expensed to Rocky View County, upon receiving a request for representation or travel by Councillor Hanson. Such request will be presented at a Regular Council meeting and authorization must be received from Rocky View County Council through a Council resolution. This sanction to apply until June 11, 2020.
- 3) That Councillor Hanson is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Hanson.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson
Councillor McKylor Councillor Gautreau Councillor Kissel

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Deputy Reeve Schule that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Samanntha Wright has breached the Code of Conduct Section 29(a), by releasing privileged legal information to an outside party not authorized by Rocky View County Council to receive such information.

Rocky View County Council hereby censures and places the following sanctions on Councillor Wright in regards to the found breach:

- 1) Councillor Wright shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to Council.
- 2) Councillor Wright shall be removed from all Council Committees and bodies to which Council has the right to appoint members, until the Organizational Meeting of October, 2020, or at Council's discretion.
- 3) Councillor Wright shall have a reduction in remuneration as defined by Section 275.1 of the ACT corresponding to a reduction in duties, excluding allowances for attendance at Council meetings, this reduction shall equal 30% of the gross remuneration that is being currently received by Councillor Wright. This sanction to apply until Organizational meeting of 2020, or at Council's discretion.

Carried

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<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson
Councillor McKylor Councillor Gautreau Councillor Kissel

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Deputy Reeve Schule that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Samanntha Wright has breached the Code of Conduct Section 21 and 22, by being a signatory to a Letter to the Editor in which Councillor Wright used language that was without courtesy and respect as required by Section 21/22 of the Bylaw.

Rocky View County Council hereby censures and places the following sanctions on Councillor Wright in regards to the found breach:

- 1) Councillor Wright shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to both Council and the media.
- 2) Rocky View County Council may authorize representation or travel on behalf of, or expensed to Rocky View County, upon receiving a request for representation or travel by Councillor Wright. Such request will be presented at a Regular Council meeting and authorization must be received from Rocky View County Council through a Council resolution. This sanction to apply until June 11, 2020.
- 3) That Councillor Wright is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Wright.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson
Councillor McKylor Councillor Gautreau Councillor Kissel

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor McKylor that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Crystal Kissel has breached the Code of Conduct Section 29(a), by releasing privileged legal information to an outside party not authorized by Rocky View County Council to receive such information.

Rocky View County Council hereby censures and places the following sanctions on Councillor Kissel in regards to the found breach:

- 1) Councillor Kissel shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to Council.
- 2) Councillor Kissel shall be removed from all Council Committees and bodies to which Council has the right to appoint members, until the Organizational Meeting of October, 2020, or at Council's discretion.

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3) Councillor Kissel shall have a reduction in remuneration as defined by Section 275.1 of the ACT corresponding to a reduction in duties, excluding allowances for attendance at Council meetings, this reduction shall equal 30% of the gross remuneration that is being currently received by Councillor Kissel. This sanction to apply until Organizational meeting of 2020, or at Council's discretion.

Carried

<u>In Favour:</u> <u>Opposed:</u>

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

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor McKylor that regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Crystal Kissel has breached the Code of Conduct Section 21 and 22, by being a signatory to a Letter to the Editor in which Councillor Kissel used language that was without courtesy and respect as required by Section 21/22 of the Bylaw.

Rocky View County Council hereby censures and places the following sanctions on Councillor Kissel in regards to the found breach:

- 1) Councillor Kissel shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to both Council and the media.
- 2) Rocky View County Council may authorize representation or travel on behalf of, or expensed to Rocky View County, upon receiving a request for representation or travel by Councillor Kissel. Such request will be presented at a Regular Council meeting and authorization must be received from Rocky View County Council through a Council resolution. This sanction to apply until June 11, 2020.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson
Councillor McKylor Councillor Gautreau Councillor Kissel

Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Kamachi that Regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Crystal Kissel has breached the Code of Conduct Section 24, by using derogatory language in a voicemail sent to another Councillor, regarding the Chief Administrative Officer.

Rocky View County Council hereby censures and places the following sanctions on Councillor Kissel in regards to the found breach:

- 1) Councillor Kissel shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to both Council and to the Chief Administrative Officer.
- 2) That Councillor Kissel is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or as otherwise approved by Rocky View Council. Rocky

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View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Kissel.

Carried

<u>In Favour:</u> <u>Opposed:</u>

Councillor Kamachi Councillor Hanson Councillor McKylor Councillor Gautreau Councillor Kissel

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOTION ARISING:

MOVED by Councillor Kissel that Administration be directed to contact the Minister of Municipal Affairs to request a mediator to intervene and work with all of Council to help Council move forward in a cohesive and positive manner.

Lost

<u>In Favour</u>: <u>Opposed:</u>

Councillor Hanson Councillor Kamachi
Councillor Wright Councillor McKylor
Councillor Kissel Councillor Gautreau
Roove Rooklee

Reeve Boehlke Deputy Reeve Schule Councillor Henn

MOVED by Councillor McKylor that the following portion of the following previous motion be rescinded:

MOVED by Councillor Kamachi that Regarding a Formal Complaint filed under Section 57 of the Rocky View County Code of Conduct Bylaw C-7768-2018 and acted on as per the provisions of the same Bylaw, Rocky View County Council finds that Councillor Crystal Kissel has breached the Code of Conduct Section 24, by using derogatory language in a voicemail sent to another Councillor, regarding the Chief Administrative Officer.

Rocky View County Council hereby censures and places the following sanctions on Councillor Kissel in regards to the found breach:

- 1) Councillor Kissel shall publicly apologize for the breach of the Code of Conduct as stated above and shall issue a letter of apology to both Council and to the Chief Administrative Officer.
- 2) That Councillor Kissel is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Kissel.

Carried

In Favour: Opposed:

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

Reeve Boehlke Deputy Reeve Schule Councillor Henn

Carried

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n Favour: Councillor Kamachi Councillor McKylor Councillor Gautreau Reeve Boehlke Deputy Reeve Schule Councillor Henn	Opposed: Councillor Hanson Councillor Wright Councillor Kissel		
<u>Adjournment</u>			
MOVED by Deputy Reeve Sch	ule that the June 11, 2019 Council mee	eting be adjourned at 5:24 p.m.	Carried
		Reeve or Deputy Reeve	
		Chief Administrative Officer or D	 esignate



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 7

TIME: Morning Appointment

FILE: 06513005 **APPLICATION:** PL20180015

SUBJECT: Redesignation Item – DC150 to Business Highway Frontage, and Recreation Business

District to Business – Highway Frontage

¹POLICY DIRECTION:

The application was evaluated against the Balzac West Area Structure Plan (BWASP) and the Interim Growth Plan (IGP).

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate approximately ±5.25 acres of land of various designations to accommodate future subdivision and commercial development.

The lands are currently used as a tourist campground with ancillary recreational vehicle storage. A four acre portion of the site was also designated as Direct Control District for the purposes of developing a data centre, though that was never pursued.

Administration determined that the application does not meet policy for the following reasons:

- Policy 6.4.3 of the BWASP requires any land subject to land use redesignation or subdivision to connect to municipal utility systems;
- The BWASP vision seeks comprehensive planning of new development. The proposal seeks
 to redesignate a portion of a larger parcel, without consideration of the property as whole or in
 relation to adjacent properties;
- Policy 5.1.2 of the BWASP states interim land uses or servicing strategies should not be considered; and

Policy 7.2.1 of the BWASP states that Municipality shall confirm redesignations within the plan area are in accordance with the ASP; it should be noted that Option #1, which provides for approval of the proposed development in the form presented by the Applicant, includes a motion setting aside policies of the BWASP. This motion is important for the subsequent stages of development (subdivision, development permit) where the Subdivision Authority and Development Authority would be restricted by the terms of the statute.

DATE APPLICATION RECEIVED: February 7, 2018 **DATE DEEMED COMPLETE:** April 24, 2019

PROPOSAL: To redesignate ±4.03 acres of the subject lands from Direct

Control District 150 (DC150) to Business-Highway Frontage (B-HF) and ±1.22 acres from Recreation

Oksana Newmen (Planning), Angela Yurkowski (Engineering) - Planning & Development

¹ Administration Resources



Business District (B-4) to Business-Highway Frontage District (B-HF), totaling 5.25 acres of a total ±24.02 acre parcel, to accommodate future subdivision and commercial

development.

LEGAL DESCRIPTION: Block 2, Plan 9310884, NE-13-26-01-W05M

GENERAL LOCATION: Located approximately 1.8 kilometres (1.13 miles) south of

Airdrie; located on the west side of Balzac Boulevard approximately 0.81 kilometres (1/2 mile) north of Highway

566.

APPLICANT: Planning Protocol 3 Inc. (Rodney Potrie)

OWNERS: Highland Properties Inc.

EXISTING LAND USE DESIGNATION: Direct Control District 150 (DC 150) and Recreation

Business District (B-4)

PROPOSED LAND USE DESIGNATION: Business – Highway Frontage (B-HF) and Recreation

Business District (B-4)

GROSS AREA: ± 24.02 acres

SOILS (C.L.I. from A.R.C.): Class 3, S, P - Moderate limitations due to high sodicity

and excessive surface stoniness.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 29 adjacent landowners; no responses were received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

July 16, 2013 2012-RV-152 – Council approved subdivision of 1.63 hectares (4.03 acres). The

approval expired, and the subdivision was never endorsed.

June 4, 2013 2011-RV-145 – Council approved redesignation of 1.63 hectares (4.03 acres)

from Recreation Business District (B-4) to Direct Control 150, allowing for a data

centre only.

BACKGROUND:

The subject site is located south of the City of Airdrie, north of Highway 566 and west of the Queen Elizabeth II Highway. It is surrounded by commercial lands to the south and the west, with agricultural lands to the north. To the west, the lands are designated General Business District, where there is existing development for General Industry Type II for a threading facility with pipe storage.

The parcel is within the limits of the Hamlet of Balzac, and in the Balzac West Area Structure Plan (BWASP). The site is currently occupied by a tourist campground with ancillary recreational vehicle storage. The area is developed with uses that support large-scale outdoor storage, such as RV sales, and landscaping, and also light industrial uses such as a building and pipe manufacturing. The site has undergone several redesignations since 2005, and a subdivision was approved (though never endorsed) for the existing portion designated as DC 150.

The site is flat, and there are two access points from Balzac Boulevard, which is a frontage road adjacent to the Queen Elizabeth II highway. One access is to the proposed redesignation area, and the second is located on the area that will remain B-4.



Business – Highway Frontage would allow for automotive services, dealerships, offices, grocery stores, truck stop, service station, and other uses that require a high degree of visibility and/or ease of access to transportation routes.

A traffic impact assessment was requested by Administration. The applicant determined that the requested study would not be submitted in support of this application.

POLICY ANALYSIS:

Balzac West Area Structure Plan

The proposed development of potential high-traffic business uses is generally in keeping with the BWASP. However, there are two primary concerns that should be considered:

- The applicant declined to provide a Traffic Impact Assessment and Stormwater Analysis and a piped wastewater service is not available (technical considerations) to support the proposed development; and
- ii. The subject land would benefit from Comprehensive planning considering the whole parcel, which the applicant declined to undertake.

Technical Considerations

The applicant indicated that water would be provided by Rocky View Water Co-op, but did not provide any confirmation from the Co-op that capacity is available and has been reserved for the proposed development. With respect to wastewater, pump-out holding tanks have been proposed, as there is no sanitary servicing available to the site at this time.

Future potential uses for the site could include high volumes of traffic. The applicant declined to provide transportation analysis, and as such, it cannot be determined if the site can support high-traffic uses nor the nature of possible future upgrades that may be required.

The proposed development does not comply with the BWASP policies requiring:

- 1. Final (non-interim) servicing, land uses, densities, transportation systems, and utilities services, per policy 5.1.2; and,
- 2. That any lands subject to redesignation shall be required to connect to municipal utility servicing per Policy 6.4.3.

Comprehensive Planning

Section 6.4 of the BWASP speaks specifically to the Existing Hamlet of Balzac, and outlines policies for this area. In regards to this application, 6.4.5 reads as follows:

Policy 6.4.5 Land use redesignation, subdivision, and redevelopment of any non-residential uses within the Existing Hamlet of Balzac policy area may be considered without the preparation or prior approval of a Conceptual Scheme, provided:

- i. that development proposals integrate with adjacent development;
- ii. that the proposed uses are consistent with the purpose of the Queen Elizabeth II Highway Corridor policy area and are compatible and appropriate within the context of that policy area;
- iii. that the proposed development and access patterns address relationships and linkages with lands beyond the Existing Hamlet of Balzac policy area in order to promote integrated connections with other policy areas, particularly the Queen Elizabeth II Highway Corridor policy area;
- iv. that development proposals coordinate Municipal Reserve, parks, pathways, bicycle trails, and private development in a safe, efficient, and logical manner; and



v. that the landscaping and architectural elements of the proposed development enhance the visual appeal of the Queen Elizabeth II Highway.

The applicant declined to provide a conceptual scheme for the site, and instead provided justification for each of the policies above (Appendix 'D'). As the site proposes a piecemeal redesignation of a larger parcel (5.25 of 24 acres), it would be appropriate to fully evaluate developing the broader the entire parcel, rather than redesignate and subdivide a 5.25 acre portion in isolation. The BWASP calls for comprehensive planning of new development, in combination with full municipal servicing.

Comprehensive planning is critical in order to establish how the lands within this area are to be developed. This should be accomplished through the adoption of a Conceptual Scheme.

The BWASP further requires that proposals for redesignation conform to the plan:

7.2.1 When considering proposals for Conceptual Schemes, land use redesignations, subdivisions, and development permits within this Plan Area, the Municipality shall confirm that the proposal is in accordance with the provisions of this Area Structure Plan.

Overall, the proposed redesignation is not in line with the requirements of the BWASP, as the subject parcel does not have waste-water servicing, and the area has not been comprehensively planned with the use of a Conceptual Scheme.

Land Use Bylaw

Business – Highway Frontage purpose and intent allows for development along primary and secondary highways and major transportation links in order to provide services to the travelling public and tourist, and include businesses that require a high degree of visibility and/or ease of access to transportation routes.

The applicant has not indicated the types of uses proposed for the site, but Development Permits for future development will be required, and land use consistency would be determined at Development Permit stage. Additionally, landscaping, parking, design, and other land use bylaw considerations would be assessed at this time in concert with the BWASP.

CONCLUSION:

The proposal to redesignate the subject lands from DC150 to Business - Highway Frontage and Recreation Business District to Business – Highway Frontage to accommodate a future business use was evaluated in accordance with the BWASP and the Land Use Bylaw. The proposal is inconsistent with the policies and intended development vision of the BWASP. Further, insufficient technical analysis was completed to determine the suitability of redesignating the site to uses, which may be allowed in the Business – Highway Frontage district. As such, a review of the suitability of this site to support a broad spectrum of possible uses, such as restaurants, offices, truck stops, that would fall under the proposed Business – Highway Frontage land use, cannot be appropriately evaluated.

As the applicant has not provided any technical reports, Administration has not been able to evaluate potential impacts from the development, or anticipated requirements pertaining to site suitability.

OPTIONS:

Option # 1: Motion #1 THAT Council sets aside Policies 5.1.2, 6.4.3, and 7.2.1 of the Balzac

West Area Structure Plan (Bylaw C-6433-07) with respect to intended land use and servicing for redesignation application PL20180015.

Motion #2 THAT Bylaw C-7888-2019 be given first reading.

Motion #3 THAT Bylaw C-7888-2019 be given second reading.



Motion #4 THAT Bylaw C-7888-2019 be considered for third reading.

Motion #5 THAT Bylaw C-7888-2019 be given third and final reading.

Option #2: THAT Bylaw C-7888-2019 be tabled and that the applicant be directed to prepare a

Conceptual Scheme for the entire parcel and return to Council for consideration.

Option #3: THAT Bylaw C-7888-2019 be tabled and that the applicant be directed to prepare the

required technical studies, including a traffic impact assessment and conceptual storm

water management plan, and return to Council for consideration.

Option # 4: That application PL20180015 be refused.

Respectfully submitted,	Concurrence,	
"Richard Barss"	"Al Hoggan"	
Acting Executive Director	Chief Administrative Officer	

ON/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

Community Development Services

APPENDIX 'B': Bylaw C-7888-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Applicant Justification for Not Requiring a Conceptual Scheme



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment	Not required for circulation.
Alberta Transportation	Alberta Transportation has no requirements with respect to the Redesignation of the property, however additional requirements may be identified at the subdivision or development permit stage with respect to traffic impacts of the proposed development on Highway 566.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No comments received.
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No objections.
Adjacent Municipality	



AGENCY	COMMENTS
The City of Calgary	Requested any water and transportation reports.
	Note: Applicant declined to submit studies, and so were unable to be forwarded for review.
Tsuut'ina Nation	Not required for circulation.
Other External Agencies	
EnCana Corporation	No comments received.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	Not required for circulation.
Rocky View Central Recreation Board	No comments.
Internal Departments	
Recreation, Parks & Community Support	The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation/DC amendment application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comments.
Municipal Enforcement	No comments.
Planning & Development - Engineering	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.
	Geotechnical Section 300.0 requirements:
	 Engineering has no requirements at this time. At future Subdivision/DP stage, the Applicant/Owner will be required to prepare a Geotechnical report prepared by a qualified professional in accordance with the County



COMMENTS

Servicing Standards.

Transportation Section 400.0 requirements:

- Prior to going to Council, Engineering recommends the Applicant provide a Traffic Impact Assessment to assess the impacts of the proposed change in land use.
- At this time, a TIA has not yet been received, therefore Engineering does not have adequate information to assess the potential impacts of the proposed change in land use (including any off-site impacts).
- Access to the parcel is via two paved approaches onto Balzac Blvd. It may be required to upgrade these approaches at future subdivision or development permit stages.
- At future subdivision/DP stage the Applicant/Owner is required to pay the Transportation Offsite Levy for the subject lands in accordance with the applicable levy at time of subdivision/development permit.

Sanitary/Waste Water Section 500.0 requirements:

- The Applicant/Owner has indicated wastewater will be pumped out. The County recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems. However, in accordance with Policy 6.4.3 of the Balzac West ASP, all development in this area shall connect to municipal utility servicing systems.
- As a condition of future subdivision, the Applicant/Owner is required to sign a Deferred Services Agreement, requiring the owner to tie into municipal services when they become available.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- The Applicant/Owner indicated water will be provided via pipe connection to Rocky View Water Coop however, formal confirmation has not been received.
- Prior to going to Council, the Applicant/owner is to provide confirmation from Rocky View Water Coop that supply is available to service the subject lands.
- All fire suppression requirements shall be addressed at the future subdivision and/or DP stage

Storm Water Management – Section 700.0 requirements:

At this time, it is recommended that the Applicant/Owner provide a conceptual stormwater management plan in accordance with the County Servicing Standards. If not



AGENCY	COMMENTS
	received, a Site Specific Stormwater Management Plan is required at future subdivision/development permit stage.
	Environmental – Section 900 requirements
	 Engineering has no requirements at this time.
Transportation Services	No comments received.
Capital Project Management	No comments received.
Operational Services	No comments received.
Utility Services	No comments received.
Agriculture and Environment Services	No comments received.

Circulation Period: December 10 to January 15, 2019



BYLAW C-7888-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7888-2019.

PART 2 – DEFINITIONS

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

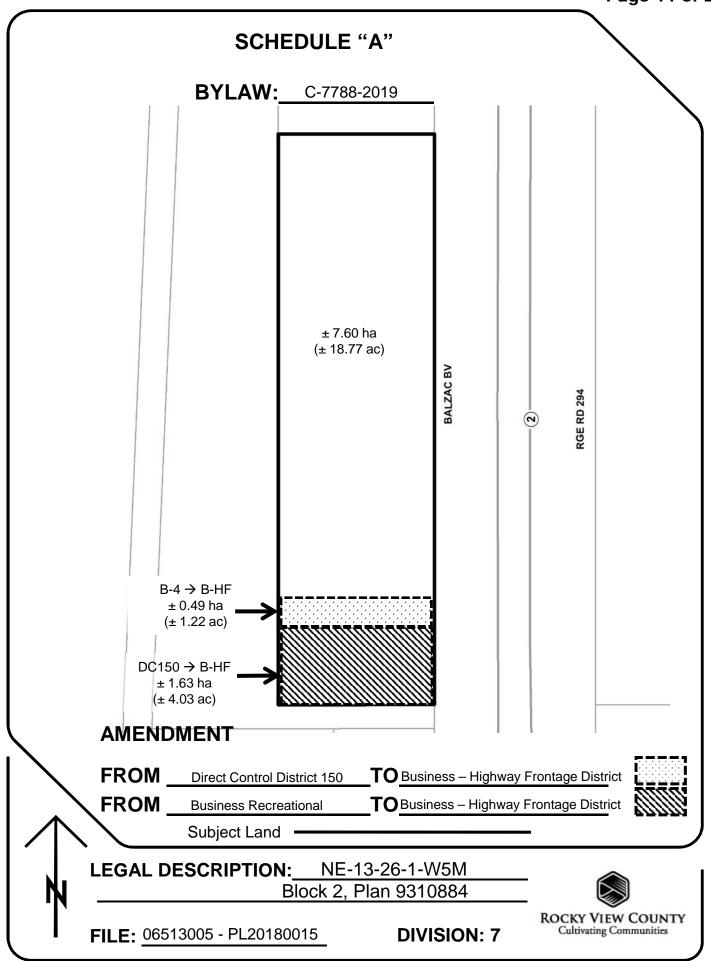
PART 3 – EFFECT OF BYLAW

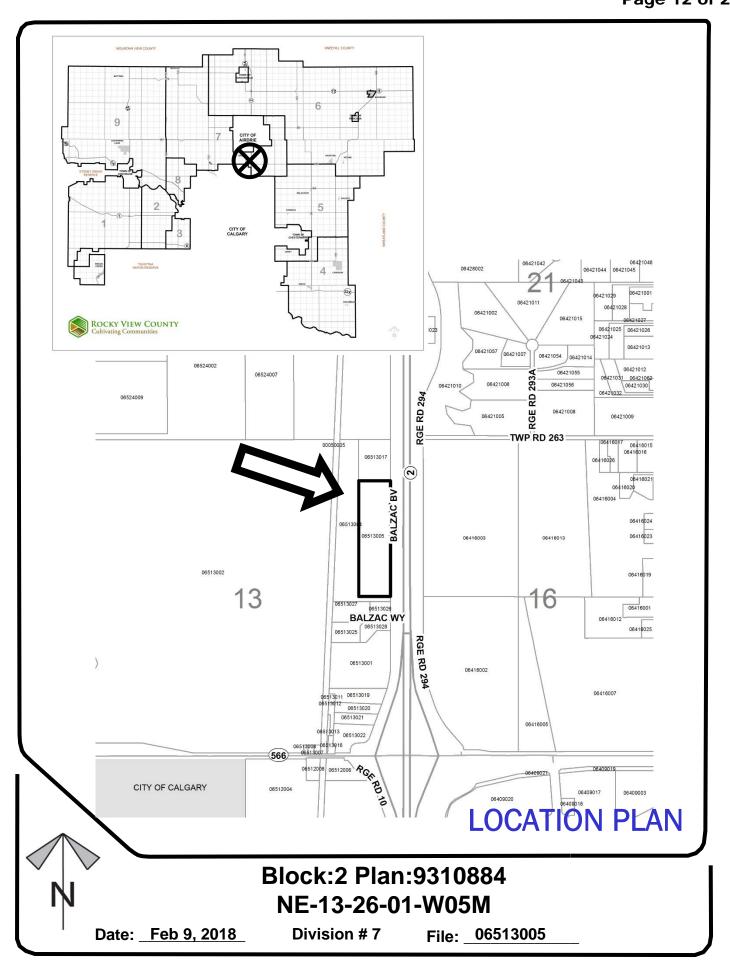
- Part 5, Land Use Map No. 65 of Bylaw C-4841-97 be amended by redesignating a portion of Block 2, Plan 9310884 within NE-13-26-01-W05M, that being all 4.03 acres from Direct Control District 150 (DC150) to Business Highway Frontage District and 1.22 acres from Recreation Business District (B-4) to Business-Highway Frontage District (B-HF) as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT A 5.25 acre portion of Block 2, Plan 9310884 within NE-13-26-01-W05M is hereby redesignated to Business Highway Frontage District as shown on the attached Schedule 'A' forming part of this Bylaw.

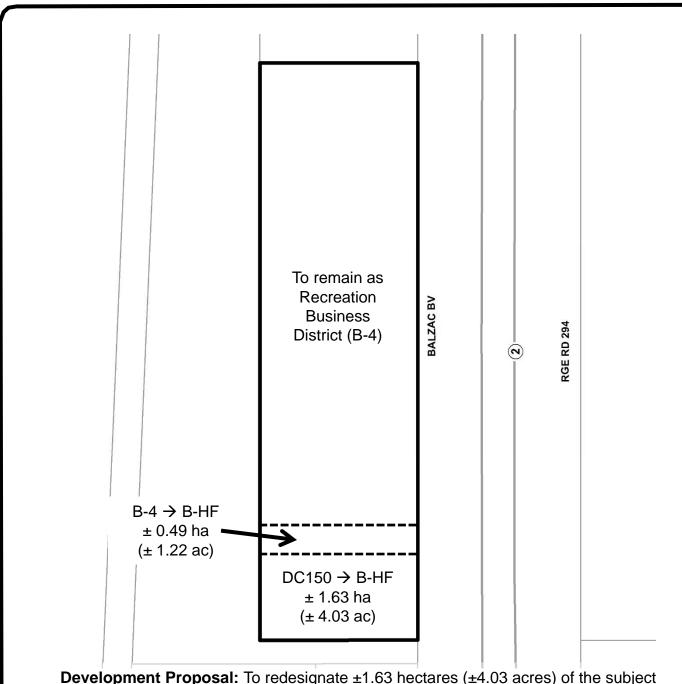
PART 4 – TRANSITIONAL

Bylaw C-7888-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7 File: 06513005/ PL20180015 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2019 READ A FIRST TIME IN COUNCIL this day of , 2019 READ A SECOND TIME IN COUNCIL this day of , 2019 UNANIMOUS PERMISSION FOR THIRD READING day of , 2019 READ A THIRD TIME IN COUNCIL this day of , 2019 Reeve CAO or Designate Date Bylaw Signed







Development Proposal: To redesignate ±1.63 hectares (±4.03 acres) of the subject lands from Direct Control District 150 (DC150) to Business-Highway Frontage (B-HF) and ±0.49 hectares (±1.22 acres) from Recreation Business District (B-4) to Business-Highway Frontage District (B-HF), totaling 2.12 hectares (5.25 acres), of a total ±9.72 hectare (±24.02 acre) parcel to accommodate future subdivision and commercial development.

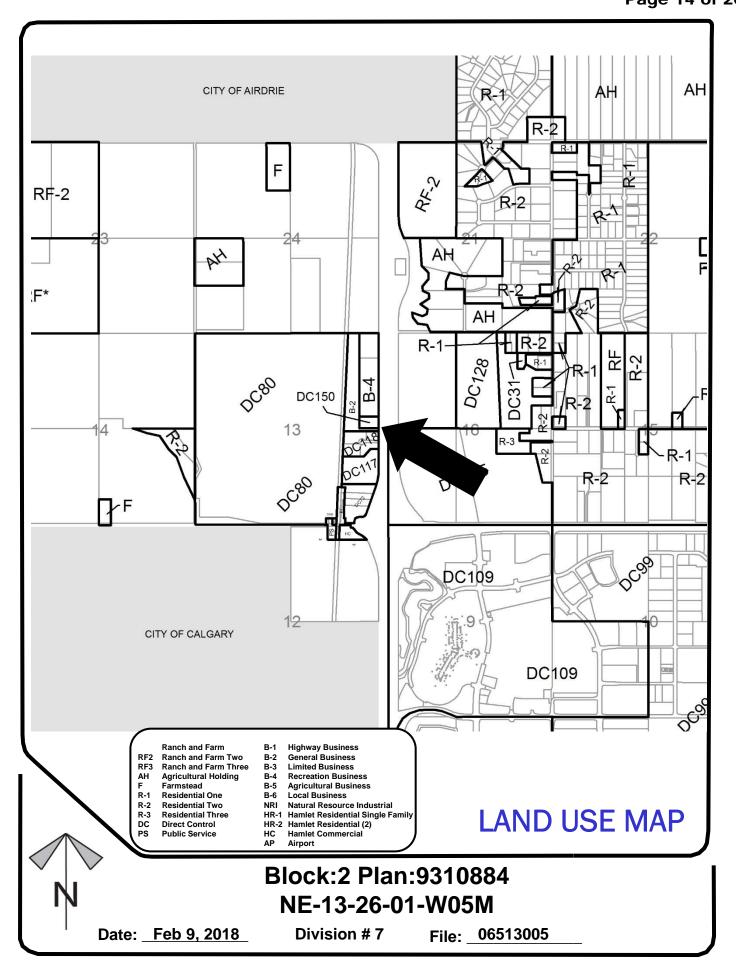
DEVELOPMENT PROPOSAL



Date: <u>Feb 9, 2018</u>

Division #7

File: <u>06513005</u>





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

Block:2 Plan:9310884 NE-13-26-01-W05M

Date: Feb 9, 2018

Division #7

File: <u>065130</u>05



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

AIR PHOTO

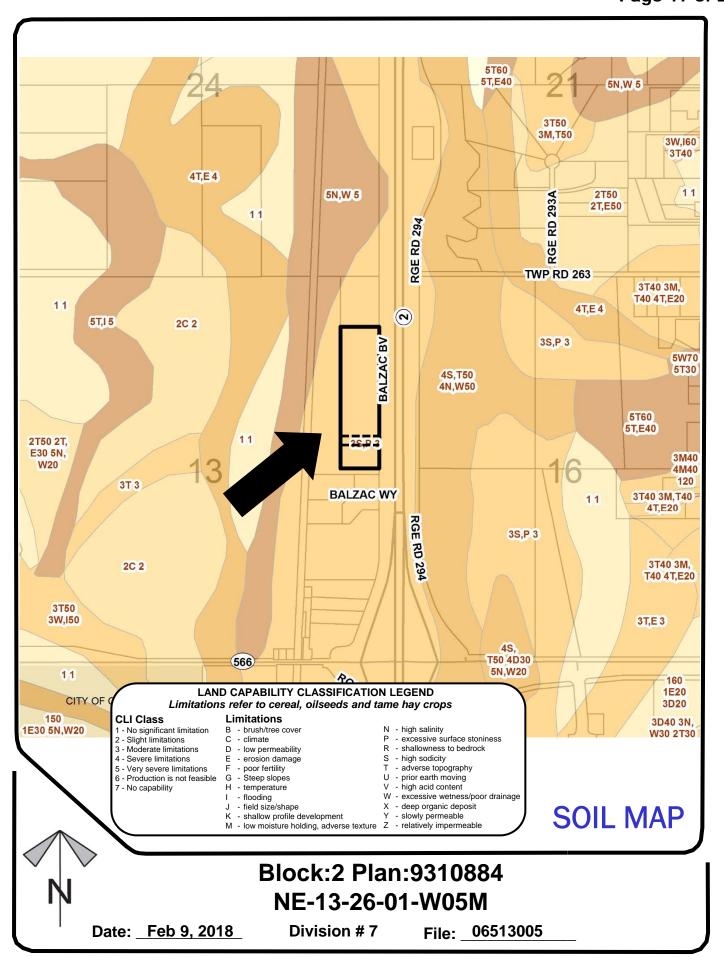
Spring 2016

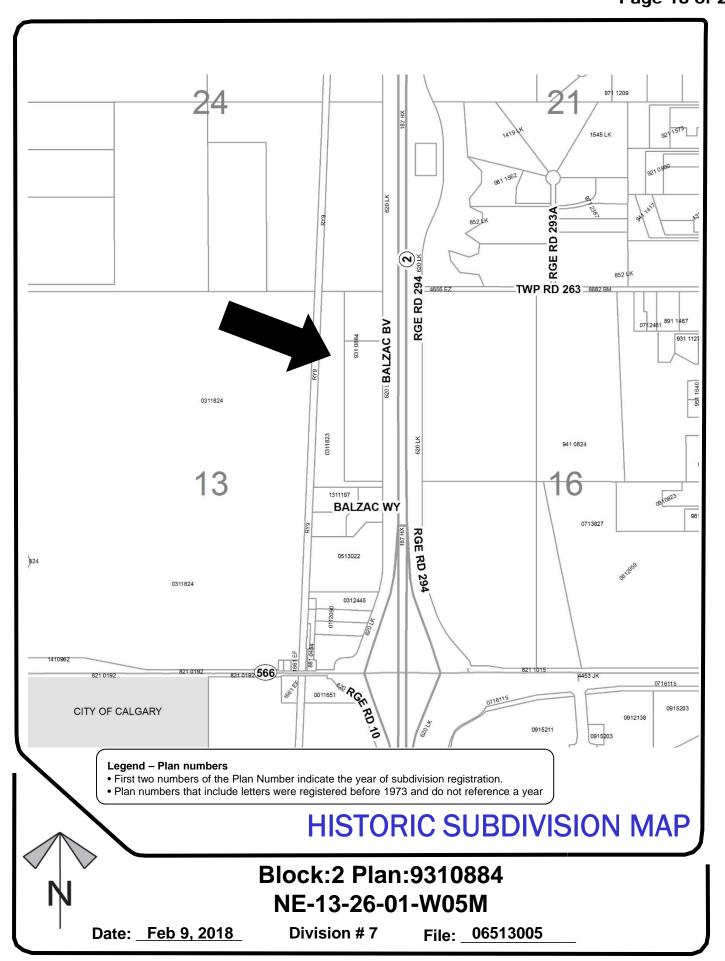
Block:2 Plan:9310884 NE-13-26-01-W05M

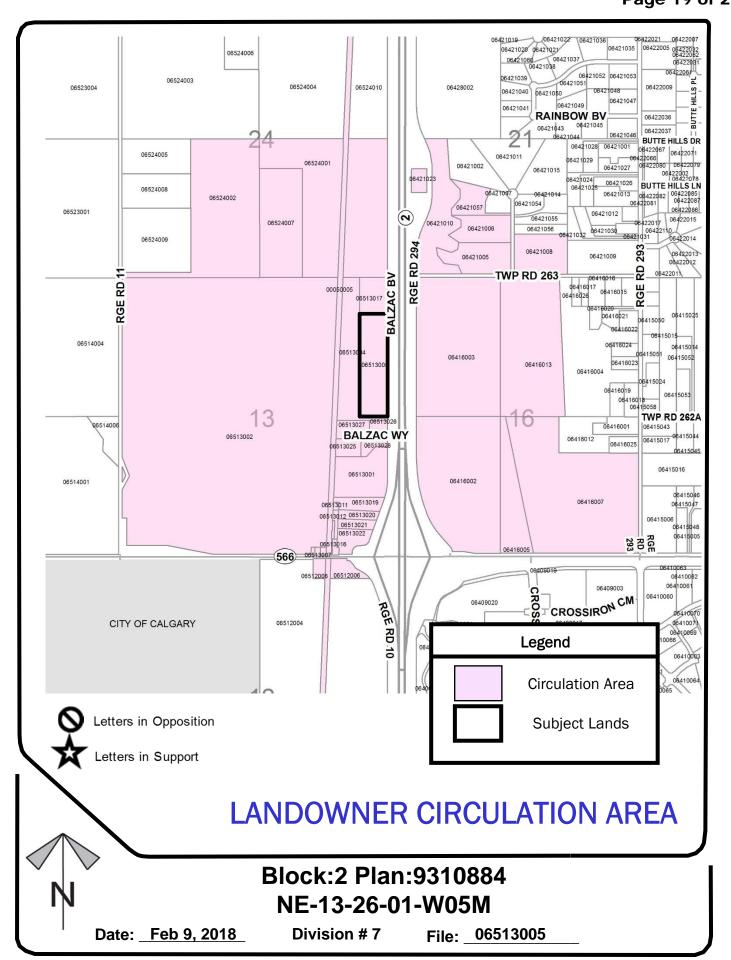
Date: <u>Feb 9, 2018</u>

Division #7

File: <u>065130</u>05







Appendix D - Applicant Justification for Not Requiring a Conceptual Scheme

E-mail (April 10, 2018)

"The only item that it contravenes the Balzac west ASP is that this area does not have any piped sanitary sewer. This policy was established in 2007 when that ASP was adopted and only at that time only for the Melcor's "Rocky Creek Concept Scheme" which contemplated a full section of residential west of the railroad. In this and CS as well as the BWASP it was anticipated that the area would be fully serviced by a piped sewer and piped water system. However that developed has not proceeded in the last 11 years and probably will not for the foreseeable future.

This area east of the railroad is where this land is located is slated for future high end business park which is what we are proposing .

We will hook to all the existing servicing which is piped water system.

This project will be consistent with the West Balzac ASP in every respect with the ONLY exception being the hook up to a piped sanitary system, and for that we will use a tank collection system similar to other business parks like Frontier Park which operates very successfully on a pump out system.

I don't feel there is a need for a concept scheme for just a 2.0 ha piece of land which has already been slated for a future business park use, an use which we are proposing."

E-mail (July 27, 2018)

"The development will be integrated into the adjacent development which is already very similar

May I remind you that adjacent development is already got Bucar's RV sales and services , and Ralfs Motor Sports we are proposing very similar uses so our development would fit right in with all those uses.

The purposes of QEII are to utilize the great exposure the high way has to offer while not creating additional traffic issues. this site is in close proximity to the Balzac interchange and is serviced by a pave parallel service road. There couldn't be a more ideal scenario. The linkages to the transportation system could not be more ideal it is far enough away from the Balzac intersection so as to allow more than adequate stacking lane distances yet close enough to allow convenience. Also the east side of the overpass is not overloaded nor will it be in the near to long term. It is the east side (the mall side) that proposes any challenges that may exist. We would suggest that all reserves have already been taken on this land however if walkways were to be required we'd be willing to link our pathways to any existing ones in a safe and efficient manner.

ALL development we'd be proposing WILL adhere to very strict DP approval guidelines as we don't want anything in this land which would detract from the area. Anything new development we would propose would more than a 100 % improvement for what exists today.

In summary our proposed development will easily meet any and ALL of the criteria suggested in the Policy 6.4.5 of the Balzac West Concept Scheme."



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 2

TIME: Morning Appointment

FILE: 04717004 / 04717005 **APPLICATION**: PL20170170

SUBJECT: Conceptual Scheme Item - River Edge Conceptual Scheme - New County Residential

Community.

Note: This application should be considered in conjunction with redesignation application

PL20170171 (agenda item C-3).

¹POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the River Edge Conceptual Scheme (RECS) to provide a policy framework to guide the development of a 49-lot country residential community on the subject lands. The RECS was submitted in conjunction with redesignation application PL20170171 to redesignate the subject lands from Ranch and Farm District to Direct Control District.

This report focuses primarily on the technical aspects of the proposal, including all development related considerations, while the report to consider the associated land use application focuses on the incompatibility with the relevant statutory plans. In addition to the policy inconsistency, several critical technical components have yet to be resolved:

- **Potable water supply** inadequate water servicing information;
- **Wastewater servicing** inadequate wastewater servicing information;
- Stormwater management insufficient technical analysis;
- Transportation (emergency egress) emergency egress is not provided.

Administration reviewed the application and determined that it is inconsistent with County Policy for the following reasons:

- The proposal is not consistent with the location criteria and managing growth policies in section 5.9 of the County Plan because the lands are not located within an identified growth area;
- The proposal does not meet the requirements for conceptual scheme submissions as outlined in Appendix C of the County Plan;
- The proposal is not consistent with the associated land use application because the proposed Direct Control district does not implement the policy framework outlined in the conceptual scheme; and
- The Owner/Applicant has not demonstrated that the technical aspects of the proposal are feasible.

Jessica Anderson and Eric Schuh, Planning & Development Services

¹ Administration Resources



DATE APPLICATION RECEIVED: October 31, 2017 **DATE DEEMED COMPLETE:** October 26, 2018

PROPOSAL: To adopt the River Edge Conceptual Scheme to

provide a policy framework to guide future redesignation,

subdivision and development proposals within

NE-17-24-03-W05M and a portion of SE-17-24-03-W05M.

LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of SE-17-24-03-W05M

GENERAL LOCATION: Located approximately 1.61 kilometre (1 mile) south of

Springbank Road and on the west side of Range Road 34, approximately 6.0 miles west of the city of Calgary.

APPLICANT: Price Boychuk & Jackson Corp.

OWNERS: Arthur & Debra Price

EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF)

PROPOSED LAND USE DESIGNATION: Direct Control District

GROSS AREA: ± 201.00 acres

SOILS (C.L.I. from A.R.C.): Development Area: 4S 4, M – Severe limitations to cereal

crop production due to high sodicity and low moisture holding or supplying capability, adverse texture.

River Bank: 6T50, E – Cropping is not feasible due to adverse topography (steep and/or long uniform slopes) and

past erosion damage.

River Valley: 5I, W 5 – Very severe limitations to cereal crop production due to flooding by streams or lakes and

excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to twelve (12) adjacent landowners; five (5) letters in support were received in response and are attached to the corresponding redesignation report (PL20170171 Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

October 1, 2013 The County Plan (Bylaw C-7280-2013) was adopted.

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

adopted.

BACKGROUND:

In accordance with the policies of the County Plan, Conceptual Schemes are intended to provide the supporting rationale and details for redesignation and subdivision of new residential communities. Application PL20170171 addresses the redesignation of the subject lands from Ranch and Farm District to Direct Control District, to allow for the eventual subdivision of forty-nine residential lots.



CONCEPTUAL SCHEME OVERVIEW:

The RECS provides for an overview of the proposed development addressing matters such as a description of the lands, a land use proposal, transportation, servicing, and environmental considerations.

Site Context

The subject lands are located outside of an identified growth area, west of the Central Springbank Area Structure Plan.

Lands to the west, north, and east are agricultural with one smaller agricultural parcel to the east. To the south across the Elbow River is the River Spirit Golf Course. The lands consist of pasture land and a dwelling site. There are four minor wetlands on the subject lands, none of which inhibit development potential. The Elbow River Floodway is located within the southern portion of the plan area. The land slopes from north to south and generally from east to west.

Proposed Land Use Concept

The RECS incorporates two parcels totaling ± 201.00 acres in a comprehensive development for redesignation and subdivision into 49 residential parcels ranging in size from 0.99 acres to 2.01 acres. Single-detached dwellings are proposed with a 'green space' in the central area of the development.

The RECS does not address the agricultural boundary design guidelines - an important consideration in reviewing applications for new country residential communities in the agricultural areas of the County.

Due to technical requirements for road widening, building setbacks, setbacks required from the top of the bank adjacent to the Elbow River, and proposed site development guidelines there may not be sufficient building envelope for some lots.

Transportation and Access

The parcel is currently served by a gravel approach off Range Road 34. This access would be replaced with a new primary access point for the development. An internal road network shall be constructed to Rocky View County standards. Two emergency access points are proposed from Range Road 34. The submitted Traffic Impact Assessment identifies the following off-site improvements to be completed at the subdivision stage.

- Type III Intersection Treatment at the intersection of Range Road 34 and Springbank Road, to provide a dedicated left turn lane for westbound traffic.
- Type IV Intersection treatment at the intersection of Range Road 33 and Springbank Road, to provide a dedicated left turn lane for eastbound traffic.

At the future subdivision stage, Range Road 34 would be upgraded to a paved standard, along with the construction of the internal road network and intersection improvements at Range Road 33 and Range Road 34 on Springbank Road.

The Applicant has not provided adequate emergency access from the internal dead-end road in the northeast of the development. In accordance with County Servicing Standards section 411, this dead-end road is required to have secondary emergency access, as it is longer than 90 metres in length.

Wastewater Servicing

The RECS proposes an AX-Max communal treatment system, which is a communal treatment system in which wastewater from the dwellings enters individual septic tanks and is then pumped to the underground AX-Max system for treatment before being pumped to a subsurface disposal field.



The Applicant has not provided any site-specific soil testing or engineering reports to demonstrate that the proposed system is technically feasible. Due to the proximity to the Elbow River, ensuring the technical viability of the wastewater system is particularly important.

The RECS identifies the required treatment plant within the green space area, which is contrary to the County Servicing Standards that require wastewater treatment plants to be located on Public Utility Lot (PUL).

Water Servicing

The RECS proposes that the development be supplied by a possible future water utility. The Applicant provided a Letter of Intent from Bow Water & Land Limited Partnership (Bow LP) and Arthur Price (landowner).

The RECS indicates that water would be drawn from a recirculation pond adjacent to and within the floodway of the Elbow River and conveyed to a treatment plant on the subject lands. In accordance with Land Use Bylaw section 40, no development shall take place within the Floodway of the Elbow River with the exception of:

- roads and bridges;
- flood and erosion protection;
 - o pathways; and
 - o recreation facilities that do not obstruct flow of the river.

The RECS also fails to explain the need of a recirculation pond as opposed to a typical raw water intake.

The Applicant has not submitted engineering reports to identify the water treatment system type to be implemented, the estimated construction costs, or the life cycle and operational costs.

For both potable and wastewater servicing, the Applicant has not demonstrated that the proposal is feasible.

Stormwater Management

The Applicant did not provide a Stormwater Management Report. As such, post development run-off volumes, flow rates and water quality are unknown and cannot be confirmed to be consistent with the Springbank Master Drainage Plan or the County Servicing Standards.

The Applicant submitted a Proposed Site Grading Plan. The grading plan and calculation methods used are not an acceptable method of stormwater analysis per the County Servicing Standards. Therefore, due to the lack of technical analysis, the feasibility and effectiveness of the proposed stormwater management facilities have not been demonstrated.

Open Space Concept

The proposed Open Space Management Plan in section 3.6 of the RECS speaks to a 'green space' cell and a 'valley terrace and floodplain' cell.

The 'green space' has not been defined other than to imply that it will be available for passive recreation for residents and visitors. If these lands are intended to be common lands within the condominium, they are not publicly accessible lands. Further, the Applicant has provided no assessment or proposal for Municipal Reserve, School Reserve, or Environmental dedications as required by the County Plan.

The RECS states that in advance of subdivision, the developer would develop detailed access principles to ensure responsible access to the river; however, no policies have been provided to guide subdivision or development of the lands within this cell. These are included in the proposed conceptual scheme; however, it is not clear how these lands would be developed or preserved, or if there is some other intention.



The RECS does not provide detail on the open space concept to provide an understanding of the intent of the open space cells or the intended framework to guide the development.

Land Use District

The Applicant has proposed a Direct Control District to accommodate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20170171. The proposed district is not consistent with the proposed RECS and would not successfully implement the development framework set out in the plan.

Phasing

The proposed RECS does not include a phasing plan for the development. It is therefore assumed that the green space, public access areas, servicing and utilities including water, wastewater and stormwater management would be developed in one phase.

Other Matters Not Addressed

The following matters have not been addressed in accordance with Appendix C of the County Plan:

- demonstration of consistency with a higher order plan;
- reserve area dedication and strategy (municipal/school/environmental);
- transportation network and pedestrian network;
- stormwater management plan;
- servicing strategy; and
- population densities, population projection, and an indication of target market to determine impact on the area's school district.

CONCLUSION:

The application was evaluated against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan, and the application was evaluated in accordance with these plans. Administration reviewed the proposal and determined that the proposed conceptual scheme is not consistent with these plans, nor is the proposal demonstrated to be technically feasible.

OPTIONS:

Option #1:	Motion #1	THAT the requirement for the preparation of a Concept Plan, as set out in the County Plan, be waived for Application PL20170170.
	Motion #2	THAT the technical requirements for a Concept Plan, as set out in the County Servicing Standards, be deferred to subdivision stage.
	Motion #3	THAT Bylaw C-7863-2019 be given first reading.
	Motion #4	THAT Bylaw C-7863-2019 be given second reading.
	Motion #5	THAT Bylaw C-7863-2019 be considered for third reading.
	Motion #6	THAT Bylaw C-7863-2019 be given third and final reading.
Option #2:	Motion # 1	THAT application PL20170170 be tabled to allow for the outstanding matters to be addressed including submission of:
		a stormwater management plan;
		2. a servicing strategy;

3. a revised transportation network; and,

4. a revised conceptual scheme.



THAT Application PL20170170 be refused. Option #2:

Respectfully submitted, Concurrence,

> "Richard Barss" "Al Hoggan"

> > Chief Administrative Officer

Acting Executive Director Community Development Services

JA/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7863-2019 and Schedule A APPENDIX 'C': River Edge Conceptual Scheme

APPENDIX 'D': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment	No comments received.
Alberta Transportation	No comments received.
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	The applicant must apply for <i>Historical Resources Act</i> review to identify possible historic resource concerns prior to proceeding with land disturbance. The applicant must submit a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca .
	For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
Public Utility	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	Please be advised that TELUS has no objection to the REDESIGNATION circulation.



AGENCY	COMMENTS
	TELUS will need to review the circulation for the proposed development/subdivision when prepared.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.
Other External Agencies	
EnCana Corporation	No comments received.
City of Calgary	December 20, 2017 Comments:

The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The establishment of a new country residential community adjacent to the Elbow River and within the IDP Notification Zone requires careful consideration.

The City of Calgary Administration suggests that the development of these lands should be included into the Springbank Area Structure Plan. It is our understanding that the Springbank Area Structure Plan review process contemplates western expansion which provides a meaningful opportunity for the inclusion of this proposed conceptual scheme. As such, consideration of this conceptual scheme is premature until the completion of the Springbank Area Structure Plan review process. The City of Calgary Administration encourage Rocky View County Administration to recommend no approval until the Springbank Area Structure Plan review process is complete.

The City of Calgary Administration notes that the proposed River Edge Conceptual Scheme does not appear to align with the County Plan. Map 1 – Managing Growth does not contemplate country residential development in this location. Section 5.0 Managing Residential Growth reinforces the intention for concentrations of residential density and services in the areas identified on Map 1. The conditions in policies 5.8, 5.9 and 5.10 of the County Plan have not been met.

We also note that the subject site is adjacent to impacted parcels for the Springbank Off-Stream Reservoir Project as per the Government of Alberta.

Regarding water, the subject site is immediately adjacent to the Elbow River, approximately 20 km upstream of the Glenmore Reservoir.

The City of Calgary would like to review the staged master drainage plan and stormwater management plan to better understand the impacts of the development to



AGENCY COMMENTS

The City of Calgary's source water and water quality in general to better comment on this application.

- Access to review "A Report on Drainage Strategies for Springbank" by Westhoff Engineering Resources Inc. January 2004 would be appreciated.
- The City of Calgary would also appreciate access to a map of the proposed stormwater management facilities on the site.

Given the comments and concerns outlined in this letter, The City of Calgary cannot support this proposed conceptual scheme and requests that it not proceed to the approvals process until the comments and concerns of this letter have been addressed.

***On March 27, 2019 the County responded providing the technical information provided to date and confirmed that the submissions do not satisfy the County's requirements with respect to stormwater and drainage.

May 10, 2019 Comments:

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The establishment of a new country residential community adjacent to the Elbow River and within the IDP Notification Zone requires careful consideration.

The City of Calgary's position remains largely unchanged since our letter of December 20, 2017. While we appreciate the applicant's response to the concerns raised in that letter, the concerns remain generally unaddressed. As a result, The City of Calgary cannot support this application.

The City of Calgary Administration notes that the proposed River Edge Conceptual Scheme does not appear to align with the County Plan. Map 1 – Managing Growth does not contemplate country residential development in this location. Section 5.0 Managing Residential Growth reinforces the intention for concentrations of residential density and services in the areas identified on Map 1. The conditions in policies 5.8, 5.9 and 5.10 of the County Plan have not been met.

We also note that the subject site is adjacent to impacted parcels for the Springbank Off-Stream Reservoir Project as per the Government of Alberta.

Regarding water, the subject site is immediately adjacent to the Elbow River, approximately 20 km upstream of the Glenmore Reservoir. Potential impacts to the Elbow River should be minimized and mitigated, but there are no sanitary concerns for The City of Calgary. There are, however, several concerns regarding Stormwater management that remain.



COMMENTS

In the City's opinion, Stormwater management concepts that effectively mitigate source water protection concerns require more progressive best management practices and not conventional practices like those currently being proposed by the applicant. Despite updated materials provided by the applicant, it remains unclear if the proposed pond is wet or dry. Dry ponds typically do not provide significant stormwater quality treatment benefits. Wet ponds are more effective at removing TSS than dry ponds. Based on the information presented, it looks like a dry pond is proposed and situated in-line with an existing drainage course which would create contaminant re-suspension of anything that may have been deposited from local storms when regional flows go through the proposed facility.

With the exception of the dry pond and a small outfall bio-swale channel downstream of the dry pond, which are not believed to be sufficient, no other stormwater quality measures are proposed. It is unclear what measures will be made to mitigate emerging stormwater contaminants (e.g., herbicides, pesticides) typically found in urban runoff that could adversely affect the city's source water.

Given the comments and concerns outlined in this letter, The City of Calgary cannot support this proposed conceptual scheme and requests that it not proceed to the approvals process.

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldmen

Because the parcels fall outside of the Central Springbank ASP the redesignation of land from Ranch and Farm District to Direct Control District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Ranch Lands Recreation District Board

At their December 6, 2017 Recreation District Board meeting, the Board made a motion that their preference is to take Municipal Reserve to facilitate public access to the Elbow River, based upon the 2017 Rocky View West Needs Assessment.

Internal Departments

Recreation, Parks & Community Support

Application PL20170170: Conceptual Scheme

General Comment

As this development is intended to be a condominium/strada; it



COMMENTS

is recommended that cash-in-lieu of all reserves be provided.

Municipal and/or Environmental Reserve (Parks and/or open space)

Given this proposed development is intended to be a condominium/strada: it is recommended that:

- The Conceptual Scheme be revised to offer a detailed commentary regarding no intent for dedication of municipal reserve lands.
- The definition "Natural Area" found within the document is clearly defined and distinct to ensure a clear contrast when evaluated against the common definition of Municipal Reserve and Environmental Reserve.
- Lands determined to meet the MGA criteria for ER dedication within the proposed plan area should be granted an Environmental Reserve Easement.

Active Transportation (Pathways and/or Trails)

Provision for public access is indicated in the plan; however, given this proposed development is intended to be a condominium/strada- public access is not necessary.

The Active Transportation Plan- South County is currently underway, and the applicants offer to work to be part of a comprehensive trail initiative indicated in Section 6.9 has been noted.

Cash In Lieu

The Conceptual Scheme offers no commentary regarding specifics pertaining to the payment of cash-in-lieu rather than providing dedication of reserves. It is recommended the applicant provide a section in the document which addresses the provision and rationale for cash-in-lieu of reserve dedication.

Application PL20170171: Redesignation

The Municipal Lands Office has no concerns at this time; however, comments will be provided at any future subdivision stage.

GIS Services

No comments received.

Building Services

No comments received.

Fire Services & Emergency Management

Having reviewed the circulation, the Fire Service has one comment. Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development. Any access road must meet the requirements set out in the Alberta Building Code and Rocky View County's Servicing



COMMENTS

Standards.

There are no further comments at this time.

- Recommend that County Engineering Services be consulted to determine suitability of storm water management plans.
- Recommend that Alberta Environment be consulted due to possible impacts on natural drainage in the area, as well as wildlife habitats and corridors.
- Recommend that County I&O be consulted to determine if Range Road 34 is sufficient to handle increase in vehicular traffic, or if upgrades would be required.

Planning & Development - Engineering Please note, for additional detailed comments on individual reports please see attachment.

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- As a condition of future subdivision, the applicant is required to submit a Construction Management Plan in accordance with the requirements of the County Servicing Standards. The CMP shall give consideration to the mitigation measures that have been identified within the Biophysical Impact Assessment (Ghostpine Environmental Services – April 2018).

Geotechnical

- The applicant submitted a Geotechnical Investigation Report (Nichols Environmental Canada Ltd. May 4, 2018), which concludes that the subject lands are suitable for the proposed development.
 - The report includes a Slope Stability Assessment which determines that the slopes along the Elbow River are stable. It is recommended that within a setback of 5 metres from the top of the bank (factor of safety = 1.5), no ground disturbance or cutting or removal of vegetation be permitted. Further, within a setback of 18 metres from the top of the bank (factor of safety = 2), it is recommended that no building construction be permitted.
- As a condition of future subdivision, the applicant shall be required to register a restrictive covenant on title, requiring future lot owners to adhere to the slope setbacks specific by the Geotechnical Report.



COMMENTS

- As a condition of future subdivision, the applicant shall provide an update to the Geotechnical Report to include site specific testing to determine the California Bearing Ratio (CBR) of subgrade soils and revise the road structure recommendations if necessary. This shall be provided prior to Development Agreement endorsement by the County.
 - The geotechnical report has estimated a CBR of 2.5, which is below the CBR that is assumed for the road structures in the County Servicing Standards. Therefore, the current road structures may need to be varied based on CBR testing results.

Transportation

- The Conceptual Scheme indicates that the internal subdivision roads will be constructed to Country Residential and Country Collector standards, in accordance with the requirements of the County Servicing Standards.
- The applicant submitted a Transportation Impact
 Assessment (Bunt & Associates Engineering Ltd. –
 September 13, 2017), and an update to the TIA (Bunt &
 Associates Engineering Ltd. September 13, 2017). It
 was concluded that the following offsite improvements
 would support background and development generated
 traffic in the long term:
 - Type III Intersection Treatment at the intersection of Range Road 34 and Springbank Road, which will provide for a dedicated left turn lane for westbound traffic.
 - Type IV Intersection treatment at the intersection of Range Road 33 and Springbank Road, which would provide a dedicated left turn lane for eastbound traffic. It is noted that this improvement is triggered by background traffic, with or without the implementation of the proposed development.
 - It was also noted that alternatively, traffic circles could be implemented at the above intersections.
- As a condition of future subdivision, the applicant may be required to dedicate, by Plan of Survey a 3.5 metre strip of land as road allowance along entire eastern boundary of subject lands. The applicant may also be required to dedicate, by caveat, a 13.5 metre strip of land as road allowance along entire northern boundary of the subject lands.



AGENCY COMMENTS

- O The Greater Springbank Functional Study (Urban System / iTrans 2008) has identified Range Road 34 as a Primary Collector requiring a future right-of-way of 27 metres. The current ROW width is 20 m, therefore 3.5 metres is required from the subject lands and 3.5 metres is required from the lands to the east of Range Road 34. This study has also identified Township Road 243/Lower Springbank Road as a Primary Collector requiring a future right-of way of 27 m through the subject lands. Currently, there is no Township Road 243 road allowance, therefore 13.5 metres is required from the subject lands and 13.5 metres required from the lands to the north.
- The Applicant submitted a Transportation Memo (Bunt & Associates Engineering Ltd. - April 11, 2018), indicating that the plans for the Springbank Off-Stream Reservoir bring into question the feasibility of the extension of Township Road 243/Lower Springbank Road.
 - o ES notes that the County is currently conducting an update to the Springbank Area Structure Plan. As part of this update, the County will conduct a transportation network analysis, which will form part of a new functional study for the Springbank area that will supersede the current Greater Springbank Functional Study (Urban System / iTrans – 2008). ES recommends that at the time of future subdivison, road dedication requirements be re-evaluated to consider the most current network analysis, which may identify different road dedication requirements along Range Road 34 and Township Road 243/Lower Springbank Road.
- As a condition for future subdivision, the applicant shall be required to provide payment of the Transportation Offsite Levy, in accordance with the applicable bylaw at time of approval. The amount owing shall be determined at the time of subdivision endorsement.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement, in accordance with the requirements of the County Servicing Standards, for the construction of the onsite roads, as well as offsite improvements identified by the TIA.

Sanitary/Waste Water

 The proposed wastewater servicing method is an AX-Max communal treatment system (manufactured by Orenco Systems). This is a communal treatment system in which



AGENCY COMMENTS

wastewater from the dwellings first enters individual septic tanks, is then pumped into an underground AX-Max system where treatment occurs, and finally effluent is pumped to a subsurface disposal field.

- The applicant has not provided any site specific soil testing or engineering reports to demonstrate that the subject lands are suitable for the proposed wastewater disposal method. The applicant has only submitted a manufacturer's brochure which provides a basic overview of the system. This does not meet the requirements of the County Servicing Standards. It has not been demonstrated that the proposed system is technically feasible for the subject lands which are adjacent to the Elbow River. Life cycle & operational costs are unknown.
- The wastewater treatment plant and subsurface disposal system shall be located on Public Utility Lots.
- At the time of future subdivision application, the applicant shall submit a detailed water & wastewater servicing assessment, prepared by a qualified professional, including estimated wastewater generation of the development and site specific soil testing to demonstrate the technical feasibility of the proposed system.
- As a condition of future subdivision, the applicant shall enter into a Development Agreement for the construction of the onsite wastewater collection, treatment and disposal system.
- As a condition of future subdivision, the applicant shall enter into a Site Improvements / Services Agreement for the implementation of the septic tanks and effluent pumps, as required on each lot.
- As a condition of future subdivision, the applicant shall be required to enter into a Transfer Agreement with the County, to establish the terms of the transfer of the communal wastewater disposal system to the County at no cost on a deficiency free basis, in accordance with Policy 430.
- As a condition of future subdivision, the applicant shall be responsible for providing all required Alberta Environment approvals for the proposed wastewater disposal system, prior to Development Agreement endorsement by the County.
- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed wastewater infrastructure.



COMMENTS

Water Supply And Waterworks

- The applicant has provided a Letter of Intent (March 2, 2018) signed by Bow Water & Land Limited Partnership (Bow LP), and Arthur Price. The letter indicates that Bow LP has agreed to purchase a water licence from Pirmez Creek Irrigation Society, and applied to transfer the water licence for use on and near the Bow LP Lands. In order to complete this transfer, Bow LP needs to finalize the diversion location from the Elbow River. It is the intention of the parties to work towards a formal agreement which will specify terms relating to:
 - Price to grant Bow LP a utility right-of-way for construction of one or more diversion wells, and amenity pond and water pipeline which will form part of a water system to divert from the Elbow River and distribute to the Springbank area. Bow LP shall compensate Price \$7,500 per acre of
 - Bow LP grants to Price, for 7 years from the date of this agreement, the option to purchase up to 30 acre-feet of water licence for a purchase price of \$10,000 per acre-foot.
- The Conceptual Scheme indicates that water shall be drawn from a recirculation pond adjacent to the Elbow River and conveyed to a treatment plant on the subject lands. The CS fails to explain the function of this recirculation pond and why it is required as opposed to a typical raw water intake. Further, this recirculation pond is identified as being located within the floodway of the Elbow River.
 - In accordance with Land Use Bylaw section 40, no development shall take place within the Floodway of the Elbow River, with the exception of: roads & bridges; flood & erosion protection, pathways, and recreation facilities that do not obstruct flow of the river.
- The applicant has not submitted any engineering reports which identify the water treatment system type to be implemented, estimate construction costs, or life cycle & operational costs.
- At the time of future subdivision application, the applicant shall submit a detailed water servicing assessment, prepared by a qualified professional, including water demands of the development and details of the treatment system type to be implemented.
- As a condition of future subdivision, the applicant shall provide Alberta Environment Water licence to confirm the



AGENCY COMMENTS

purchase and transfer of water capacity from Bow Water & Land Limited Partnership.

- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the construction of the onsite water treatment plant, water distribution system, fire suppression infrastructure, and any other water infrastructure required to service the development.
- As a condition of future subdivision, the applicant shall enter into a Transfer Agreement with the County, which shall outline the turnover strategy of the water treatment and distribution system to the County, in accordance with Policy 415.
- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed water infrastructure.
- As a condition of future subdivision, the applicant shall provide a confirmation of Alberta Environment approvals for the water distribution system and water intake from the Elbow River. Based on the servicing solution proposed at this time, approvals in the name of Price Boychuk & Jackson Corp, and Bow Water & Land Limited Partnership may be required.
- Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.
- All Alberta Environment approvals shall be the sole responsibility of the applicant.

Storm Water Management

- The applicant has submitted a Proposed Site Grading Plan (Nichols Environmental Canada Ltd. – November 5, 2018), which identifies proposed finished grades, overland drainage flows and location of a stormwater management pond. The site will utilize swales and ditches to convey water from the lots and roads to a communal stormwater pond.
- The grading plan submitted includes rational method calculations to estimate the stormwater runoff flow rates and volumes, and estimate the stormwater pond volume. However, in accordance with the County Servicing Standards, the rational method is not an acceptable method of stormwater analysis.
- The applicant has not provided a Stormwater



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COMMENTS

Management Report (SWMR). In accordance with the County Servicing Standards, a Conceptual Level SWMR must be submitted at this time, prior to scheduling a public hearing.

- Due to the lack of technical analysis, the feasibility and effectiveness of the proposed stormwater management facilities has not been demonstrated. Post development runoff volumes, flow rates and water quality are unknown.
- In accordance with the County Servicing Standards, all stormwater ponds shall be located on Public Utility Lots.
- At the time of future subdivision application, the applicant shall submit a Stormwater Mangement Plan, which shall include the detailed design of all stormwater management infrastructure, and modelling to verify the design meets the requirements of the County Servicing Standards and the Springbank MDP.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the construction of the stormwater management infrastructure, including but not limited to: swales, ditches, bioswales, stormwater pond & maintenance access road, and outlet control structure.
- As a condition of future subdivision, the applicant shall provide an Overland Drainage Right-of-Way plan and enter into a Utility Right-of-Way Agreement with the County, which shall protect all Stormwater Management Infrastructure located outside of Public Utility Lots.
- As a condition of future subdivision, the applicant shall submit an Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards.
- As a condition of future subdivision, the applicant shall provide confirmation of EPEA registration for the stormwater infrastructure, prior to Development Agreement endorsement by the County.

Environmental

The applicant submitted a Phase I Environment Site
Assessment (Nichols Environmental Canada Ltd. October 05, 2017). It was noted that testing for hazardous
building materials was not part of the site assessment
and is to be completed prior to demolition of the existing
structures. The report recommends further detailed
testing to determine if there is contamination on the
parcel.



AGENCY	COMMENTS	
	 As a condition of future subdivision, the Applicant shall complete a Phase II ESA, to address the potential contamination identified in the Phase I ESA. 	
	 The applicant has submitted a Biophysical Impact Assessment (Ghostpine Environmental Services – April 2018). The BIA identifies wetlands within the subject land, which will be disturbed by the proposed development. 	
	 As a condition of future subdivision, the applicant shall provide confirmation of Alberta Environment Water Act approval for wetland disturbance and compensation, prior to development agreement endorsement by the County. 	
Capital Project Management	No comments received.	
Operational Services	No comments received.	
Agricultural and Environmental Services - Solid Waste and Recycling	No comments received.	

Circulation Period: November 21, 2017 to December 12, 2017



BYLAW C-7863-2019

A Bylaw of Rocky View County known as the River's Edge Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7863-2019

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the River's Edge Conceptual Scheme, the Land Use Bylaw and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7863-2019, being the "River's Edge Conceptual Scheme", affecting the NE-17-24-03-W05M and a portion of SE-17-24-03-W05M, be adopted as defined in Schedule 'A', which is attached to, and forms part of, this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7863-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

	File: 04717004/	Division: 2 04717005 / PL20170170
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 20 19
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2 0 19
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	



SCHEDULE 'A' FORMING PART OF BYLAW C-7863-2019

A Conceptual Scheme affecting the NE-17-24-03-W05M and a portion of SE-17-24-03-W05M, consisting of a total of \pm 81.34 hectares (\pm 201.00 acres) of land, herein referred to as the River's Edge Conceptual Scheme.

RIVER EDGE CONCEPTUAL SCHEME

Prepared by:

Price Boychuk & Jackson Corp.

March 11, 2019

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1. INTRODUCTION

1.1 River Edge Vision

The philosophy is to implement a development that contemplates an innovative form of residential design that specifically clusters smaller residential lots within a smaller footprint (within specific areas of the site). This scheme reduces the infrastructure necessary to provide access and service to parcels. In addition, this design would limit the required disturbances to the environmentally sensitive areas within the property and optimize the amount and functionality of green space. Current land use is agricultural with 100 horses grazing the lands during the winter and shoulder seasons and contains two existing residences. This designation allows for well water from the Elbow River and the use of septic fields- the solution proposed herein provides for a modern and sustainable approach to water treatment and environmental protection well beyond traditional methodologies. The proposed development with incorporated sustainable design elements is a material environmental improvement over the current application of agricultural land use, within the property, to the neighbors and the city of Calgary.

We have conducted comprehensive environmental and surrounding impact assessments to ensure our proposed design is consistent with Rocky View development principles, as well as a sustainably positive impact for our neighbors and the Springbank community as a whole. Our engineering report findings see no material issues in proceeding with the River Edge conceptual scheme.

1.2 Development Rationale

The purpose of the development is for the Prices' to create a family driven lifestyle, offering three generations the opportunity to collectively build a community and contribute to the broader community of Springbank. The Price family encompasses many relatives currently living in Calgary and surrounding areas. The current owners Art and Debra Price are recently retired and want to create a community that offers the opportunity to build a home comprised of family and friends. The family has strong entrepreneurial roots in Agriculture, Technology and Infrastructure and endeavors to create a sustainable modern community leveraging their diverse experience.

The Price family would introduce a sustainable community managed by a community owned Bareland Condominium Corporation ("BCC") with the following features:

- Water management- all drinking, storm and wastewater managed using latest technology and self-sustaining methodologies.
- Road infrastructure- implementation and ongoing maintenance and upgrades.
- Fibre optic infrastructure- world class Gigabit connectivity for each resident.
- Waste and Recycling- removal of waste and recycling on a weekly basis.
- Landscaping- common areas and overall grass management.
- Snow removal- all community roads and driveways.

The BCC offers city level amenities merged with the tranquility of rural living. The elimination of many manual activities currently shouldered by the homeowner in adjacent communities means the older demographic could choose to live their lives out in our community.

The ubiquitous fibre optic network to each resident in the community offers numerous environmental, health and lifestyle benefits. With world class connectivity, community members can reliably and consistently work from home simultaneously reducing the traffic impact and carbon footprint by an estimated 10 tones of C02 per year per household. This would be implemented during surface level utilities implementation placing conduit and home run fibre sheath throughout the community. The fibre would be trenched through the ditches, requiring a Municipal Access Agreement and interconnect with the SuperNet Point of Presence at the Springbank site.

The vision for the River Edge community focuses on detailed design and careful consideration of the natural topographies and unique environments surrounding the build out. Architectural sophistication and alignment will be emphasized to ensure a cohesive and aesthetically sustainable development.

The lots will aim to limit the need for alteration of the existing terrain and will facilitate the retention of diverse ecology, topography and vegetation throughout the site. The BCC management approach ensures sustainability beyond any comparable developments in Rocky View, offering city level amenities paired with the serenity of country living.

1.3 Development Goals & Objectives

The goal of the Conceptual Scheme is to offer a progressive solution to modern rural living, driven by family centric innovative thinking, that ensures preservation and sustainability clearly aligning with municipal objectives. The goals and objectives are closely aligned with Low Impact Development (LID) philosophies.

The following outline the key philosophies used in the preparation of the River Edge Conceptual Scheme:

- Identify areas of environmental significance within the site and ensure such areas will be preserved and integrated into the development.
- Ensure consistency in the quality and integrity throughout the development.
- Ensure high quality and uncompromising development standards.
- Incorporate innovative sustainable concepts merged with rigorous standards to promote water conservation and energy efficiency.
- Ensure the highest quality of life for all residents by providing a balance between the
 public areas and privacy of their owned land within the community that facilitates a safe
 and open community for its residents.
- The Strom Water Management Proposal will integrate existing natural storm water drainage patterns into the site design.

- Respect neighbors and local resident interests.
- Create a pedestrian friendly community through the design of a local road system and substantial open space network that incorporates existing unmaintained trails that are available for future coordination with the Active Transportation Plan.
- Create a unique residential community that takes advantage of the natural features and topography of the site, respects the adjacent country residential development, and generally enhances the unique opportunities that the site has to offer.

2. Existing Context

2.1 Local Context

The lands are legally described as NE & Pt. SE 17-24-3-W5M and includes ± 201 acres located approximately 1 mile south of Springbank Road, directly west of Range Road 34 and directly north of (and partially including) the Elbow River. The site includes two (2) residential dwellings and related accessory buildings serviced by groundwater wells and septic tanks. The balance of the site is undeveloped and contains a mix of relatively flat pasture areas (within the northern portion of the site) and sloped/vegetated areas within the southern areas (closer to the river).



2.2 County Plan

The current Area Structure plan is directly adjacent to River Edge on the east side of Range Road 34. This ASP is currently under review for augmentation contemplating amongst other avenues, western expansion.

This conceptual scheme adopts key themes defined in the directly adjacent ASP but seeks to establish improvements in terms of environmental impact, community contribution and sustainable management methodologies.

Price, Boychuk and Jackson ("PBJ") development services, acting on behalf of the Price Family would establish a BCC, covering the following long-term liabilities:

- All ongoing costs related to road management, maintenance and upgrades within the community.
- All ongoing water infrastructure management costs and liabilities.
- All sewer management costs and liabilities.
- Mow and snow costs (community roads and ditches).
- Proactive mitigation of the transmission of noxious plants.

Given the inception of a BCC managing all of the above elements, PBJ proposes a redesignation of the existing property for residential purposes. As part of an approval of the conceptual scheme as described in this document, PBJ would be pleased to collaborate with Rocky View to provide any useful insight into the processes, technology and economics to create sustainable communities expanding on LID principles west of Calgary.

2.3 Location & Boundaries

Current landowners are:

- Arthur Price and Debra Price mutually occupying the property,
- At address 242161 Range Road 34 Rocky View County, Alberta, Canada.

The surrounding lands are generally by default classified as RF (Ranch and Farm), with the following exceptions:

- The quarter section to the north is subdivided and designated RF-2 (Ranch and Farm Two District) to accommodate two single family homes.
- A farmstead to the NE is subdivided and designated AH (Agricultural Holding).
- The land to the south is designated B4 (Recreational Business District) for the River Spirit Golf Course.

The proposed development should be considerate of the surrounding land uses and thus, will act as a "buffer" between the Recreational Business District located to its south and the Ranch and Farm Two land use located directly north. Screening of the proposed development from the lands to the north (potentially with trees) could offer an option for protection upon collaboration if valued by the County/community.

Residential land use is developed on lands East, South and North of the Planning Area. Of note, Harmony development currently approved and under initial construction to an ultimate total of 3,600 units both North and West of the River Edge. Adjacent lands to the North, West, and East are primarily pasture land and zoned agricultural.

Parcel sizes are generally 2 acres with larger ten, twenty and forty acre parcels found adjacent on the west and north sides of the Conceptual Scheme. There are no intensive livestock facilities in proximity to the Planning Area.



- 2.3.1 The provisions of this Conceptual Scheme shall apply to the following lands (the Planning Area):
 - The NE 1/4 Sec. 17-24-03-W5M;
 - That portion of the SE 1/4 Sec. 17-24-03-W5M described as follows: Commencing at the North East corner of said quarter section, thence southerly along the eastern boundary thereof 1353

feet thence north westerly in a straight line to the north west corner of said quarter section thence easterly along the northern boundary of said quarter section to the point of commencement, containing 16.6 Hectares (41 areas).

2.4 Compatibility with Adjacent Development

Adjacent landowners have provided written support to the concept of this proposed development. The land is comprised of the ideal topographic characteristics. The slope towards the Elbow River Valley provides natural camouflage for the area and will largely be hidden from neighboring property's view. The following outlines and use in each direction of the proposed River Edge Developments:

- North Agriculture land
- East Multiple Country Residential developments
- South Golf Course
- West Agriculture land and potential Springbank Dam Location

The Primary development style in the Springbank area is country residential. In this development style land parcels are between 2-4 acres, there is minimal managed natural space, and well water and septic fields service each residence. The proposed cluster style development offers a more efficient use of land than the majority of the properties currently in the Springbank ASP.

- 2.4.1 Continuity of roads and utility infrastructure to the neighbor to the west shall be included in the development and detailed as part of engineering ahead of development phase.
- 2.4.2 River Edge development shall abide by setbacks and provide easement for the future expansion per the Greater Springbank Functional Study.

3. Land Use Proposal

3.1 Community Design Elements

The River Edge community design contemplates the existing landform and topography. Access to future development has been considered with an easement in the Northwest corner of the Planning Area. While there is a primary entrance/exit to the community, multiple emergency exits are provided near the North East and East part of the property connecting to Range Road 34.

Purposeful lot design and the careful selection of building sites will create residential enclaves that blend the rural character with the individual desire for privacy and tranquility. In an effort to preserve the rural environment of the site perimeter fencing will not be permitted on individual lots in River Edge. In order to be sensitive to the existing landscape and environment, River Edge encourage the use of landscaping and vegetation as a natural boundary marker for homeowners to obtain privacy and consistency throughout the community.

Substantial green space has been strategically placed to allow the pedestrian to experience River Edge's unique landscape. The greenway system generally corresponds to the open grassland areas found in the Planning Area. Dedication of these grassland areas permits recreation use as well as preserves the open vistas and views.

3.2 River Edge Site Development Guidelines

Dwelling designs created by an architectural firm approved by the BCC in conjunction with the Development's Architectural Guidelines shall be permitted. This will ensure style continuity and thoughtful consideration of the natural elements of the area.

Consistent with county policy, dark sky standards will be implemented at River Edge. Residents will enjoy a dark sky, free from the light pollution commonly found in urban environments.

- 3.2.1 Before any alteration, subdivision or development may occur on the subject lands a Site Development Guidelines document shall be submitted that identifies:
 - a. The Natural Area to be protected on each lot which will include existing depressions for stormwater management, existing vegetation and other environmentally significant features to be protected pursuant to the policies of this document:
 - b. The Building Envelopes on each lot; and
 - c. The Construction Envelope on each lot.
- 3.2.2 The Site Development Guidelines document shall be registered on title with the Architectural Design Guidelines prior to or concurrent with the final Plan of Survey.

3.2.3 The community shall be developed according to a low-light policy (dark skies principles). Associated lighting shall be designed in a manner sensitive to a rural setting, all of which will be ground oriented and offer reduced levels of lighting within the community and power conservation.

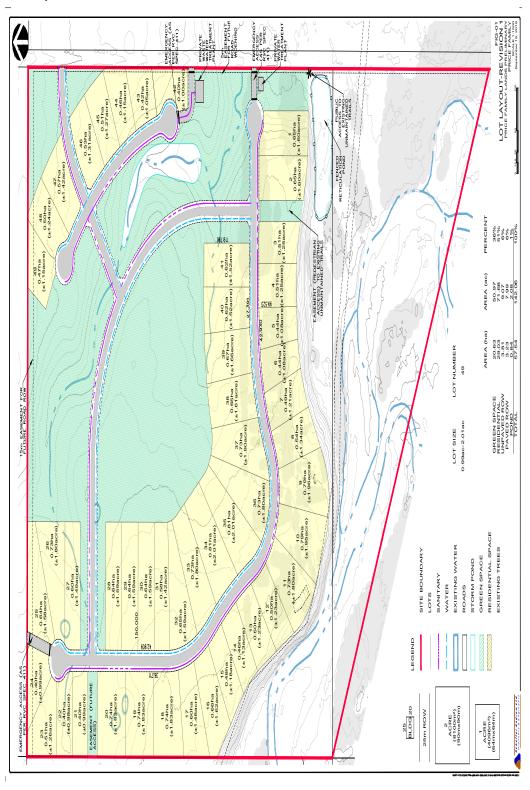
3.3 Landscaping Guidelines

The proposed Development Area includes a rolling transition (North to South) from plateaued farmland to poplar bluffs down into the Bow River Valley. This natural gradient will be central in the landscaping theme to ensure compatibility with the natural surroundings including mindful placement of additional trees and low foliage. A Landscape Plan will be developed for public lands that facilitate the construction of passive recreational amenities and preserves as many of these landscape features as possible. Low Impact Development (LID) principles will be incorporated into the Landscape Plan to assist in managing storm water runoff.

- 3.3.1 Landscaping within the building area shall be consistent with the surrounding landscape theme of the lot.
- 3.3.2 Planting adjacent to the house and garage shall be considered in terms of scale, texture, and colour. Trees planted alongside structures in the building area will be selected for ornamental and complimentary qualities, and also provide practical functions such as shade and wind protection.
- 3.3.3 The use of hedgerow shrub planting and vines shall be used.
- 3.3.4 Site grading will be minimized and appropriate for storm water best management practices.
- 3.3.5 The use of manicured turf will be limited and approved by the BCC.
- 3.3.6 Bio-Swales will be implemented for runoff control and natural water distribution throughout manufactured wetlands.

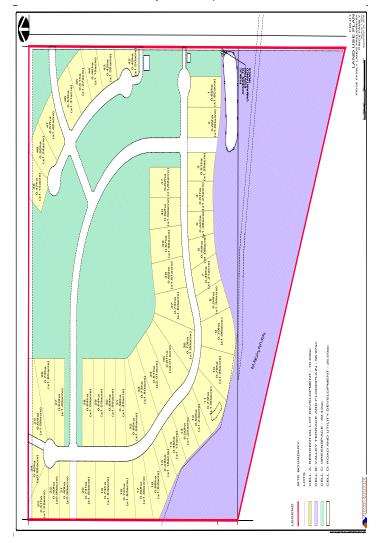
3.4 Subdivision & Development Concept

The following illustrates the River Edge lot layout combining all visual elements of the conceptual scheme:



The development cells are broken down into the following logical components:

- Cell A: Residential Lot Development
- Cell B: Valley Terrance and Floodplain
- Cell C: Greenspace
- Cell D: Road and Utility Development



As a New Residential Community, the development will be single detached residential housing including family homes as identified in Cell A.

Proximity to the Elbow River is the dominant feature of the development and accessibility will remain an essential theme throughout the various build out stages. The significant green space will provide the elements necessary to emulate the rural and country lifestyle character consistent with the progressive rural values coveted by Rocky View County residents.

- 3.4.1 The Land use Districts Land use Bylaw c-4841-97 as amended, as well as Direct control Districts with Residential Guidelines should form the basis for land use redesignation applications.
- 3.4.2 With the exception of Home-Based Business, type 1, as allowed within Section 46, Residential one District (R-1) of Land use Bylaw c-4841-97, no applications for Business Development shall be accepted within the conceptual Scheme boundary.

3.5 Density and Lot Size

Lot density plans not exceed 49 lots for the River Edge quarter section. Cell A will allow for 49 lots ranging between 0.99 to 2.01 acres.

Policy

- 3.5.1 For Development in Cells A, density and minimum lot size will be finalized by the developers through an amendment to this conceptual scheme in accordance with county standards and following fully engineered River Edge layout design.
- 3.5.2 For Cell A, the number of units should equal 49 lots ranging between 0.99 and 2.01 acres, finalized number of lots and sizes shall be provided to RVC ahead of subdivision phase.

3.6 Open Space Management Plan

Rocky View County is exploring new forms and patterns of development to accommodate a growing population without compromising its rural character and agricultural heritage. The River Edge design will strategically align with approved Rocky View County policies and will reinforce the commitment to make the County "a vibrant and desirable community in which to live".

The open space elements within the River Edge community are areas for passive recreational activities. A minimum of 36% of the developable land will be set aside for green space. This green space will include naturalized open areas and provide for passive recreational opportunities for both residents and visitors. The open space network will create amenity value for the River Edge Planning Area and will be open to all residents of the community, as well as the greater public.

Running along the south side of the community, there are existing unmaintained trails overlooking the Elbow River. These trails would be made available to the broader community. Currently the October 2018 Active Transportation Plan "County Trails – Proposed" design terminates east of River Edge. However, as future expansion of trail infrastructure occurs west of existing plans, River Edge would be pleased to participate in discussing future trail extensions.

Open space in Central Springbank is a common resource that binds the community. The landscape, the land, views, and access to natural areas are components of 'open space' and

their maintenance are a high priority in the Plan Area. Open space can be enjoyed and appreciated through physical and visual access.

Policy

- 3.6.1. In advance of subdivision phase, the PBJ will purchase the lands in Cell B and include in the BCC and make available to the public.
- 3.6.2 Any pathways, signage or benches shall adhere to RVC standards.
- 3.6.3 River Edge shall provide access to the public to Cell B and Cell C during normal daylight hours throughout the year.
- 3.6.4 In advance of subdivision phase, the BCC shall develop detailed access principles to Cells B and C to ensure responsible access to River Edge to ensure environmental and community protection and preservation.
- 3.6.5 Bareland Condominium Corporation shall provide grass cutting and comprehensive management of natural vegetation within Cell C.

3.7 Pathway Connections

An existing unmaintained pathway system will be fully interconnected and maximize exposure to the natural areas including access to the Elbow River valley.

The Rockyview Active Transportation Plan has "proposed county trails" that currently stop east of the River Edge property. The unmaintained trails within the community, however, will be open to the public for enjoyment.

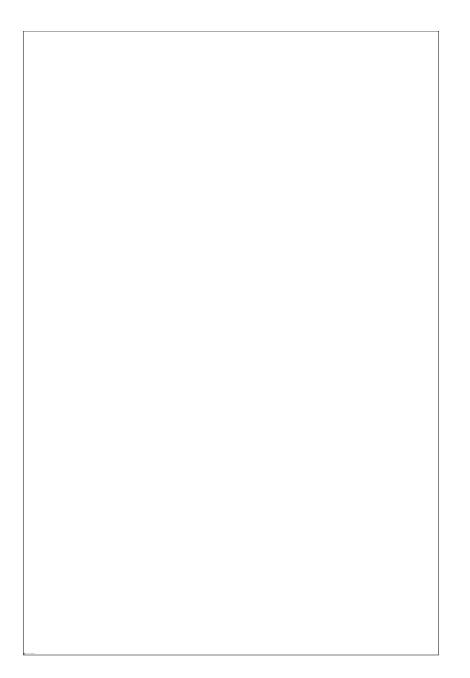
Policy

- 3.7.1 River Edge commits to participate in subsequent planning of the Rockyview Active Transportation Plan if expansions contemplate River Edge land.
- 3.7.2 River Edge shall provide signage, pavement markings, and other required safety features at pedestrian crossings at the appropriate locations consistent with RVC standards upon final design ahead of subdivision.

4. River Edge Transportation

4.1 Vehicular Accessibility

Access to the Conceptual Scheme Area will be provided from Range Road 34 and Springbank Road. The following is a map of the proposed transportation infrastructure:



4.2 Transportation Network and Improvements

The intersection of Springbank Road and Range Road 34 may require upgrades. These could include East and West bound turn lanes along Springbank Road and additional work as required by Rocky View County.

Range Road 34 requires upgrading to Alberta Transportation secondary highway standards or as required by Rocky View County. Upgrades will be required from the junction at Springbank Road and Range Road 34 South 2.2 Km to the proposed developments North access. Based on the relatively small scale of this development and the moderate traffic volume on Springbank Road it is unlikely any upgrades will be required to this thoroughfare excluding RR 34 intersection.

Proposed development will have two access points from Range Road 34. The North access will be primary egress and handle the daily traffic volumes. The access on the Central-East and South-East edge of the development is for emergency vehicle access.

Policy

- 4.2.1 Range Road 34 shall be upgraded to Alberta Transportation secondary highway standards at the holistic cost of PBJ.
- 4.2.2 The proposed development shall have three access points from Range Road 34; the North East primary access point, the Central-East Emergency Exit and the South-East Emergency Exit.
- 4.2.3 If necessary, access to adjacent Development cells may be provided at temporary locations until such time as the county approves permanent connections.
- 4.2.4 Deep utilities may be permitted inside or outside of the road structure in Cell D in accordance with county standards.
- 4.2.5 A road acquisition agreement to accommodate future development on the NW corner of the Planning Area shall be implemented for potential future expansion of adjacent western properties by the River Edge development in Cell D.
- 4.2.6 The internal road network shall be developed in general accordance with Figure illustrated in 4.1 and the County's Servicing Standards. The planned roadway system within Cell D shall be based upon the M.D. of Rocky View standards and wide enough to incorporate a safe area for cyclists and pedestrians.

5 Community Servicing Strategies

The River Edge community will provide for a comprehensive network of supporting infrastructure to allow for the efficient and economical servicing of the Planning Area. Please refer to the conceptual map provided in section 3.4 for details of the water infrastructure plan.

5.1 Potable Water

River Edge will be provided with potable water through an agreement reached with Bow Water and Land Limited Partnership ("BWL") (please refer to Appendix F). The mutual terms of agreement by PBJ and Bow Valley confirm a sale of 30 acre feet of water to Rivers Edge providing the appropriate servicing for our residences contemplated in the conceptual design. Utilizing the urban standard consumption rate of .33 acre/feet per home River Edge will have approximately 30% surplus potable water capacity at full buildout. The granted water license will draw through a recirculation pond from the Elbow River with access through the River Edge property.

An engineered water distribution network will be installed within the Planning Area with connections to each residence within the River Edge community.

A treatment plant will be constructed to the east of the proposed lot #1 in the SE corner of the subdivision. The agreement allows for BWL or River Edge to operate the potable water supply. Required permitting, licensing and water act approvals will be in place prior to subdivision construction beginning.

An important environmental strategy for River Edge is to reduce the amount of potable water consumed on a per capita basis through implementation of water demand reduction practices including the following:

- Water meters for all development within River Edge, ensuring transparency of consumption for more informed and conservative water use.
- River Edge wide standards to include low-flow water fixtures (taps, toilets, showers), providing for standardized water use mitigation measures.
- Requiring all home owners within River Edge to implement a combination of low-flow irrigated and xeriscape landscape technology, as well as designed rainwater collection systems.

Policy

- 5.1.1 All lots shall be serviced indefinitely with PBJ's agreement with Bow Water and Land Limited Partnership water license in accordance with county standards.
- 5.1.2 All lots within the River Edge Conceptual Scheme will be designed for service with an approved piped potable water service in accordance with County standards. License will comply with AEP, RVC and PUL.
- 5.1.3 The piped water system shall provide for fire flow requirements via a hydrant suppression system in accordance with county standards.

5.2 Sanitary Sewage

Effluent generated by the development within the Planning Area will be collected and treated via a communal sanitary system. Presently PBJ has engaged with Orenco Systems for deployment of their AX-Max residential sewer system for River Edge. The AX-MAX is a leading methodology for tertiary treatment systems that are commercially available to treat effluent for a development of this size. This modular style of sanitary effluent treatment is regularly implemented in Northern Alberta, remote areas of British Columbia, the Northwest Territories and across the United States. This technology is proven and reliable with broad acceptance from national and provincial regulatory bodies including Environment Canada, and Alberta Environment & Parks (AEP). It has also been approved for similar use within Rocky View County for the Silverhorn development.

The sanitary system will closely mimic a robust urban sewer collection system. The developments treatment plant will include lot holding tanks, piping conveyance system and an AX-MAX treatment unit.

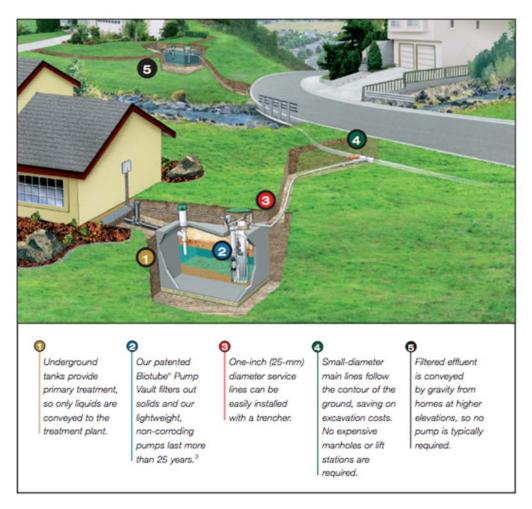
Raw sewage flows from the homes to an underground tank where the sewage is pretreated on

each individual lot with a holding tank or two compartment septic tank. Only the filtered liquid is discharged through the service lines to shallow, small-diameter collection lines that follow the contour of the land. The treated effluent is transported to the treatment plant (AX-Max Unit) with a turbine pump. The pump is housed in the same septic tank that is on each individual lot. The piping for the common line to the treatment plant will follow the side of the road.

Typically, the effluent once passed though treatment plant, is dispersed sub-surface or at grade in greenspace. These methods distribute the effluent over suitable soils that would be able to treat the effluent to an acceptable quality that allows for safe re-entry into the water cycle. The treated wastewater will meet regulatory standards for natural watercourse release, which is suitable for a variety of reuses.

Solids collected in each of the home sites holding tanks will be collected and removed from site via vacuum truck for proper recycling at an AEP approved sanitary facility. Normal home consumption would lead to tank servicing every six to ten years, as the tank facilitates digestion for over 80% of accumulated solids.

The figure below illustrated the Sanitary Process:

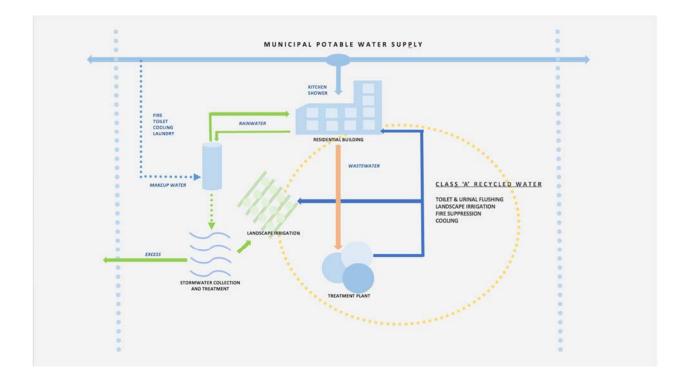


Treated water reuse is a water management strategy whereby a second treated water supply is

supplied to homes for water intensive non-potable use. Irrigation, toilet operation, fire suppression and cooling are a few examples. This treated water supply will be drawn from the onsite wastewater treatment plant in accordance with the Canadian Water Reuse Standards, CSA Standards B128.01- 06/B128.2-06/B128.3-12 & Health Canada guidelines.

Reduced effluent volumes will be realized through the implementation of comprehensive water conservation strategies. This will reduce overall water resource demands, reduce storm water impacts, reduce total wastewater volume & reduce contaminants entering the environment. Onsite wastewater treatment and reuse is a cornerstone of ensuring River Edge development is at the leading edge of Low Impact Developments, raising the bar for water management in Rocky View County.

The following provides a conceptual view of the River Edge holistic water treatment plan:



5.3 Sanitary Sewage

Developments within the River Edge Conceptual Scheme will be designed as part of a regional wastewater system. Over-sizing of the wastewater mains can be appropriately engineered to accommodate adjacent developments, in addition to any offsite areas included in the regional servicing strategy. Individual private sanitary disposal systems will not be accepted.

Policy

5.3.1 Internal servicing systems and networks within the Springbank conceptual Scheme shall be in accordance with county standards for connection to regional systems.

- 5.3.2 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.3.3 The wastewater treatment facility is to be located on a Public utility Lot in Cell D to the satisfaction of the County.
- 5.3.4 Each residential parcel shall contain a minimum of 0.99 contiguous acre in accordance with the county servicing standards.
- 5.3.5 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.3.2 5.3.6 A sludge disposal plan will be prepared to the satisfaction of the county prior to the approval of the construction of the wastewater treatment system.
- 5.3.7 Effluent generated by the development within the Planning Area will be collected and treated via a communal sanitary system in Cell D.
- 5.3.8 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.3.9 The wastewater treatment facility will be located in Cell D as described in the "Municipal Potable Water Supply" diagram above.
- 5.3.10 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.3.11 The Wastewater treatment system shall be constructed, refurbished and managed by the BCC.
- 5.3.12 The wastewater treatment pipeline infrastructure shall be designed to accommodate the volume needs of the 49 residential units within River Edge, fully engineered designs will be provided to RVC ahead of subdivision phase.

5.4 Storm Water Management

The proposed development area falls outside of the existing Springbank Master Drainage Plan. Ensuring usage of best in class water management practices will help shape the framework for the next master drainage plan. The River Edge will fully develop a comprehensive, well-contemplated surface run-off and Storm Water Management plan, raising the bar for future LID's.

Given the location of the Conceptual Scheme Area relative to the Elbow River and the necessity to safeguard any flows to the Elbow River, a staged master drainage plan is required. Such report shall be consistent with "A Report on Drainage Strategies for Springbank" by Westhoff Engineering Resources Inc. January 2004.

Bio-Swales & drainage corridors will divert excess runoff to Storm Ponds while safeguarding natural watercourse flows to continue the drainage course to the Elbow River basin in

accordance with an approved drainage strategy.

Conveyance-system best management practices will be integrated into the open space network. They will include bio-swales, which are an excellent conveyance system, where the grassy vegetation & granular weirs alter suspended solids and significantly reduces sediment loads into natural drainage courses or Storm Ponds.

Collection and storage "Storm Ponds" will be a combination of wet ponds & wetlands. These facilities will be the last stop for surface water prior to release in the Elbow River Drainage Basin. Wet Ponds in conjunction with Wetlands are best in class at providing water quantity control and treatment of runoff.

The proposed subdivision design and site characteristics are specifically designed to integrate many of these best management practices throughout the development area in accordance with the LID nature of the development. Properly planned, designed, and constructed, they provide benefit to the development, safeguard the environment, and demonstrate water conservation through implementation of Best Management Practices.

The Developer, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans during construction to the satisfaction of the County.

Policy

- 5.4.1 Where applicable, swales and ditches within the municipal road allowances may be used for regulation and conveyance of storm water flows and not for storage purposes in accordance with county standards.
- 5.4.2 The River Edge Development, as part of the tentative plan of subdivision, shall establish detailed erosion and sedimentation control plans and submit to Rockyview during construction in accordance with county standards.

5.5 Solid Waste Management

A solid waste and recycling management plan shall be provided for the entire River Edge Planning Area prior to implementation of infrastructure following subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the BCC, at the discretion of the Municipality.

Policy

5.5.1 The BCC shall deliver a solid waste and recycling management plan to Rockyview ahead of subdivision phase.

5.6 Shallow Utilities

Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of PBJ. ATCO will provide natural gas and Fortis will provide electrical services to the River Edge Development. PBJ has made arrangements for Axia to be the provider of fiber-optic infrastructure. PBJ will provide easements to any utility company

requiring them to provide services to River Edge.

Policy

5.6.1 Shallow utilities will be provided by the service providers at the sole expense of PBJ. Easements will be provided as required.

5.7 Community Service Levels

Fire protection and ambulance services are provided to the River Edge Planning Area and the greater Springbank community by the Municipality either directly or through agreements with other municipalities or the Province.

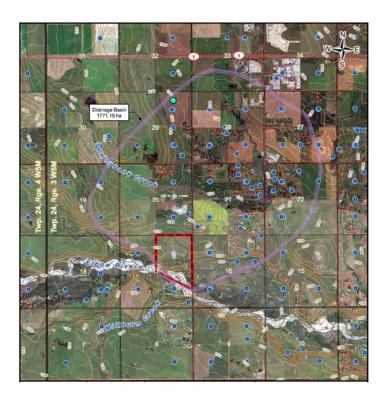
Protective services are provided to the River Edge Planning Area and the greater Springbank community by the RCMP and the Municipality's Protective Services.

6. Environmental

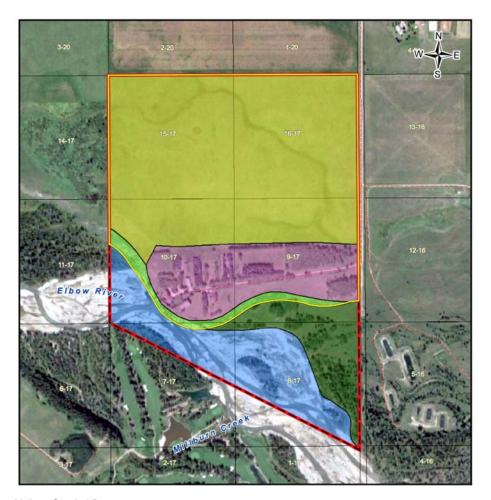
6.1 Biophysical Impact Assessment

Existing land use within the project site is agricultural (seeded pasture) and residential/farm yard, with associated barns, sheds, and corrals. Trees are confined largely to the farm yard and riparian valley in the southern portion of the project area. A shrubby swamp, temporary marsh, ephemeral water body, and ephemeral drainages are also present. The site is located on the plateau and slopes of the Elbow River Valley system.

The following diagram shows the hydrology within the proposed land:



The diagram below illustrates the Land Use and Habitats within the proposed project site:



Yellow: Seeded Pasture Pink: Treed Yard Site

Light Green: Shrub-dominated Valley Scope Dark Green: Aspen-dominated Valley Terrace Blue: Riparian Flood Plain

Conversion of the site's existing agricultural land use to residential lots has the potential to alter River Edge current topographical and biological features. Points of analysis included the impact assessment on:

- Farmland
- Breeding and foraging habitat for wildlife
- Wetland function
- Change in topography
- Topsoil
- Air Quality and noise levels
- Site aesthetics

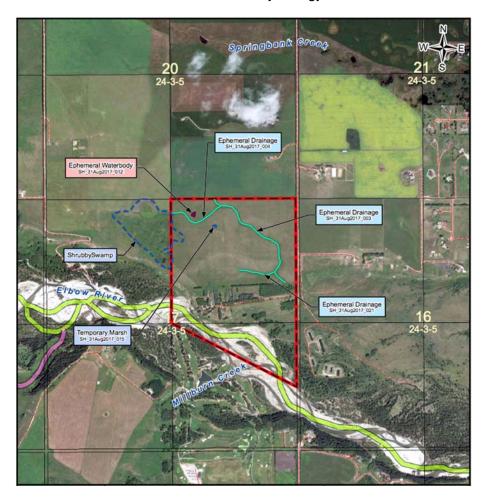
Human health and or safety

The analysis concluded that with industry standard mitigation strategies, residual impacts are expected to be low with a high degree of expert confidence. Please refer to Appendix A for detailed findings of the BIA study.

6.2 Wetlands and Waterbody Assessment

One ephemeral waterbody, and one temporary marsh are located within the project area, and the east edge of a shrub swamp is traversed by the west boundary of the project site. The ephemeral waterbody and temporary marsh are small size, with low vegetation diversity, and do not hold water for most of the growing season. The Ecological function is low. The wetlands or waterbodies assessed are not visible from a public access point (such as a road), hold no recreational potential, contain no rare or unique species, and are not accessible by the public (private-owned lands). Socio-economic function for all three waterbodies/wetlands is low.

Wetland boundaries illustrated in the Hydrology assessment in the following diagram:

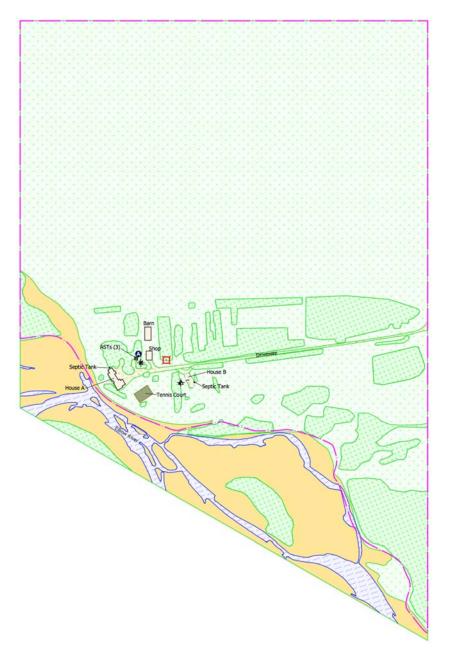


For more information on Wetlands please refer to Appendix A.

6.3 Phase 1 Environmental Site Assessment

Phase 1 Environmental Site Assessment returned clean with no persistent issues for residential development.

Site detail and On-Site APEC's shown below:



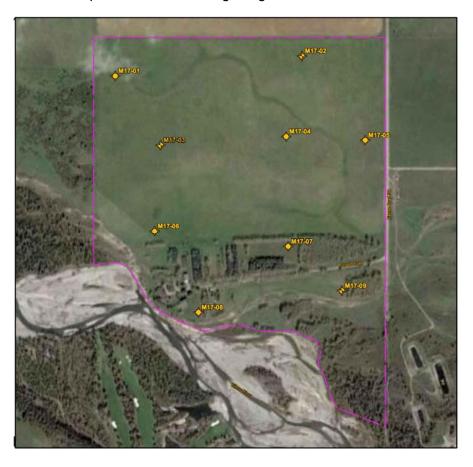
Three aboveground storage tanks (ASTs) containing fuel were present northwest of the shop building and adjacent to the driveway on the Property and, according to the questionnaire, have been present at this location for more than 35 years. The ASTs were noted to be in good condition with no visible signs of staining on or surrounding the units, but secondary containment was not used for the ASTs. These ASTs would be removed upon approval to

proceed with subdivision of the property. Upon removal of these tanks, impact to the property would move from moderate to low. Regulatory correspondence did not identify any environmental risks associated with the Property or surrounding area.

For detailed findings of the Environmental Site Assessment please refer to Appendix B.

6.4 Geotechnical Investigation

Nine Wells were drilled as part of the geotechnical investigation. The locations of the drilled sites are depicted in the following image:



The site soil conditions are favorable for the proposed development. The groundwater table was found to be greater than 9.5 mbg in the three monitoring wells installed, when measured two weeks following installation. Consequently, the groundwater is not expected to impact the construction during excavations.

Existing ground contours are as follows:



For the balance of the on-site roadway, the relatively thick layer of silty clay can bridge the entire site and distribute vehicular loading, thus minimizing the amount of imported engineered fill required. To provide an adequate roadway surface, a prepared clay sub-grade followed by a granular sub-base and capped with a granular base course will be implemented. A geotextile separating strip will be utilized to minimize the migration of fines into the gravel base course and to reduce the gravel sub-base thickness.

For more information on the Geotechnical investigation, please see Appendix C.

6.5 Topography and Drainage Report

The natural topography and drainage patterns for the site are highly conducive to the proposed development. In the developable area the water currently drains towards the Elbow river if it has not pooled in one of the three wetlands. The 40 acres of land below the developable area will not experience any change as part of this project, maintaining its natural habitat and drainage character.

For more information on the Topography and Drainage assessment in Appendix H a report will be provided shortly following application.

7. PUBLIC CONSULTATION

7.1 Process

The River Edge Conceptual Scheme began with an understanding that good community relations are part of any successful development.

The Partners of PBJ met with all adjoining landowners in the Spring of 2016. Signed letters or verbal confirmation of support from each adjacent neighbor were obtained, see letters of support in Appendix G.

PBJ has also met with Paul Rudolf, General Manager for the River Spirit Golf Course to the South of River Edge. Paul and team are supportive of the progressive concept contemplated by River Edge and are motivated to strategically align our initiatives to ensure environmental preservation and recreational support.

To date, PBJ has held two public open houses inviting community members to learn about the proposed development and detailing residential density, lot size, waste water treatment, environmental reserves, traffic impacts, and amenities including public access to the trail system along the Elbow River.

The first open house was held Sunday January 7, 2018 and a second was held on Tuesday Feb 13, 2018. Guests included community members that wished to learn more about the proposal and non-residents that had an interest in viewing the lands with intent to move into the community upon completion. The feedback from community members and neighbors was positive; the innovative approach to the development was applauded. PBJ was also encouraged by prospective customers representing a diverse demographic from Springbank, Calgary and other communities.

PBJ has also held several bilateral conversations with passionate community members and stakeholders. These include Springbank residents that wished to share their experiences living in subdivisions, architects, and homebuilders that endeavor to invest in the River Edge approach and see the precedent setting value for westward expansion.

7.2 Community Stakeholders

PBJ has met with several of the Springbank community organizations to learn about their objectives and discover how they may further align the initiatives of the development with the proposed community. PBJ has met with Springbank Park for All Seasons, Springbank Trails and Pathways Association and the Springbank Heritage Club.

In summary, common themes based on PBJ comprehensive community engagement is as follows:

- River access is important for recreational activities.
- Affordable options for young families and seniors provide a diversification opportunity that is critical to the sustainability of Springbank community.

- Clustering of lots with central management of critical amenities offers an improved lifestyle to the existing larger lot, self-managed concept evident in the current Springbank ASP.
- The community is motivated to build community fabric through supporting of/connecting to the centralization of a "community hub" both STAPA and SPFAS are key leaders of this philosophy.
- There is motivation for responsible, environmentally sustainable development and strong opposition to "Not In My Backyard" advocates.
- Unsolicited and meaningful interest in pre-orders for River Edge lots, confirming consumer and industrial interest in this concept.

PBJ will continue strengthening existing relationships and expanding its engagement across the community to ensure comprehension is high and feedback is incorporated into the long-term plans of River Edge.

8. PHOTOGRAPHS



Subject Lands.



Southwesterly view over the Elbow River.



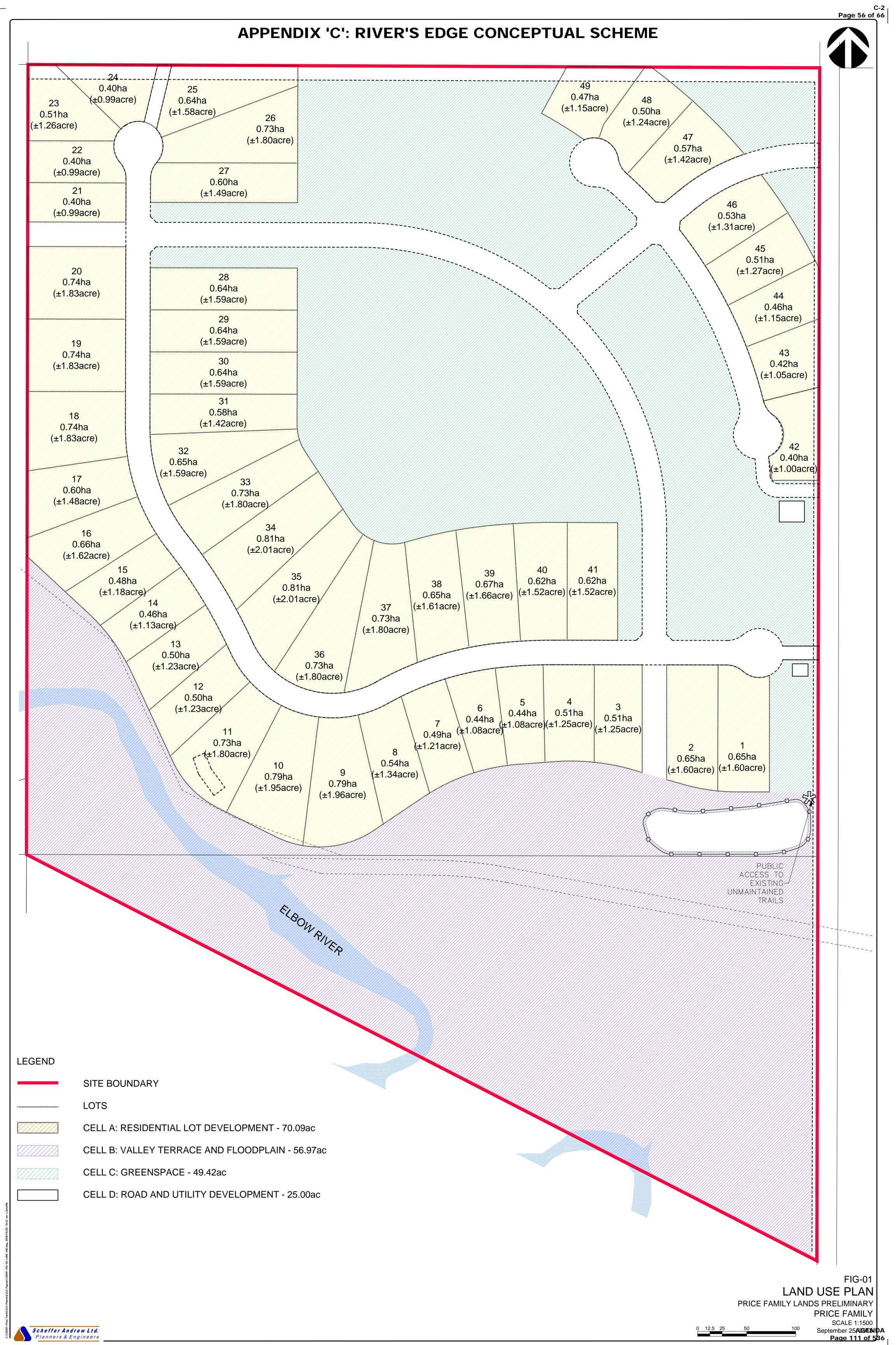
Southwest view. Photo Taken from the NE corner of the lands.

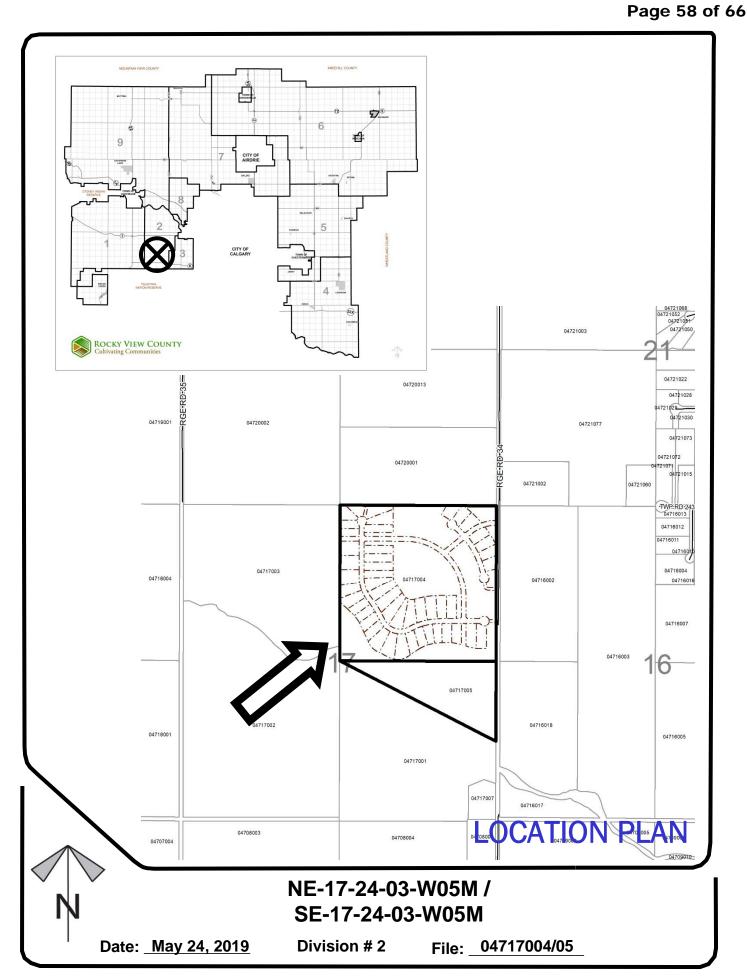


North side of existing paved driveway. Looking west.



Southwest view taken from the SW corner of the lands.





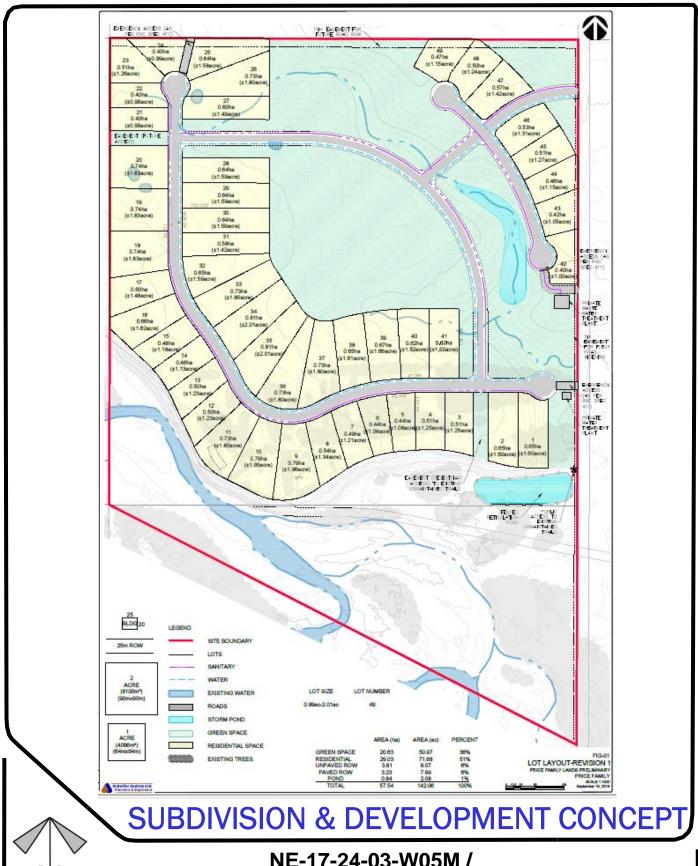
New Conceptual Scheme Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within E1/2-17-24-03-W05M.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate a new residential community comprising 49 single-detached homes on lots ranging in size from \pm 0.40 hectares (\pm 0.98 acres) to \pm 0.81 hectares (\pm 2.00 acres) in size, together with internal access roads, utility services, stormwater infrastructure, and open space lands.



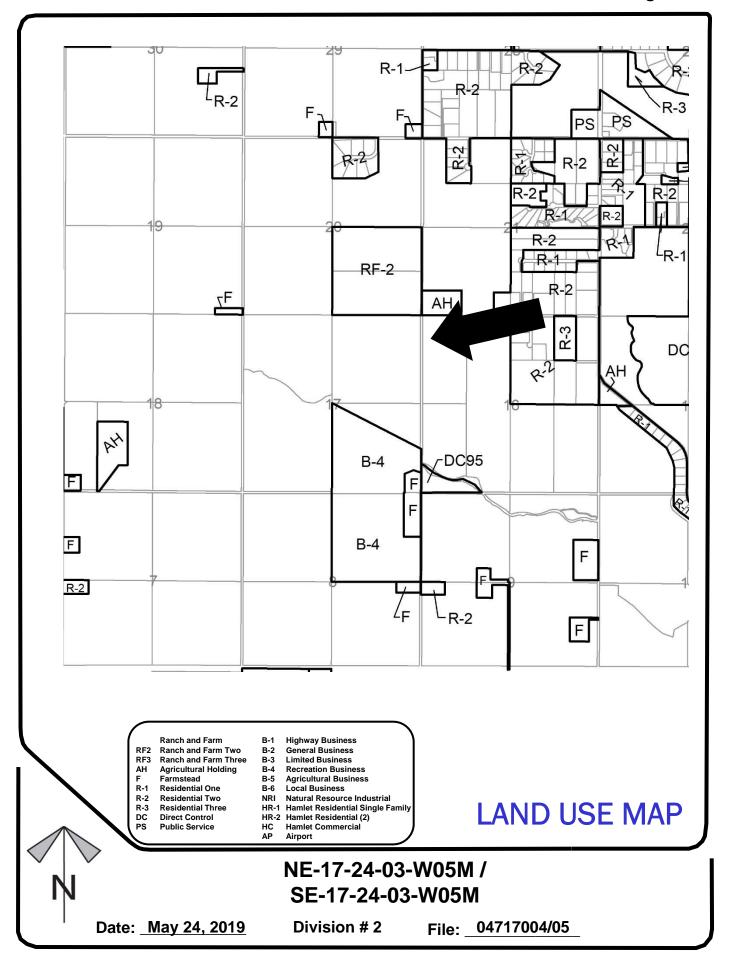
NE-17-24-03-W05M / SE-17-24-03-W05M

Date: May 24, 2019 Division # 2 File: 04717004/05



NE-17-24-03-W05M / SE-17-24-03-W05M

Date: May 24, 2019 Division # 2 File: 04717004/05





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

NE-17-24-03-W05M / SE-17-24-03-W05M

Date: May 24, 2019 Division # 2 File: 04717004/05





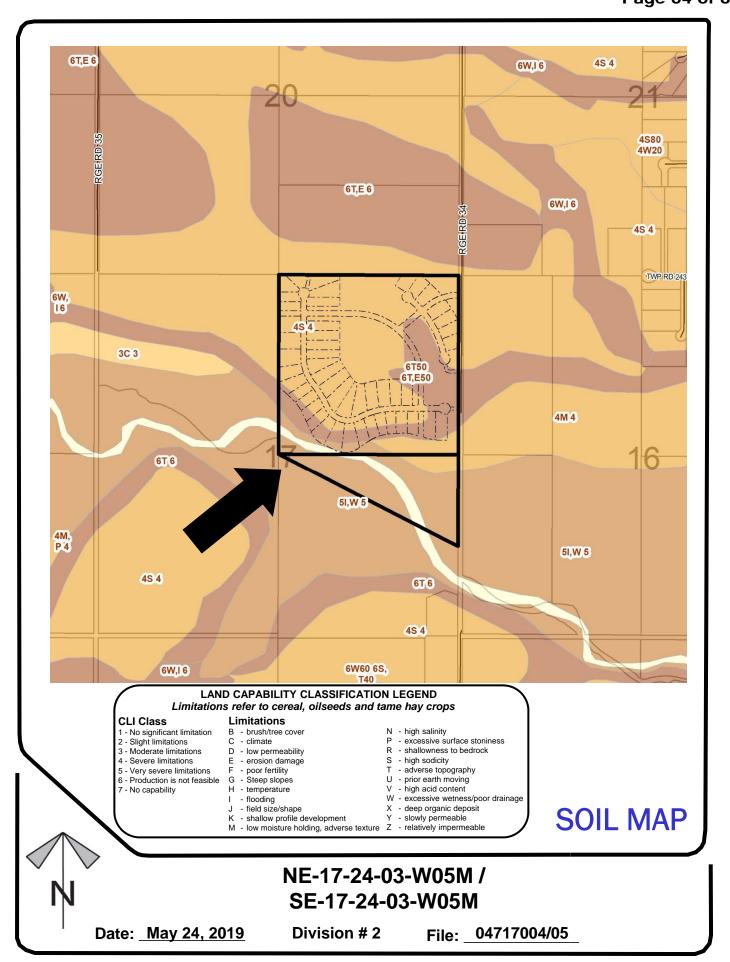
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

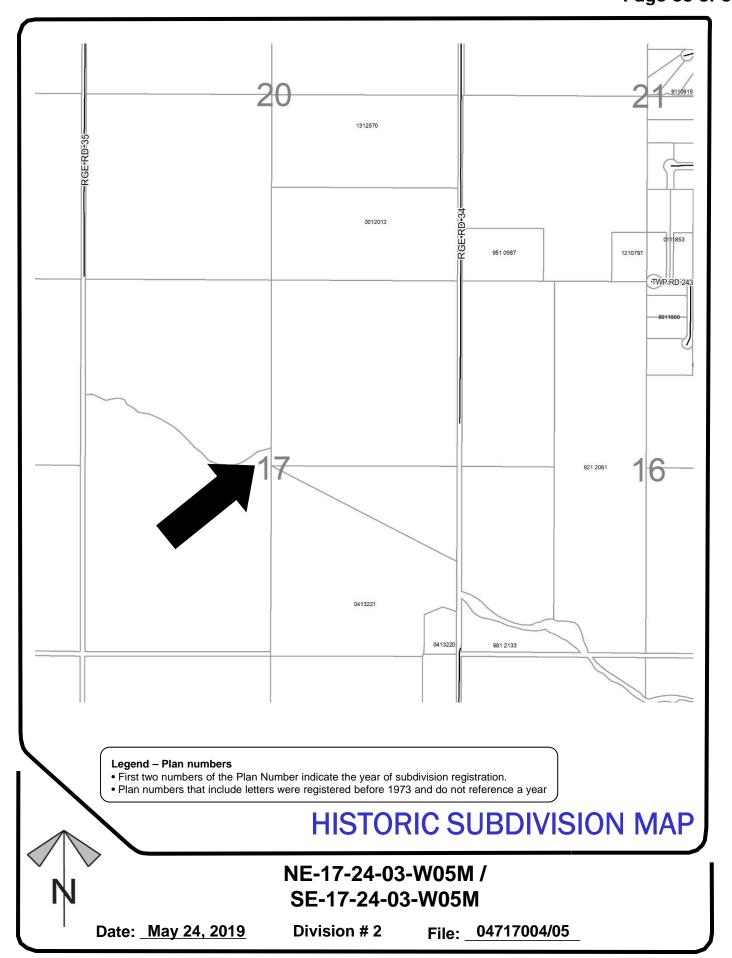
AIR PHOTO

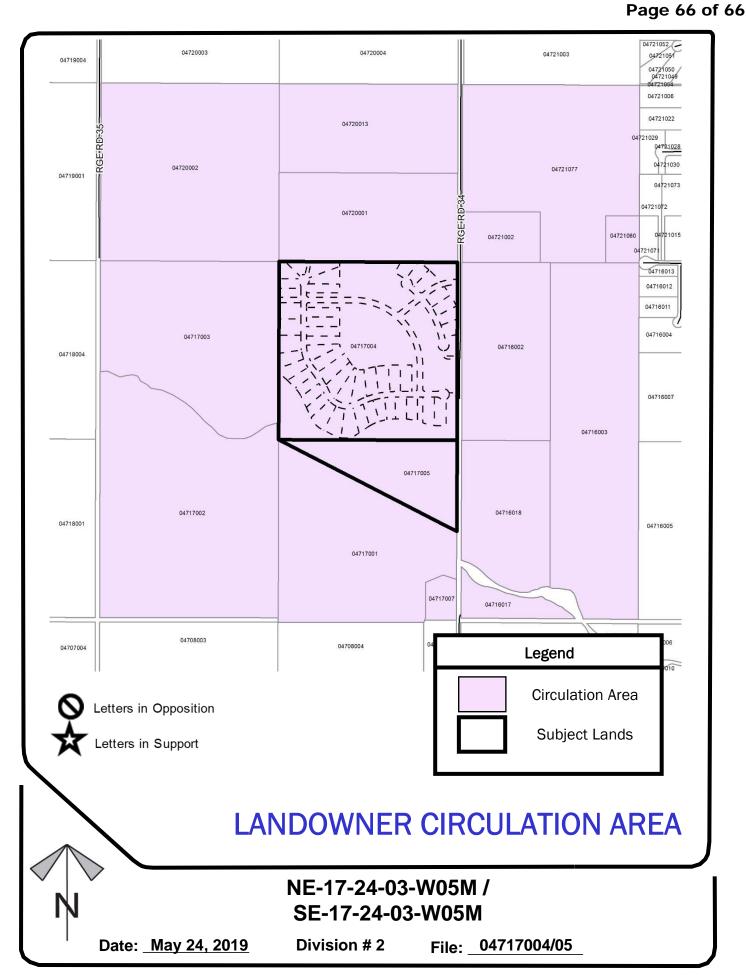
Spring 2018

NE-17-24-03-W05M / SE-17-24-03-W05M

File: <u>0471</u>7004/05 Date: May 24, 2019 Division # 2









PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 2

TIME: Morning Appointment

FILE: 04717004 / 04717005 **APPLICATION**: PL20170171

SUBJECT: Redesignation Item – Ranch and Farm District to Direct Control District

Note: This application should be considered in conjunction with conceptual scheme

application PL20170170 (C-2)

¹POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Direct Control District to provide for the development of a forty-nine lot country residential community on the subject lands. The land use application was submitted in conjunction with a conceptual scheme application PL20170170 for the River Edge Conceptual Scheme (RECS).

This report focuses primarily on the incompatibility with relevant statutory plans while the associated conceptual scheme application focuses on the technical aspects of the proposal.

Administration reviewed the application and determined it is inconsistent with County Policy for the following reasons:

- The proposal is not consistent with the location criteria and managing growth policies in section 5.9 of the County Plan because the lands are not located within an identified growth area;
- The proposal does not meet the requirements for conceptual scheme submissions as outlined in Appendix C of the County Plan;
- The proposal is not consistent with the associated land use application because the proposed Direct Control district does not implement the policy framework outlined in the conceptual scheme; and
- The Owner/Applicant has not demonstrated that the technical aspects of the proposal are feasible.

In addition to the policy inconsistency, several critical technical components have yet to be resolved:

- **Potable water supply** inadequate water servicing information;
- **Wastewater servicing** inadequate wastewater servicing information;
- Stormwater management insufficient technical analysis:
- Transportation (emergency egress) emergency egress is not provided.

Jessica Anderson and Eric Schuh, Planning & Development

¹ Administration Resources



DATE APPLICATION RECEIVED: October 31, 2017 **DATE DEEMED COMPLETE:** October 26, 2018

PROPOSAL: To redesignate the subject lands from Ranch and Farm

District to Direct Control District to provide a policy

framework to guide future subdivision and development proposals within the NE-17-24-03-W05M and a portion of

SE-17-24-03-W05M.

LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of SE-17-24-03-W05M

GENERAL LOCATION: Located approximately 1.61 kilometer (1 mile) south of

Springbank Road and on the west side of Range Road 34, approximately 6.0 miles west of the city of Calgary.

APPLICANT: Price Boychuk & Jackson Corp.

OWNERS: Arthur & Debra Price

EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF) **PROPOSED LAND USE DESIGNATION:** Direct Control District (DC)

GROSS AREA: ± 201.00 acres

SOILS (C.L.I. from A.R.C.): Development Area: 4S 4, M – Severe limitations to cereal

crop production due to high sodicity and low moisture holding or supplying capability, adverse texture.

River Bank: 6T50, E – Cropping is not feasible due to adverse topography (steep and/or long uniform slopes) and

past erosion damage.

River Valley: 5I, W 5 – Very severe limitations to cereal crop production due to flooding by streams or lakes and

excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to twelve (12) adjacent landowners; five (5) letters in support were received in response and are attached (Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

October 1, 2013 The County Plan (Bylaw C-7280-2013) was adopted.

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

adopted.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Direct Control District to provide for the development of a 49 lot country residential community on the subject lands. In accordance with the policies of the County Plan, a Conceptual Scheme (PL20170170) has been submitted with this redesignation application to facilitate a planning framework for redesignation, subdivision and development to proceed.

The subject lands are located approximately 1.61 kilometre (1 mile) south of Springbank Road and on the west side of Range Road 34, approximately 6.0 miles west of the city. The lands are located in an



area of the County that is primarily agricultural to the north, west, and east. To the south, across the Elbow River, is the River Spirit Golf.

This report focuses primarily on the compatibility with relevant statutory plans while the associated conceptual scheme application focuses on the technical aspects of the proposal.

The lands consist of pasture land and a dwelling site. There are four minor wetlands on the lands none of which inhibit development potential. The Elbow River Floodway is located within the southern portion of the plan area. The land slopes from north to south and generally from east to west.

The Applicant has proposed on-site piped services for water and wastewater and a drainage plan to manage stormwater; however, the submissions are insufficient as detailed in the associated conceptual scheme application (PL20170170).

POLICY ANALYSIS:

County Plan

The proposed development is not located in an identified growth area (area structure plan); therefore, the application has been assessed in accordance with the County Plan.

Section 5 identifies the desired residential growth levels, growth locations, and the criteria under which development will be evaluated.

- Policy 5.8 Support the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan.
- Policy 5.9 New country residential area structure plans or conceptual schemes should not be considered unless (i) existing overall country residential areas are not being significantly developed, and (ii) a need has been demonstrated based on the following criteria:
 - c. is an orderly, appropriately sequenced development consistent with a desirable pattern of settlement;
 - d. meeting the financial, environmental, community, and infrastructure goals of this Plan; and
 - e. market demand.

The proposed development is located outside of an area structure plan. The lands are located immediately west of the Central Springbank Area Structure Plan which has not been built out.

Further, policy 5.10 states that residential development in the *agricultural area* shall be guided by the goals and policies of the County Plan which are to direct residential growth to the identified growth areas (area structure plans). Further that residential growth should conforms to the County's environmental, fiscal, and community goals so that the rural character of the county is retained.

The Managing Growth section (5.0) of the County Plan does not contemplate the development of new country residential area structure plans or the expansion of existing area structure plans until those plans reach build-out. However, if an application complies with the requirements of policy 5.9 and the County determines a new or amended country residential area structure plan is needed, the plan will be evaluated on the basis of its compliance with policy 10.6.

Section 10.6 states that where a new country residential area structure plan is needed the plan should adhere to the policies of that section. Policies include direction on form, character, technical feasibility and interface considerations. The proposal is not consistent with the criteria for a new county residential area.



The proposed land use amendment and conceptual scheme proposes development in an area of the County that is not identified for growth, in a form that is not consistent with the goals of the County Plan and with insufficient information to determine the technical feasibility of the proposal.

Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of *regional significance* related to population and employment growth, land-use, infrastructure, and services. The principles are generally to promote the integration and efficient use of regional infrastructure, to protect water quality and promote water conservation, and to encourage efficient growth and strong sustainable communities.

Where the proposed development is located outside of an identified growth area (Central Springbank Area Structure Plan) the Applicant has proposed a new, stand-alone infrastructure which would not connect to existing systems in Springbank.

The Applicant has not provided sufficient information for Administration to assess the risk to the Elbow River from the proposed development. The proposed RECS identifies a reticulation pond (potable water infrastructure), pathways and public access within the floodway; however, the information provided is insufficient to assess the impacts to the floodway. Further, the RECS does not establish a policy framework to guide development within this area.

The proposed development is not an efficient use of land or a logical extension of infrastructure because it is located outside of an identified growth area. The development does not propose a mix of uses, a range of housing types, or community services/facilities.

The Municipal Government Act (708.12 (1) (457)) states that no participating municipality shall take any of the following actions that conflict or are inconsistent with a growth plan:

- (a) undertake a public work, improvement, structure or other thing;
- (b) adopt a statutory plan;
- (c) make a bylaw or pass a resolution;
- (d) enter into a municipal agreement.

The proposed land use amendment and associated RECS is not consistent with the Interim Growth Plan.

South Saskatchewan Regional Plan 2014-2024 (SSRP)

Section 5 of the SSRP addresses the efficient use of land. The goal is to minimize the amount of land required for development of the built environment over time. Section 5.1 provides six principles for the efficient use of land.

Principle 1 states that decision makers should "reduce the rate at which land is converted from an undeveloped state into permanent, built environment." The County has identified specific growth areas in the County for development and agricultural areas to be retained. The subject lands are located within the agricultural area.

Principle 2 states that all land use planners and decision-makers should, "utilize the minimum amount of land necessary for new development and build at a higher density than current practice." The proposed development is not consistent County Plan direction on how this can be achieved.

Principle 3 states that the decision makers should "increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands." In this case, growth is directed to the immediately adjacent Central Springbank Area Structure Plan where residential growth is supported. The subject lands are previously undeveloped, greenfield lands.



The proposed land use amendment and associated RECS is not consistent with the SSRP.

Proposed Direct Control District

The Applicant has proposed a Direct Control District to guide future development within the subject lands. The purpose of direct control districts is to provide for developments that, due to their unique characteristics, unusual site constraints or innovative ideas, require specific regulations unavailable in other land use districts. Direct control districts are not intended to be used in substitution of any other land use district in the Land Use Bylaw that could be used to achieve the same land uses.

Section 1 of the proposed Direct Control District states that, "the purpose of this Development Cell is to provide for single-detached residential development and private open space areas in accordance with the provisions of the River Edge Conceptual Scheme." This is similar to the purpose and intent statement for the Residential One District found within the County's Land Use Bylaw.

While the proposed district includes provisions for permitted and discretionary uses, minimum and maximum requirements, subdivision regulations, development regulations, and definitions it does not implement the vision outlined in the RECS nor does it address the unique characteristics, site constrains or innovative ideas discussed in the RECS.

Other Matters:

Rocky View County/City of Calgary Intermunicipal Development Plan

The subject lands are located within the Notification Zone of the IDP. The notification Zone provides the City of Calgary with the opportunity to comment on land use policies and applications circulated from Rocky View County.

The City of Calgary provided comment on December 20, 2017 and May 10, 2019. The comments are provided in detail in Appendix 'A', but in general the comments identify concern with the proposed development with respect to location, lack of consistency with the County Plan, location with respect to the Glenmore Reservoir and lack of technical information. Further the City states that: "the city of Calgary cannot support this proposed conceptual scheme and requests that it not proceed to the approvals process until the comments and concerns of this letter have been addressed."

CONCLUSION:

The application was evaluated against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan, and the application was evaluated in accordance with these plans. Administration reviewed the proposal and determined that the proposed land use amendment is not consistent with these plans nor is the proposal demonstrated to be technically feasible.

OPTIONS:

Option #1:	Motion #1	THAT the policies 5.8, 5.9, 5.10, and 10.6, and Appendix C of the County Plan be waived for Application PL20170171.
	Motion #2	THAT Bylaw C-7864-2019 be given first reading.
	Motion #3	THAT Bylaw C-7864-2019 be given second reading.
	Motion #4	THAT Bylaw C-7864-2019 be considered for third reading.
	Motion #5	THAT Bylaw C-7864-2019 be given third and final reading.
Option #2:	Motion #1	THAT application PL20170171 be tabled until an amendment to the relevant statutory plan is submitted.



Motion #2 THAT the Applicant be directed to address the outstanding matters including submission of:

- 1. a revised direct control district with associated mapping; and,
- 2. demonstration of consistency with relevant statutory plans;
- 3. a stormwater management plan;
- 4. a servicing strategy;
- 5. a revised transportation network; and,
- 6. a revised conceptual scheme.

Option #3: THAT application PL20170171 be refused.

Respectfully submitted,	Concurrence,		
"Richard Barss"	"Al Hoggan"		
Acting Executive Director Community Development Services	Chief Administrative Officer		
JA/llt			

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7864-2019 and Schedules A & B

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS	
School Authority		
Rocky View Schools	No comments received.	
Calgary Catholic School District	No comments received.	
Public Francophone Education	No comments received.	
Catholic Francophone Education	No comments received.	
Province of Alberta		
Alberta Environment	No comments received.	
Alberta Transportation	No comments received.	
Alberta Sustainable Development (Public Lands)	No comments received.	
Alberta Culture and Community Spirit (Historical Resources)	The applicant must apply for <i>Historical Resources Act</i> review to identify possible historic resource concerns prior to proceeding with land disturbance. The applicant must submit a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca .	
	For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).	
Energy Resources Conservation Board	No comments received.	
Alberta Health Services	No comments received.	
Public Utility		
ATCO Gas	ATCO Gas has no objection to the proposed.	
ATCO Pipelines	ATCO PIPELINES has no objection.	
AltaLink Management	No comments received.	
FortisAlberta	No comments received.	
Telus Communications	Please be advised that TELUS has no objection to the REDESIGNATION circulation.	
	TELUS will need to review the circulation for the proposed	



AGENCY COMMENTS

development/subdivision when prepared.

TransAlta Utilities Ltd. No comments received.

Rockyview Gas Co-op Ltd. No comments received.

Other External Agencies

EnCana Corporation No comments received.

City of Calgary

December 20, 2017 Comments:

The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The establishment of a new country residential community adjacent to the Elbow River and within the IDP Notification Zone requires careful consideration. The City of Calgary Administration suggests that the development of these lands should be included into the Springbank Area Structure Plan. It is our understanding that the Springbank Area Structure Plan review process contemplates western expansion which provides a meaningful opportunity for the inclusion of this proposed conceptual scheme. As such, consideration of this conceptual scheme is premature until the completion of the Springbank Area Structure Plan review process. The City of Calgary Administration encourage Rocky View County Administration to recommend no approval until the Springbank Area Structure Plan review process is complete. The City of Calgary Administration notes that the proposed River Edge Conceptual Scheme does not appear to align with the County Plan. Map 1 – Managing Growth does not contemplate country residential development in this location. Section 5.0 Managing Residential Growth reinforces the intention for concentrations of residential density and services in the areas identified on Map 1. The conditions in policies 5.8, 5.9 and 5.10 of the County Plan have not been met.

We also note that the subject site is adjacent to impacted parcels for the Springbank Off-Stream Reservoir Project as per the Government of Alberta.

Regarding water, the subject site is immediately adjacent to the Elbow River, approximately 20 km upstream of the Glenmore Reservoir.

- The City of Calgary would like to review the staged master drainage plan and stormwater management plan to better understand the impacts of the development to The City of Calgary's source water and water quality in general to better comment on this application.
- Access to review "A Report on Drainage Strategies for Springbank" by Westhoff Engineering Resources Inc.



AGENCY COMMENTS

January 2004 would be appreciated.

 The City of Calgary would also appreciate access to a map of the proposed stormwater management facilities on the site.

Given the comments and concerns outlined in this letter, The City of Calgary cannot support this proposed conceptual scheme and requests that it not proceed to the approvals process until the comments and concerns of this letter have been addressed.

***On March 27, 2019 the County responded providing the technical information provided to date and confirmed that the submissions do not satisfy the County's requirements with respect to stormwater and drainage.

May 10, 2019 Comments:

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The establishment of a new country residential community adjacent to the Elbow River and within the IDP Notification Zone requires careful consideration.

The City of Calgary's position remains largely unchanged since our letter of December 20, 2017. While we appreciate the applicant's response to the concerns raised in that letter, the concerns remain generally unaddressed. As a result, The City of Calgary cannot support this application.

The City of Calgary Administration notes that the proposed River Edge Conceptual Scheme does not appear to align with the County Plan. Map 1 – Managing Growth does not contemplate country residential development in this location. Section 5.0 Managing Residential Growth reinforces the intention for concentrations of residential density and services in the areas identified on Map 1. The conditions in policies 5.8, 5.9 and 5.10 of the County Plan have not been met.

We also note that the subject site is adjacent to impacted parcels for the Springbank Off-Stream Reservoir Project as per the Government of Alberta.

Regarding water, the subject site is immediately adjacent to the Elbow River, approximately 20 km upstream of the Glenmore Reservoir. Potential impacts to the Elbow River should be minimized and mitigated, but there are no sanitary concerns for The City of Calgary. There are, however, several concerns regarding Stormwater management that remain. In the City's opinion, Stormwater management concepts that effectively mitigate source water protection concerns require

effectively mitigate source water protection concerns require more progressive best management practices and not conventional practices like those currently being proposed by the applicant. Despite updated materials provided by the applicant, it remains unclear if the proposed pond is wet or dry. Dry ponds typically do not provide significant stormwater quality treatment



COMMENTS

benefits. Wet ponds are more effective at removing TSS than dry ponds. Based on the information presented, it looks like a dry pond is proposed and situated in-line with an existing drainage course which would create contaminant re-suspension of anything that may have been deposited from local storms when regional flows go through the proposed facility.

With the exception of the dry pond and a small outfall bio-swale channel downstream of the dry pond, which are not believed to be sufficient, no other stormwater quality measures are proposed. It is unclear what measures will be made to mitigate emerging stormwater contaminants (e.g., herbicides, pesticides) typically found in urban runoff that could adversely affect the city's source water.

Given the comments and concerns outlined in this letter, **The**City of Calgary cannot support this proposed conceptual
scheme and requests that it not proceed to the approvals
process.

Rocky View County – Boards and Committees

ASB Farm Members and Agricultural Fieldmen

Because the parcels fall outside of the Central Springbank ASP the redesignation of land from Ranch and Farm District to Direct Control District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

Rocky View West Recreation District Board

At their December 6, 2017 Recreation District Board meeting, the Board made a motion that their preference is to take Municipal Reserve to facilitate public access to the Elbow River, based upon the 2017 Rocky View West Needs Assessment.

Internal Departments

Solid Waste & Recycling Group

Detailed comments provided see attachment.

Recreation, Parks & Community Support

Application PL20170170: Conceptual Scheme

General Comment

As this development is intended to be a condominium/strada; it is recommended that cash-in-lieu of all reserves be provided.

Municipal and/or Environmental Reserve (Parks and/or open space)

Given this proposed development is intended to be a



COMMENTS

condominium/strada; it is recommended that:

- The Conceptual Scheme be revised to offer a detailed commentary regarding no intent for dedication of municipal reserve lands.
- The definition "Natural Area" found within the document is clearly defined and distinct to ensure a clear contrast when evaluated against the common definition of Municipal Reserve and Environmental Reserve.
- Lands determined to meet the MGA criteria for ER dedication within the proposed plan area should be granted an Environmental Reserve Easement.

Active Transportation (Pathways and/or Trails)

Provision for public access is indicated in the plan; however, given this proposed development is intended to be a condominium/strada- public access is not necessary.

The Active Transportation Plan- South County is currently underway, and the applicants offer to work to be part of a comprehensive trail initiative indicated in Section 6.9 has been noted.

Cash In Lieu

The Conceptual Scheme offers no commentary regarding specifics pertaining to the payment of cash-in-lieu rather than providing dedication of reserves. It is recommended the applicant provide a section in the document which addresses the provision and rationale for cash-in-lieu of reserve dedication.

Application PL20170171: Redesignation

The Municipal Lands Office has no concerns at this time; however, comments will be provided at any future subdivision stage.

GIS Services

No comments received.

Building Services

No comments received.

Fire Services & Emergency Management

Having reviewed the circulation, the Fire Service has one comment. Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development. Any access road must meet the requirements set out in the Alberta Building Code and Rocky View County's Servicing Standards.

There are no further comments at this time.

 Recommend that County Engineering Services be consulted to determine suitability of storm water



COMMENTS

management plans.

- Recommend that Alberta Environment be consulted due to possible impacts on natural drainage in the area, as well as wildlife habitats and corridors.
- Recommend that County I&O be consulted to determine if Range Road 34 is sufficient to handle increase in vehicular traffic, or if upgrades would be required.

Planning & Development – Engineering

Please note, for additional detailed comments on individual reports please see attachment.

General

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
- As a condition of future subdivision, the applicant is required to submit a Construction Management Plan in accordance with the requirements of the County Servicing Standards. The CMP shall give consideration to the mitigation measures that have been identified within the Biophysical Impact Assessment (Ghostpine Environmental Services – April 2018).

Geotechnical

- The applicant submitted a Geotechnical Investigation Report (Nichols Environmental Canada Ltd. – May 4, 2018), which concludes that the subject lands are suitable for the proposed development.
 - o The report includes a Slope Stability Assessment which determines that the slopes along the Elbow River are stable. It is recommended that within a setback of 5 metres from the top of the bank (factor of safety = 1.5), no ground disturbance or cutting or removal of vegetation be permitted. Further, within a setback of 18 metres from the top of the bank (factor of safety = 2), it is recommended that no building construction be permitted.
- As a condition of future subdivision, the applicant shall be required to register a restrictive covenant on title, requiring future lot owners to adhere to the slope setbacks specific by the Geotechnical Report.
- As a condition of future subdivision, the applicant shall provide an update to the Geotechnical Report to include site specific testing to determine the California Bearing Ratio (CBR) of subgrade soils and revise the road



COMMENTS

structure recommendations if necessary. This shall be provided prior to Development Agreement endorsement by the County.

 The geotechnical report has estimated a CBR of 2.5, which is below the CBR that is assumed for the road structures in the County Servicing Standards. Therefore, the current road structures may need to be varied based on CBR testing results.

Transportation

- The Conceptual Scheme indicates that the internal subdivision roads will be constructed to Country Residential and Country Collector standards, in accordance with the requirements of the County Servicing Standards.
- The applicant submitted a Transportation Impact
 Assessment (Bunt & Associates Engineering Ltd. –
 September 13, 2017), and an update to the TIA (Bunt &
 Associates Engineering Ltd. September 13, 2017). It
 was concluded that the following offsite improvements
 would support background and development generated
 traffic in the long term:
 - Type III Intersection Treatment at the intersection of Range Road 34 and Springbank Road, which will provide for a dedicated left turn lane for westbound traffic.
 - Type IV Intersection treatment at the intersection of Range Road 33 and Springbank Road, which would provide a dedicated left turn lane for eastbound traffic. It is noted that this improvement is triggered by background traffic, with or without the implementation of the proposed development.
 - It was also noted that alternatively, traffic circles could be implemented at the above intersections.
- As a condition of future subdivision, the applicant may be required to dedicate, by Plan of Survey a 3.5 metre strip of land as road allowance along entire eastern boundary of subject lands. The applicant may also be required to dedicate, by caveat, a 13.5 metre strip of land as road allowance along entire northern boundary of the subject lands.
 - The Greater Springbank Functional Study (Urban System / iTrans – 2008) has identified Range Road 34 as a Primary Collector requiring a future right-of-way of 27 metres. The current ROW width



AGENCY COMMENTS

is 20 m, therefore 3.5 metres is required from the subject lands and 3.5 metres is required from the lands to the east of Range Road 34. This study has also identified Township Road 243/Lower Springbank Road as a Primary Collector requiring a future right-of way of 27 m through the subject lands. Currently, there is no Township Road 243 road allowance, therefore 13.5 metres is required from the subject lands and 13.5 metres required from the lands to the north.

- The Applicant submitted a Transportation Memo (Bunt & Associates Engineering Ltd. - April 11, 2018), indicating that the plans for the Springbank Off-Stream Reservoir bring into question the feasibility of the extension of Township Road 243/Lower Springbank Road.
 - o ES notes that the County is currently conducting an update to the Springbank Area Structure Plan. As part of this update, the County will conduct a transportation network analysis, which will form part of a new functional study for the Springbank area that will supersede the current Greater Springbank Functional Study (Urban System / iTrans 2008). ES recommends that at the time of future subdivison, road dedication requirements be re-evaluated to consider the most current network analysis, which may identify different road dedication requirements along Range Road 34 and Township Road 243/Lower Springbank Road.
- As a condition for future subdivision, the applicant shall be required to provide payment of the Transportation Offsite Levy, in accordance with the applicable bylaw at time of approval. The amount owing shall be determined at the time of subdivision endorsement.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement, in accordance with the requirements of the County Servicing Standards, for the construction of the onsite roads, as well as offsite improvements identified by the TIA.

Sanitary/Waste Water

 The proposed wastewater servicing method is an AX-Max communal treatment system (manufactured by Orenco Systems). This is a communal treatment system in which wastewater from the dwellings first enters individual septic tanks, is then pumped into an underground AX-Max system where treatment occurs, and finally effluent is pumped to a subsurface disposal field.



COMMENTS

• The applicant has not provided any site specific soil testing or engineering reports to demonstrate that the subject lands are suitable for the proposed wastewater disposal method. The applicant has only submitted a manufacturer's brochure which provides a basic overview of the system. This does not meet the requirements of the County Servicing Standards. It has not been demonstrated that the proposed system is technically feasible for the subject lands which are adjacent to the Elbow River. Life cycle & operational costs are unknown.

The wastewater treatment plant and subsurface disposal system shall be located on Public Utility Lots.

- At the time of future subdivision application, the applicant shall submit a detailed water & wastewater servicing assessment, prepared by a qualified professional, including estimated wastewater generation of the development and site specific soil testing to demonstrate the technical feasibility of the proposed system.
- As a condition of future subdivision, the applicant shall enter into a Development Agreement for the construction of the onsite wastewater collection, treatment and disposal system.
- As a condition of future subdivision, the applicant shall enter into a Site Improvements / Services Agreement for the implementation of the septic tanks and effluent pumps, as required on each lot.
- As a condition of future subdivision, the applicant shall be required to enter into a Transfer Agreement with the County, to establish the terms of the transfer of the communal wastewater disposal system to the County at no cost on a deficiency free basis, in accordance with Policy 430.
- As a condition of future subdivision, the applicant shall be responsible for providing all required Alberta Environment approvals for the proposed wastewater disposal system, prior to Development Agreement endorsement by the County.
- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed wastewater infrastructure.

Water Supply And Waterworks

 The applicant has provided a Letter of Intent (March 2, 2018) signed by Bow Water & Land Limited Partnership (Bow LP), and Arthur Price. The letter indicates that Bow



AGENCY COMMENTS

LP has agreed to purchase a water licence from Pirmez Creek Irrigation Society, and applied to transfer the water licence for use on and near the Bow LP Lands. In order to complete this transfer, Bow LP needs to finalize the diversion location from the Elbow River. It is the intention of the parties to work towards a formal agreement which will specify terms relating to:

- Price to grant Bow LP a utility right-of-way for construction of one or more diversion wells, and amenity pond and water pipeline which will form part of a water system to divert from the Elbow River and distribute to the Springbank area. Bow LP shall compensate Price \$7,500 per acre of
- Bow LP grants to Price, for 7 years from the date of this agreement, the option to purchase up to 30 acre-feet of water licence for a purchase price of \$10,000 per acre-foot.
- The Conceptual Scheme indicates that water shall be drawn from a recirculation pond adjacent to the Elbow River and conveyed to a treatment plant on the subject lands. The CS fails to explain the function of this recirculation pond and why it is required as opposed to a typical raw water intake. Further, this recirculation pond is identified as being located within the floodway of the Elbow River.
 - In accordance with Land Use Bylaw section 40, no development shall take place within the Floodway of the Elbow River, with the exception of: roads & bridges; flood & erosion protection, pathways, and recreation facilities that do not obstruct flow of the river.
- The applicant has not submitted any engineering reports which identify the water treatment system type to be implemented, estimate construction costs, or life cycle & operational costs.
- At the time of future subdivision application, the applicant shall submit a detailed water servicing assessment, prepared by a qualified professional, including water demands of the development and details of the treatment system type to be implemented.
- As a condition of future subdivision, the applicant shall provide Alberta Environment Water licence to confirm the purchase and transfer of water capacity from Bow Water & Land Limited Partnership.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the



AGENCY COMMENTS

construction of the onsite water treatment plant, water distribution system, fire suppression infrastructure, and any other water infrastructure required to service the development.

- As a condition of future subdivision, the applicant shall enter into a Transfer Agreement with the County, which shall outline the turnover strategy of the water treatment and distribution system to the County, in accordance with Policy 415.
- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed water infrastructure.
- As a condition of future subdivision, the applicant shall provide a confirmation of Alberta Environment approvals for the water distribution system and water intake from the Elbow River. Based on the servicing solution proposed at this time, approvals in the name of Price Boychuk & Jackson Corp, and Bow Water & Land Limited Partnership may be required.
- Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.
- All Alberta Environment approvals shall be the sole responsibility of the applicant.

Storm Water Management

- The applicant has submitted a Proposed Site Grading Plan (Nichols Environmental Canada Ltd. – November 5, 2018), which identifies proposed finished grades, overland drainage flows and location of a stormwater management pond. The site will utilize swales and ditches to convey water from the lots and roads to a communal stormwater pond.
- The grading plan submitted includes rational method calculations to estimate the stormwater runoff flow rates and volumes, and estimate the stormwater pond volume. However, in accordance with the County Servicing Standards, the rational method is not an acceptable method of stormwater analysis.
- The applicant has not provided a Stormwater Management Report (SWMR). In accordance with the County Servicing Standards, a Conceptual Level SWMR must be submitted at this time, prior to scheduling a public hearing.



COMMENTS

- Due to the lack of technical analysis, the feasibility and effectiveness of the proposed stormwater management facilities has not been demonstrated. Post development runoff volumes, flow rates and water quality are unknown.
- In accordance with the County Servicing Standards, all stormwater ponds shall be located on Public Utility Lots.
- At the time of future subdivision application, the applicant shall submit a Stormwater Mangement Plan, which shall include the detailed design of all stormwater management infrastructure, and modelling to verify the design meets the requirements of the County Servicing Standards and the Springbank MDP.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the construction of the stormwater management infrastructure, including but not limited to: swales, ditches, bioswales, stormwater pond & maintenance access road, and outlet control structure.
- As a condition of future subdivision, the applicant shall provide an Overland Drainage Right-of-Way plan and enter into a Utility Right-of-Way Agreement with the County, which shall protect all Stormwater Management Infrastructure located outside of Public Utility Lots.
- As a condition of future subdivision, the applicant shall submit an Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards.
- As a condition of future subdivision, the applicant shall provide confirmation of EPEA registration for the stormwater infrastructure, prior to Development Agreement endorsement by the County.

Environmental

- The applicant submitted a Phase I Environment Site
 Assessment (Nichols Environmental Canada Ltd. October 05, 2017). It was noted that testing for hazardous
 building materials was not part of the site assessment
 and is to be completed prior to demolition of the existing
 structures. The report recommends further detailed
 testing to determine if there is contamination on the
 parcel.
- As a condition of future subdivision, the Applicant shall complete a Phase II ESA, to address the potential contamination identified in the Phase I ESA.
- The applicant has submitted a Biophysical Impact



AGENCY	COMMENTS		
	Assessment (Ghostpine Environmental Services – April 2018). The BIA identifies wetlands within the subject land, which will be disturbed by the proposed development.		
	 As a condition of future subdivision, the applicant shall provide confirmation of Alberta Environment Water Act approval for wetland disturbance and compensation, prior to development agreement endorsement by the County. 		
Capital Project Management	No comments received.		
Operational Services	No comments received.		
Agricultural and Environmental Services - Solid Waste and Recycling	No comments received.		

Circulation Period: November 21, 2017 to December 12, 2017



BYLAW C-7864-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7864-2019.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- THAT Part 5, Land Use Map No. 47 and 47-SW of Bylaw C-4841-97 be amended by redesignating the NE-17-24-03-W05M and a portion of SE-17-24-03-W05M from Ranch and Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** NE-17-24-03-W05M and a portion of SE-17-24-03-W05M is divided into development cells A, B, C & D as shown in Schedule 'B' attached to and forming part of this Bylaw.
- **THAT** NE-17-24-03-W05M and a portion of SE-17-24-03-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** The Regulations of the Direct Control District comprise:

1.0 GENERAL REGULATIONS

- 1.1 The policies of the River Edge Conceptual Scheme shall apply to all applications for subdivision and Development Permit as provided for by this Bylaw.
- 1.2 For the purposes of this Bylaw, the lands shall be notionally divided into 'Development Cells', the boundaries and descriptions of which shall be as indicated in Schedule 'B' attached hereto and forming part of this Bylaw. The size and shape of the Development Cells are approximate and will be precisely determined by a Tentative Plan at the subdivision stage.
- 1.3 The General Regulations contained within this Section are applicable to the entire Development Area which includes all Development Cells as identified on Schedule 'B'.
- 1.4 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw, except where noted as otherwise in the Bylaw.
- 1.5 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.6 Notwithstanding the following listed uses within the Residential Development Cell are 'deemed approved' when all other criteria of this Bylaw are met:



Accessory Buildings Dwelling Single-detached Home-Based Business, Type I.

1.8 No Plan of Subdivision shall be endorsed and no Development Permit shall be issued for any purpose until the applicable Subdivision (30) and Development Regulations (4.0) have been met.

2.0 LAND USE REGULATIONS

2.1 Residential Lot Development Cell - Purpose and Intent

The purpose of this Development Cell is to provide for single-detached residential development and private open space areas in accordance with the provisions of the River Edge Conceptual Scheme.

2.2 **Uses**

Accessory Buildings less than 80.0 m2 (861.0 ft2) building area Community Sign Dwelling, Single-detached Home Based Business, Type I Private swimming pools Private Open Space Show Home Signs Temporary Sales Centre Utilities

2.2.1 Uses, Discretionary

Accessory buildings greater than 80.00 sq. m building area less than 400.00 sq. m building area Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Bed and Breakfast Homes Child care facilities Health Care Practice Kennels, Hobby Signs

2.3 Minimum and Maximum Requirements

- 2.3.1 Maximum number of residential lots: 49
- 2.3.2 Maximum dwelling units per lot: one (1)
- 2.3.3 Minimum lot area: 0.4 ha (0.98 acre)
- 2.3.4 Maximum building height (principal building): 11.0 m (36.08 ft.)
- 2.3.5 Minimum habitable floor area (principal building): 140 m2 (1,507 ft²)
- 2.3.6 Maximum number of accessory buildings: Two (2)
- 2.3.7 Maximum building height (accessory building): 7.0 m (22.97 ft.)



- 2.3.8 Maximum site coverage (All Buildings): 35%
- 2.3.9 Maximum total building area for all accessory buildings: 400 m2 (4,305 ft²)

2.4 Building Setbacks

- 2.4.1 Minimum front yard:15.0 m (49.21 ft.)
- 2.4.2 Minimum side yard: 6.0 m (19.68 ft.)
- 2.4.3 Minimum rear yard: 15.0 m (49.21 ft.)

2.5 Valley Terrace And Floodplain Cell - Purpose and Intent

The purpose of this Development Cell is to provide for public access to the Valley Terrace, Floodplain area and Elbow River.

2.6 Uses

Public Park
Utilities
Accessory Buildings less than 80.0 m2 (861.0 ft2) building area

2.7 Greenspace Cell - Purpose and Intent

The purpose of this Development Cell is to provide areas for public recreation in accordance with the provisions of the River Edge Conceptual Scheme

2.8 Uses

Public Park Agriculture, General Utilities Signs

2.8.1 Uses, Discretionary

Accessory buildings greater than 80.00 sq. m building area less than 120.00 sq. m building area (Support buildings for utility operations)

2.9 Road And Utility Development Cell - Purpose and Intent

The purpose of this Development Cell is to provide for public and/or privately-owned utilities, in accordance with the provisions of the River Edge Conceptual Scheme.

2.10 Uses

Accessory Buildings Agriculture, General Utilities



3.0 SUBDIVISION REGULATIONS

- 3.1 The County has reviewed and endorsed all Condominium Bylaws, Homeowners Association Bylaws and Architectural Controls associated with this development in accordance with the provisions of the River Edge Conceptual Scheme.
- 3.2 Architectural guidelines including, but not limited to, development standards relative to architectural style and theming, landscaping, water conservation and lighting policies shall be established at the subdivision stage.
- 3.3 The provision of potable water, wastewater and stormwater management utilities shall be in general accordance with the policies of the River Edge Conceptual Scheme. 3.4 That the provision of Private Open Space, to be provided with full public access, will be established at the subdivision stage and the alignments of same shall conform generally to the Lot Layout in Section 3.4 of the River Edge Conceptual Scheme.

4.0 DEVELOPMENT REGULATIONS

4.1.0 Accessory buildings over 10 m² (107 ft²) shall be of the same architectural design and have the same exterior finish materials and appearance as the principal building.

PART 4 – TRANSITIONAL

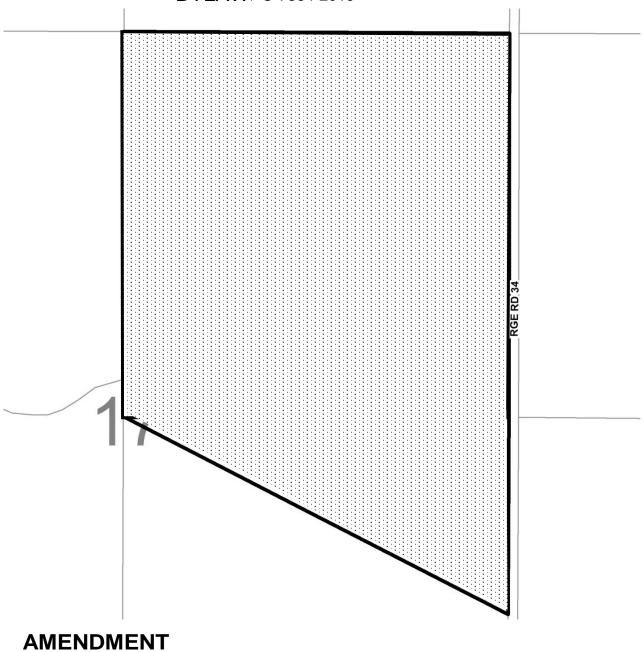
Bylaw C-7864-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

	File: 04717004 / 04717005 / PL2017017		
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019	
READ A FIRST TIME IN COUNCIL this	day of	, 2019	
READ A SECOND TIME IN COUNCIL this	day of	, 2019	
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019	
READ A THIRD TIME IN COUNCIL this	day of	, 2019	
	Reeve		
	CAO or Designate		
	Date Bylaw Signed		

Division: 02

SCHEDULE "A"

BYLAW: C-7864-2019



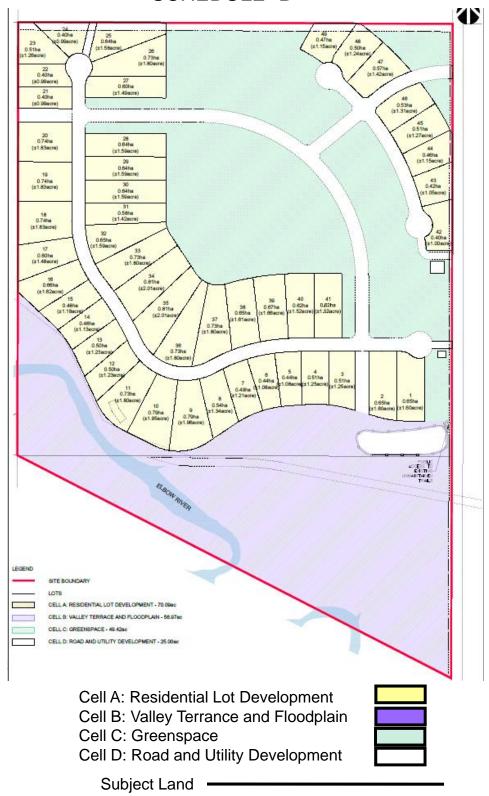
FROM Ranch and Farm District TO Direct Control District

Subject Land —

LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of

SE-17-24-03-W05M ROCKY VIEW COUNTY Cultivating Communities

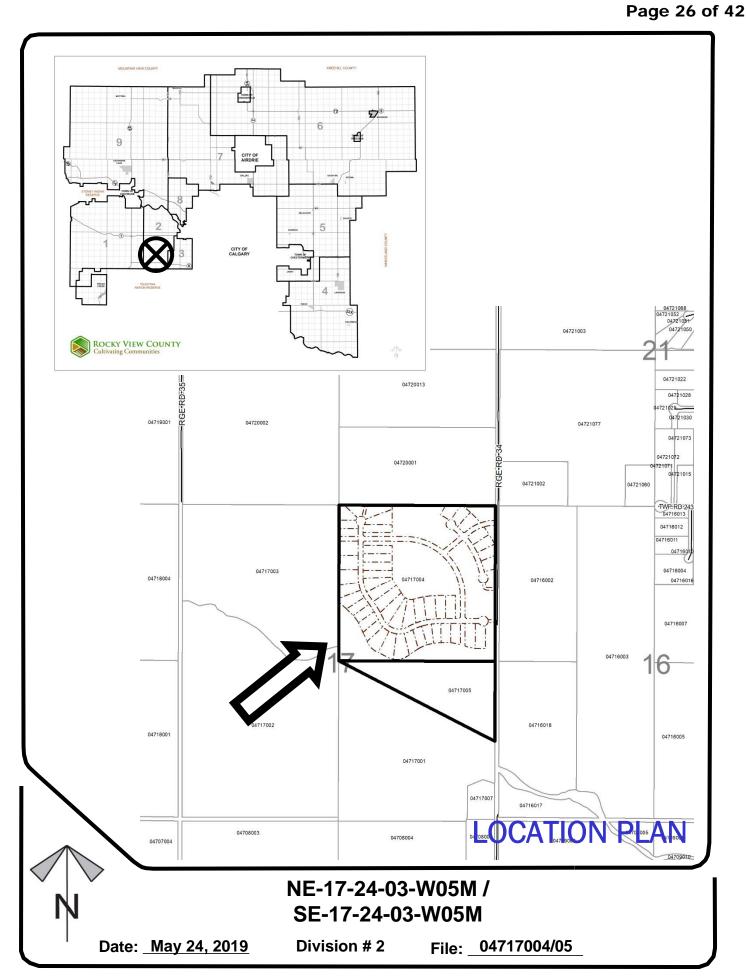
SCHEDULE "B"



LEGAL DESCRIPTION: NE-17-24-03-W05M and a portion of

SE-17-24-03-W05M ROCKY VIEW COUNTY

FILE: <u>04717004 / 04717005</u> **DIVISION: 2**

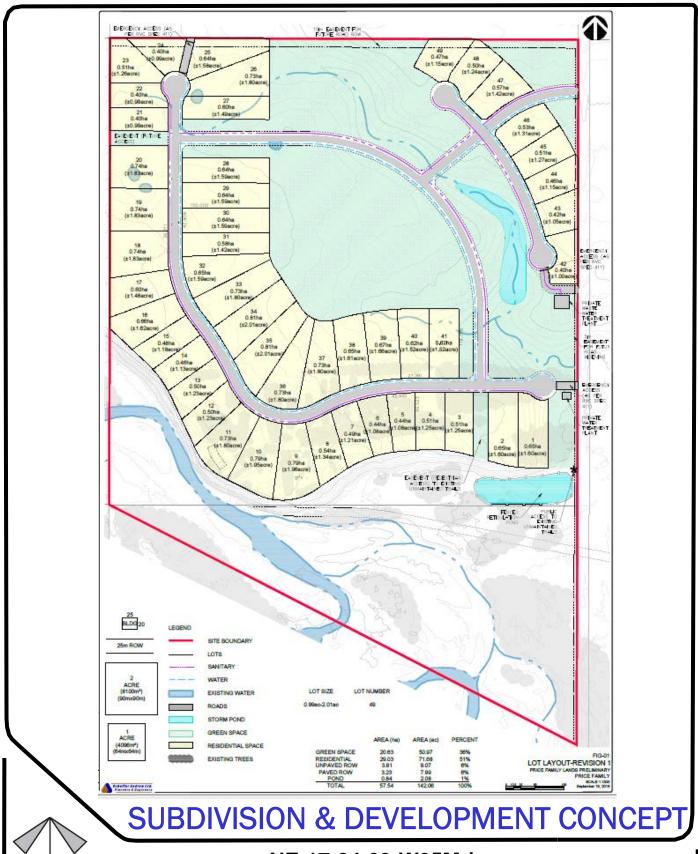


New Conceptual Scheme Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within E1/2-17-24-03-W05M.

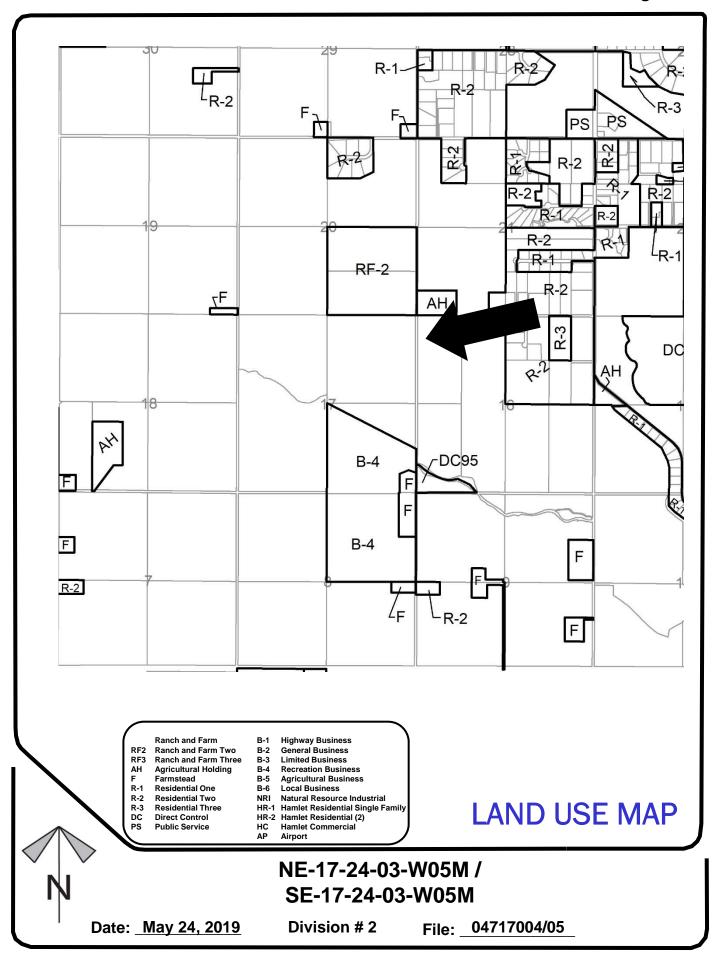
Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate a new residential community comprising 49 single-detached homes on lots ranging in size from \pm 0.40 hectares (\pm 0.98 acres) to \pm 0.81 hectares (\pm 2.00 acres) in size, together with internal access roads, utility services, stormwater infrastructure, and open space lands.



NE-17-24-03-W05M / SE-17-24-03-W05M



NE-17-24-03-W05M / SE-17-24-03-W05M





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

TOPOGRAPHY

Contour Interval 2 M

NE-17-24-03-W05M / SE-17-24-03-W05M

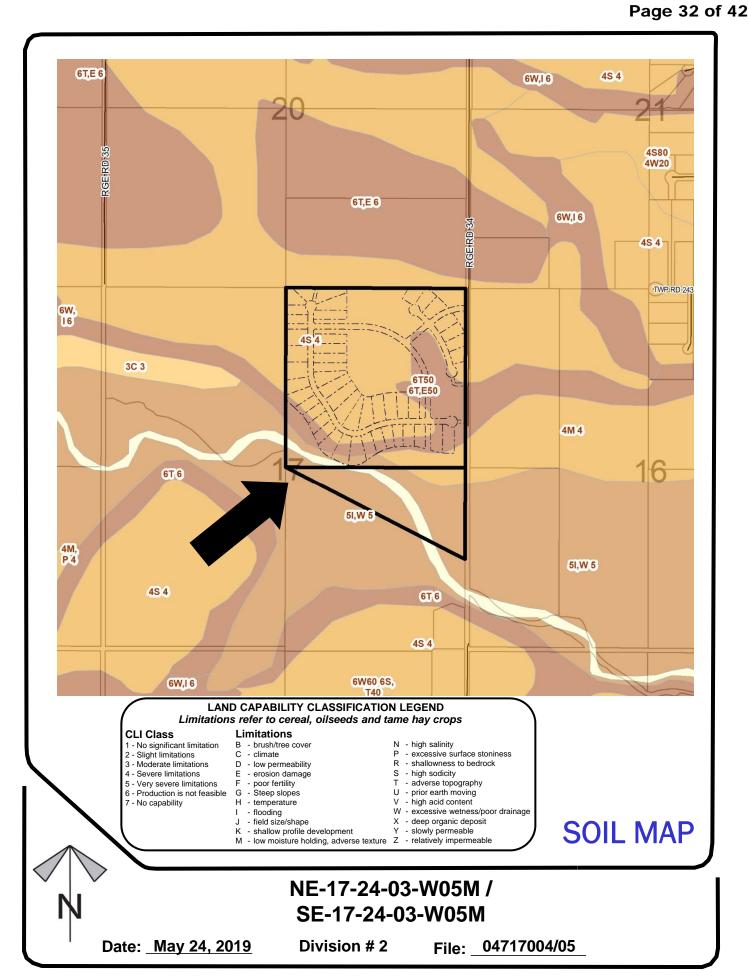


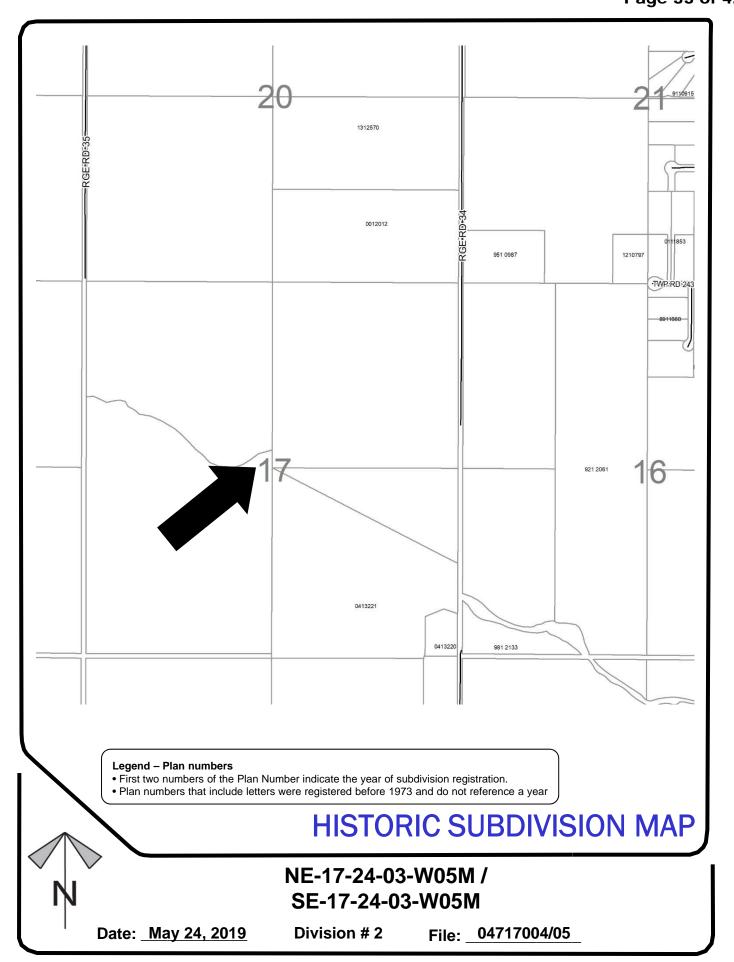
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

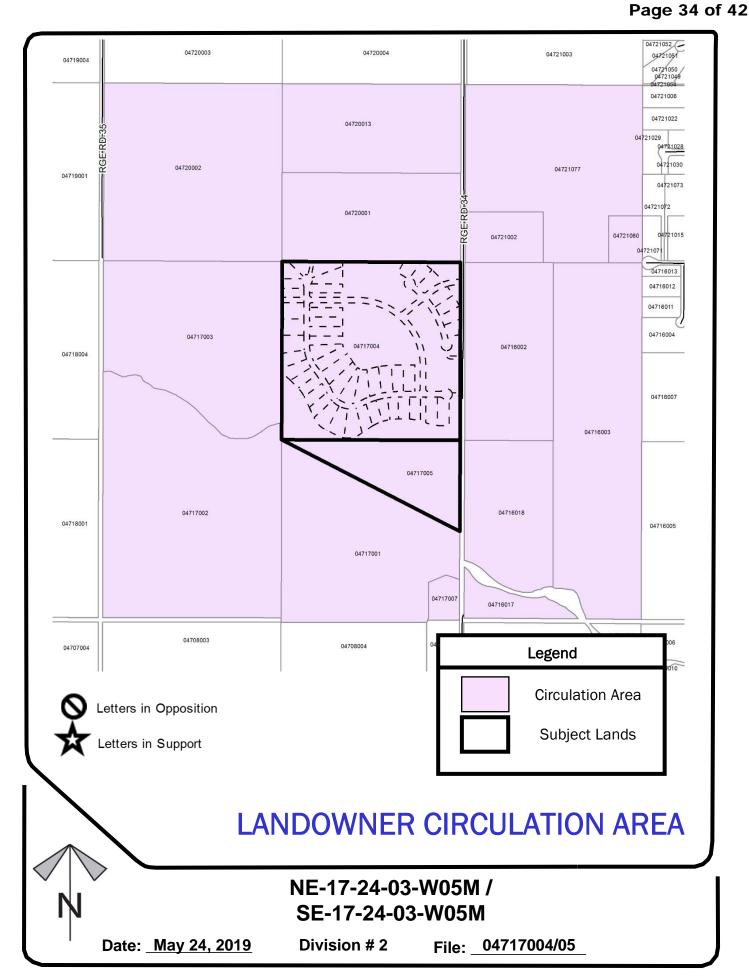
AIR PHOTO

Spring 2018

NE-17-24-03-W05M / SE-17-24-03-W05M







Page 35 of 42

Dear Janet,

The following outlines the conceptual framework for the Price development, ensuring you have all the initial appropriate information available prior to our pursuance of development permits with Rocky View.

Development Overview

The lands are legally described as NE & Pt. SE 17-24-3-W5M and includes ± 200 ac located approximately 1 mile South of Springbank Road, directly west of Range Road 34 and directly north of (partially including) the Elbow River. The site currently includes two residential dwellings, related accessory buildings serviced by groundwater wells and septic tanks. The balance of the site is undeveloped and contains a mix of relatively flat pasture areas (within the northern portion of the site) and sloped/vegetated areas within the southern areas (closer to the river).

The philosophy is to implement a development that contemplates an innovative form of residential design. Specifically clusters of smaller residential lots within a smaller footprint (within specific areas of the site) in favour of reducing the infrastructure necessary to provide access and service to parcels. In addition, this design would limit the required disturbances to the environmentally sensitive areas within the property, optimize the amount and functionality of green space.

Development Differentiators

The following itemizes the value proposition lot purchasers:

- The development seeks to put emphasis on:
 - Current design has 30% Green Space in the developable area (minimum 10%).
 - Lower 40 acres provide river access
 - Activity and recreation-bike paths, walking paths, fishing, barbecue and picnic area
 - Environmental sustainability- self sustaining water management, potential for solar power
- River and mountain views- a large ridge line from the east end of the property up to the NW
 portion, offering spectacular views of the elbow river and Rocky Mountains.
- Controlled Architecture- predetermine select architects and builders to use for lot purchasing and the appropriate building controls providing aesthetic consistency throughout all lots
- World class Internet connectivity- the developer will be using Axia to provide fibre connections to
 each home, providing residents the capability to work seamlessly from home, reducing work travel
 into the city requirements and enhancing client lifestyle

We believe most prospective clients if given the option, would prefer to have maintenance services fulfilled by the development.

The development seeks to enhance community lifestyle by providing the following services for the collective residents for a monthly "strata" fee:

- · Grass Cutting
- · Snow removal
- Landscaping
- Water Treatment
- · Recycling/Waste Water Management

Development Benefits Analysis

While traffic on range road 34 will increase, we believe the following benefits will improve living for those adjacent to the development:

- Range Road 34 upgrade from gravel to paved road- reducing noise, dirt/dust and vehicle impact
- Option to purchase enhanced broadband services (through fibre or wireless from Axia)
- · Access to the "Green space" recreational facilities and barbecue area in the upper 160 acres
- · Access to pathway (walking and biking) system in the lower 40 acres
- · Access to the elbow river for fishing and any other recreation
- Ensure the design allows for access to utilities, specifically drinking and wastewater management
- Option to be included in the mow and snow and recycling/wastewater management benefiting from economies of scale

By signing this letter, you agree with the concept as described herein for NE & Pt. SE 17-24-3-W5M as we pursue approvals from Rocky View.

Sincerely

Janet Copithorne

An Price

From: Lisa Skelton

Subject: Re: SPFAS

Date: April 24, 2018 at 2:23 PM

To: Jeff Jackson jdj@priceboychukjackson.com

Cc: Karin Hunter John Rop jrop@springbankpark.com

LS

Hello Jeff,

Yes, your application was discussed last night. I also ensured that the materials you sent were included in the correspondence file that was circulated among all of the Board members in attendance. The Board always appreciates hearing about any and all development in the area, as that information helps us anticipate the recreational needs of our community and plan for the future.

I can advise that the SPFAS generally only provides a letter of support for a future development after the Board has conducted a detailed review of how the goals of the party seeking the letter align with the goals of the SPFAS as well as with the goals of RVC. These goals are primarily focused on building a vibrant, healthy and sustainable community to accommodate population growth as well as on ensuring that top-quality recreational facilities that can support our growing population are in place prior to the arrival of new residents in Springbank. As we discussed when we met, SPFAS is presently awaiting the release and approval by RVC of a new Recreation Master Plan for the Rocky View West Recreation District. Until such time as that Plan is approved and released by RVC, the SPFAS Board simply doesn't have the information it needs to be able to determine whether or not any new developments are fully aligned with the goals of SPFAS and RVC.

The Board will be meeting again in May, and then June, before we break for the summer. Should the Plan be approved and released before then, we will be in a much better position to revisit your request for a letter of support.

Please don't hesitate to contact me should you wish to discuss this further or to obtain contact information for RVC representatives so that you can discuss with them the current status of the Rocky View West Recreation Master Plan. I would encourage you to keep your eyes open for any opportunities for public engagement between now and the release of the final plan as it is in everyone's best interests that RVC hear from all parties with an interest in growing the Springbank community.

Yours truly,

Lisa Skelton President, SPFAS

On Apr 24, 2018, at 8:36 AM, Jeff Jackson < jdj@priceboychukjackson.com > wrote:

Good morning!

Just wondering how the board meeting went yesterday? Was our development application discussed?

Kind regards,

Jeff Jackson Managing Partner Price Boychuk & Jackson 403.464.5333



From: Bill Tajcnar
Subject: Re-River Edge Development
Date: April 28, 2018 at 5:37 PM

To: Jeff Jackson jdj@priceboychukjackson.com

ВТ

Dear Mr. Jackson

The Springbank Heritage Seniors Club does not give out endorsements concerning political issues, politicians, or developers. However as President of the Heritage Club, I personally feel that your development will be beneficial to Springbank seniors and as such would give it my personal endorsement. Too many seniors who wish to leave their farms, ranches, and acreages because they are unable to keep up the maintenance of same, have over the years been forced to move into seniors accommodations in Calgary. Many of these are the seniors who made Springbank the viable community that it now has become. The playing fields, the Park For All Seasons, the various hockey rinks all had some seniors participating in their development. For example, under my Presidency, the Springbank Curling Club was planned, financed (with help from the County, West Rec Board, and a friendly bank), and built by the curling club, and in later years, turned over to the Park For All Seasons. It is a shame that over the last 40 years, many of those seniors who did so much for the area were forced to move to seniors friendly accommodations in the city.

Good luck with your application, and take note that the seniors from your development would be very welcome into the Springbank Heritage Seniors Club. The games room addition being contemplated would create a variety of more active recreational pursuits, which along with the existing Club activities, should cater to most 50 and over seniors.

Regards

Bill Tajcnar President Springbank Heritage Club



Springbank Trails and Pathways Association 24271 Westbluff Drive Calgary, AB T3Z 3N9

springbankpathways@gmail.com

Price, Boychuk & Jackson Corp. Land Development c/o 242 161 Range Road 34 Calgary, AB Canada T3Z 2G2

May 6th, 2018

RE: RIVER EDGE DEVELOPMENT

N.E. 17-24-3-W5M Pt S.W. 17-24-3 W5M

(± 200 acres located approximately 1 mile South of Springbank Road, directly west of Range Road 34 and directly north of the Elbow River)

Dear Jeff,

We greatly appreciated the opportunity to discuss your proposed development application for the River Edge land development.

We share your enthusiasm for contributing towards building a community spirit in Springbank while actively promoting a healthy lifestyle for its current and future inhabitants. As you are aware Springbank Trails and Pathways Association (STAPA) is a volunteer society in Springbank with a Mission committed to establishing a safe and accessible, regionally integrated trail and pathway system connecting generations of residents, while preserving the diverse natural heritage of the Springbank community.

STAPA's specific objectives with respect to new developments are to:

- Encourage the development of local trails and pathways that encourage healthy living and active transportation
- Provide access corridors to and across development lands to the general public
- Encourage and facilitate connectivity and pathway planning to adjacent lands and especially to any nearby existing or future regional pathways, natural features and green spaces
- Work collaboratively with stakeholders to discuss pathway opportunities for the benefit of the entire community

In addition to these objectives, STAPA finds it desirable to consider the potential to enable multi-purpose pathway uses (ie walking, running, cycling, and where possible equestrian), provide year-round accessibility, and encourage the potential development of ancillary features such as rest stops, viewpoints and service areas.

River Edge is a unique development in that it offers an opportunity for public access to the Elbow River and potential for future trail development along or across the river valley that would be of incredible value to the community.



The following illustrates our understanding of your current proposal to Rocky View County:

- Activity and Recreation is a key priority- ensuring paths (walking, running, biking) are encouraged and available throughout the development to the greater Springbank community
- The design includes ample greenspace (35%) available to River Edge land owners and the greater Springbank community
- Lower 40 acres provide river access to the public for licensed fishing and other recreational activities

STAPA supports the River Edge development from the perspective of the community benefits that were identified conceptually as follows:

- Local pathways connecting residents in the community and offering active transportation alternatives for travel within the community
- Development of recreational trails along a portion of the Elbow River escarpment within your lands, and providing access to these to both River Edge and public users
- Cooperating with Rocky View County and STAPA as may be required to investigate or facilitate reasonable opportunities to integrate with regional pathway infrastructure such as:
 - Potential active transportation corridor opportunities along RR34 from Springbank Road to the river access areas
 - Potential MR lands and public staging areas along the RR34 ROW near the Elbow River
 - Public access from RR34 to trails you propose along the Elbow River including to the potential river trail extensions that may be developed by third parties east or west of River Edge in the future
 - Enable connections to potential future pathways west of and adjacent to River Edge (eg Robinson)

STAPA is supportive of River Edge's pathway and trail philosophy and will work closely with Rocky View County and River Edge to investigate opportunities to connect the broader Springbank trail and pathway design through the River Edge lands as details of the final design surface. We also share your passion for supporting a community that inspires cohesion and builds local relationships across generations.

We look forward to working together on these initiatives and future endeavours for our community.

Sincerely,

Edmond Wittstock, Vice President

Springbank Trails and Pathways Association



We believe most prospective clients if given the option, would prefer to have maintenance services fulfilled by the development.

The development seeks to enhance community lifestyle by providing the following services for the collective residents for a monthly "strata" fee:

- Grass Cutting
- Snow removal
- Landscaping
- Water Treatment
- Recycling/Waste Water Management

Development Benefits Analysis

While traffic on range road 34 will increase, we believe the following benefits will improve living for those adjacent to the development:

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- Access to the "Green space" recreational facilities and barbecue area in the upper 160 acres
- Access to pathway (walking and biking) system in the lower 40 acres
- Access to the elbow river for fishing and any other recreation

- Young

- Ensure the design allows for access to utilities, specifically drinking and wastewater management
- Option to be included in the mow and snow and recycling/wastewater management benefiting from economies of scale

By signing this letter, you agree with the concept as described herein for NE & Pt. SE 17-24-3-W5M as we pursue approvals from Rocky View.

Sincerely,

Art Price



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 9

TIME: Afternoon Appointment

FILE: 08909001 APPLICATION: PL20190041

SUBJECT: Redesignation Item – New or Distinct Agricultural Use

¹POLICY DIRECTION:

The application was evaluated in accordance with the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District (RF) to Agricultural Holdings District (AH), in order to facilitate the creation of four \pm 20 acre parcels with a \pm 76 acre remainder.

The subject land is located at northwest junction of Range Road 53 and Grand Valley Road. The land is an unsubdivided quarter section and currently used as pasture land for the cattle. The proposed four new parcels will be accessed from Township Road 282 and the remainder parcel has direct access to Grand Valley Road.

The Applicant indicated that the purpose of the proposal is to generate revenue to assist the business operation of the ranch. They believe the proposed four new parcels is an efficient subdivision compared to four "first parcel out" subdivisions on other quarter sections they own. However, no information is provided for the use on each new parcel, and no justification is provided on why the existing land use cannot accommodate the new development on each new parcel.

Administration evaluated the application with applicable policies and determined that it is inconsistent with County Policy for the following reasons:

The application does not meet the Agricultural Policy 8.22 of the County Plan, as the applicant
has not demonstrated a new or distinct agricultural use on each new parcel.

DATE APPLICATION RECEIVED: April 1, 2019 **DATE DEEMED COMPLETE:** April 17, 2019

PROPOSAL: To redesignate a portion of the subject land from Ranch

and Farm District (RF) to Agricultural Holdings District (AH), in order to facilitate the creation of four \pm 20 acre

parcels with a ± 76 acre remainder

LEGAL DESCRIPTION: NE 09-28-05-W05M

GENERAL LOCATION: Located at northwest junction of Range Road 53 and

Grand Valley Road.

APPLICANT: George Stewart

Xin Deng & Angela Yurkowski, Planning & Development

¹ Administration Resources



OWNERS: S7 Ranch Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm Two District **PROPOSED LAND USE DESIGNATION:** Agricultural Holdings District

GROSS AREA: ± 156 acres

SOILS (C.L.I. from A.R.C.): Class 5H,V,E – The subject land contains soils with very

severe limitations for crop production due to temperature,

high acid content and erosion damage.

PUBLIC SUBMISSIONS:

The application was circulated to 34 landowners in the area between April 11 and May 3, 2019. One (1) letter in opposition was received and it is included in Appendix 'D'. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

There is no history of planning applications, as the land is an unsubdivded quarter section.

BACKGROUND:

The subject land is currently used as pasture land for cattle. There is a dugout on site to provide water for the cattle. Other than that, there is no development on the property. The north half of the land is covered by dense trees with steep slopes near Township Road 282.

The proposed four new parcels will be accessed by Township Road 282 and the remainder parcel has direct access to Grand Valley Road. If this application moves forward, the applicant needs to provide a PSTS assessment and new groundwater wells for each new lot at the future subdivision stage.

The land is located in a predominately agricultural area with various size of agricultural parcels. The lands to the north and south have been fragmented with several Agricultural Holdings, as well as Ranch and Farm Three parcels. The subject land and the lands to the west remain undeveloped.

POLICY ANALYSIS:

The application was evaluated in accordance with the Interim Growth Plan, the County Plan, and the Land Use Bylaw.

Interim Growth Plan

The proposed application does not fall within the development types identified in the Interim Growth Plan.

County Plan

The County Plan provides general policies to guide agricultural, residential, and business development within the County. Section 8 Agriculture of the County Plan provides policies for evaluation of proposals ranging from agricultural first parcels out to redesignation and subdivision for agricultural purposes.

- Policy 8.18 Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:
 - a. A similar pattern of nearby small agricultural operations;
 - There are a number of small agricultural parcels located to the north and south of the subject land. The proposed Agricultural Holdings parcel would be compatible with surrounding agricultural uses.



- b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;
 - The Applicant has not provided information for future use on each new parcel, as the use will be determined by the future buyers. No justification has been provided on why the existing land use cannot accommodate the new or distinct agricultural operation.
- c. A demonstration of the need for the new agriculture operation;
 - The Applicant indicated that the purpose of the proposal is to generate revenue to assist the business operation of the ranch. They believe the proposed four new parcels is an efficient subdivision compared to four "first parcel out" subdivisions on other quarter sections they own. However, the information provided cannot demonstrate the need for a new agricultural business.
- d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:
 - suitable soil characteristics and topography;
 - ii. suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and
 - iii. compatibility with existing uses on the parent parcel and adjacent lands;
- e. An assessment of the impact on, and potential upgrades to, County infrastructure; and
- f. An assessment of the impact on the environment including air quality, surface water, and groundwater
 - As the proposed new use on each parcel is unknown, it is difficult to assess if the soil is suitable for the development on the new parcels, and the impact of the new development on the county infrastructure and environment are unknown.

Land Use Bylaw

The intent of Agricultural Holding District is to provide for a range of parcel sizes for agricultural uses land. This district recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The proposed four new parcels meet the parcel size requirements of the Agricultural Holdings District within the Land Use Bylaw.

CONCLUSION:

Administration evaluated the application based on the applicable policies. The Applicant has not provided information for the use on each new parcel, and has not demonstrated the need for a new agricultural business. The proposal does not meet the Agricultural policies of the County Plan.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7900-2019 be given first reading.

Motion #2 THAT Bylaw C-7900-2019 be given second reading.

Motion #3 THAT Bylaw C-7900-2019 be considered for third reading.

Motion #4 THAT Bylaw C-7900-2019 be given third and final reading.

Option #2: THAT application PL20190041 be refused.



Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

XD/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7900-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

	AFFEINDIX A. AFFEIGATION REI ERRALS
AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
Province of Alberta	
Alberta Environment and Sustainable Resource Development	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response.
Alberta Health Services	At this time we do not have any concerns with the information as provided.
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No objection.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
Other External Agencies	
EnCana Corporation	No response.



AGENCY

COMMENTS

Rocky View County **Boards and Committees**

Agricultural Services

If this application is approved, the application of the Agricultural Boundary design Guidelines will assist in buffering the residential land uses from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices

Rocky View Ranch Land Recreation Board

No comments on this application.

Internal Departments

Recreation. Parks and Community Support

No concerns with this redesignation application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.

Development Authority

No response.

Municipal Enforcement

No comment or concerns.

Fire Services & Emergency

Management

No comments.

GIS Services

No response.

Building Services

No response.

Planning & Development – Engineering

General:

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.

Geotechnical:

- Engineering has no requirements at this time.
- The subject lands have locations where the slope exceeds 15%. The locations of steep slopes include the north portion of the lands immediately adjacent to the Township Road 282 road allowance. At future subdivision stage, the applicant will be required to submit a slope stability assessment in accordance with the County Servicing Standards if any of the lands in which development is proposed contain slopes in excess of 15%. Depending on the results of the slope stability assessment, a slope stability analysis may be required.



AGENCY

COMMENTS

Transportation:

- The applicant has not provided any information with respect to the future use of the lands not allowing an assessment of possible impacts to the transportation network
- The subject lands front Township Road 282 to the north which is a gravel standard road and Grand Valley Road to the south which is a paved road. Due to the presence of steep slopes on the north boundary of the subject lands, Engineerign recommends the applicant explore the possibility of utilizing mutual approaches with appropriate access easements/right of ways to access the parcels where steep slopes are present. The applicant will be required to construct the necessary approaches to access the lands at future subdivision stage and register any necessary encumbrances to support the access proposal.
- At future subdivision stage, as a condition of subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval.

Sanitary/Wastewater:

- The lands are currently un-serviced. As the proposed AH parcels are less than 30 acres in size, demonstration of adequate servicing is required in accordance with Policy #411. At future subdivision stage, Engineering requires a Level 2 PSTS Assessment be submitted for the proposed Agricultural Holdings parcels to confirm the lands are suitable for private sewage treatment disposal.
- As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411.

Water Supply and Waterworks:

- The lands are currently un-serviced. As the proposed AH parcels are less than 30 acres in size, demonstration of adequate servicing is required in accordance with Policy #411. At future subdivision endorsement stage, since there are less than six lots proposed on the quarter section, the applicant will be required to provide confirmation of a well drilled on each of the proposed AH parcels confirming flow of 4.5 L/m (1igpm) or greater in accordance with the County Servicing Standards.
- As the proposed remainder parcel is greater than 30 acres in size and in the Ranch and Farm district, the applicant is not required to demonstrate servicing in accordance with Policy #411.



AGENCY	COMMENTS
	Stormwater Management:
	 Engineering has no requirements at this time.
Utility Services	No concerns.
Transportation Services	No response.
Capital Project Management	No concerns.

Circulation Period: April 11, 2019 - May 3, 2019



BYLAW C-7900-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7900-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- Part 5, Land Use Map No. 89 of Bylaw C-4841-97 be amended by redesignating a portion of NE-09-28-05-W05M from Ranch and Farm District (RF) to Agricultural Holdings District (AH), in order to facilitate the creation of four ± 8.10 hectare (± 20 acre) parcels with a ± 30.76 hectare (± 76 acre) remainder, as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT A portion of NE-09-28-05-W05M, is hereby redesignated to Agricultural Holdings District (AH), as shown on the attached Schedule 'A' forming part of this Bylaw.

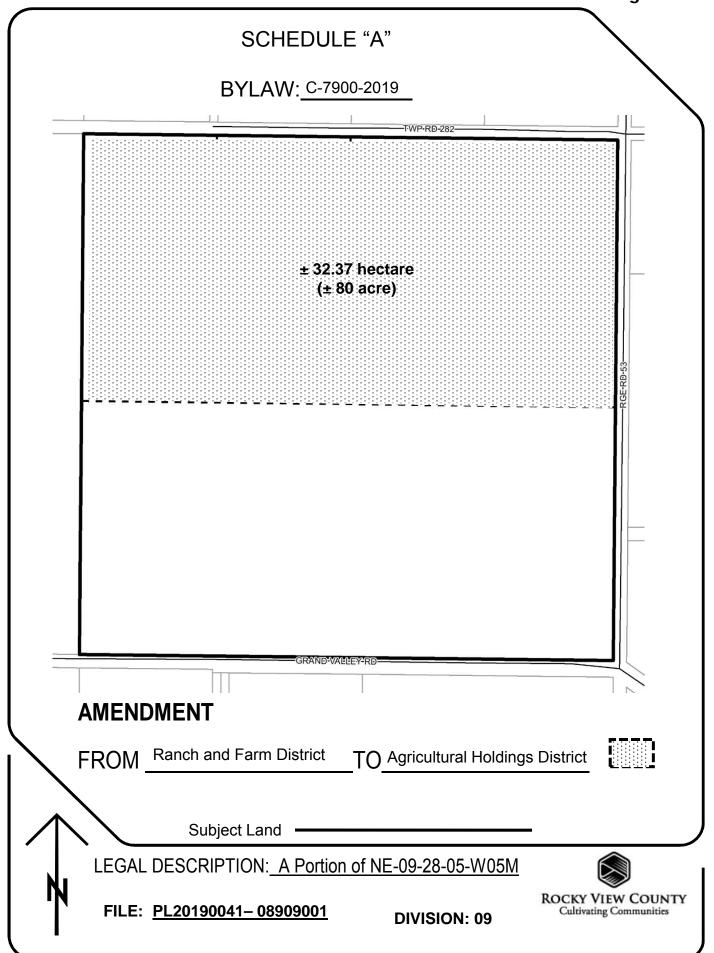
PART 4 – TRANSITIONAL

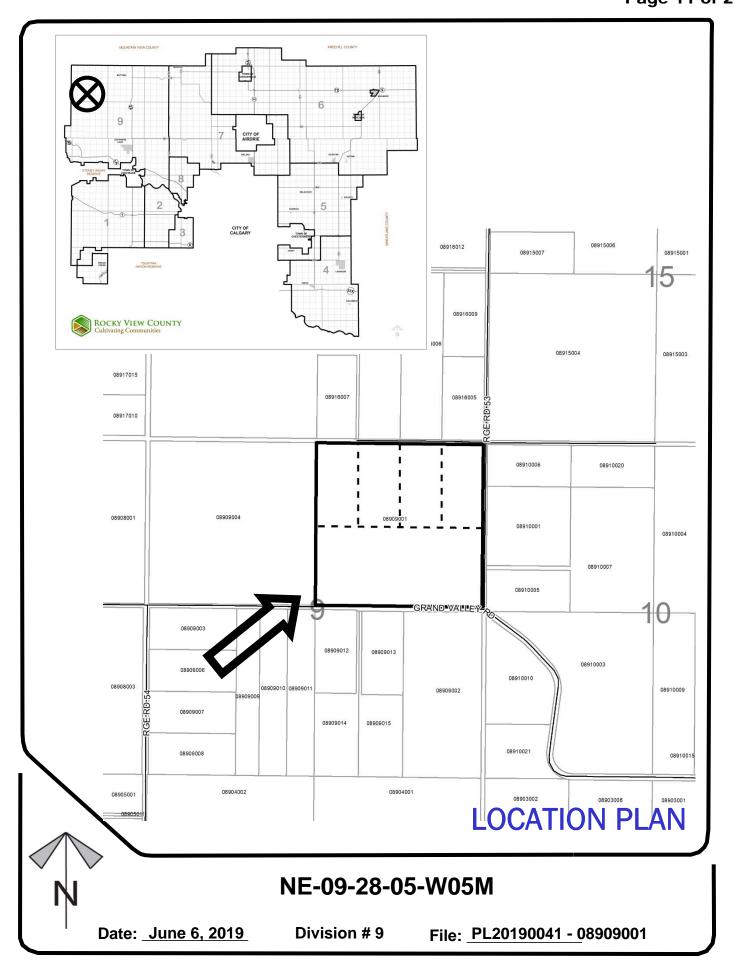
Bylaw C-7900-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

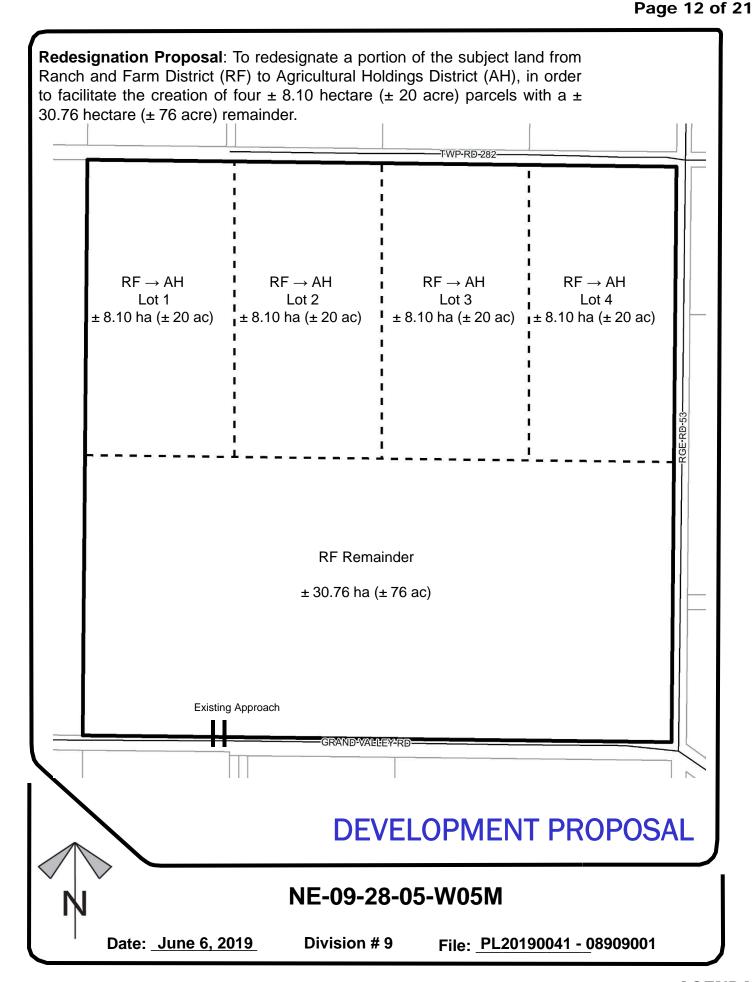
Division: 9 **File:** 08909001/PL20190041

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve CAO or Designate	
	Date Bylaw Signed	

Bylaw C-7900-2019









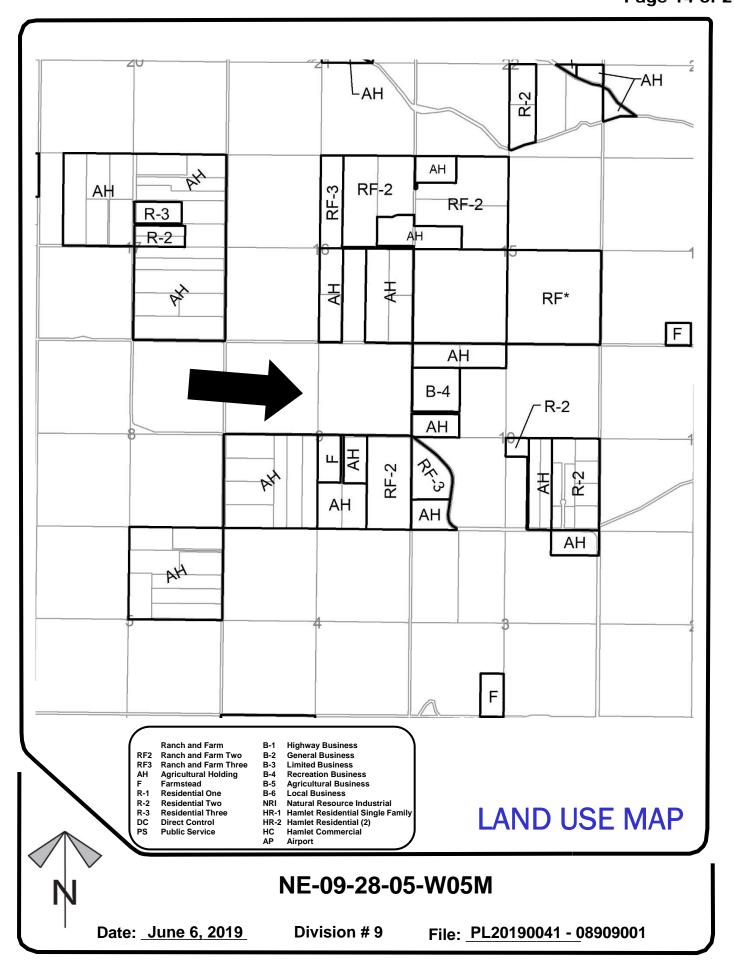
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018



Date: <u>June 6, 2019</u> Division # 9 File: PL20190041 - 08909001





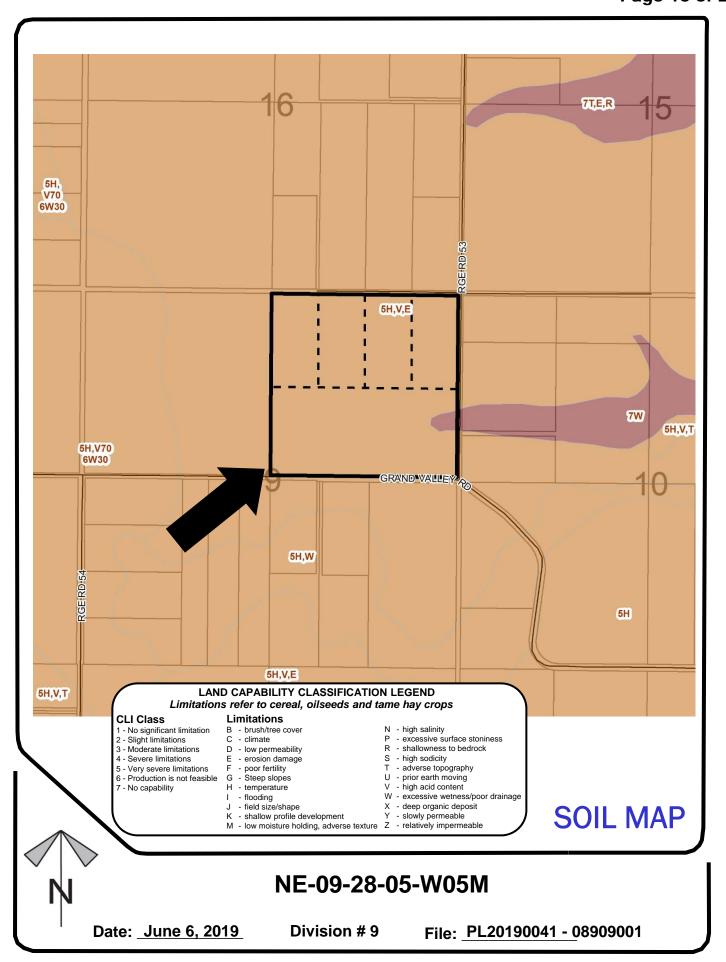
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

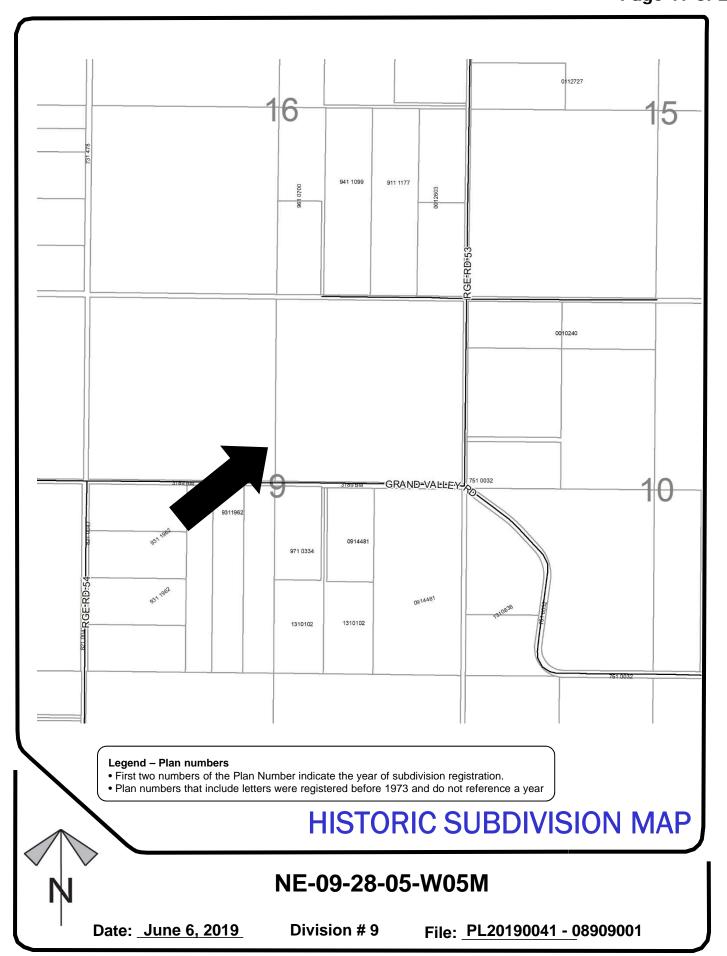
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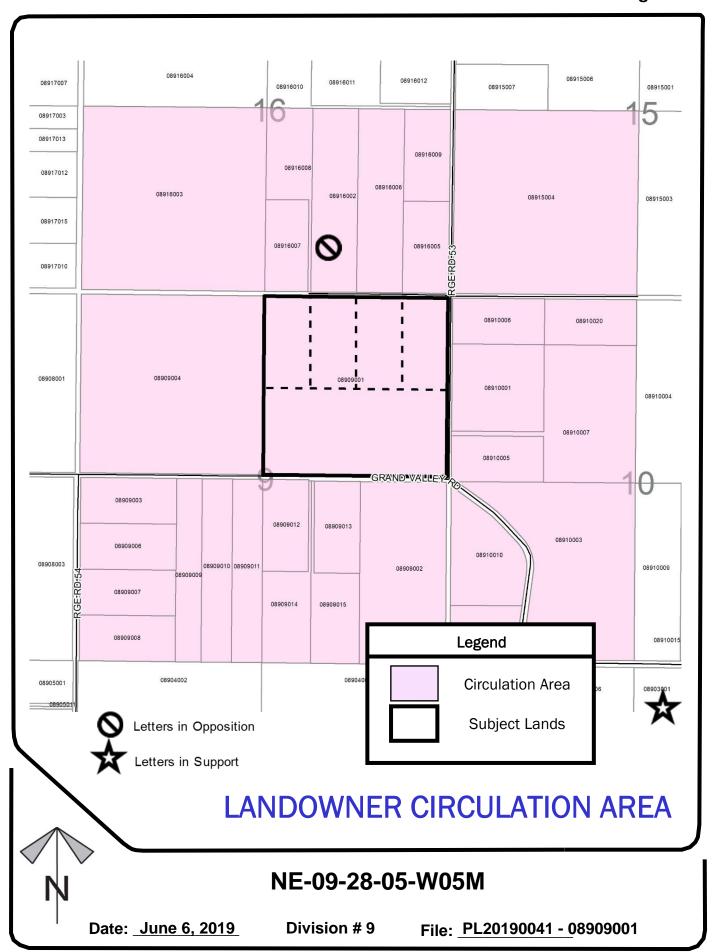
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NE-09-28-05-W05M

Date: <u>June 6, 2019</u> Division # 9 File: PL20190041 - 08909001







Leslie Jackson



May 2, 2019

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

Re: File # 08909001 / Application # PL20190041 / Division 9

Dear Rocky View County Council,

I am writing in response to the above referenced notification that I received from Rocky View County last week. I am in opposition to Mr. George Stewart's application to redesignate the S7 Ranch's quarter section at the NW junction of RR 53 and Grand Valley Road from Ranch and Farm District to Agricultural Holdings District so they can create 4 ± 20 -acre parcels. I live on township road 282 and the property under discussion is directly across the road from me.

I purchased my property 25 years ago and raised my family here. I value the beauty, serenity, wildlife, clean air and water that my property provides us. I work full-time in Calgary and drive 2 hours a day to live in this location. While there has been a tremendous increase in costs associated with rural living, I chose to live here to enjoy a low density, rural lifestyle. My neighbors would say the same.

My many concerns about this application focus primarily on access, water and sewage. As the county map well illustrates, this area has undergone a great deal of change over the last 25 years. Multiple quarter sections of land have been subdivided into small parcels and as a result, population density has greatly increased. With a higher concentration of acreages, the stress on the precious resources we all rely upon has similarly increased.

I am concerned that my property is surrounded on all sides by roads that have been approved and built to access subdivisions. Without the guidance of an area structure plan, there is no agreed upon plan to minimize impact on the environment and area residents while still supporting reasonable growth. Township road 282 is often muddy and soft from the number of vehicles that currently use it. An increase in traffic on this road will further degrade it demanding much more gravel and much better compacting.

Living on such highly porous, rocky land understandably increases the fear of contamination from septic or indiscriminate land usages. The soil here is clay and rock with lakes forming every spring during run-off that disappear in early summer due to high ground porosity. Septic systems demand strict rules regarding size, drainage and location. However, muskeg covers

2

much of this area and a high incidence of hydraulic fracking over the years has negatively affected natural drainage and seepage of ground water. As a result, water quality and availability is a real concern.

I understand that S7 Ranch Ltd. and the Stewarts own several quarter sections in addition to their holding of many lease quarters. I am distressed that the Stewarts have put forth an application to add 4-20-acre parcels to this particular property. Part of my distress comes from the fact that their decision will not affect their water availability, water quality, stress on their access road or potential for ground contamination due to septic system failure because they live nowhere near this property. I understand that they have strongly opposed nearly all subdivision in this area and would anticipate that they would similarly oppose a comparable application across the road from their home quarter(s).

The decision to take a first parcel out of a quarter section is more readily accepted by this community because the demand on resources is much less (less homes, wells, septic systems and vehicle traffic) and also because the landowner most often remains on the property sharing his/her road and resource concerns that come with development. Mr. Stewart's application sounds like a development opportunity without regard for those living in direct proximity to lands that will be impacted. Mr. Stewart has not called me or tried to be in touch with me in any way to advise me of his and S7 Ranch's plans for this property. I am very concerned that they are not at all troubled with the impact this will have.

Thank you for the opportunity to comment. If you have any questions about my position, I would be happy to discuss further.

Sincerely,

Leslie Jackson

April 26, 2019

Via email: XDeng@rockyview.ca

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

Attention: Xin Deng

RE: Redesignation NE 9-28-5 W5 - Ranch Farming (RF) to Agricultural Holding (AH)

We are the registered owner of NE 3-28-5-W5 I understand that if the above land redesignation is approved that the proposal is to divide the northerly 80 acres of the above land into four +/- 8.10 hectares (+/- 20 acre) parcels with a +/- 30.76 hectare (+/- 76 acre) remainder.

I support the above application.

Yours truly,

Mark Bartlett



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 2

TIME: Afternoon Appointment

FILE: 05705003/05708080/05708082/05709002 APPLICATION: PL20190020

SUBJECT: Redesignation Item – Direct Control Bylaw Amendments; Hamlet of Harmony

¹POLICY DIRECTION:

The application was evaluated against the Interim Growth Plan, County Plan, and Harmony Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to amend the Direct Control Bylaw for the hamlet of Harmony to:

- 1) Redesignate the subject land from Future Development Cell to Employment Campus Development Cell as intended in the Harmony Conceptual Scheme;
- 2) Include additional uses in Employment Campus Development Cell (E-1).
- 3) Adjust regulations and definitions to allow for greater flexibility at the subdivision and development permit stages.

All technical matters such as servicing and access will be addressed at the subdivision and development permit stages. Administration determined that the application is consistent with policy.

DATE APPLICATION RECEIVED: February 25, 2019 **DATE DEEMED COMPLETE:** March 14, 2019

PROPOSAL:

To amend the Direct Control Bylaw (DC-129) for the Hamlet of Harmony to:

- Redesignate Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M (± 23.63 acres in size) and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M (± 29.65 acres in size) from Future Development Cell to Employment Campus Development Cell as intended in the Harmony Conceptual Scheme;
- Include additional purposes for Employment Campus Development Cell (E-1) to 'accommodate a mix of commercial uses that support and attract employment';
- 3) Include additional uses for Employment Campus
 Development Cell (E-1) including: *Drinking*Establishment; Liquor Sales; Lodging Houses and

Johnson Kwan & Angela Yurkowski, Planning & Development

¹ Administration Resources



Country Inns; Outdoor Café; Patio, Accessory to Principal Business Use; and Wellness Resort;

4) Adjust regulations for Village Residential Parcels (Table 1) and Village Residential 2 Parcels (Table 2) in regards to setback relaxation, maximum ratio of garage to total building face, maximum rear yard setback, and allowing multiple accesses; and

5) Include additional definitions for 'Attached Garage' and Wellness Resort'.

LEGAL DESCRIPTION: NW-05-25-03-W05M;

Lot 1, Block 3, Plan 111 2762 within NE-08-25-03-W05M Lot 1, Block 2, Plan 111 2762 within W-08-25-03-W05M Lot 1, Block 4, Plan 111 2762 within SW-09-25-03-W05M

GENERAL LOCATION: located in the hamlet of Harmony

APPLICANT: Stantec Consulting (Claire Woodside)

OWNERS: Harmony Developments Inc.

EXISTING LAND USE DESIGNATION: Direct Control Bylaw (DC-129)

PROPOSED LAND USE DESIGNATION: Direct Control Bylaw (DC-129), as amended

GROSS AREA: \pm 48.9 hectares (\pm 120.84 acres)

SOILS (C.L.I. from A.R.C.): Class 2, C, 2 - Slight limitations due to climate

Class 4S80, 4w20 – Severe limitations due to high

sodicity, excessive wetness/poor drainage

Class 6W60, 6S, T40 – Production is not feasible due to excessive wetness/poor drainage, high sodicity, adverse

topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 241 adjacent landowners; one response was received (see Appendix 'E'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

October 2008 Direct Control Bylaw (DC-129) approved for the area.

February 2007 Harmony Conceptual Scheme (Bylaw C-6411-2007) approved which sets out a

vision and framework for the development of the Harmony community.

POLICY ANALYSIS:

Interim Growth Plan

The hamlet of Harmony is considered as 'Unincorporated urban community' in accordance with the Calgary Metropolitan Region Interim Growth Plan.



County Plan

The County Plan supports the development of the hamlet of Harmony as a full service rural community providing a range of land uses, housing types, and rural services to their residents and local area in accordance with their area structure plan or conceptual scheme.

Harmony Conceptual Scheme

The subject lands are contained within the Harmony Conceptual Scheme. The proposed amendments (#1, 2 and 3) are consistent with the intent of the Conceptual Scheme and the adjusted regulations (# 4 and 5) would allow for greater flexibility for the Developer at the subdivision and development permit stages.

PROPOSED AMENDMENTS TO DIRECT CONTROL BYLAW

Proposed Amendment 1)

to redesignate Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M (± 23.63 ac in size) and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M (± 29.65 ac in size) from Future Development Cell to Employment Campus Development Cell as intended in the Harmony Conceptual Scheme;

 The proposed redesignation from Future Development Cell to Employment Campus Development Cell is consistent with the Harmony Conceptual Scheme (section 5.3), which identifies the areas for employment/institution uses

Proposed Amendment 2)

to include additional purposes for Employment Campus Development Cell (E-1) to 'accommodate a mix of commercial uses that support and attract employment';

 The additional purpose is consistent with the principles in the Harmony Conceptual Scheme and the existing purpose and intent of the Direct Control Bylaw for Employment Campus Development.

Proposed Amendment 3)

to include additional uses for Employment Campus Development Cell (E-1) including: *Drinking Establishment; Liquor Sales; Lodging Houses and Country Inns; Outdoor Café; Patio, Accessory to Principal Business Use*; and *Wellness Resort*;

 The proposed additional uses are complementary to the existing uses allowed under the Employment Campus Development Cell.
 The proposed uses are also consistent with the principles in the Harmony Conceptual Scheme (Section 5.3)

Proposed Amendment 4)

to adjust regulations for Village Residential Parcels (Table 1) and Village Residential 2 Parcels (Table 2) in regards to setback relaxation, maximum rear yard setback, and allowing multiple accesses;

 The proposed changes would allow for greater flexibility for the developer. There are no technical/policy concerns for these changes.

Proposed Amendment 5)

to include additional definitions for 'Attached Garage' and Wellness Resort'.

 There are no technical/policy concerns for the additional definitions changes.



CONCLUSION:

Overall, the proposed amendments are consistent with the intent of the Harmony Conceptual Scheme and the adjusted regulations would allow for greater flexibility for the Developer at the subdivision and development permit stages.

All technical matters such as servicing and access will be addressed at the subdivision and development permit stages. Administration determined that the application meets policy.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7884-2019 be given first reading.

Motion #2 THAT Bylaw C-7884-2019 be given second reading.

Motion #3 THAT Bylaw C-7884-2019 be considered for third reading.

Motion #4 THAT Bylaw C-7884-2019 be given third and final reading.

Option #2: That application PL20190020 be refused

Respectfully submitted, Concurrence,

"Richard Barss" "Al Hoggan"

Acting Executive Director Chief Administrative Officer
Community Development Services

JKwan/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Definitions

APPENDIX 'C': Bylaw C-7884-2019 and Schedule A and B

APPENDIX 'D': Map Set

APPENDIX 'E': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment and Parks	No comments received.
Alberta Transportation	Upon review of your circulation memorandum, it is note that the subject land is outside of Alberta Transportation's area of jurisdiction outlined in the Highways Development and Protection Act & Regulation, as it is greater than 800 metres from Highway 1 or Highway 22. A Roadside Development Permit is not required for subsequent development of the land.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received
Alberta Health Services	DC-129 Amendments & New Employment Development Cells
	While Alberta Health Services, Environmental Public Health (AHS-EPH) has no concerns about the proposed amendments to Direct Control District 129 itself, we do note that the two new parcels that the Applicant wishes to re-designate to Employment Development Cells as part of this application are at least partially within the required setback from the Waste Water Treatment Plan (WWTP).
	Please note that, as has been clearly stated in previous correspondence regarding development in the vicinity of the WWTP, AHS-EPH does not support locating sensitive land uses (e.g. restaurants, childcare facilities, schools, etc.) within the setback area. If the Applicant or Rocky View County plans to request a letter of non-objection from AHSEPS for a setback variance (to be approved by Alberta Environment and Parks), we would require more detailed information about the planned development and ongoing management of the WWTP prior to assessing and supporting any future sensitive land uses within that area.



AGENCY COMMENTS

Development & Permit Applications

AHS-EPS would appreciate the opportunity to review and comment on all future development and building permit applications to construct or develop any public facilities (e.g. food establishments, swimming facilities, daycares, child or adult care facilities, personal service establishments etc.) in the Harmony community. This would also include home occupation facilities providing these services.

Building Permits

Forwarding permit applications and building plans to our department for review before the building permit is granted also helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations. Applicants should contact Alberta Health Services, Environmental Public Health at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector regarding the requirements outlined above.

Public Utility

ATCO Gas No objection.

ATCO Pipelines No objection.

AltaLink Management No comments received.

FortisAlberta Please be advised that FortisAlberta has no objections to the

proposal and no easements are required at this time. Please

proceed accordingly.

Telus Communications No objection.

TransAlta Utilities Ltd. No comments received.

Other External Agencies

EnCana Corporation No comments

Calgary Airport Authority Noise Exposure

The proposed development is located within close proximity to the Springbank Airport and associated flight paths for training circuits. The County and prospective landowners must be aware that immediately over these lands, training aircraft are typically maintaining a lower altitude, in higher power settings than in a descent phase of flight. It is strongly recommended that a warning caveat be registered against the title for the land and information package provided to the potential homeowner



AGENCY

COMMENTS

advising that the property is subject to aircraft operations on a continuous basis. The applicant is encouraged to follow acoustical requirements as set out in the Alberta Building Code for areas within Airport Vicinity Protection Areas for any buildings to be constructed.

Building Height and Use of Cranes

The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all objects to ensure conformity with the Springbank Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during the construction of this building.

Springbank Airport Zoning Regulations

The proposed development is located within the Approach, Transitional and Outer Surfaces as defined in the Springbank Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any object in this area varies between 1212 m ASL (above sea level) to 1243.58m above sea level.

The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for any buildings to be constructed and cranes that may be used during construction.

Transport Canada

Aerodrome Safety, Air Navigation and Airspace

Prairie and Northern Region Email: caspnr-sacrpn@tc.gc.ca Website: http://www.tc.gc.ca

Electronic Zoning Regulations

The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan, and is located within the critical area of the Localizer of Runway 35 of the Springbank Airport. Structure height limits exist in this area.

The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both any buildings to be constructed and any cranes that may be used during construction.

NAV CANADA AIS Data Collection Unit and Land Use Office 1601 Tom Roberts Road P.O. Box 9824, Station T Ottawa, Ontario, K1G 6R2



AGENCY COMMENTS

Phone: 866.77.0247 Fax: 613.248.4094

Email: landuse@navcanada.ca
Website: http://www.navcanada.ca

Bird Hazard Considerations

Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at 403-735-1405.

Land Use in the Vicinity of Airports

As this development is occurring outside of the Springbank Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in *TP1247 – Land Use in the Vicinity of Airports*.

Commitments from Bordeaux Developments

Bordeaux Developments has given the Calgary Airport Authority and Rocky View County various commitments for this development. Items specific to this development include, among others, a commitment for caveats on title making the airports' presence clear, inclusion of additional acoustical elements into architectural guidelines, and clause in the sales agreement to gain acknowledgement from the owner recognizing the airports existence and possible effects. The County should ensure that these commitments are met prior to application approval and enforce them where able to.

Rocky View County

Boards and Committees

ASB Farm Members and Agricultural Fieldmen

No comments.

Rocky View West Recreation

Board

No comments.

Internal Departments

Recreation, Parks & Community Support

The Parks office of the Recreation, Parks and Community Support department has no concerns with this redesignation application and the associated DC amendments as parks, open space, or active transportation networks are not affected.

GIS Services No comments.

Building Services No comments.



AGENCY	COMMENTS
Fire Services & Emergency Management	Fire Services has no comments other than to mention that construction of these cells will be contingent upon the secondary access route going through them be completed.
Municipal Enforcement	No recommendations or concerns at this time.
Planning & Development -	General
Engineering	Engineering has no concerns with the proposed land use change. All technical aspects will be addressed at future time of subdivision and/or development permit to verify existing servicing capacity for water and wastewater infrastructure, transportation network improvements and other infrastructure is sufficiently sized to handle the additional uses.
	Geotechnical
	See General comments. Engineering has no requirements at this time.
	Transportation
	See General Comments. Engineering has no requirements at this time.
	Sanitary/Waste Water
	See General Comments. Engineering has no requirements at this time.
	Water Supply and Waterworks
	See General Comments. Engineering has no requirements at this time.
	Storm Water Management
	See General Comments. Engineering has no requirements at this time.
	Environmental
	See General Comments. Engineering has no requirements at this time.
Transportation Services	No concerns.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns. Note that water, wastewater and storm water servicing for the proposed development is to be through Harmony Advanced Water Systems Corporation (HAWCO), who have a Franchise Agreement with the County for servicing



AGENCY	COMMENTS
	in this area. Confirmation from HAWSCO regarding agreement and capacity to service should be obtained.
Agriculture and Environment Services	No concerns.

Circulation Period: March 15, 2019 - April 5, 2019



APPENDIX B: DEFINITIONS

Attached Garage means a portion of a dwelling that is structurally joined to the main building either through an enclosed breezeway or a cover walkway and accommodates the storage or shelter of vehicles;

Drinking Establishment means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or servicing of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant;

Liquor Sales means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act;

Lodging Houses and Country Inns means a building where accommodation is provided for remuneration with or without meals to four or more persons exclusive of the occupant and the occupant's immediate family, but does not include Special Care Facility or a Bed and Breakfast Home:

Outdoor Café means a facility where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed building;

Patio means an area used on a seasonal or year-round basis in conjunction with a restaurant, where seating accommodation is provided and where meals or refreshments are served to the public for consumption on the premises;

Wellness Resort means a building or group of comprehensively planned buildings, and associated land, facilities and accessory buildings which provide for health and wellness. This may include but is not limited to Restaurants, Patios, Drinking Establishments, Hotels, and indoor and outdoor facilities associated with massage therapies and guest experience.



BYLAW C-7884-2019

A Bylaw of Rocky View County to amend Direct Control District (DC-129, Bylaw C-6688-2008)

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7884-2019

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Direct Control District (DC-129, Bylaw C-6688-2008), Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

- **THAT** DC-129 be amended by redesignating Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M (± 23.63 ac in size) and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M (± 29.65 ac in size) from Future Development Cell to Employment Campus Development Cell as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M is hereby redesignated to Employment Campus Development Cell as shown on the attached Schedule 'A' forming part of this bylaw.
- **THAT** Direct Control District (DC-129, Bylaw C-6688-2008) be amended as detailed in Schedule 'B' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7884-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 2

File: 05705003 / 05708080 / 05708082 / 05709002 / PL20190020

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

C-5 Page 13 of 26

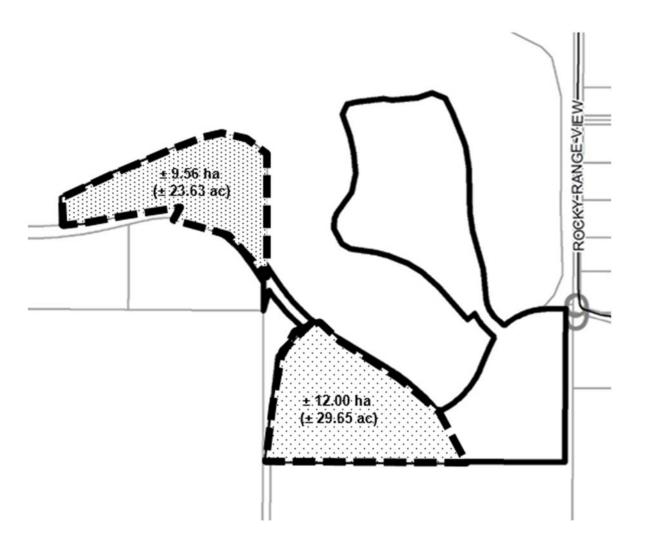
APPENDIX 'C':: Bylaw C-7884-2019 and Schedule A and B



Reeve	
CAO or Designate	
 Date Bylaw Signed	



SCHEDULE 'A' FORMING PART OF BYLAW C-7884-2019



AMEN	OMENT			
FROM	DC-129	TO	DC-129	
	Future Development Cell (FD	<u> </u>	Employment Campus	
			Development Cell (E-1)	

Subject Land _____

LEGAL DESCRIPTION: Lot 1, Block 3, Plan 1112762, NE-08-25-03-W05M and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M



FILE: 05708080/05709002 - PL20190020

DIVISION: 2

ROCKY VIEW COUNTY Cultivating Communities



SCHEDULE 'B' FORMING PART OF BYLAW C-7884-2019

Amendment #1

Amend Section 6.1.0 to include one additional purposes for Employment Campus Development Cell:

Accommodate a mix of commercial uses that support and attract employment;

Amendment #2

Amend Section 6.2.0 to include the following uses for Employment Campus Development Cell:

- Drinking Establishment;
- <u>Liquor Sales;</u>
- Lodging Houses and Country Inns;
- Outdoor Café;
- <u>Patio, Accessory to Principal Business Use; and</u>
- Wellness Resort:

Amendment #3

Amend Table 1 (Village Residential Parcel Regulations) and Table 2 (Village Residential 2 Parcel Regulations) as follows:

- Add '<u>Attached or Detached</u>' in front of 'Garage/Accessory Building' under the Minimum Rear Yard column;
- Amend Maximum Ratio of Garage to Total Building face (%) under Village Residential 2 Parcel Regulations from 67% to <u>75%</u> for Front Access Single Detached.
- Amend the table footnote a. as follows:

For rules regarding minimum projection into the side yard, refer to the Development Regulations section of the Rocky View County Land Use Bylaw. 'Where it can be demonstrated that a relaxation of up to 0.05 m is required, and it can be demonstrated that the relaxation is required due to construction error, Administration may grant a relaxation at its sole discretion.

Amend the table footnote b. as follows:

Where a rear garage is attached to the principal building, the minimum rear yard setback shall be 6.00 metres (19.69 feet) or a maximum of 0.91 m (3.00 feet).

Add the following sentence as table footnote f.:

Where a lot has both front and rear access, the setbacks shall apply based on the garage location indicated on the Building Grade plan. Multiple access can be permitted where they are indicated on the Building Grade plan and approved through the Architectural Control process.



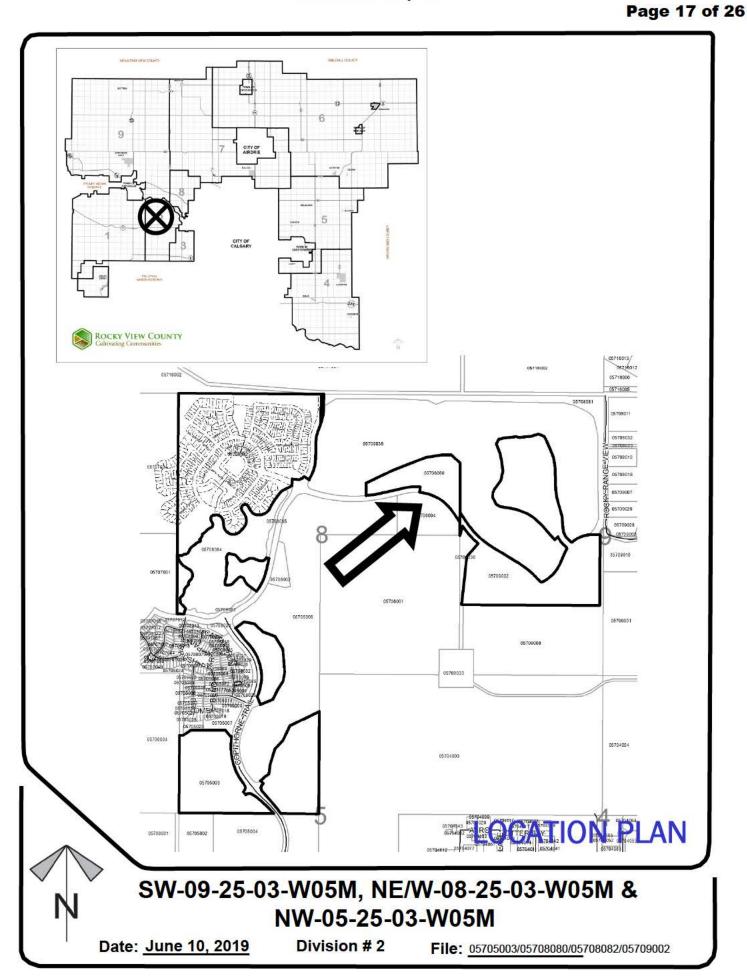
Amendment #4

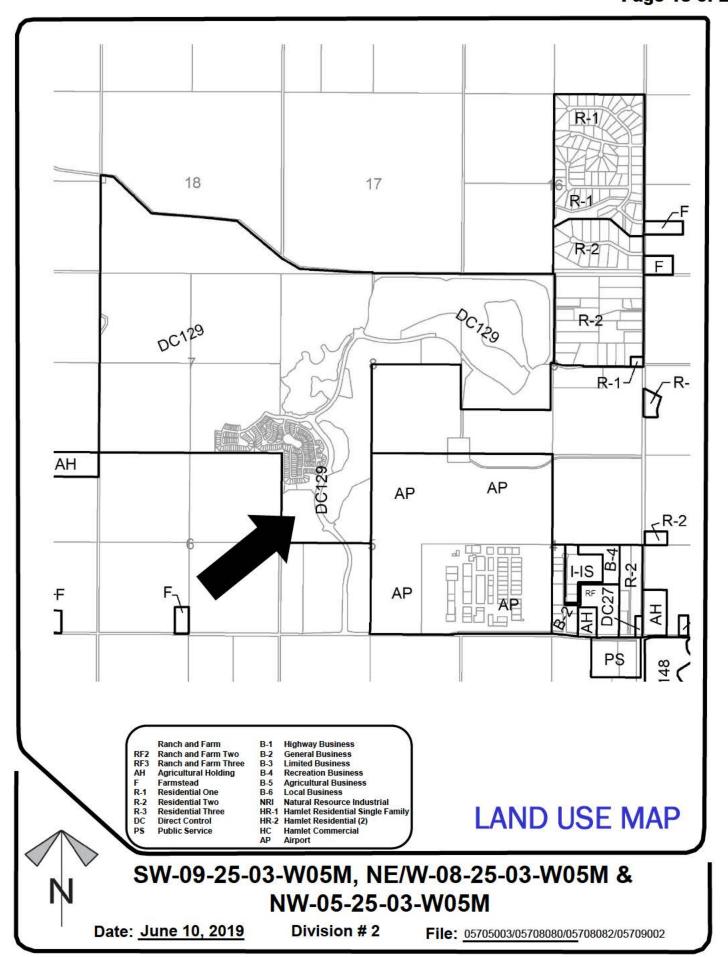
Add the following definitions under Section 10.0.0:

- Attached Garage means a portion of a dwelling that is structurally joined to the main building either through an enclosed breezeway or a covered walkway and accommodated the storage or shelter of vehicles;
- Wellness Resort means a building, or group of comprehensively planned buildings, and associated land, facilities and accessory buildings, which provide for health and wellness. This may include but is not limited to Restaurants, Patios, Drinking Establishments, Hotels, and indoor and outdoor facilities associated with massage therapies and guest experience.

Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- Renumbering the Bylaw as required.
- Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- Italicize all definitions within the Bylaw.
- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.







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

AIR PHOTO

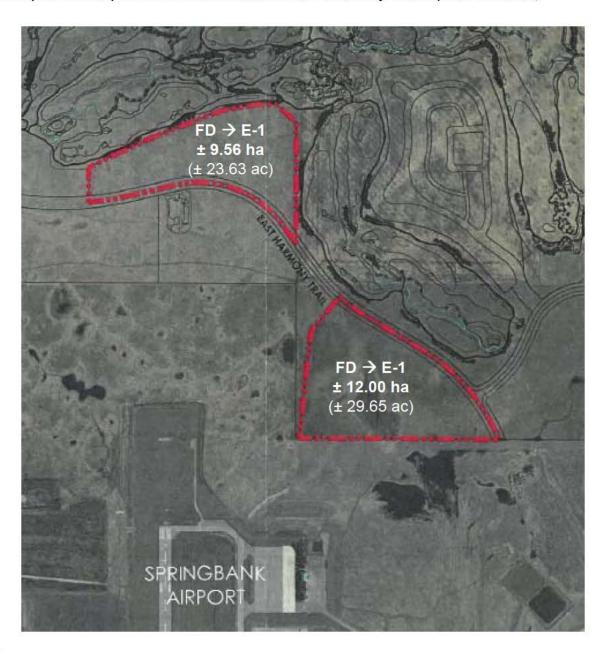
Spring 2018

SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: June 10, 2019

Division # 2

Redesignation Proposal: to redesignate Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M (± 23.63 ac in size) and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M (± 29.65 ac in size) from Future Development Cell to Employment Campus Development Cell as intended in the Harmony Conceptual Scheme;



DEVELOPMENT PROPOSAL

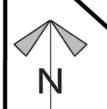
SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: June 10, 2019

Division # 2

- Redesignate Lot 1, Block 3, Plan 1112762 within NE-08-25-03-W05M (± 23.63 ac in size) and a portion of Lot 1, Block 4, Plan 1112762 within SW-09-25-03-W05M (± 29.65 ac in size) from Future Development Cell to Employment Campus Development Cell as intended in the Harmony Conceptual Scheme;
- Additional purposes for Employment Campus Development Cell (E-1) to 'Accommodate a mix of commercial uses that support and attract employment';
- 3. Additional uses for Employment Campus Development Cell (E-1) including:
 - 1. Drinking Establishment;
 - 2. Liquor Sales;
 - 3. Lodging Houses and Country Inns;
 - 4. Outdoor Café;
 - 5. Patio, Accessory to Principal Business Use; and
 - 6. Wellness Resort
- 4. Adjust regulations for Village Residential Parcels (Table 1) and Village Residential 2 Parcels (Table 2) in regards to setback relaxation, maximum ratio of garage to total building face, maximum rear yard setback, and allowing multiple accesses.
- Additional definitions for 'Attached Garage' and 'Wellness Resort'.

DEVELOPMENT PROPOSAL



SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: June 10, 2019

Division # 2



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

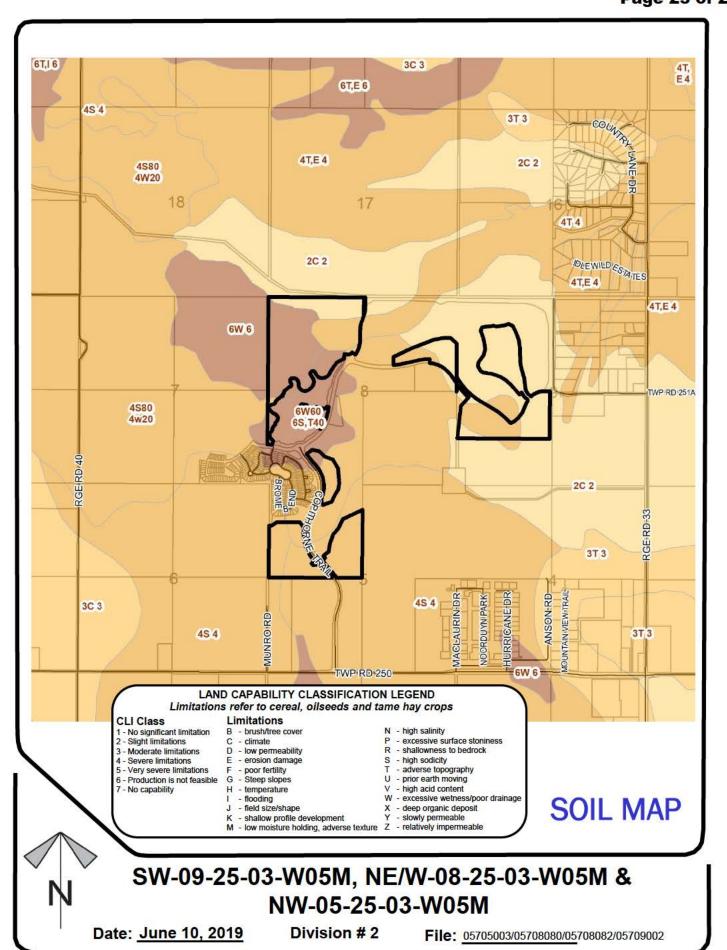
TOPOGRAPHY

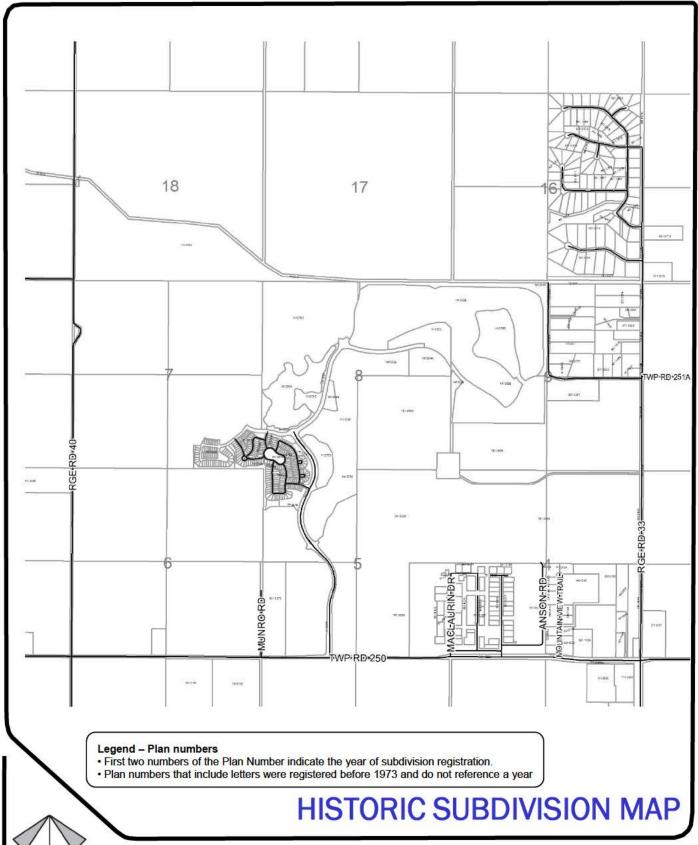
Contour Interval 2 M

SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: <u>June 10, 2019</u> Div

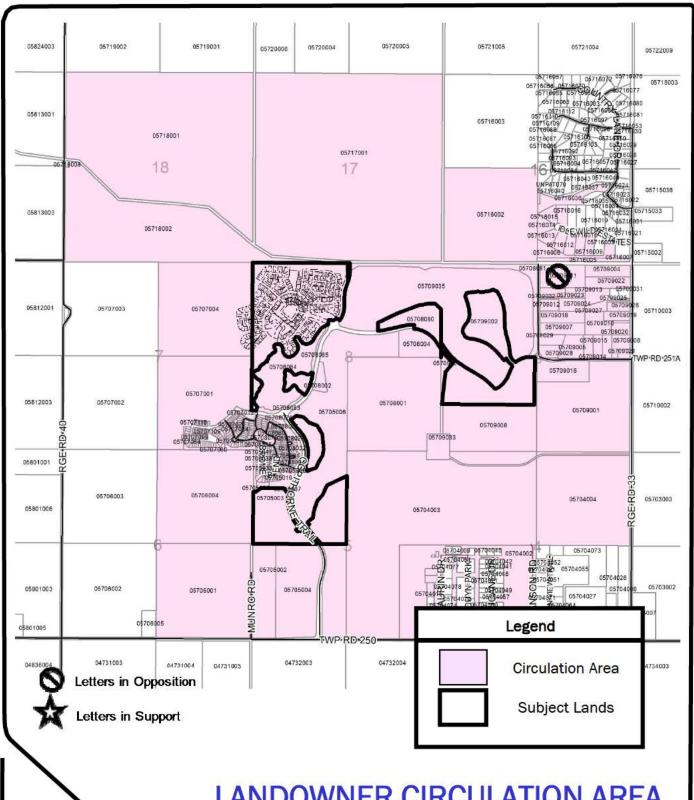
Division # 2





SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: <u>June 10, 2019</u> Division # 2 File: <u>05705003/05708080/05</u>708082/05709002



LANDOWNER CIRCULATION AREA

SW-09-25-03-W05M, NE/W-08-25-03-W05M & NW-05-25-03-W05M

Date: June 10, 2019

Division # 2



April 3, 2019

via Email

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

Attention: Johnson Kwan, jkwan@rockyview.ca

RE:

File 05705003, 05708080, 05708082, 05709002

Application # PL20180020

Harmony Development Employment Campus Development Cell and Construction

As 30-year residents living in a small rural community adjacent to the east border of the Harmony Community lands, we wish to re-iterate our concerns for any construction and development of the Harmony lands.

That Rocky Range View not be used for any means for access to the Harmony lands.

That the east boundary of the Harmony properties not be used as an alternative access point for any Harmony activities, including construction access, garbage collection access, nor garbage storage purposes, community member leisure or employment access; outside employee access.

That no storage or garbage collection/storage facilities be constructed on the eastern border of the Harmony lands.

Sincerely,

Edmund Watchuk

Efference Conthat love

Cynthia Clarke



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 5

TIME: Afternoon Appointment

FILE: 1015-568 **APPLICATION**: PL20180130

SUBJECT: Conceptual Scheme – Township Road 250 Transition Area

Note: This application is to be considered in conjuncation with Live Work Application

PL20180130 (C-7)

1POLICY DIRECTION:

The application was evaluated against the Interim Growth Plan, the County Plan, and the Conrich Area Structure Plan (ASP).

EXECUTIVE SUMMARY:

The purpose of the Township Road 250 Transition Area Conceptual Scheme is to guide future development by establishing appropriate land uses, phasing and a transition strategy. The Conceptual Scheme provides a vision for the area that identifies appropriate land uses and future businesses in accordance with the policies of the Rocky View County Plan and the Conrich Area Structure Plan (ASP).

Goal 5 of the Conrich ASP, is to "protect existing and future residential areas with appropriate land use transition and design measures". Map 5, Land Use Strategy, of the ASP identifies three "Industrial Transition" areas, of which the country residential and adjacent industrial transition area along Township Road 250 are identified. The conceptual scheme was therefore drafted with these objectives in mind.

The County underwent an extensive outreach effort to coordinate the planning of the area with landowners within and adjacent to the plan area, with workshops and presentations. A summary of efforts and results are provided in this staff report.

Administration determined that the application is consistent with policy.

PROPOSAL: To adopt the Township Road 250 Conceptual Scheme to

provide a policy framework to guide future redesignation, subdivision and development proposals across 18 parcels.

GENERAL LOCATION: Located immediately east of the hamlet of Conrich, at the

southwest junction of Township Road 250 and Range

Road 283

APPLICANT: Rocky View County

OWNERS: Multiple

EXISTING LAND USE DESIGNATION: Residential Two District (R-2)

Oksana Newmen and Gurbir Nijjar, Planning & Development

¹ Administration Resources



PROPOSED LAND USE DESIGNATION: Residential Two District (R-2), to include partial Live-work

Overlay

GROSS AREA: ± 134.09 acres across 18 parcels

PUBLIC & AGENCY SUBMISSIONS:

The conceptual scheme, including the live-work policy framework, was circulated to the 18 landowners within the Township Road 250 conceptual scheme area, as well as 11 adjacent and nearby landowners. One letter was received in opposition. Agencies circulated provided comments as detailed in Appendix 'A'.

HISTORY:

May 10, 2017 Conrich ASP amended by MGB order 020/17.

December 8, 2015 Council approved Bylaw C-7468-2015 approving the Conrich ASP.

BACKGROUND:

The Conrich ASP was approved in December 2015 and formally adopted in May 2017. The plan directs the County to lead the development of a Conceptual Scheme for the identified Township 250 Transition Area.

POLICY ANALYSIS:

Interim Growth Plan

As the proposed conceptual scheme is not resulting in amendment to the ASP, nor does it seek to alter the land use in the plan area, the project remains consistent with the IGP.

Intermunicipal Coorperation

While not located within an Intermunicipal Development Plan Area, the plan area is located within the Chestermere notification area. The Conrich ASP also has specific intermunicipal coordination requirements, which have been followed for this conceptual scheme.

County Plan

Conrich is identified in the County Plan as a full service hamlet and a regional business centre; as such, there is an expectation of both residential growth and mixed use industrial-commercial development. The Vision and Principles of the County Plan support the proposed conceptual scheme, including attracting business development to specified areas, and directing new growth to designated development areas.

Conrich Area Structure Plan

The Conrich Area Structure Plan (ASP) provides a planning framework for the area around and including the hamlet of Conrich. The ASP identified land use as an issue/opportunity, noting strong support for allowing lands to be converted to commercial and industrial land uses by landowners wishing to take advantage of opportunities presented by the development of the CN Rail facility.

The ASP addresses the non-residential/residential interface in a manner that mitigates the impact on non-residential areas. It seeks to arrange land uses that take advantage of commercial and industrial growth opportunities while minimizing the impact on residential development, and provides for the development of a land use pattern that results in cost effective infrastructure systems, public facilities, and community services. The proposed conceptual scheme complies with the policies for this transition area.



CONCEPTUAL SCHEME OVERVIEW

Plan Preparation

The County held four meetings, which included three workshops and one working meeting for landowners within and adjacent to the plan area in order to gain feedback.

Land Use Concept

The plan area is divided into two areas: the northern and northwestern parcels are grouped as Business Commercial, and the area to the south and southeast is Country Residential.

The Business Commercial development concept provides a two-phased approach:

Business Commercial Area:

Phase 1 - Transition: Residential with Live-Work Overlay

This will allow felixibilty for home-based businesses of a greater size and intensity that is presently permitted by the County, and provides flexibility as the area transitions to a fully serviced Business Commercial Area.

It requires that the residence remain, and prohibits outdoor RV storage or any uses with significant off-site impacts. Uses include those which would occur within a building, or with minimal outside requirements. Home based businesses will require Development Permits, and will be limited to not more than six non-resident employees and limitations on buildings sizes, and are subject to the 50m setback requirement.

Dependent on the nature and size of the proposed business, technical studies may still be required. The amendments to the land use bylaw required by this overlay are presented as a separate item for Council's consideration.

• Phase 2 – Final Configuration: Business Commercial

As businesses seek to develop in this area, the live-work overlay will be insufficient to support expansion of business uses. As such, redesignation to achieve appropriate land use will be required. The policies provide guidance for business development so as to identify appropriate light industrial, business, and commercial uses for the plan area, demonstrating sensitivity and respect for adjacent residential properties though design measures, interface transitions, and buffering.

Country Residential Area:

Policies supporting R-1 lot sizing and development are provided for the Country Residential area. Onsite servicing is allowed until servicing is available, although multi-lot subdivisions will be required to connect to piped water and waste water (if available).

Business-Residential Interface

For Business Commercial lots adjacent to the Country Residential area, including those separated by a road, the non-residential building must be setback a minimum of 50 m from the non-residential property line or pathway (where present). The purpose is to reduce impacts of business development on the adjacent country residential area. The 50 m setback prohibits development of non-residential buildings within this buffer, though parking and stormwater are permitted.

Landscape Buffer

The intent of the landscape buffer is to appropriately mitigate any potential negative visual impacts associated with Business Commercial developments. The landscape buffer is to be developed on



private Business Commercial lands providing a 10 m green buffer between the land uses or through an expanded road right-of-way that includes a landscaped pathway.

Transportation and Access

Three roads are proposed, providing a single access from Township Road 250, and two separated accesses from Range Road 283. The north-south, and northerly east-west roads will connect, providing access to the business uses, while the third, more southerly east-west roadway will be separated so as to serve only the country residential area. Due to the business-residential interface issues, roadways have been laid out to support business uses, while seeking to protect residential areas from business traffic and related impacts.

Servicing

The Live-Work overlay businesses will be permitted to continue operating with existing on-site servicing, subject to demonstrating that existing systems are sufficient. Business commercial developments will be required to connect to municipal piped water and waste water servicing.

Country residential single lot subdvisions will be able to use on-site servicing subject to supporting technical studies, however, multi-lot subdivisions will be required to connect to piped water and waste water servicing..

Stormwater Management

Storm water management in both the live-work overlay and country residential areas will require onsite management until a stormwater conveyance system is available..

Business commercial will be required to adhere to zero-discharge and on-site evaporation ponds, until a stormwater conveyance system is available.

CONCLUSION:

The proposed conceptual scheme was prepared in accordance with the Conrich ASP, providing policy direction for this transition area. Policies providing enhanced home-based business opportunities are provided, while at the same time, providing protections for the adjacent country residential areas.

OPTIONS: Option #1: Motion #1 THAT Bylaw C-7893-2019 be given first reading. Motion #2 THAT Bylaw C-7893-2019 be given second reading. Motion #3 THAT Bylaw C-7893-2019 be considered for third reading. Motion #4 THAT Bylaw C-7893-2019 be given third and final reading. Option #2: That alternative direction be provided. Respectfully submitted, Concurrence, "Richard Barss" "Al Hoggan" Acting Executive Director, County Adminstrative Officer Community Development Services



ON/IIt

APPENDICES:

APPENDIX 'A': Application Referrals APPENDIX 'B': Bylaw C-7893-2019 and Schedule 'A'

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment	No comments received.
Alberta Transportation	As the proposed conceptual scheme, and subsequent subdivision application are greater than 1600 metres from a provincial highway, Alberta Transportation has no requirements with respect to this proposal.
	Should the Traffic Impact Assessment be updated to review the impacts to the Stoney Trail / McKnight Boulevard interchange, and/or the Highway 1 & Range Road 283 intersection, this information should be forwarded for review.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	Alberta Health Services, Environmental Public Health has received the above-noted file regarding the proposed Township Road 250 Transition Area Conceptual Scheme. At this time we do not have any concerns with the information as provided.
	Please contact me if there are any adjustments made to the file, or you have any questions or concerns.
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:
	Any existing land rights shall be carried forward in kind and



AGENCY COMMENTS

registered on any newly created lots, public utility lots, or other properties.

- 2. Subdivisions with proposed lot sizes of 5 acres or less will require detailed review. Lots proposed with an area less than 2 acres are unacceptable.
- 3. ATCO Pipelines requires a separate utility lot for its sole use.
- 4. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
- 5. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
- 6. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
- 7. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
- 8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
- Any changes to grading that alter drainage affecting ATCO
 Pipelines' right-of-way or facilities must be adequate to allow
 for ongoing access and maintenance activities. If alterations
 are required, the cost will be borne by the developer/owner.
- Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review. If you have an questions or concerns, please contact the undersigned at 780-420-3896 or email lsabel. Solis@atco.com.



AGENCY	COMMENTS	
AltaLink Management	No comments received.	
FortisAlberta	No comments received.	
Telus Communications	TELUS COMMUNICATIONS INC. has no objections, however, we do ask to be contacted prior to the development as TELUS will require a utility right of way in order to service this area.	
	TELUS would prefer a TELUS named right of way, however, if the developer chooses to register a general utility right of way, then we would ask that TELUS be included.	
TransAlta Utilities Ltd.	No comments received.	
Rockyview Gas Co-op Ltd.	Not required for circulation.	
Adjacent Municipality		
The City of Calgary	The City of Calgary Transportation Planning has no comments regarding this application.	
Tsuut'ina Nation	Not required for circulation.	
Other External Agencies		
EnCana Corporation	Not required for circulation.	
Rocky View County Boards and Committees		
ASB Farm Members and Agricultural Fieldmen	No comments received.	
Chestermere-Conrich Recreation Board	No comments.	
Internal Departments	Note: Comments were incorporated into plan development and policies.	
Legal and Land Administration	No comments received.	
GIS Services	No comments received.	
Building Services	No comments.	
Fire Services & Emergency Management	Note: Comments were incorporated into plan development and policies.	
Planning & Development - Engineering	No concerns.	



AGENCY	COMMENTS
Transportation Services	No comments received.
Capital Project Management	No concerns.
Operational Services	No concerns
Utility Services	Because this Conceptual Scheme falls within the Conrich Area Structure Plan, and appears to have limited impacts to the Agricultural Land to East, Ag Services has no concerns.
	Note: Solid waste and recycling provided comments to the plan, and were incorporated into appropriate policies.
Agriculture and Environment Services	

Circulation Period: November 1, 2018 to December 3, 2018



BYLAW C-7893-2019

A Bylaw of Rocky View County known as the Township Road 250 Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This bylaw shall be known as Bylaw C-7893-2019.

PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97); Conrich Area Structure Plan (Bylaw C-7468-2015) and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Bylaw C-7893-201, known as the "Township Road 250 Conceptual Scheme", affecting a portion of NW-33-24-28-W04M and a portion of NE-33-24-28-W04M consisting of 54.26 hectares (134.09 acres) of land, be adopted as contained in Schedule "A", attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7893-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5

File:	04333056, 04333032, 04333025, 04333046, 04333053, 04333029, 04333060, 04333048,
	04333024, 04333057, 04333003, 04333026, 04333045, 04333059, 04333047, 04333054,
	04333023

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

Reeve	
CAO or Designate	
Date Bylaw Signed	

Bylaw C-7893-2019

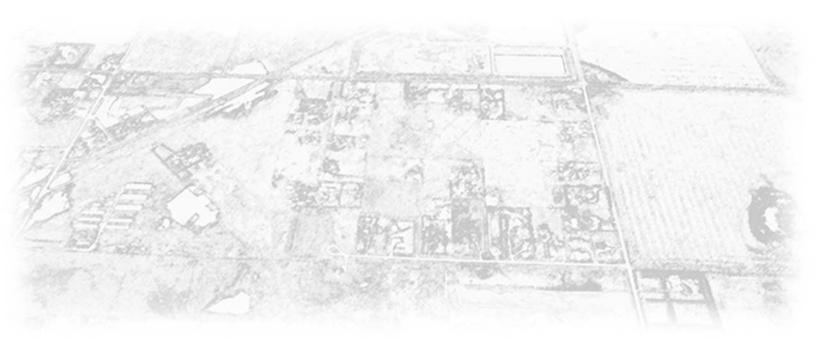


SCHEDULE 'A' FORMING PART OF BYLAW C-7893-2019

A Conceptual Scheme affecting a portion of NW-33-24-28-W04M and a portion of NE-33-24-28-W04M consisting of 54.26 hectares (134.09 acres) of land herein referred to as the "Township Road 250 Conceptual Scheme".

Bylaw C-7893-2019 Page 2 of 2

Township Road 250 Conceptual Scheme



Draft - June 10, 2019



Township Road 250

Conceptual Scheme

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Township Road 250 Conceptual Scheme

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Township Road 250

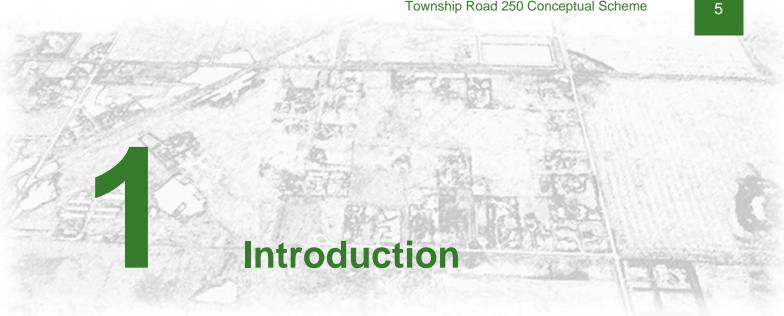
Conceptual Scheme

Supporting technical studies (under separate cover):

- 1. Township Road 250 Traffic Impact Assessment. March 9, 2018. Watt Consulting Group
- Conrich Stormwater Servicing Option Development. April 19, 2018. ISL Engineering and Land Services
- 3. Limited Phase 1 Environmental. April 2018. Tannas Conservation Services Ltd.
- 4. Biophysical Overview for Conceptual Scheme for Township 250 Transition Area. April 2018. Tannas Conservation Services Ltd.



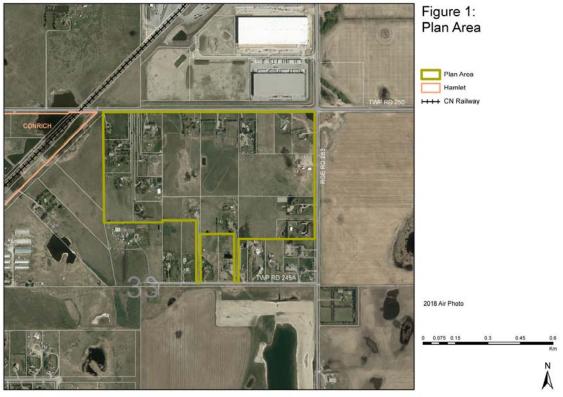
Township Road 250 Conceptual Scheme



Plan Area

The Township Road 250 Conceptual Scheme has been created as a collaborative effort between Rocky View County and the landowners in the Plan Area. The preparation of a Conceptual Scheme (CS) was the result of the Conrich Area Structure Plan (ASP) approved in 2015, which identified the CS as an action item to address the complex land use and design issues in this area. The CS responds to the changing nature of the Conrich area, and to recent adjacent industrial development to the north, providing a transition between the industrial developments and the residential and agricultural developments located to the south.

The Township Road 250 Conceptual Scheme applies to the area within the defined boundary as shown on Figure 1: Plan Area Location. The Plan Area contains 18 parcels (see Table 1) ranging in size from 1.48 hectares (3.68 acres) to 6.90 hectares (17.06 acres), totaling approximately 54 hectares (134 acres), and is bounded by Township Road 250 to the north, Range Road 283 to the east, and panhandle parcels that touch Township Road 245A to the south.



This map is conceptual in nature. No measurements or area calculations should be taken from this map

Tabl e 1: Legal Parcels in Plan Area

Roll Number	Lot Block Plan	Acres	Hectares
04333003	Lot 2, Block1, Plan 9411221	5.04	2.040
04333023	Block 4, Plan 731369	17.06	6.904
04333024	Block 3, Plan 731369	17.05	6.900
04333025	Block 6, Plan 1657 LK	17.06	6.904
04333026	Lot 1, Block 5, Plan 9012115	4.00	1.619
04333029	Lot 3, Block 2, Plan 9210427	4.47	1.809
04333032	Lot 11, Plan 9311225	13.05	5.281
04333042	Lot 6, Block 2, Plan 9210380	4.28	1.732



Roll Number	Lot Block Plan	Acres	Hectares
04333045	Lot 2, Block 5, Plan 9012115	4.00	1.619
04333046	Lot 3, Block 5, Plan 9012115	4.00	1.619
04333047	Lot 4, Block 5, Plan 9012115	5.07	2.052
04333048	Lot 5, Block 9, Plan 9111682	8.53	3.452
04333053	Lot 4, Block 2, Plan 9210427	4.08	1.651
04333054	Lot 5, Block 2, Plan 9210380	4.28	1.732
04333056	Lot 3, Plan 9212084	6.06	2.452
04333057	Lot 12, Plan 9311225	4.02	1.627
04333059	Lot 1, Block 1, Plan 9411221	3.68	1.489
04333060	Lot 3, Block 1, Plan 9411221	8.36	3.383
	TOTAL	134.09	54.176

Local Context

The Plan Area is located in close proximity to the hamlet of Conrich, which is a triangular-shaped area west of the Plan Area at the intersection of Conrich Road and Township Road 250. The hamlet includes several residences, a private school, a service station, wetlands/water bodies, and some industrial uses. Residential development in Conrich is located south and west of the Plan Area in the form of low density and country residential development.

Located directly north is Canadian National Railway's (CN's) Calgary Logistics Park and intermodal terminal that includes large industrial buildings and associated infrastructure adjacent to the rail line. The Logistics Park brings a hub of economic activity along with traffic, 24-hour lighting, noise, and other off-site impacts. Further development to the northeast of the Plan Area is anticipated as per the approved Conrich Station Conceptual Scheme, which will likely trigger the eventual upgrade of Township Road 250 to a full 50 metre right-of-way with limited access.

Township Road 250 Conceptual Scheme

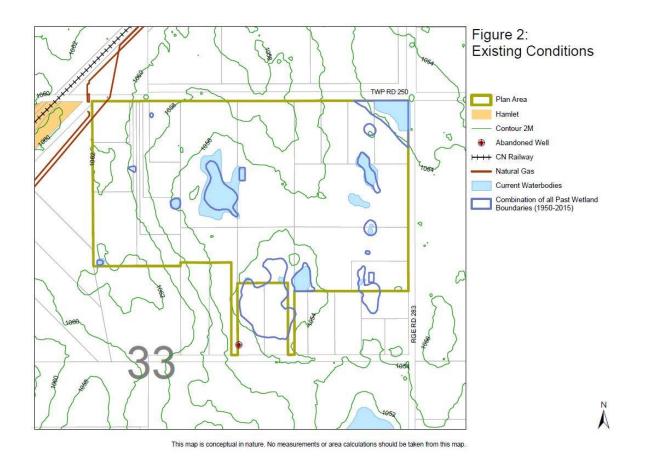
Existing Site Conditions

The following section documents the existing conditions that may impact future development of the Plan Area. The Plan Area currently exists as pasture, wetlands, and country residential development. Residences are generally widely spaced, with generous, landscaped yards, and include some keeping of livestock, such as horses and other animals. Crop production is minimal, with the majority of land either landscaped or left in a natural state.

Biophysical Considerations

The Plan Area is generally flat, with the lands sloping across the site from the northwest to the south and east. <u>Figure 2: Existing Conditions</u> highlights the topography and surface drainage found within the Plan Area.





Tannas Conservation Services Limited completed a Biophysical Overview in support of this Conceptual Scheme to determine the existing environmental conditions of the Plan Area and to assess the potential environmental impacts as a result of disturbance. Based on review of multiple databases, neither the site nor surrounding areas contained any species of concern, Environmentally Significant Areas (ESAs), or protected areas.

Vegetation within the Plan Area is exclusively non-native forage crops (hay and residential lawns) as a result of the residential development on site. The likelihood of requiring vegetation surveys is therefore limited, as many existing wetlands have been developed; undeveloped wetlands may be subject to surveys. No rare plants have been documented within the Plan Area, making them unlikely to exist; although, without a physical survey, it cannot be confirmed if they are present on site.

Additionally, within five kilometers of the Plan Area, several wildlife species listed as "endangered", "threatened", or of "special concern" are listed in provincial and/or federal databases as occurring.

The hydrology of the Plan Area exists within the Shepard sub-basin, which flows south into the Bow River, and contains 13 wetlands and/or dugouts. Generally, the wetlands range between temporary (surface water is present for up to a couple of weeks during the average year) to

Existing Site Conditions

seasonal (surface water is present for up to a couple of months of the average year). There are no permanent or semi-permanent wetlands contained within the Plan Area. The dugouts and ponds that have been created show open water, but all appear to be human-made or wetlands that have been manipulated by human activity (refer to Figure 2: Existing Conditions, which highlights the general location of the wetlands and the current and historical boundaries as determined by the Biophysical Overview).

Due to the potential for rare plants in wetland areas, rare plant surveys may need to be completed in spring/summer during appropriate survey windows. Impacts to wildlife will likely be minimal, but a wildlife survey may need to be conducted due to the presence of wetlands and the potential for nine wildlife species of concern being found with five kilometers of the site.

Policies

2.1.1 A Biophysical Impact Assessment (BIA) and/or Wetland Assessment and Impact Report (WAIR) may be required in support of a redesignation, subdivision, or development application if determined necessary by the County and/or Alberta Environment & Parks.

Historical Resources

A Historical Resource Overview (HRO) was completed by the firm The Archaeology Group in January 2018. The HRO concludes that no further Historical Resources work is recommended for the Plan Area, as there is little potential for finding undisturbed historical resource due to the previously disturbed nature, and the lack of significant topography or hydrologic features. Where sites of archaeological or historical importance are identified during the subdivision approval stage, it is important that these sites are addressed prior to development of the Planning Area, and that clearance is obtained from Alberta Culture pursuant to the Historical Resources Act. A Historical Resources Clearance must accompany subsequent plans in order to ensure that potential archaeological or historical resources are not compromised.

Policies

2.2.1 The developer shall provide Historical Resource Clearance evidence of compliance with Alberta Culture and Tourism prior to subdivision.

Transportation

Three existing roadways provide access to the Plan Area (See Figure 1). The roads include:

Township Road 250: A two-lane, east-west, undivided, Secondary Highway with a
paved surface treatment, connecting the Plan Area to Stoney Trail and the city of
Calgary.



- Range Road 283: A two-lane, north-south, gravel roadway; the intersection and
 portions north of Township Road 250 were recently upgraded by CN in support of the
 construction of the Calgary Logistics Park at Conrich. Range Road 283 provides a
 direct connection to the Trans-Canada Highway to the south.
- Township Road 245A: A two-lane, east-west, gravel roadway with a cul-de-sac that provides access to the southern portion of the Plan Area via two panhandle driveways. Township Road 245A only accommodates local traffic.

Driveway Access:

There are currently 18 direct driveway access points to the Plan Area based on the existing lot ownership pattern. Some of these driveway access points are from panhandle lot configurations.

Pipelines & Well Sites

There is an existing high pressure natural gas pipeline located just inside the northwest boundary of the Plan Area. There is also an abandoned well (Nexen Energy) located at 10-33-024-28-W4M along Township Road 245A, which appears to be located on Lot 3, Plan 9212084 within the Plan Area (see <u>Figure 2: Existing Conditions</u>).

Future development must comply with all regulatory setbacks pertaining to the existing abandoned well site, and consultation with the owners/operators of each of these infrastructure components is expected to occur at each development stage as contemplated by this Plan.

Policies

2.4.1 Appropriate development setbacks for the well and the pipeline apply and shall be respected until such time the well is abandoned and reclaimed to the standards required by the Alberta Energy Regulator (AER).

Township Road 250 Conceptual Scheme



Preparation of the Township Road 250 Conceptual Scheme was identified as a key action item within the ASP. The impact of industrial activity adjacent to the Plan Area has resulted in the need to provide a transition area for the Plan Area that better anticipates future development and reflects the market opportunities available to landowners, while ensuring adequate screening and buffering of different land uses. The preparation of the Conceptual Scheme included review of the Area Structure Plan and the County's Land Use Bylaw.

Conrich Area Structure Plan

The Conrich Area Structure Plan (Bylaw C-7468-2015) applies to approximately 4,402 hectares (10,877.58 acres) and provides an intermediary step in the planning process that offers policy guidance to local plans. The ASP establishes development direction for the Plan Area, in alignment with the County Plan's Regional Business Centre designation. As shown on <u>Figure 3</u>, the ASP's Land Use Plan identifies the following two land uses within the Township Road 250 Plan Area:

- 1) Industrial Transition (north portion); and
- 2) Country Residential (south portion).

The ASP supports both the existing Country Residential uses within the south portion and the transition to industrial or commercial uses in the north of the Township Road 250 Plan Area, as well as the ability for live/work in the industrial transition area.

A key aspect of the ASP is a need to appropriately mitigate the interface between the Industrial Transition and Country Residential uses (see <u>Figure 3</u>). The ASP highlights several prescriptive policies regarding interface mitigation that specifically apply to the Plan Area.

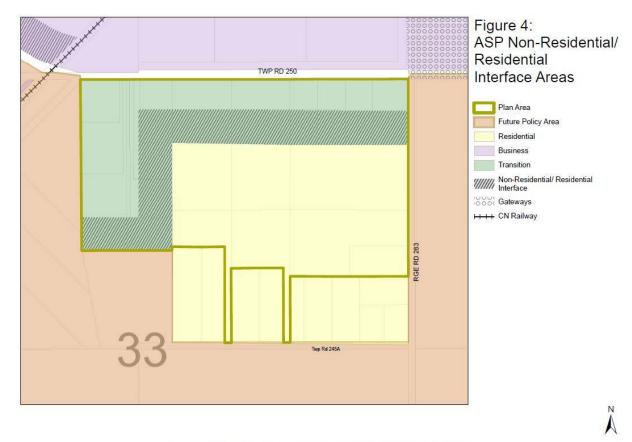
This conceptual scheme (a local plan) is based on a predetermined boundary outlined in the ASP. As such, the general concept of this plan aligns with the policy framework and development intent of the ASP.





This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Policy Context



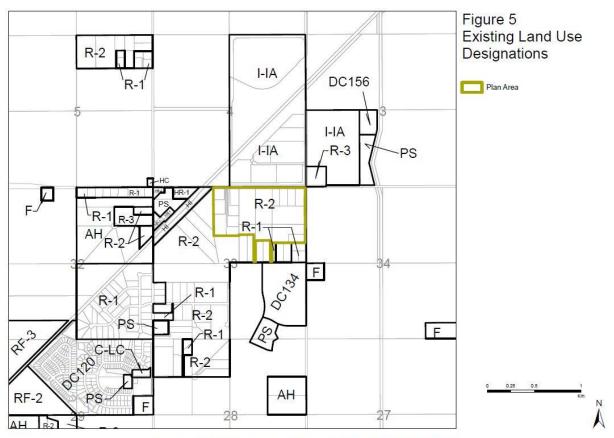
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Existing Land Use Designations

The Land Use Bylaw identifies the entire Plan Area as a Residential Two (R-2) District. The purpose of the R-2 District is to provide a residential use on a small parcel of land that accommodates minor agricultural pursuits and accessory buildings. <u>Figure 5: Existing Land Use Designations</u> highlights the existing and adjacent land use designations.

The Plan Area is adjacent to R-1 and R-2 lands in the south and west, which are also residential in nature. Agricultural uses such as Ranch and Farm (RF) and Farmstead (F) exist to the east and southeast of the site, while Industrial – Industrial Activity (I-IA) exists to the north and northeast. Lands south of Township Road 245A are a Direct Control District (DC-134), which provides for a comprehensive mixed use development as part of the Buffalo Hills Conceptual Scheme.





This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Township Road 250 Conceptual Scheme



Community engagement was a key aspect in the development of this Conceptual Scheme and included a four-phased approach. A summary report was produced after each event and posted on the County's website. The first three phases played an important role in developing the Conceptual Scheme design concept and associated policies, while the last phase communicated the results. Table 2: Engagement Summary identifies the purpose and the result of each phase of engagement.

Table 2: Engagement Summary

Phase	Purpose	Feedback Summary
Phase 1: Project Initiation	 Inform residents and landowners about the project timeframes and existing ASP policies affecting the subject area; 	General feedback from attendees at the end of the evening was positive and reflected an increased understanding of the Conrich ASP policies and the project.
Open House #1 October 30, 2017	 Answer questions and receive feedback on the proposed project and related policies and issues; and Understand from residents/landowners the existing level of knowledge about the Conrich ASP, level of development interest and initial preferences of types of industrial development in the industrial transition area. 	 Stakeholders are generally well- established in this area, desire live/work or light industrial lands uses, and have a broad spectrum of development intentions for their land. Residents stated a lack of prior knowledge of the Conrich ASP.



Phase	Purpose	Feedback Summary
Phase 2: Setting the Direction Stakeholder Meeting November 29, 2017	 Share results of first open house; and Collaborate, design, and discuss potential concept ideas for the Township Road 250 Conceptual Scheme. 	 The general consensus from the group was that compatible developments in the industrial transition area should be low-impact and aesthetically pleasing. A list of appropriate land uses and lot sizes was finalized. Two road options emerged. Consensus was reached regarding the appropriate buffering technique.
Phase 3: Draft Design & Policies Open House #3 January 30, 2018	 Receive feedback from landowners and stakeholders on the proposed conceptual scheme design options, project objectives, and policy directions. Provide feedback on preferred Conceptual Scheme Designs and related policies. 	 Stakeholders selected a preferred design. Current residents strongly desired a livework overlay. Business-commercial land uses with smaller lots are preferred to light industrial uses. Business hours, traffic, noise, and other operation aspects must be controlled to minimize the impact on existing residents. Existing landowners should not have to apply for live-work zoning. 15 m dedication of land on the south side of Township Road 250 should not be required.
Phase 4: Completion and Adoption Open House #4 November 14, 2018	Receive feedback from landowners and stakeholders on the proposed conceptual scheme design options, project objectives, and policy directions.	 Stakeholders reviewed the draft plan. Some residents were happy with the plan, and a few were unhappy with it. Questions were raised regarding whether off-site levies were required, and how the boundary of the plan area was determined. Preference that road dedication not be required. A landowner seeking to develop wants to meet with their immediate neighbours in the plan area to see about working together

Township Road 250 Conceptual Scheme



The Plan Area is envisioned as a transitional business commercial and country residential area. Business commercial developments will primarily serve local residents and those employed in the Conrich area. The character of the Plan Area will create a suitable transition from the large-format industrial development to the north and the residential character to the south.

The design of the Plan Area as shown on Figure 6: Development Concept displays a grid network design that can be developed logically over time and strategically utilizes road rights-of-way to separate land uses where possible, with the addition of landscape buffering to further reduce land use conflicts. The overall design seeks to provide a framework for the transition from residential to limited business commercial that respects the adjacent residential development. This is accomplished in two phases:

Phase 1 – Transition: Residential with Live-Work Overlay (no land use redesignation required – land use rights established through amendment of the Land Use Bylaw to incorporate the live-work overlay

Phase 2 – Final Configuration: Limited Business Commercial (land use redesignation required)

Phase 1, the transitional phase, will apply to the area shown as Live-Work Overlay on Figure 6: Development Concept, allowing the northern most existing R-2 residential area to take on transitional business commercial opportunities of limited scope. Over time, it is anticipated these areas will seek to develop into more formal business commercial uses that will require redesignation to achieve. It is then that the final configuration, or Phase 2, will have been achieved. By requiring the use of design elements, such as landscape buffers, the relationship between this transition area and the relatively more permanent Country Residential area is managed. Separately, the R-2 residential areas in the southern most plan area have been provided a policy framework for developing to R-1 residential uses, but without an overlay. Redesignation will be required to change from R-2 to R-1 to accommodate smaller parcels.



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Township Road 250 Conceptual Scheme

Within the Plan Area, residential/non-residential interfaces have been carefully considered through both policy and design. Where the residential/non-residential interface is separated by a road, the right-of-way has been expanded to 30 metres to accommodate a pathway and additional landscaping. Where the interface is simply a property line, additional landscaping requirements will be required on the non-residential parcels to ensure any negative impacts to the residential area are minimized. In consideration of this transitional live-work overlay, a series of requirements provides for design elements such as: prohibiting RV storage and any uses that may cause off-site impacts, landscaping requirements to buffer between business and residential uses, and proposed separation of roadways based on uses (where truck roadways would be separated from residential roadways).

Full build-out of the Plan Area, including complete stormwater, water and waste water servicing, will be challenging given the current divided land ownership. Consolidation of existing parcels may be required to facilitate viable, fully-serviced business commercial parcels, and to create the economies of scale necessary to fund the infrastructure investment required.

Development Concept

The Development Concept has been prepared in accordance with the Conrich Area Structure Plan. <u>Figure 6: Development Concept</u> illustrates the land uses and associated road network anticipated for the Plan Area. The Development Concept divides the Plan Area into two distinct land use areas and an overlay policy area. The land use areas include:

- Transitional Area:
 - Live-Work Overlay (Phase 1, transition);
 - Limited Business Commercial designation (Phase 2, final configuration);
- Country Residential.

Development Statistics

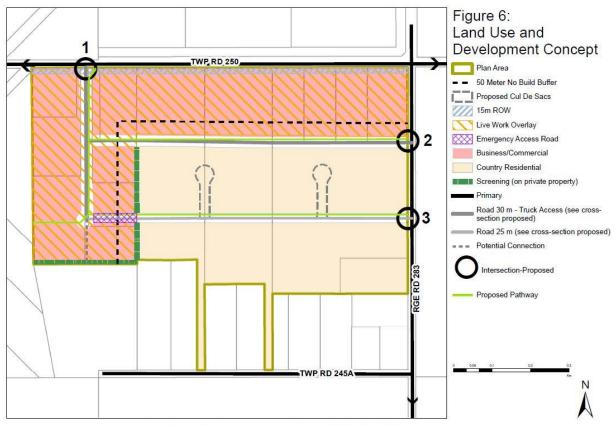
A summary of the land use policy areas proposed for the Plan Area, including the area and proportion of each use, is summarized in <u>Table 3</u>: <u>Plan Area Statistics</u>.

Development Concept

Table 3: Plan Area Statistics

Land Use	+/- Acres	+/- Hectares	Proportion of Plan Area (%)
Transitional Area (includes Live-Work overlay)	56.2	22.743	42.0%
Country Residential	57.9	23.431	43.2%
Internal Rights-of-Way (roads, pathways, landscaping)			
a) 30 m right of way	9.1	3.683	6.8%
b) 25 m right of way	5.0	2.023	3.7%
Township Road 250 road widening (15 metres)	3.6	1.457	2.7%
Range Road 283 road widening (15 m)	2.1	0.850	1.6%
TOTAL	134.09	54.187	100%





This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Transitional Area: Phase 1– Live-Work Overlay

The Live-Work Overlay provides an additional layer of policy for the lands identified as Business Commercial. The Live-Work Overlay responds directly to a desire of the Plan Area's existing landowners to allow larger home-based businesses on existing residential parcels. This development opportunity allows for applications of home-based businesses of a greater size and intensity than is presently permitted by the County, and provides flexibility as the area transitions to a fully serviced Business Commercial area. This additional policy layer no longer applies once a parcel of land is redesignated to a Business Commercial district.

Development Concept

Table 4: Policy Summary – Live-Work Overlay

Policy & Design Criteria	Live Work
Predominant uses (temporary)	Single detached residence (must remain)Home-based business
Prohibited uses	Outdoor RV storageAny uses with significant off-site impacts
Minimum Lot Size	Existing lot size (± 3.95 acres)
Maximum Building Height	• 10 m (32.81 ft.) for all buildings
Maximum Building Footprint	 Principal building – as per land use district Maximum footprint for a single accessory building is 500 m² (5,382 sq. ft.) Maximum area for all accessory building(s) is: 500 m² (5,382 sq. ft.)
Water & Waste Water Servicing	Home Based Businesses may potentially be able to utilitize existing on-site services if the on-site system has capacity. Once lands redesignate to Business Commercial, tie-in to both water and waste water will be required.
Stormwater Servicing	On-site stormwater management required until piped stormwater servicing is available
Building Exterior	Exterior of accessory / home-business building(s) should match or complement the residence



Objectives

To create an interim opportunity for home-based businesses of greater size and intensity than is generally permitted within a country residential area to assist with the transition of the area to a fully serviced Business Commercial area.

Policies

The Live-Work Overlay policies shall only apply to existing residential lots identified as Transitional Area until such time as a lot is redesignated to a non-residential district.

Policies - Land Uses

5.3.1 The Live-Work Overlay should be implemented in the County's Land Use Bylaw.

Policies - Architecture & Site Design

- 5.3.2 The Live-Work Overlay area is intended for home-based businesses operated by an owner or resident operator. Home based businesses in the Live-Work area shall:
 - a. require that the residence remain;
 - b be an appropriate size and scale for the residential character of the area;
 - c. require a Development Permit;
 - d. notwithstanding ASP policies for water and wastewater, may be serviced from existing on-site water and waste water services;
 - e. mitigate any potential off-site impacts (e.g. noise, traffic, dust);
 - f. may require screening or landscape buffering for outside storage as per the land use bylaw (per home-based business development);
 - g. Ensure building placement so as not to be placed within the required
 50 m landscape buffer;
 - h. contain not more than six (6) non-resident employees;
 - i. for those activities occurring outside of an enclosed building, limit the hours of operation to 8:00 a.m. and 7:00 p.m.;f
- **5.3.3** The maximum area for all live-work buildings shall not exceed 500 m² (5,382 sq. ft.).
- **5.3.4** The maximum height for all live-work buildings shall not exceed 10 m (32.81 ft.).

- 5.3.5 Development applications for the Live-Work Overlay area may be required to provide, in addition to the County's standard application requirements, the following:
 - a. Technical studies addressing drainage and storm water management.
 - Documentation of existing site conditions including any environmental features (e.g. wetlands) and how the proposed development will address these existing features.

Transitional Area: Phase 2 – Business Commercial

After the Live-Work transition, the Business Commercial area is the final configuration that will allow for a mix of light industrial, commercial, office, small to medium retail, and institutional developments that benefit from transportation access, adjacent industrial developments, and exposure to Township Road 250. The Business Commercial area will accommodate developments that have minimal off-site impacts and are compatible with the existing country residential character of the area. Any parcels located within the Plan Area that seek to develop into the business commercial uses will require redesignation.

An attractive built form is envisioned through the implementation of architectural standards and landscaping requirements. Buffering between the Business Commercial and Country Residential areas will be accomplished through either an expanded road right-of-way that includes a landscaped pathway, or, where a road does not separate these uses, through a landscape buffer. The intent of the northern east-west roadway is to exclusively serve truck traffic related to the business uses, and to separate the roadway from the Country Residential uses adjacent to, and south of, the transitional area.

Objectives

To attract business development by identifying and defining the appropriate light industrial, business, and commercial uses for the Township Road 250 Transition Area that balances the intent of the higher order statutory plans with the needs of the existing community.

To demonstrate sensitivity and respect for adjacent residential properties through appropriate design measures, interface transitions, and buffering.

Policies - Land Uses

- **5.4.1** Development of the Business Commercial area shall comply with Figure 6: Development Concept.
- 5.4.2 Developments within the Business Commercial area shall be small to medium in scale, accommodate low-impact development that occurs within enclosed



buildings or properly screen outside areas, and may include such uses as restaurants, commercial, office, religious assembly, institutional uses, or buildings, greenhouses, small-scale industrial, light manufacturing, and artist studios.

Table 5: Policy Summary – Business Commercial

Policy & Design Criteria	Business Commercial
Predominant uses	 Retail; small to medium format Office, Commercial Institutional, Religious assembly Greenhouses / horticulture Small or medium manufacturing Light industrial Artist studios
Temporary Uses	Live-work / home-based businesses
Prohibited uses	Large format warehouse or retail, heavy industry
Minimum Lot Size	1.01 hectares (2.5 acres)
Maximum Building Height	• 12.5 m
Maximum Building Footprint	• 4,000 m² (43,055 ft²)
Lot Coverage	 50% for lots adjacent to the Country Residential area¹ For lots not adjacent to the Country Residential area¹, lot coverage shall be as per the Land Use Bylaw.
Façade Width	Façade widths that exceed 30 m shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the façade width.
Minimum frontage building setback	 For Business Commercial lots adjacent to the Country Residential area¹, including those separated by a road, the non-residential building must be setback a minimum of 50 m from the non-residential property line (Setback 'A' on Figure 11), or setback 50 m from the far edge of pathway where present (Setback 'B' as on Figure 11). For lots not adjacent to the Country Residential area, the setbacks are as per the Land Use Bylaw.

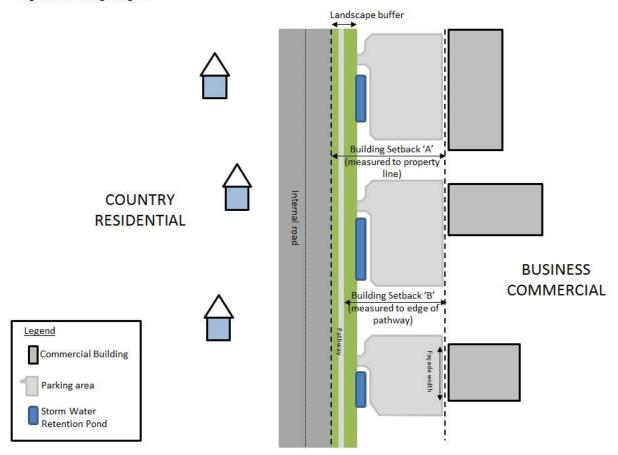
Development Concept

Policy & Design Criteria	Business Commercial	
	Landscaping and screening shall meet Land Use Bylaw requirements for visual impacts and screening, with reference to outdoor storage areas, or landscape buffer requirements in this conceptual scheme.	
Water & Waste Water Servicing	Municipal piped water and waste water servicing required.	
Stormwater Servicing	Zero discharge and on-site evaporation ponds required until a stormwater conveyance system is available.	

¹ Adjacent to the Country Residential area means any lot sharing a property line with the Country Residential area or a lot that is located directly across a road from the Country Residential area.







Policies - Servicing

- **5.4.3** All Business Commercial development shall be serviced with piped municipal water and waste water.
- 5.4.4 All Business Commercial development shall adhere to County standards for stormwater management in accordance with the Conrich Stormwater Servicing Option Development, the Conrich Master Drainage Plan, and Rocky View County Standards, including on-site evaporation ponds and zero discharge until a stormwater conveyance system is available.
- 5.4.5 Where upgrades to regional transportation infrastructure or municipal servicing provided by a developer are demonstrated to benefit lands outside the Conceptual Scheme area, the County shall facilitate recovery of costs in accordance with the Infrastructure Cost Recovery Policy.

Policies - Roads

5.4.6 The road network within the Business Commercial area shall adhere to <u>Figure 6</u>: <u>Development Concept</u>. Additional roads in the Plan Area beyond those identified in <u>Figure 6</u> are discouraged.

Policies - Architecture & Site Design

- **5.4.7** The *minimum parcel size* in the Business Commercial area shall be 1.01 hectares (2.5 acres).
- **5.4.8** The *maximum building height* in the Business Commercial area shall be 12.5 m, or lower where required by the County's Land Use Bylaw.
- 5.4.9 Developments in the Business Commercial area shall be limited to small to medium sized developments with a maximum building footprint size of 4,000 m² (43,055 ft²).
- **5.4.10** Building *façade widths* that exceed 30 m shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width.

Setbacks

- **5.4.11** Setbacks for development shall be per the Land Use Bylaw, except where specific policies in this Conceptual Scheme require greater setbacks.
- 5.4.12 For Business Commercial lots adjacent to the Country Residential area, including those separated by a road, the non-residential building must be setback a minimum of 50 m from the non-residential property line (Setback 'A' on Figure 11), or setback 50 m from the far edge of pathway where a pathway is present (Setback 'B' as on Figure 11).
 - For policy 5.4.12 (above), "adjacent to the Country Residential area" means any lot sharing a property line with the Country Residential area or a lot that is located directly across a road from the Country Residential area.
- **5.4.13** Business uses located in the non-residential/residential interface (<u>Figure 6</u>) shall comply with the Conrich ASP Non-Residential/Residential Interface policies.

Architectural Design

5.4.14 All development applications in the Business Commercial area shall be of high-quality building design, address compatibility with adjacent development and



- non-residential residential interfaces, and conformance with the County's **Commercial, Office and Industrial Design Guidelines**;
- 5.4.15 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

Landscape Buffer

This Conceptual Scheme identifies, in the southwest portion of the Plan Area, a Country Residential and Business Commercial interface area that is not buffered by a public right of way. Figure 8: Landscape Buffer identifies this area with a green hatched line titled "landscape buffer." The intent of this area is to provide a landscape buffer on the private Business Commercial lands in order to appropriately mitigate any potential negative visual impacts associated with Business Commercial developments. Figure 8 conceptually illustrates how a 10 metre green buffer, including landscaping and a screening fence, can be used to provide a sufficient separation between non-residential and residential developments.

Figure 8: Landscape Buffer





Policies - Landscaping

5.5.1 The developer of a Business Commercial lot shall be responsible for providing the appropriate level of screening and landscaping between the Business Commercial and Country Residential areas in alignment with <u>Figure 8</u> and the County **Landscaping Guidelines**.

- **5.5.2** Screening should generally align with <u>Figure 8</u> in order to appropriately mitigate any negative impacts associated with Business Commercial developments.
- 5.5.3 The developer shall comply with the County's Land Use Bylaw landscaping and screening requirements and the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those requirements and guidelines.

Country Residential

The County Residential Area is intended to support the continuation of rural living and existing country residential development while allowing for the re-subdivision of larger parcels in compliance with this Conceptual Scheme. Country Residential lots will be required to connect to water and waste water services once available.

Objective

To promote the continuation of rural living and existing country residential development while allowing for the re-subdivision of larger parcels in compliance with this Conceptual Scheme.

Table 6: Policy Summary - Country Residential

Policy & Design Criteria	Country Residential
Predominant uses	Single detached residence
Minimum Lot Size	As per R-1 land use district
Maximum Building Height	As per R-1 land use district
Water Servicing	 Single lot subdivisions – on-site (well and septic) servicing may remain; newly created parcels will be required to connect to water services Multi-lot subdivisions – piped water servicing
Waste Water Servicing	On-site servicing until servicing is available; Deferred Services Agreement will be required once wastewater systems available
Storm Water Servicing	On-site storm water management required until storm water conveyance system is available



Policies

- **5.6.1** Residential development shall be supported in the area identified as Country Residential on Figure 6: Development Concept.
- **5.6.2** Lot sizes within the Country Residential area shall be a minimum of 0.8 hectares (2 acres) in area.
- 5.6.3 The road network within the Country Residential area shall adhere to <u>Figure 6</u>:

 <u>Development Concept</u>. Additional roads in the Plan Area beyond those identified in <u>Figure 6</u> are discouraged.
- **5.6.4** Multi-lot country residential subdivisions shall be required to connect to piped water servicing.
- **5.6.5** Multi-lot country residential subdivisions shall be required to connect to piped waste water servicing if available.
- **5.6.6** On-site servicing (water well and septic system) may be permitted for single-lot subdivisions based on verification from supporting studies (e.g. water well / groundwater study, private septic system treatment study).
 - a. If on-site servicing is permitted, the applicant/owner shall be required to enter into a Deferred Servicing Agreement with the County to connect to piped water and waste water servicing once available.
- 5.6.7 Country residential subdivisions (single or multi-lot) may be required to consolidate existing panhandle access roads into County standard public roadways.

Township Road 250 Conceptual Scheme

Road Network & Interfaces

This Conceptual Scheme identifies an internal road network to accommodate not only vehicular mobility, but also the inclusion of landscaped areas and a greenway to promote walkability and provide a buffer between the Business Commercial and Country Residential areas. This mobility network enables connections between the various uses internal and external to the Plan Area while providing a spatial separation between non-residential and residential uses. This Conceptual Scheme aligns with the Conrich ASP, with intent to promote, conserve, and enhance an interconnected open space system, while providing the appropriate interface between future business and residential areas. The Plan also has regard to the Active Transportation Plan adopted by the County in October 2018, which seeks to provide a backbone active transportation network.

The internal road network is expected to conform to <u>Figure 6</u> – Development Concept. Access will be provided to the site in three locations:

- 1. Access #1 / north-south road: From Township Road 250, by consolidating the existing pan-handles within the northwest section of the Plan Area;
- 2. Access #2 / northern east-west road: A 30 metre road standard that serves both the Business Commercial and Country Residential areas (see <u>Figure 12</u> and Figure 13 for cross-section details); and
- Access #3 / southern east-west road: A 25 metre road standard that primarily serves the Country Residential Area (see <u>Figure 14</u> and <u>Figure 15</u> for crosssection details).

External Road Network

In 2018, Watt Consulting Group completed a Traffic Impact Assessment (TIA) in support of this Conceptual Scheme and the Development Concept as shown in <u>Figure 6</u>. The TI A forecasts traffic volumes (using 2017 County traffic model data) and assesses the operational capacity of the access intersections using background and post-development scenarios. The TIA analyzed the future transportation network, cumulative impacts to the regional and internal road networks,



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Township Road 250 Conceptual Scheme

and intersection spacing, roundabout analysis, and potential mitigation measures associated with the traffic expected to be generated by development within the Plan Area.

The TIA assumed that by 2030 the lands along Township Road 250 will develop to accommodate live/work development on the properties. This would allow the homeowners to operate a shop at the same location as their residence. In the longer term, the Plan Area anticipates these lands will be redesignated to business-commercial land uses by the 2040 horizon year. South of the business-commercial developments, 26 country residential lots are assumed.

To accommodate the background and post-development scenarios, as per the TIA, a staged program of roadway improvements will be required, which includes but may not be limited to, the items in the following tables:

Table 7: 2030 Horizon Year TIA Recommendations

2030 Horizon Year – TIA Recommendations				
Intersection	Right-of-way for roundabouts available	Right-of-way for roundabouts unavailable		
Township Road 250 & Range Road 283	Single lane roundabout	Signalization.		
All other intersections	Modified to accommodate actual turning movements at horizon year	Modified to accommodate actual turning movements at horizon year.		

Figure 9: 2030 Traffic Controls and Laning

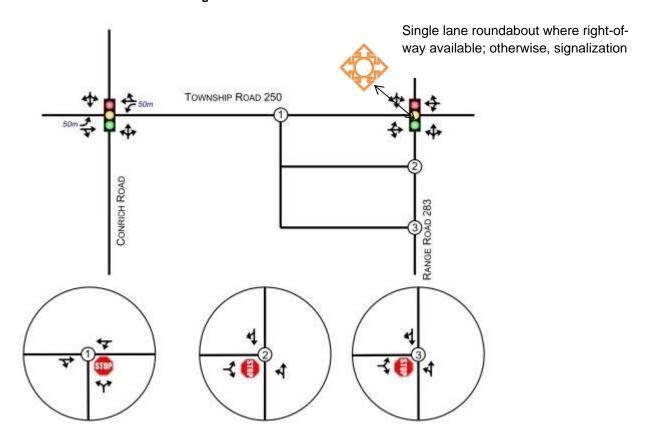
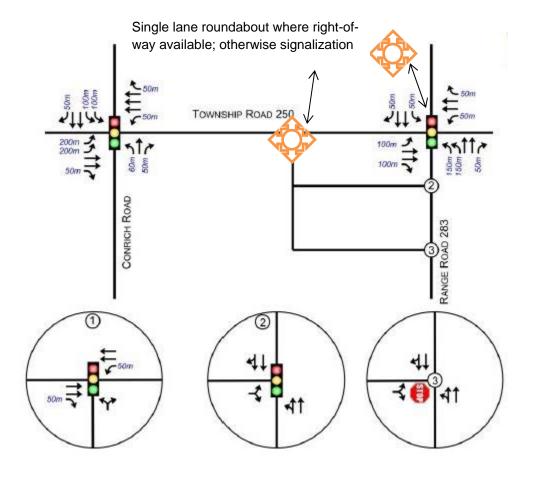


Table 8: 2040 Horizon Year TIA Recommendations

2040 Horizon Year – TIA Recommendations				
Intersection	Right-of-way for roundabouts (if available)	Right-of-way for roundabouts (if unavailable)		
Township Road 250 & Conrich Road	N/A	 Add a through-lane to the eastbound movement. Add two through-lanes to the westbound movement. Add separate right-turn lanes for all movements. Add an eastbound, dual left-turn bay and a separate left-turn bay for north and southbound 		
Township Road 250 & Range Road 283	Two-lane roundabout	 Add a through-lane to the east and westbound movements. Add separate right-turn lanes for all movements. Add a northbound, dual left-turn bay. Add separate left-turn bays for all movements. 		
Township Road 250 & Access #1	Two-lane roundabout	Signalize. Add east and westbound left turn bays.		
Range Road 283 & Access #2	N/A	Signalize.		

Figure 10: 2040 Traffic Controls and Laning





Policies:

- **6.1.1** All development shall comply with the Township Road 250 Traffic Impact Assessment.
- **6.1.2** Developers shall provide the lands required for the intersectional and/or road upgrades identified in the Township Road 250 Traffic Impact Assessment.
- 6.1.3 The developer shall adhere to the recommendations within the Township Road 250 Traffic Impact Assessment. If the proposed development anticipates traffic volumes that exceed those in the TIA, the developer shall provide an update to the TIA, and shall follow the stated recommendations and construct the necessary improvements within the updated TIA to the satisfaction of the County (and Alberta Transportation, if required).
- 6.1.4 Developments shall construct or contribute financially to the required road network improvements outlined in the Township Road 250 Traffic Impact Assessment Construction, and/or financial contributions shall be proportional to the size of the development and anticipated traffic generation in accordance with County policy and this Conceptual Scheme.
- **6.1.5** Developers shall be required to pay all applicable transportation off-site levies to the County at subdivision or development permit stage.
- **6.1.6** The road network within the Business Commercial area shall adhere to <u>Figure 6</u>: <u>Development Concept</u>. Additional roads in the Plan Area beyond those identified in Figure 6 are discouraged.
- 6.1.7 Where upgrades to regional transportation infrastructure or municipal servicing provided by a developer are demonstrated to benefit lands outside the Conceptual Scheme area, the County shall facilitate recovery of costs in accordance with the Infrastructure Cost Recovery Policy.

Internal Road Network & Interfaces

As conceptually illustrated in <u>Figures 12</u> and <u>13</u>, a 30 metre road right of way will separate a significant portion of the Business Commercial area from the adjacent Country Residential area. This 30 m right-of-way will contain a 13.25 metre "greenway," including a 2 metre pathway, landscaping, and benches. The intent of this open space buffer will be to mitigate any potential negative visual impacts associated with Business Commercial developments.

As part of the internal road network, consideration of the adopted Active Transportation Plan, South County, should be incorporated into planning, with the goal of including trails and pathways for connectability throughout.

<u>Active Transportation</u>: considered any form of human powered trasnporation such as walking and cycling. An active trasnporation network is inclusive of pathways, trails,

Road Network & Interfaces

sidewalks, and any dedicated active trasnporation facility located with a road right-ofway including, but not limited to bicycle lanes; advisory lanes; or a bufferd bicycle lane.

The remaining residential-non-residential interface area does not have the benefit of a right-of-way separation and will require additional landscaping within the Business Commercial lots. This landscape buffer is shown on <u>Figure 8</u>, and policies are detailed as follows:

Policies:

- **6.2.1** The internal road network and corresponding landscape buffers and pathways shall comply with <u>Figure 6</u> as well as the associated cross-sections detailed in Figure 11 through to Figure 14.
- **6.2.2** The road standard for the 30 m right-of-way, as identified on <u>Figure 11</u>, shall conform to <u>Figure 12</u> and <u>Figure 13</u> 30 m Cross Section details.
- **6.2.3** The road standard for the 25 m right-of-way shall conform to <u>Figure 14</u> and <u>Figure 15</u> 25 m Cross Section details.
- **6.2.4** Direct driveway access to the Business Commercial area from Township Road 250 shall not be permitted.
- 6.2.5 At the time of development, the developer shall provide a 15 metre right of way dedication on the south side of Township Road 250, to the satisfaction of the County, to allow for the future widening of Township Road 250 as identified in the Conrich Transportation Network Analysis.
- 6.2.6 At the time of development, the developer may be required to provide a 15 metre right-of-way on the west side of Range Road 283, to the satisfaction of the County, to allow for the future widening of Range Road 283 as identified in the Conrich Transportation Network Analysis.
- 6.2.7 At the discretion of the County, development on parcels that currently have direct access to Range Road 283 may be permitted to continue until the Conceptual Scheme road network is sufficiently completed to allow alternative access to/from the parcel(s).
- 6.2.8 Landscaping features within the residential and non-residential interface area may include landscaping, planting strips, berms, local pathways, benches, bioswales, and linear parks.
- **6.2.9** The visual impact of non-residential buildings should be minimized by the use of berms and/or planting strips, and should incorporate natural contours and variations in height.
- 6.2.10 All roads required to provide access within the Plan Area shall be provided by the developer, to the satisfaction of the County. The developer shall enter into a development agreement with Rocky View County for the construction of internal roadways and all related infrastructure.



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Township Road 250 Conceptual Scheme

- **6.2.11** The proposed transportation network shall be designed to support an interconnected road and pedestrian system that promotes a range of routing options, and shall be designed in consideration of the adopted Active Transportation Plan.
- **6.2.12** The proposed transportation network of roads, pathways, and trails shall connect adjacent neighbourhoods and accommodate a range of users, including alternate modes of transportation.
- **6.2.13** The road classification and layout may be refined through further transportation analysis at the time of subdivision application. Minor changes or modifications will not require an amendment to this Conceptual Scheme.

Municipal Reserve

Previous subdivisions within the Plan Area have fulfilled the municipal reserve requirement for much of the Plan Area. However, if municipal reserve is owing on a parcel of land at the time of subdivision, the developer will be required to provide municipal reserve pursuant to the provision of the *Municipal Government Act* and County policy.

Policies

6.3.1 Reserves owing on a parcel shall be provided by the developer either in the form of land, cash-in-lieu payment, or a combination of both, pursuant to the provisions of the *Municipal Government Act* and County policy. The exact amount will be determined at the subdivision stage.

Figure 11: Interface Area Cross Section

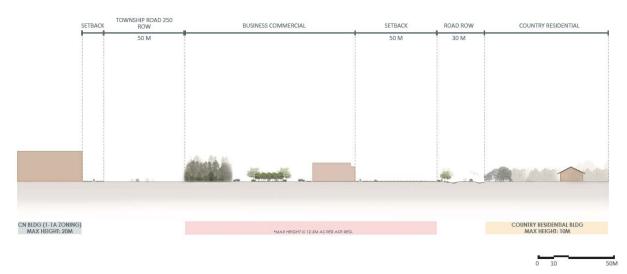


Figure 12: 30 Metre Road Right of Way

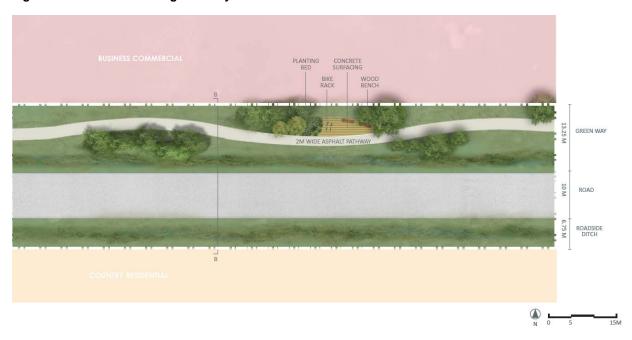




Figure 13: 30 Metre Right of Way Cross Section

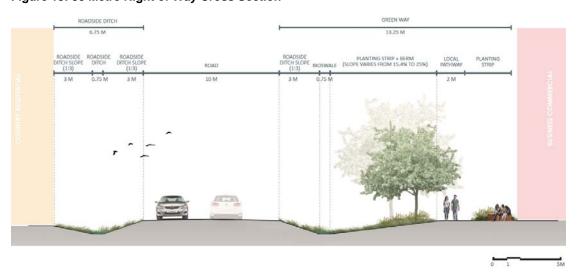
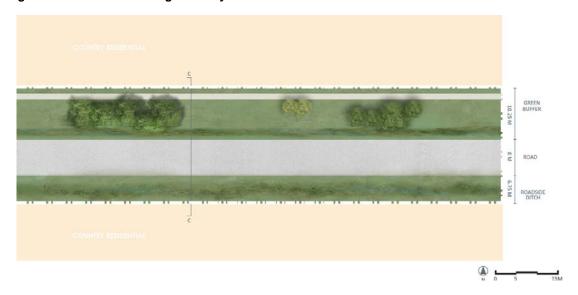
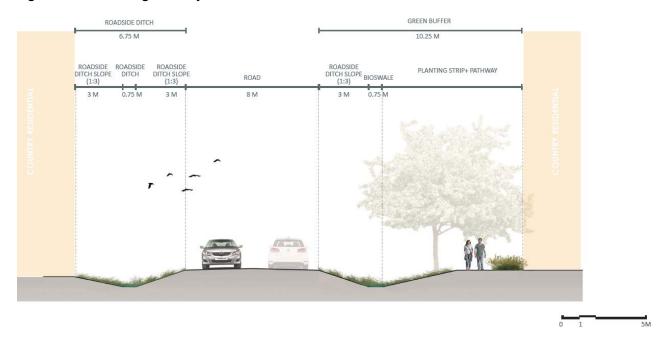


Figure 14: 25 Metre Road Right of Way



Road Network & Interfaces

Figure 15: 25 Metre Right of Way Cross - Section





Township Road 250 Conceptual Scheme





Utilities and servicing include the critical infrastructure components that serve to facilitate the redevelopment of the Plan Area over time. Piped water is located adjacent to the north, east, and south of the Plan Area. Waste water servicing is available in the northern portion of the Plan Area, and piped stormwater has not been constructed. The proper infrastructure connections and development phasing will ensure the long-term viability of the Plan Area as it evolves over time.

Stormwater and Drainage

In April 2018, ISL Engineering and Land Services (ISL) completed a stormwater servicing analysis entitled Conrich Stormwater Servicing Option Development, and two outcomes emerged. The first, or interim measure, is zero discharge with on-site evaporation ponds. This solution is viewed as interim until a stormwater conveyance system can be completed to allow off-site discharge. The second, or final solution, is a stormwater conveyance system that will allow for stormwater discharge.

Interim Measures - Evaporative Ponds

The divided land ownership of the Plan Area is not conducive to the creation of a single stormwater system prior to individual lots being developed. Therefore, each lot must retain 100% of its stormwater on-site (zero discharge), and lots shall maintain an overall imperviousness value of below 50 percent. The result is that each development must construct an evaporation pond of a suitable size.



Final Solution - Discharge Pond

The recommended ultimate solution is a stormwater conveyance system that is "either a piped or ditch system within the development site, ultimately connecting to Range Road 283 and discharging south. It is recommended that the infrastructure along Range Road 283 is implemented as a piped system as opposed to the utilization of drainage ditches given the natural grading in this area" (Conrich Stormwater Servicing Option Development, p.9). Proposed stormwater piping is shown in <u>Figure 16</u>: <u>Stormwater</u>. Proposed potable water servicing line locations are shown in <u>Figure 17</u>: <u>Potable Water</u>. Wastewater piping is shown in <u>Figure 18</u>: Wastewater.

Figure 16: Stormwater

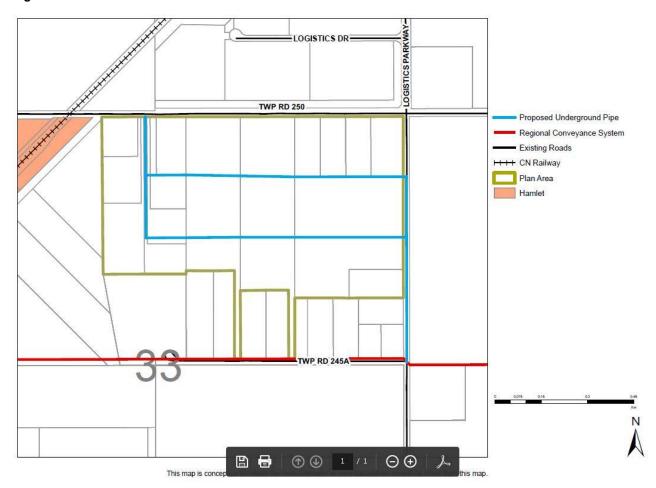


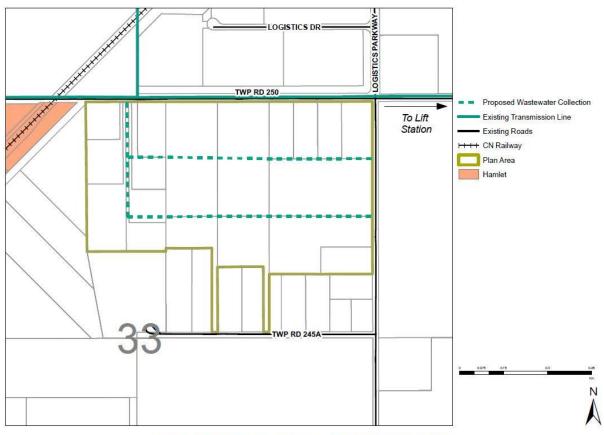


Figure 17: Potable Water



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Figure 18: Wastewater



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Policies - Stormwater

- 7.1.1 All development applications shall provide evidence of compliance with the stormwater recommendations contained within the Conrich Stormwater Servicing Option Development, the Conrich Master Drainage Plan, and Rocky View County Standards.
- 7.1.2 Prior to the completion of a stormwater conveyance system in the Plan Area, as an interim solution, all developments shall be designed for zero stormwater discharge and include evaporation ponds sized in accordance with the Conrich Stormwater Servicing Option Development report. Where a development demonstrates the implementation of low impact development (LID) measures, the evaporation pond size may be reduced. It is recommended that land owners maintain an imperviousness value of below 50% and utilize LID measures and water re-use in the form of irrigation when possible to ensure these ponds are feasible and kept to a minimum size.



- 7.1.3 Following the completion of a stormwater conveyance system in the Plan Area, all developments shall design for a stormwater discharge rate of 0.8 L/s/ha and include retention ponds sized in accordance with the Conrich Stormwater Servicing Option Development report, provided the on-site ponds with a downstream discharge can be properly implemented.
- **7.1.4** All developments are encouraged to use low impact development solutions recommended in the Conrich Stormwater Servicing Option Development to reduce storm water run-off.

Water and Wastewater Servicing

Policies

Water Servicing

- 7.2.1 Piped water servicing shall be required for Business Commercial development.
- **7.2.2** Piped water servicing shall be required for multi-lot Country Residential subdivision.
- **7.2.3** Piped water servicing may be required for single-lot Country Residential subdivision.
- **7.2.4** The County shall require each developer to provide a financial contribution for required infrastructure upgrades at the subdivision or development permit stage in accordance with the County's Off-Site Levy Bylaw.
- 7.2.5 Land use amendments relying on County utility services shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.
- **7.2.6** Business Commercial development requiring high water volumes may not be supported, in accordance with the County's Water Management Strategy.

Wastewater Servicing

- **7.2.7** Piped wastewater servicing shall be required for Business Commercial development.
- **7.2.8** Piped waste water servicing may be required for Country Residential development.
- **7.2.9** The County shall require each developer to provide a financial contribution for required infrastructure upgrades at the subdivision or development permit stage in accordance with the County's Off-Site Levy Bylaw.

- 7.2.10 Land use amendments relying on County utility services shall not be supported until the County has confirmed servicing capacity exists, or will be provided, to the satisfaction of the County.
- **7.2.11** Sanitary sewer gravity lines shall be designed in accordance with Alberta Environment and Rocky View County Servicing Standards.
- 7.2.12 Water mains and distribution pipes within the Plan Area shall be designed in accordance with Alberta Environment and Rocky View County Servicing Standards.
- **7.2.13** The water distribution system will take into account all necessary fire protection standards and best practices for water distribution and firefighting requirements.
- 7.2.14 A Wastewater Servicing Assessment may be required with subdivision application. The Wastewater Servicing Study shall be reviewed by the County to determine wastewater demand and infrastructure requirements to confirm that sufficient wastewater treatment capacity exists to service the proposed development.
- 7.2.15 A Water Use Assessment may be required with a subdivision application. The Water Use Assessment shall be reviewed by the County and water service provider to determine the water demand and infrastructure requirements to confirm that sufficient water capacity exists to service the proposed development.

Shallow Utilities

Local utility companies will provide shallow utilities services including electricity, natural gas, telephone, cable, and high speed internet services, at a cost to the developer. This Plan anticipates that a mix of underground utilities and overhead utility lines will be accommodated within the road rights-of-way, with the use of private easements to serve Business Commercial uses.

Policies

- **7.3.1** The Developer shall provide all shallow utilities within the Plan Area.
- **7.3.2** Each phase of the development shall be fully serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.
- **7.3.3** Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.



Geotechnical Considerations

A comprehensive geotechnical assessment has not been prepared for the Plan Area, and no site-specific geotechnical assessments have been conducted on any parcels within the Plan Area boundaries. As such, detailed sub-surface conditions are unknown at this time. Future development, in alignment with land uses contemplated by this plan, will require an understanding of geotechnical conditions prior to approval.

Policies

7.4.1 A geotechnical investigation may be required to support land use amendment, subdivision, and development permit applications and shall be prepared by a qualified professional.

Solid Waste and Recycling

Solid waste and recycling must be managed through all stages of development, from construction through full build-out.

Policies

- **7.5.1** Developers shall be responsible for the management and disposal of solid waste generated through all phases of construction, and shall adhere to all provincial and local laws regarding waste management and minimization.
- **7.5.2** Waste minimization and waste diversion practices are encouraged in the Plan Area even beyond the legal requirements.
- 7.5.3 Commercial business owners shall be responsible for providing their own solid waste services and shall adhere to all provincial and local laws regarding waste management and minimization.
- 7.5.4 Solid waste management shall be the responsibility of property owners in country residential areas unless or until local bylaws exist to supersede this responsibility.

Emergency Services

Fire protection is currently provided under an intermunicipal agreement. However, the County is in the process of planning a fire hall in Conrich that will provide fire protection to the plan area.

Emergency services, including fire and policing, shall be provided to meet current and future needs in the area.

Infrastructure & Services

Policies

- 7.6.1 In association with County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the plan area.
- **7.6.2** Future subdivision shall meet the criteria and requirements for on-site firefighting measures as determined by the County.
- **7.6.3** Applications for development permits should incorporate principles of Crime Prevention Through Environmental Design (CPTED).
- 7.6.4 Subdivision and development permit applications shall include design elements that facilitate fire prevention methods and accessibility by emergency response vehicles for the suppression of fire.



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Township Road 250 Conceptual Scheme

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Implementation

The Conceptual Scheme outlines a vision for a future business commercial area and country residential development. The purpose of this section of the Conceptual Scheme is to outline an implementation process that will ensure the full completion of the vision for the Plan Area over time.

New Land Use Overlay

The County's current Land Use Bylaw does not contain a land use district that would accommodate live-work opportunities at the size and scale allowed in this Conceptual Scheme. Any changes as a result of the conceptual scheme will therefore be reflected in revisions to the land use bylaw.

Policies

8.1.1 The Land Use Bylaw shall be revised to incorporate the changes with regard to the Live-Work policies in this plan.

Planning and Development Applications

The implementation of the Conceptual Scheme will occur at all levels of development and through various types of applications, including redesignation, subdivision, and development permit applications. Conformance to this Conceptual Scheme will need to be considered at all stages of the development approvals process.

Policies

8.2.1 Applications for redesignation in the Plan Area that conform to this Conceptual Scheme, as determined by the County, are not required to update or amend this Conceptual Scheme.

- **8.2.2** Applications for development of Live-Work are not required to update or amend this Conceptual Scheme.
- **8.2.3** Applications for subdivision in the Plan Area that conform to this Conceptual Scheme, as determined by the County, are not required to update or amend this Conceptual Scheme. Any applications that are not in conformance with the Plan shall be required to make application to amend the conceptual scheme.

Infrastructure Costs and Levies

8.2.4 Developers relying on transportation and/or utility infrastructure improvements (water, wastewater, and/or stormwater) provided by other developments shall be required to pay cost recovery as per the requirements of the applicable cost contribution agreement.



Township Road 250 Conceptual Scheme

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Appendices

Appendix A: What We Heard Reports



APPENDIX 'B': BYLAW C-7799-2018 AND SCHEDULE A
(Township Road 250 - Conceptual Scheme)

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PURPOSE AND INTENT OF OPEN HOUSE

In March 2017, Rocky View County (the County) hosted an open house event to discuss the Rocky View County has initiated a conceptual scheme process for the Township Road 250 area as required in the Conrich Area Structure Plan (ASP). On October 30, 2017 the County and consultants hosted an open house at the Khalsa School in Conrich for the directly affected and adjacent landowners and residents of the area. The purpose and intent of the open house was to:

- Inform residents and landowners about the project timeframes and existing ASP policies affecting the subject area;
- Answer questions and receive feedback on the proposed project and related policies and issues:
- Understand from residents/landowners the existing level of knowledge about the Conrich ASP, level of development interest and initial preferences of types of industrial development in the industrial transition area.

FORMAT AND AGENDA

The open house was based on a typical format of information poster boards, short presentation by County staff and consultants and included opportunities for feedback by participants through answering questions by placing sticker dots on poster boards ('Dotmocracy'). See appendices for poster boards, presentation, FAQ information sheet and dotmocracy boards.

The agenda was as follows:

5:30-6:00 pm - Drop-in / meet & greet / answer questions

6:00-6:30pm - Presentation & Questions

6:30-7:30pm – Drop-in / meet & greet / answer questions

ATTENDANCE

There were approximately 23 people who attended the open house. Figure 1 below indicates the geographic spread of the attendees, which represents a large portion of the subject site and adjacent properties to the south. A total of 8 out of 18 properties within the subject site were represented at the open house. Five out of 11 adjacent properties to the south of the site were represented (see Figure 1).



Figure 1: Geographic Location of Open House Attendees

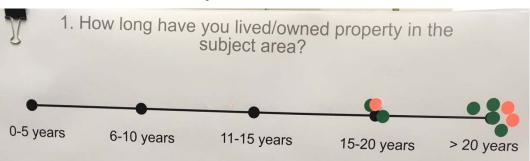
DOTMOCRACY QUESTIONS - RESULTS

While the emphasis of the open house was to inform residents of the project and the existing ASP policies, it was determined that gathering some basic feedback from residents on key questions could help steer the future direction of the project and maximize this consultation opportunity.

Four basic questions were asked and participants had the opportunity to answer them using sticker dots directly on the poster boards. Photos of the results are provided below in Figures 2 and 3. The four questions were:

- 1. How long have you lived / owned property in the subject area? (answer along a spectrum between 0 to >20 years)
- 2. Prior to this meeting were you aware of the policies affecting your property in the Conrich Area Structure Plan? (answer along a spectrum from "Yes A little No")
- 3. What type of development do you think is appropriate in the industrial transition area (place a dot above any or all that apply)? (answer along a spectrum from live/work to medium industrial large lots)
- 4. Do you intend to develop or sell your land? (answer along a spectrum from 'never' to 'in the next 10-20 years')

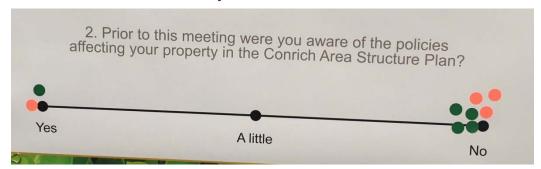
Question 1 – Results & Analysis



The results of Question 1 indicate that all respondents have lived or owned property in the area for more than 15 years. This is somewhat unique, as typically communities have a greater percentage of newcomers. Typical characteristics of a community with long-time residents include: rich history and understanding of the local area and strong attachment to the place, local features, and natural areas.

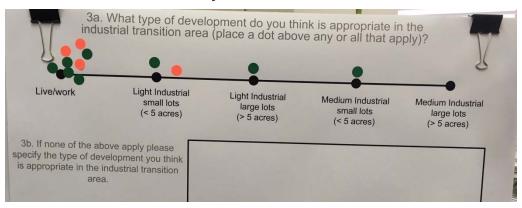
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Question 2 - Results & Analysis



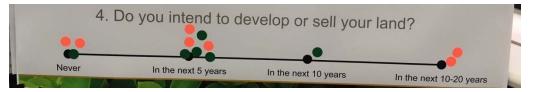
The majority of respondents stated they were not aware of the Conrich ASP policies prior to the meeting. This is important to consider as the project moves ahead, because the ASP policies are the guiding statutory policies on which the Township Road 250 Conceptual Scheme will be based. The results of this question emphasized the importance of keeping residents informed about policies affecting their land.

Question 3 - Results & Analysis



Question 3 was an opportunity to get an early sense of community preferences for the type of industrial development that may be acceptable within the industrial transition area. The majority of respondents stated a preference for live/work type of development while others indicated acceptance of light and medium industrial development in both small and large lot formats.

Question 4 - Results & Analysis



Question 4 asked respondents about their intentions to develop or sell their land, either in the short-term, long-term or never. The answers were distributed across the entire spectrum; however the largest portion of respondents (7 out of 13) indicated they wish to develop or sell

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their land within the next five years. It should be noted that five out of 13 respondents answered either 'in the next 10-20 years' (2 respondents) or 'never' (3 respondents). Answers provided indicate the need to address transitional development policies and design within the Township Road 250 Conceptual Scheme.

VERBAL FEEDBACK AND QUESTIONS

In addition to the formal dotmocracy questions, County staff and consultants received verbal feedback and questions from the attendees. A few of the general questions and comments have been summarized below:

- What does Industrial Transition mean?
- What does live/work mean and what does it look like?
- Stated concerns about storm water management. Concern that any future development does not create more problems for the area
- What are the requirements to connect to piped water and waste water infrastructure for the industrial transition area? How much will it cost? What type of development will trigger a requirement to connect?
- Stated concerns about existing road maintenance and the desire for paving along Twp Road 245A
- Questions and comments about the amount of right-of-way needed for expansion of Twp Rd 250.
- Concerns about traffic and rail crossing (stopping times) along Twp Rd 250
- Questions about the rationale of the Twp Rd 250 Conceptual Scheme boundary, and more specifically about the boundaries of the Industrial Transition and Country Residential designation areas identified in the Conrich ASP.
- Why are certain areas included or not included within the Conceptual Scheme boundary?
- Questions about front-ending infrastructure upgrades, off-site levies and other infrastructure costs as part of future development of the Industrial Transition area (when/how/how much)?
- What does the special policy area mean? When will that area be planned? What will be planned in that area?

CONCLUSIONS AND NEXT STEPS

The overall intent of the open house was for landowners and residents to gain an understanding of the project, the Conrich ASP policies and to meet the core members of the project team. General feedback from attendees at the end of the evening was positive and reflected an increased understanding of the Conrich ASP policies and the project.

Feedback from the *dotmocracy* questions indicates the stakeholders are generally wellestablished in this area, desire live/work or light industrial land uses and have a broad spectrum

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APPENDIX 'B': BYLAW C-7799-2018 AND SCHEDULE A (Township Road 250 - Conceptual Scheme)

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of development intentions for their land. The stated lack of prior knowledge of the Conrich ASP should be noted as the project moves ahead and additional residents participate.

Next Steps

The County will use the feedback received at the October 30, 2017 open house to inform and direct further community consultation on the Township Road 250 Conceptual Scheme project.

A second public consultation is planned for mid to late-November, where residents will be asked to actively participate in shaping the conceptual scheme design and policy direction.

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Purpose and Intent of Open House

Rocky View County (the County) has initiated a conceptual scheme process for the Township Road 250 area as required in the Conrich Area Structure Plan (ASP). On October 30, 2017 the County and consultants hosted an open house at the Khalsa School in Conrich for the directly affected and adjacent landowners and residents of the area. The purpose and intent of the open house was to:

- Inform residents and landowners about the project timeframes and existing ASP policies affecting the subject area;
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Format and Agenda

The open house was based on a typical format of information poster boards, short presentation by County staff and consultants, and included opportunities for participant feedback through answering questions by placing sticker dots on poster boards (dotmocracy). See appendices for poster boards, presentation, FAQ information sheet and dotmocracy boards.

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ATTENDANCE

Approximately 23 people attended the open house. Figure 1 below indicates the geographic spread of the attendees, which represents a large portion of the subject site and adjacent properties to the south. A total of 8 out of 18 properties within the subject site were represented at the open house. Five out of 11 adjacent properties to the south of the site were represented (see Figure 1).



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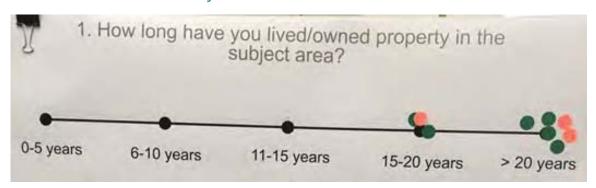
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While the emphasis of the open house was to inform residents of the project and the existing ASP policies, it was determined that gathering some basic feedback from residents on key questions could help steer the future direction of the project and maximize this consultation opportunity.

Four basic questions were asked and participants had the opportunity to answer them using sticker dots directly on the poster boards. Photos of the results for each question are provided below. The four questions were:

- 1. How long have you lived / owned property in the subject area? (answer along a spectrum between 0 to >20 years)
- 2. Prior to this meeting were you aware of the policies affecting your property in the Conrich Area Structure Plan? (answer along a spectrum from "Yes – A little – No")
- 3. What type of development do you think is appropriate in the industrial transition area (place a dot above any or all that apply)? (answer along a spectrum from live/ work to medium industrial large lots)
- 4. Do you intend to develop or sell your land? (answer along a spectrum from 'never' to 'in the next 10-20 years')

Question 1 - Results & Analysis



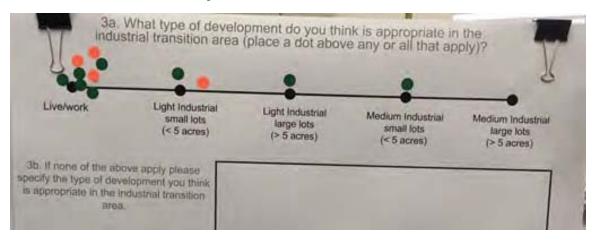
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Question 2 – Results & Analysis



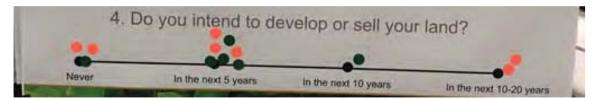
The majority of respondents stated they were not aware of the Conrich ASP policies prior to the meeting. This is important to consider as the project moves ahead, because the ASP policies are the guiding statutory policies on which the Township Road 250 Conceptual Scheme will be based. The results of this question emphasized the importance of keeping residents informed about policies affecting their land.

Question 3 – Results & Analysis



Question 3 was an opportunity to get an early sense of community preferences for the type of industrial development that may be acceptable within the industrial transition area. The majority of respondents stated a preference for live/work type of development while others indicated acceptance of light and medium industrial development in both small and large lot formats.

Question 4 – Results & Analysis



Question 4 asked respondents about their intentions to develop or sell their land, either in the short-term, long-term or never. The answers were distributed across the entire spectrum; however the largest portion of respondents (7 out of 13) indicated they wish to develop or sell their land within the next five years. It should be noted that five out of 13 respondents answered either 'in the next 10-20 years' (2 respondents) or 'never' (3 respondents). Answers provided indicate the need to address transitional development policies and design within the Township Road 250 Conceptual Scheme.

Verbal Feedback and Questions

In addition to the formal dotmocracy questions, County staff and consultants received verbal feedback and questions from the attendees. A few of the general questions and comments have been summarized below:

- What does Industrial Transition mean?
- What does live/work mean and what does it look like?
- Stated concerns about storm water management. Concern that any future development does not create more problems for the area
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- Concerns about traffic and rail crossing (stopping times) along Township Road 250
- Questions about the rationale of the Township Road 250 Conceptual Scheme boundary, and more specifically about the boundaries of the Industrial Transition and Country Residential designation areas identified in the Conrich ASP
- Why are certain areas included or not included within the Conceptual Scheme boundary?
- Questions about front-ending infrastructure upgrades, off-site levies and other infrastructure costs as part of future development of the Industrial Transition area (when/how/how much)?
- What does the special policy area mean? When will that area be planned? What will be planned in that area?

Conclusions and Next Steps

The overall intent of the open house was for landowners and residents to gain an understanding of the project, the Conrich ASP policies and to meet the core members of the project team. General feedback from attendees at the end of the evening was positive and reflected an increased understanding of the Conrich ASP policies and the project.

Feedback from the dotmocracy questions indicates the stakeholders are generally well-established in this area, desire live/work or light industrial lands uses, and have a broad spectrum of development intentions for their land. The stated lack of prior knowledge of the Conrich ASP should be noted as the project moves ahead and additional residents participate.

Next Steps

The County will use the feedback received at the October 30, 2017 open house to inform and direct further community consultation on the Township Road 250 Conceptual Scheme project.

A second public consultation is planned for mid to late-November, where residents will be asked to actively participate in shaping the conceptual scheme design and policy direction.



Stakeholder Workshop Summary – January 30, 2018

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PURPOSE AND INTENT OF OPEN HOUSE

Rocky View County has initiated a Conceptual Scheme process for the Township Road 250 area as required in the Conrich Area Structure Plan (ASP). On January 30, 2018 the County and consultants hosted the third stakeholder workshop at the Chestermere Christian Fellowship in Conrich for the directly affected and adjacent landowners. Previous workshops occurred on November 29, 2017 and October 30, 2017.

The purpose and intent of the Stakeholder Workshop was to:

 Receive feedback from landowners and stakeholders on the proposed conceptual scheme design options, project objectives and policy directions.

FORMAT AND AGENDA

The Stakeholder Workshop included a typical open house format of information poster boards as well as an opportunity for participants to fill in a feedback workbook and vote for their preferred option. See **Appendix A** for the Stakeholder Feedback Form.

Voting Exercise

Participants were given the opportunity to rank four conceptual scheme design options during the workshop. A bucket was setup under each of the four concept options and participants were given four small pieces of paper with the numbers 1 through 4 written on them. Participants were told to place the piece of paper with a number 1 in the bucket located under their preferred option. Participants could then place their other numbers within the buckets under the other concept design options. In this way each participant ranked the concept options.

ATTENDANCE

There were approximately 17 people who attended the event. Figure 1 below indicates the geographic spread of the attendees, which represents a large portion of the plan area and adjacent properties to the south. A total of 6 out of 18 properties within the subject site were represented at the open house. 6 out of 11 adjacent properties to the south of the site were represented (see Figure 1).

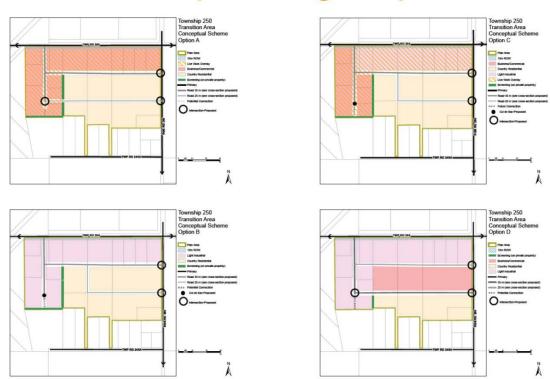


Figure 1: Geographic Location of Open House Attendees

FOUR CONCEPT DESIGN OPTIONS

Participants were given the opportunity to rank four concept designs (see figure below). Option A focused on Business/Commercial land uses with a clear grid road network and an opportunity for a live-work overlay policy. Option B identified light industrial uses with a slightly modified grid road network. Option C had the same road network as Option B, but instead provided the livework overlay as well as a mixture of business/commercial and light industrial land uses. Option D was the only option that proposed an expansion of the non-residential area with a business/commercial area and a grid road network.

4 Concept Design Options

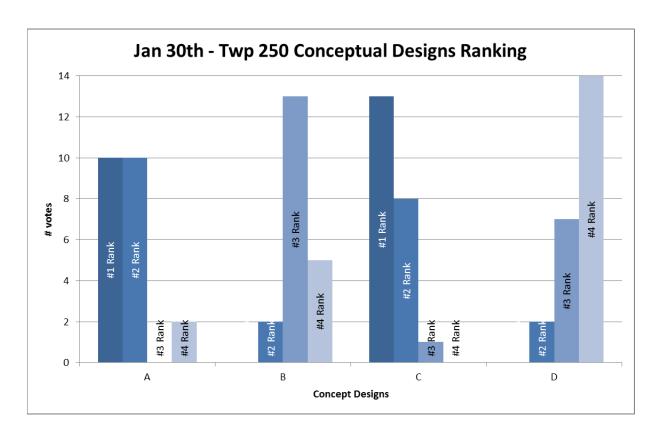


RESULTS

Bucket Voting/Ranking

The bucket voting or ranking of the concepts resulted in a clear preference for Concept Designs C and A. Concept C outranked all others with 13 first place votes followed by 10 first place votes for Concept A. Concept Design B was ranked by the majority of respondents as the third best option and Concept D was clearly the least preferred concept option. See the below table and chart for full ranking results:

	Ra	nking Resul	ts	
Concept	#1 Rank	#2 Rank	#3 Rank	#4 Rank
А	10	10	0	0
В	0	2	13	5
С	13	8	1	0
D	0	2	7	14



ANALYSIS

Based on the results, respondents appeared to prefer maintaining the established L-shaped non-residential area, matching the policies in the Conrich ASP. Option D, which proposed an expansion of the non-residential area was the least preferred concept. Further, respondents appear to have a preference for business-commercial land uses compared to light industrial land uses, as shown by the low ranking of Option B and the high ranking of Options A and C. Additionally, respondents did not appear to show a preference for road structure, as the highest ranked options (A and C) had different road networks. Another common element of both Option A and C was the provision of a Live-Work Overlay policy area.

In conclusion, it appears based on the respondents who voted at the workshop there is a preference for:

- maintaining the L-shape of the non-residential area,
- adding a live-work overlay policy, and
- focusing policy more on business-commercial land uses and less on light industrial land uses.

VERBAL AND WRITTEN FEEDBACK

In addition to the *voting* process, County staff and consultants received written and verbal comments from the attendees. A few of the general comments have been summarized below:

Comments

- Live-work overlay is strongly desired from current residents
- Business-commercial land uses with smaller lots are preferred to light industrial uses
- Business hours, traffic, noise, and other operation aspects must be controlled to minimize the impact on existing residents
- Existing landowners should not have to apply for live-work zoning
- 15m dedication of land on the south side of Twp Rd 250 should not be required

CONCLUSIONS & NEXT STEPS

The overall intent of this third Stakeholder Workshop was for landowners and residents to rank and vote on proposed conceptual scheme design options and provide any additional feedback on the general direction of the conceptual scheme policies.

Feedback from this third Stakeholder Workshop will closely inform a draft Conceptual Scheme.

Next Steps

The County and consultants will use the feedback received at the January 30, 2018 workshop to inform and direct a draft Conceptual Scheme on the Township Road 250 Conceptual Scheme project. The next community open house will present a draft Conceptual Scheme for comment.

Appendix B: Potential Build-Out Scenarios

Development will be directed by market conditions, developer interest, and the requirement to construct the necessary infrastructure to support the development. The requirement to construct County standard roads and infrastructure to serve any Business Commercial or country residential development will likely result in development proceeding first on the edges of the Plan Area. Development will then likely proceed inward as infrastructure and roads are constructed to service the Plan Area. The following illustration shows how the plan area may build-out over time. The illustration also highlights that lots in the middle of the plan area will likely only develop after lots on the edges have fully constructed the necessary infrastructure.

Below is one series of many potential configurations for future development, and is provided for illustration only. This is by no means limiting, and alternate configurations may be proposed.

Figure 19: Potential Build out Scenario*

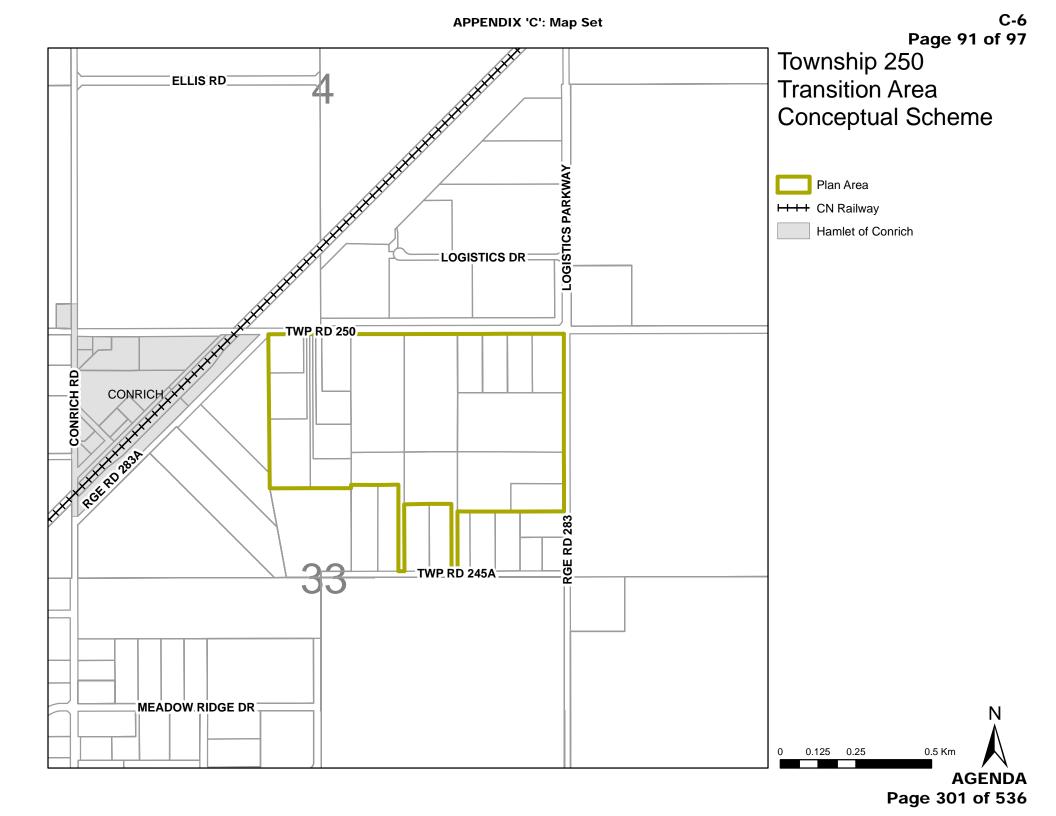
*Conceptual drawing only. Buildings are not to scale.



- The first full service Business
 Commercial lots are
 developed, including the
 construction of a municipal
 standard road with a
 temporary cul-de-sac.
- The second full service Business
 Commercial lots are built along the
 west side of the Plan Area, including
 consolidation of numerous panhandle
 driveways.
- Development on the west side is extended to the south, the temporary cul-de-sac is removed in favour of another one. The first resubdivision in the Country Residential area begins to occur.

- The Business Commercial area is fully developed, including municipal standard roads and water and sewer servicing. The temporary culde-sac has been removed in favour of a full road connection. The Country Residential area resubdivision has pushed further to the west.
- The Country Residential area is now fully resubdivided into smaller lots and the road network is fully intact.





1541809 ALBERTA LTD.

265 Coral Shores Cape NE Calgary, Alberta, T3J-3T8

December 15, 2018

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

RE: Township Road 250 Conceptual Scheme Draft - October 31, 2018

Dear Oksana,

Thanks for your presentation of Township Road 250 Conceptual Scheme on November 14, 2018 and small discussion with me.

I am the owner of 17.05 acre parcel located in Local Plan TWP Rd 250, (Legal Description NE-33-24-28-04, Lot/Block/Plan 3//731369), indicated as Property with black lines on the attached drawing. As I indicated during our discussion that I have sent several emails and have even meeting with Mr. Richard during Conrich Area Structure Plan. My last email to Richard/Meghan is attached for your quick reference.

Due to the nature of this area existing structure and the initial common facilities (roads, running water, sewage system, pathways, etc) specified in the Conceptual Scheme Draft – October 31, 2018, this area will never be developed due to the following reasons:

1. Several owners own small parcels located in this area. As per the plan, one developer will develop this area. One developer usually purchases a big land parcel normally 150 to 300 acres at a discounted price in the range of 10 to 20 thousand /acre then he develops the area to meet the various development requirements. Due to the overall size of development, he can make good profit. In some instances, due to market fluctuation even at this purchase price developers went bankrupt due to poor sales of lots or houses. But in this area, property value is over \$90,000 / acre. Some of the owners are not even interested in selling their properties due to various financial and emotional reasons. Therefore, a vision of one developer developing this area is out of question. This is a serious concern for all owners in this area. Based on the requirements

- of this scheme, the area may never be developed in the future. This is a big setback to the area development plan.
- 2. Based on the conditions set out in the Conceptual Scheme, individual owner, like me, cannot develop his own property because he has to purchase land from other owners at a prime price to bring road access on his property. Some of the land owners may not even sell their land for this purpose. The expense of all the roads and other amenities is out of one owner reach. Therefore, due to stringent conditions set out in the scheme, one owner will never be able to develop his property.
- 3. Based on the complications of the proposed Scheme, some of the owners even pulled out of the Scheme. There were very few people showed up in the meetings because there is no benefit in the proposed Scheme for development of this area. This Scheme will never be implemented in the present shape. In fact, it is an hindrance to the development of this area. It has to be modified to encourage individual owners to develop this area.
- 4. Rocky View is in the process of approving File # 05303012, Application # PL20180134 9.88 acres property at the junction of Township Road 250 and Logistics Parkway just across this area from Residential Three District to Commercial. This is a very good move for the development of this area. Similar concept shall be used in this scheme.
- 5. Based on the above concerns and setbacks to the proposed plan, I suggest the following changes to the plan before it is presented to the Council:
 - Best approach is to plan in such a way so that each owner individually or jointly with neighbors can develop this area using the existing roads. The development shall be to establish business related to CN Logistics such as truck weighing scale, warehousing, truck repair shops, container storage, truck parking, etc. This will allow faster development in this area. It will be a great benefit for this area. It will benefit Rocky View in the long run based on high income from property and business taxes. But as per the present Scheme these are not allowed for industrial transition area.
 - Make area marked on the attached Map as Industrial Transition. This will make square area, instead of L shaped area, as Industrial Transition. With one service road next to TWP RD 250 and one road at the south end of this area will allow a decent development in this area. There can be drive way instead of main road #2 to allow back access for all industrial developments. This will be similar to a block in the city where business face each of the four perimeter roads and have customer parking on the front. The road on the south side plus customer parking areas will provide 50m separation required between country residential and industrial areas. This will also provide access road for residential area facing north. This setup will also allow each owner to develop their properties themselves or jointly with neighbors. They will not be waiting for a developer to develop this area.
 - If service road next to TWP RD 250 is not acceptable, then make road #2 as the main road and eliminate road #3. Allow 50m separation with trees in this area to separate transitional area from residential area. There is no need for footpaths in this location. At present there is no park or footpath in this area. Individual owner developer cannot afford the expense of such amentias for public use. These

APPENDIX 'D': LANDOWNERS COMMENTS

requirements are simply a forced burden on individual developer that is discouraging the development.

Please note, most of the residents that were providing initial input to the plan have pulled out of this plan. Therefore, their input should have no impact on the real requirement of this area development.

Please implement our concerns before submitting the Township Road 250 Conceptual Scheme to Rocky View Council for approval.

If you require any further clarifications, please do not hesitate to contact. If you want me to present our concerns to Council directly please advise and send me proper documentation for my presentation.

With Best Regards,

Spadhesho

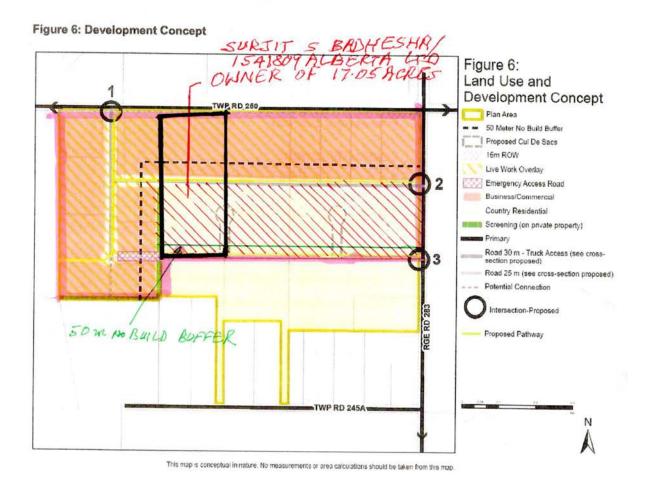
Surjit S Badhesha P. Eng.

Director,

1541809 Alberta Ltd.

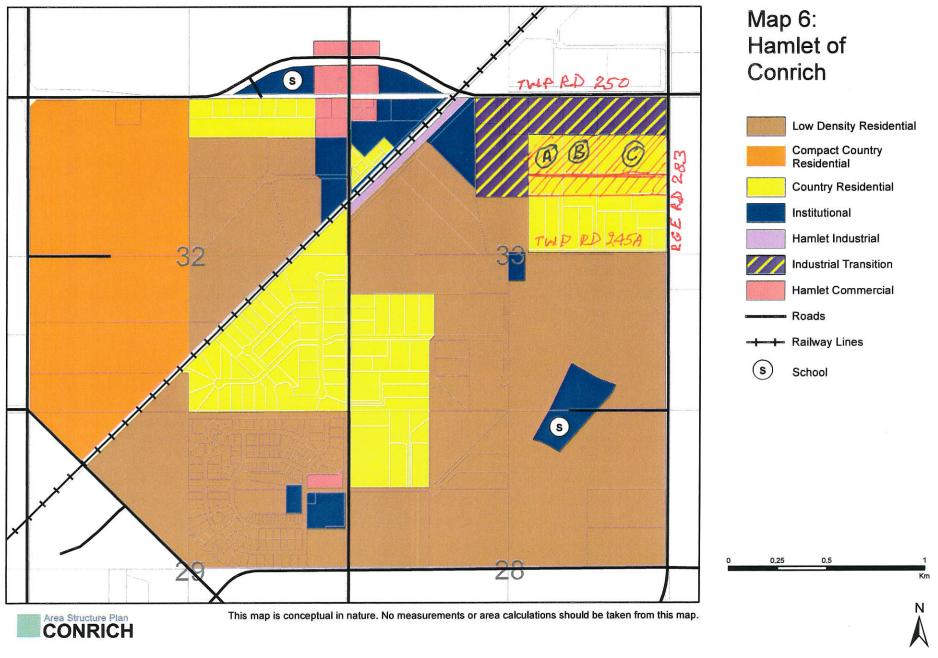
Attachments:

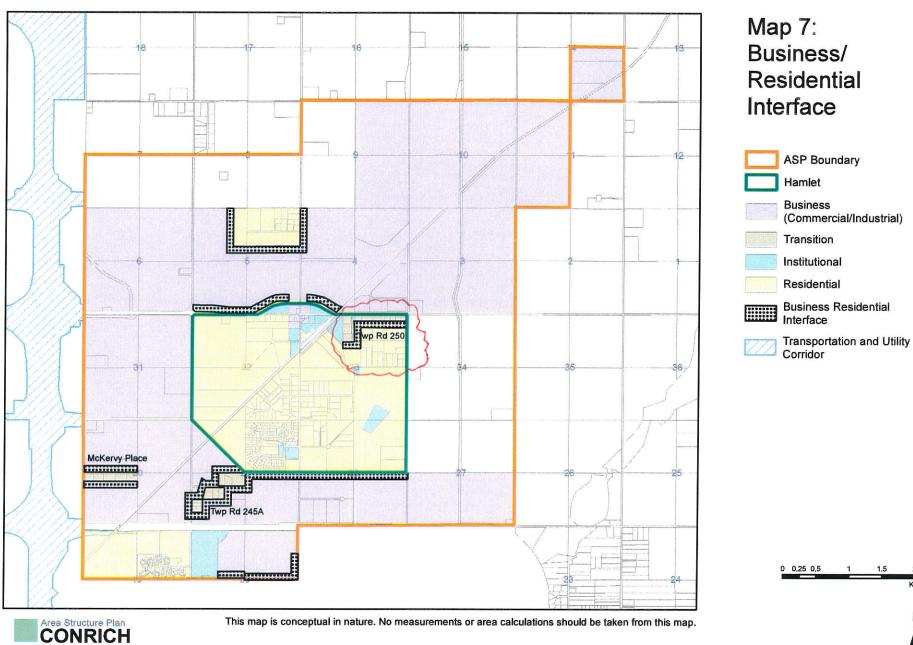
Marked Up Copy of Figure 6: Development Concept



Transitional Area: Phase 1- Live-Work Overlay

The Live-Work Overlay provides an additional layer of policy for the lands identified as Business Commercial. The Live-Work Overlay responds directly to a desire of the Plan Area's existing landowners to allow larger home-based businesses on existing residential parcels. This development opportunity allows for applications of home-based businesses of a greater size and intensity than is presently permitted by the County, and provides flexibility as the area transitions to a fully serviced Business Commercial area. This additional policy layer no longer applies once a parcel of land is redesignated to a Business Commercial district.





Residential







AGENDA Page 307 of 536



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 5

TIME: Afternoon Appointment

FILE: 1015-568 **APPLICATION**: PL20180130

SUBJECT: Live-Work Overlay – Township Road 250 Conceptual Scheme

Note: This application should be considered in conjunction with Conceptual Scheme

Application PL20180130 (C-6)

¹POLICY DIRECTION:

The application was evaluated against the Conrich Areas Structure Plan and the Interim Growth Plan.

EXECUTIVE SUMMARY:

As part of the implementation of the Conrich Area Structure Plan (CASP), a Live-work overlay has been developed in concert with the Township Road 250 conceptual scheme. It has been brought forward as a separate item for Council's consideration.

The proposed live-work overlay applies to 13 parcels (11 whole parcels and portions of 2 larger parcels), allowing for a limited expansion of on-site home-based business uses. Uses are broader than existing home-based business restrictions, though still of sufficient limitations so as not to unduly impact the exsting adjacent country residential parcels.

Policies provide for larger buildings and servicing options, as broader uses with limited outdoor storage.

The live-work policies will be included in the current land use bylaw upon adoption, and the policies will also be carried forward in conjunction with the Land Use Bylaw revisions currently under way.

The application is compliant with relevant policy.

PROPOSAL: To adopt the Live-work overlay to provide a policy

framework for several parcels within the proposed

Township Road 250 Conceptual Scheme.

LEGAL DESCRIPTION: Located within a portion of NW-33-24-28-W04M and a

portion of NE-33-24-28-W04M

GENERAL LOCATION: Located immediately east of the hamlet of Conrich, at the

southwest junction of Township Road 250 and Range

Road 283

APPLICANT: Rocky View County

OWNERS: Alghadeer Islamic Association; Scotia Mortgage

Corporation; Kaler, Balwinder Singh; Eichenlaub, Tyson G; Stonham, Tom; 1541809 Alberta Ltd.; Stonham, Eleanor & Tom; Bohdan, Gena; Krieger, Tony; Purba, Dhanvinder; Sidhu, Darshan, Tiwana, Barinder;

Oksana Newmen, Planning and Development

¹ Administration Resources



McCutcheon, Robert; Grewal, Manjinder; Neumann, Erich & Jennifer J.; Ali, Abdulhameed; Aaridhy, Hamza

Al; Neumann, Erich & Anneliese

EXISTING LAND USE DESIGNATION: Residential Two District (R-2)

PROPOSED LAND USE DESIGNATION: Residential Two District (R-2), to include partial Live-work

Overlay

GROSS AREA: \pm 67.51 acres across 13 parcels

PUBLIC & AGENCY SUBMISSIONS:

The conceptual scheme, including the live-work policy framework, was circulated to the 18 landowners within the Township Road 250 conceptual scheme area, as well as 11 adjacent and nearby landowners. Agencies circulated provided comments as detailed in Appendix 'A'.

BACKGROUND:

The Conrich ASP was approved in December 2015 and formally adopted in May 2017. The plan directs the County to lead the development of a Conceptual Scheme for the identified Township 250 Transition Area.

Part of the transition strategy for the conceptual scheme involves the establishment of a live-work overlay, that will arrange land uses that take advantage of commercial and industrial growth opportunities, while minimumzing the impact on residential development. It will allow the parcels identified as Transition to have an additional layer of policy to allow extended business opportunities. At this time, the live-work overlay will be adopted over the whole or portion of 13 parcels in the Township Road 250 Conceptual Scheme, but the broader application of the overlay is included in the proposed Land Use Bylaw revisions currently under way.

The overlay will allow flexibility for home-based businesses of a greater size and intensity that is presently permitted by the County, and provides flexibility as the area transitions to a fully serviced Business Commercial Area.

Broadly, it requires that the residence remain, and prohibits outdoor RV storage or any uses with significant off-site impacts. Allowed uses include those which would occur within a building, or with minimal outside requirements. Home based businesses taking advantage of the overlay will be required to obtain Development Permits, and will be limited to not more than six non-resident employees and limitations on buildings sizes, and are subject to the 50m setback requirement.

Servicing

The Live-work overlay businesses will be permitted to continue operating with existing on-site servicing, subject to demonstrating that existing systems are sufficient.

Stormwater Management

Storm water management in both the live-work overlay and country residential areas will require onsite management until a regional conveyance is available.

Plan Preparation

The County held four meetings, which included three workshops and one working meeting for landowners within and adjacent to the plan area in order to gain feedback.



POLICY ANALYSIS:

Interim Growth Plan

The proposed overlay is implementation of measures of the adopted Conrich Area Structure Plan, an Approved Land Use Plan, and therefore consistent with the IGP.

Conrich Area Structure Plan

The Conrich Area Structure Plan, specifically in reference to Residential Transition Areas, notes that the County may consider a "work/live" land use, allowing greater instensity of business use than currently contemplated under existing residential districts or home based businesses. The adoption of the work/live land use is part of the ASP implementation.

PROPOSED AMENDMENT TO BYLAW

The new live-work overlay will be added to the current Land Use Bylaw as Section 20.12, under the General Adminstration Section. This will also include an corresponding Appendix, Schedule 10, the map delineating the areas subject to the overlay.

CONCLUSION:

The Conrich ASP provided the framework to establish a live-work overlay for those transitional uses to engage in expanded home-based business opportunities. These opportunities will provide business opportunity, while protecting the adjacent existing country residential uses from undue impacts.

OPTIONS: Option #1: Motion #1 THAT Bylaw C-7898-2019 be given first reading. Motion #2 THAT Bylaw C-7898-2019 be given second reading. Motion #3 THAT Bylaw C-7898-2019 be considered for third reading. Motion #4 THAT Bylaw C-7898-2019 be given third and final reading. Option #2: That alternative direction be provided. Respectfully submitted, Concurrence, "Richard Barss" "Al Hoggan" Acting Executive Director, County Adminstrative Officer Community Development Services ON/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7898-2019 and Schedule A



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
Province of Alberta	
Alberta Environment	No comments received.
Alberta Transportation	As the proposed conceptual scheme, and subsequent subdivision application are greater than 1600 metres from a provincial highway, Alberta Transportation has no requirements with respect to this proposal.
	Should the Traffic Impact Assessment be updated to review the impacts to the Stoney Trail / McKnight Boulevard interchange, and/or the Highway 1 & Range Road 283 intersection, this information should be forwarded for review.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	Alberta Health Services, Environmental Public Health has received the above-noted file regarding the proposed Township Road 250 Transition Area Conceptual Scheme. At this time we do not have any concerns with the information as provided.
	Please contact me if there are any adjustments made to the file, or you have any questions or concerns.
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:
	Any existing land rights shall be carried forward in kind and



AGENCY COMMENTS

- registered on any newly created lots, public utility lots, or other properties.
- 2. Subdivisions with proposed lot sizes of 5 acres or less will require detailed review. Lots proposed with an area less than 2 acres are unacceptable.
- 3. ATCO Pipelines requires a separate utility lot for its sole use.
- 4. A pipeline alteration may be required in this area.
 - All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
 - This process can take up to 18 months to complete.
- 5. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
- Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
- 7. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
- 8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
- 9. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
- 10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review. If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email lsabel. Solis@atco.com.



AGENCY	COMMENTS
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	TELUS COMMUNICATIONS INC. has no objections, however, we do ask to be contacted prior to the development as TELUS will require a utility right of way in order to service this area.
	TELUS would prefer a TELUS named right of way, however, if the developer chooses to register a general utility right of way, then we would ask that TELUS be included.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	Not required for circulation.
Adjacent Municipality	
The City of Calgary	The City of Calgary Transportation Planning has no comments regarding this application.
Tsuut'ina Nation	Not required for circulation.
Other External Agencies	
EnCana Corporation	Not required for circulation.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Chestermere-Conrich Recreation Board	No comments.
Internal Departments	
Recreation, Parks & Community Support	Note: Comments were incorporated into plan development and policies.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comments.
Planning & Development - Engineering	Note: Comments were incorporated into plan development and policies.



AGENCY	COMMENTS
Transportation Services	No concerns.
Capital Project Management	No comments received.
Operational Services	No concerns.
Utility Services	No concerns.
Agriculture and Environment Services	Because this Conceptual Scheme falls within the Conrich Area Structure Plan, and appears to have limited impacts to the Agricultural Land to East, Ag Services has no concerns.
	Note: Solid waste and recycling provided comments to the plan, and were incorporated into appropriate policies.

Circulation Period: November 1, 2018 to December 3, 2018



BYLAW C-7898-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7898-2019.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Bylaw C-4841-97 is hereby amended to add additional and amended definitions and development regulations to implement the pending recreational cannabis legalization, as shown on the attached Schedule 'A'.

PART 4 – TRANSITIONAL

Bylaw C-7898-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

> **Division**: 5 File: 1015-568

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	



SCHEDULE 'A' FORMING PART OF BYLAW C-7898-2019

Schedule of textual amendments to the Land Use Bylaw (Bylaw C-4841-97):

Amendment #1:

Add a new Section 20.12, which reads:

LIVE-WORK OVERLAY

- The purpose of this Overlay is to provide an opportunity for more commercial uses of greater size and intensity than is generally permitted within a Home Based Business, Type II. The live-work overlay boundaries are indicated in Schedule 10.
- b) The following uses are additional uses, discretionary on the parcels identified in Schedule 10:

Accessory buildings greater than 150.00 sq. m (1,614.59 sq. ft.) building area and less than 500.00 sq. m (5,381.96 sq. ft.) building area

Animal Health Care Services

Bee Keeping

Contractor, Limited

General Industry Type 1

Medical Practice

Medical Treatment Services

Mini-Storage

Offices

Personal Service Business

Residential Care Facility

c) General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw*, the underlying land use district, as well as the following provisions. Any new discretionary uses within the area shown in Schedule 10 *shall* be subject to the requirements of the underlying land use district and this overlay.

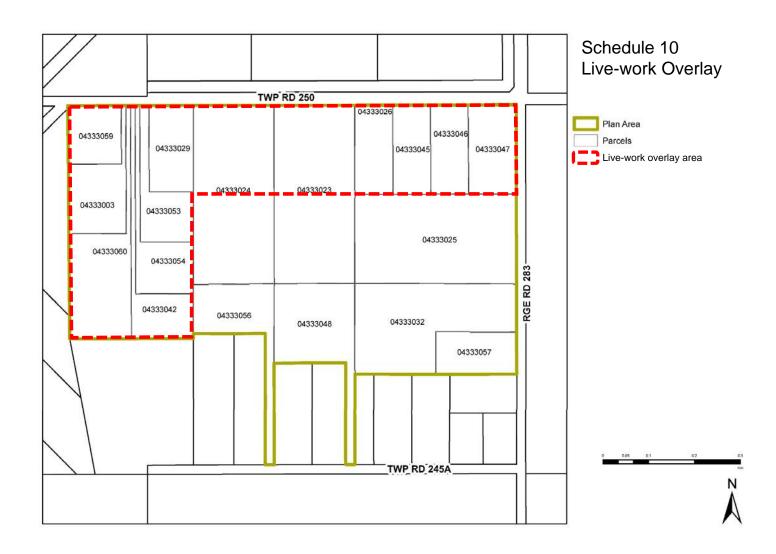
- d) Building Regulations
 - (i) Maximum height
 - (a) principal building 10.00 m (32.81 ft.)
 - (b) buildings for business activities 10.00 m (32.81 ft.) for all uses, discretionary pertaining to this overlay; uses, permitted and discretionary, in the underlying district shall adhere to the maximum accessory building height for the underlying land use district
 - (ii) The total building area for all *buildings* associated with the uses identified within the Live-work Overlay *shall* not exceed 500.00 sq. m (5,381.96 sq. ft.)



- (iii) Exterior of *buildings shall* complement the residence.
- e) Operational Regulations
 - (i) The maximum number of non-resident employees is six.
 - (ii) Any business or use listed in 20.12(b) *shall* have a minimum of one resident employee.
 - (iii) For those activities occurring outside of an enclosed building, hours of operation are limited to between 8:00 a.m. and 7:00 p.m.
- f) Outside storage, if allowed in a condition of a Development Permit, shall:
 - (i) be completely screened from adjacent lands;
 - (ii) meet the minimum *setback* requirements for *buildings*; and
 - (iii) shall not exceed 1% of the parcel or 400.00 sq. m (4,305.56 sq. ft.), whichever is the lesser.
- g) Landscaping Regulations
 - (i) Any property line abutting a residential land use district shall require a minimum landscaping buffer with a minimum of 10 meters depth (32.81 ft.).
 - (ii) The landscape buffer *shall* mitigate any potential off-site negative visual impacts associated with non-residential land uses, to the satisfaction of the Development Authority.
 - (iii) Landscaping treatments within any landscape buffer may include:
 - (a) Trees, shrubs, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks.
 - (b) Notwithstanding (a), surface parking may be permitted where it is screened from public right-of-ways by berms and/or landscaping, to the satisfaction of the Development Authority.
 - (iv) Outdoor storage shall not be permitted within any landscape buffer.

Amendment #2:

Add Schedule 10 to Table of Schedules:





AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council

DATE: June 25, 2019 DIVISION: All

FILE: 6000-300

SUBJECT: 2018 Agricultural Service Board Annual Report

¹POLICY DIRECTION:

Under Section 4 of the *Agricultural Service Board Act*, the Agricultural Service Board must present an annual report to Council for information.

EXECUTIVE SUMMARY:

The Agricultural Service Board (ASB) is a Committee of Council created under the *Agricultural Service Board Act*, which sets out the legislative framework for ASBs across the Province. ASBs created under the Act are eligible to apply for provincial funding under the Agricultural Service Board Grant Program.

The purpose of the provincial grant is to support the ASBs with administering the legislative requirements of the Act, as well as with developing and delivering environmental extension programming. One of the requirements of the provincial grant is that the ASB must provide Council with an annual summary of its activities. Agricultural Services staff will provide a presentation to Council summarizing the full annual report.

BACKGROUND:

Rocky View County's Agricultural Service Board was the first ASB established in the province in 1945 under the *Agricultural Service Board Act*. Under current legislation, administration of several provincial acts is delegated to rural municipalities, with some compensation provided if the following duties are undertaken by the ASB:

- to act as an advisory body and to assist the Council and the Minister, in matters of mutual concern:
- to advise on and to help organize and direct weed & pest control and soil & water conservation programs;
- to assist in the control of animal disease under the Animal Health Act;
- to promote, enhance and protect viable and sustainable agriculture; and
- to promote and develop agricultural policies to meet the needs of the municipality.

A three-year ASB Strategic Plan (and detailed action plan) is required to identify how the ASB and Agricultural Services staff intends to implement agricultural programs to fulfill these duties. Based on evaluation of these plans and the outcomes, and on Council's annual approval, grants are allocated to the County.

Kristyn Smigelski, Agricultural Services Officer

¹Administration Resources



BUDGET IMPLICATIONS:

This report is a requirement of the Alberta Agricultural Service Board Grant program which provided Agricultural Services with \$243,359.46 for Legislative and Environmental programming in 2017.

OPTIONS:		
Option #1:	THAT the 2018 Agricultural Service	Board Annual Report be received for information.
Option #2:	THAT alternative direction be provi	led.
Respectfully s	ubmitted,	Concurrence,
	"Byron Riemann"	"Al Hoggan"
F C Dis-		Objet A desirate at Office
Executive Dire	ector	Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – 2018 Agricultural Service Board Annual Report Attachment 'B' – Agricultural Service Board Presentation

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

2018 Agricultural Service Board Annual Report Rocky View County

Legislative Stream

Goal Area 1: Delivery/Support of the Agricultural Pests Act

	2016	2017	2018
Number of Appointed Pest Inspectors:	14	14	14
Number of Fields Inspected For:			
 Clubroot 	112	133	161
 Fusarium graminearum 	14	13	50
Bertha Armyworm Inspections	2 Sites	2 Sites	2 Sites
Dutch Elm Traps (elm bark beetle)	7 Sites	7 Sites	9 Sites
Grasshopper Survey Sites	76	79	50
Rat Calls	11	9	2
Rat Inspections	7	6	2
Tree Calls	12	24	10
Tree Inspections	7	5	5
Number of Rental Traps Utilized:			
Skunk	22	15	13
 Magpie 	4	4	4
 Raccoon 	3	3	1
Pigeon	1	0	0
Squirrel	1	2	0
Number of Hay Probe Rentals	2	3	1
Number of Soil Probe Rental	5	1	2
Number of Pocket Gopher Traps Sold	106	50	15
Number of Bat Boxes Sold	16	15	5

Goal Area 2: Delivery/Support of the Soil Conservation Act

	2016	2017	2018
Number of Soil Conservation Inspectors	5	5	5
Number of Soil Conservation Inspections	-	-	3
Number of Responses for Stat Dec & Developments Permit Applications (Top Soil)	31	40	34

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Goal Area 3: Delivery/Support of the Weed Control Act

Number of Weed Inspectors	14	14	14
Appointed			
Number of CityView Weed Cases	667	666	684
Number of Weed Notices Issued	80	98	91
Number of Prohibited Noxious Weed Cases	19	26	
Number of Formal Weed Inspections	2393	2476	3283
Number of Re-inspections	940	1127	812
Number of Municipal & Portable Seed Cleaning Plants Inspected	1	1	1
KM's of Road-edge Treated for the Encroachment of Grass	618 km (236 ha)	165.3 ha	240 KM
KM's of Roadside Spot Treated for Noxious Weeds	618 km (1679 ha)	1149.8 ha	1809 ha
KM's of Roadside Mowed	2350 km 1 st Cut & 1700 km 2 nd Cut	7962 KM	7962 KM
Number of Municipal Reserves Inspected	42	44	45
Number of Municipal Reserves Spot Treated for Noxious Weeds	20	63	41
Number of Municipal Reserves Mowed	62	73	73
Purple Loosestrife Weed Control	13 Site on the Bow	13 Sites on the Bow	7 Sites on the Bow
Weed Control Contracts:			
 City of Airdrie 	-	1 9 ha	14.4 ha
Number of Producers Qualifying for the Certified Weed Free Hay Program	1	1	3
Rental of Backpack Sprayer	15	3	0
Rental of Pasture Sprayer	13	13	14
Roadside Seeding & Reclamation Projects	8	8	8

Goal Area 4: Delivery/Support of the Animal Health Act

	2016	2017	2018
Number of Reportable or Notifiable Diseases	-	-	-

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Goal Area 5: Promote and Develop Agricultural Policies

Number of Circulation Responses to
Land Use Redesignations,
Subdivisions, and Development
Permits
Number of ASB Training Sessions

2016	2017	2018
138	193	159
1	1	1

Goal Area 6: Provide Diverse Educational Opportunities				
	2016	2017	2018	
Number of AgriView Newsletter Issues Produced	4	5	12	
Number of AgriView Newsletters Sent to Producers	170	1375	3587	
Number of Workshops Organized	11	19	24	
Number of Workshop Attendees:				
 Solar Workshop 	-	95	19	
 Working Wells 	25	28	60	
 Verified Beef Program 	-	18	23	
 Tree Pruning & Health 	21	33	22	
 Bees & Trees 	27	28	33	
 Farm Energy Management 	-	75	19	
 Farm Security 	30	39	35	
 Backyard Hens 	-	36	-	
 Septic Sense 	19	48	20	
 Green Acreage Guide 	-	17	-	
 Environmental Farm Planning 	-	4	-	
 Vegetable Gardening 1 	26	38	27	
 Vegetable Gardening 2 	30	42	26	
 Weeds & Pests 	-	39	10	
 Bear Safety 	-	28	-	
 Ladies Livestock Lessons 	85	78	109	
 Beekeeping 101 	-	53	-	
Ranching Opportunities	175	190	119	
 Living in the Natural Environment 	150	148	129	
 Phosphorous Management 	-	-	32	
 Mosquito Workshop 	-	-	12	
 Riparian Management 	-	-	7	

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Water & Ag Conference	-	-	98
 MD of Bighorn, Mountain View County, Kneehill County, Wheatland County, Red Deer County, Clearwater County, MD of Foothills, City of Calgary, City of Chestermere, Town of Crossfield, Town of Airdrie, Town of Cochrane, Foothills Forage, Grey Wooded Forage Association, AB Agriculture and Forestry, Cows & Fish, Olds College, 4-H, AWES, AFAC, NAISMA, AAAF 	20	20	22
Number of Publications Distributed	300	2233	2403
Number of Agricultural Tour Participants	77 Participants & 10 RVC Staff	96 Participants & 23 RVC Staff	109 Participants & 18 RVC Staff
Number of Aggie Days Attendees	30, 000	50, 500	38, 945
Number of Staff Participating in the Classroom Agriculture Program	2 Presenters at 3 Schools	2 Presenters at 3 Schools	1 Presenter at 3 Schools
Master Farm Family Award	Lazy M Ranches: Doug & Patti-Ann Milner	CL Ranches Ltd. Marshall Copithorne Family	Schissel Family Farm
Stampede Farm Family Award	Jones Hereford Ranch, Allen & Shannon Jones, Balzac	Darcey & Leisa Gallelli, Crossfield	Murray & Reba Taks
Olds College Scholarship	1 @ \$500.00	1 @ \$500.00	1 @ \$500.00
4-H Scholarship	2 @ \$500.00	2 @ \$500.00	2 @ \$500.00
Number of Website Clicks on Ag Webpage	21, 066	27, 347	30,299

Goal Area 7: Environmental Sustainability

	2016	2017	2018
Number of Trained Staff to Assist With EFP & GF2	5	5	3
Number of Producers Who Received Assistance with an EFP	13	11	9
Number of EFP Calls/Requests	16	8	28

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



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Number of EFP's in Progress
Number of Agri-Environmental
Incentive Programs
Number of Ag Producers utilizing
Incentive Program
Number of Meetings Attended re:
Rural Watershed Management

Number of WSG's Supported

Number of WPAC's Supported Number of Workshops Planned re: Riparian Health & Restoration Projects

2	5	12
5	4	4
16	13	8
40	40	12
5 (ERWP, NCWP, JCWP, RDRWA, LCARF)	4 (ERWP, NCWP, JCWP, RDRWA)	4 (ERWP, NCWP, JCWP, RDRWA)
1 (BRBC)	1 (BRBC)	1 (BRBC)
2 Bioengineering Workshops (JCWP & ERWP)	3 Bioengineering Workshops 1 (AWES) Workshop	1 Bioengineering and 2 Field Days

Environmental Stream

Environmental Program Plan Goal 1: Enhance watershed health and environmental sustainability by encouraging responsible stewardship of air, land, biodiversity and water resources.

Strategy 1: Heighten Educational Role in Rural Water Management through Partnerships with WSGs, Government, Municipalities and NGOs

	2016	2017	2018
Number of Meetings Planned/ Attended			
 Bow River Phosphorous Management Plan 	5 (4 County Departments	5 (3 County Departments	5 (1 County Department)
 WSG & WPAC Meetings 	35	34	25
 # of WSG's Supported 	5 (ERWP, NCWP, JCWP, RDRWA, LCARF)	4 (ERWP, NCWP, JCWP, RDRWA)	4 (ERWP, NCWP, JCWP, RDRWA)
Number of WPAC's Supported	1 (BRBC)	1 (BRBC)	1 (BRBC)
Projects Funded through WRRP in JCWP	4	5	6

Strategy 2: Provide Advice to Producers on Implementation of BMPs to Enhance Watershed Health

Number of Workshops Planned re:
Riparian Health & Restoration
Projects

2016	2017	2018
2 Bioengineering Workshops (JCWP & ERWP)	3 Bioengineering Workshops 1 (AWES) Workshop	2 (1 Day Honda Plant & 2 day event with AWES)

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



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Number of Trained Staff to Assist With EFP & GF2 Number of Producers Who Received Assistance with an EFP Number of EFP Calls Number of Agri-Environmental Incentive Programs number of Ag Producers utilizing Incentive Program

5	5	3
13	11	9
16	8	5
5	4	4
16	13	8

Strategy 3: Augment Recycling of Ag Plastics & Ag Wastes – through Cooperation With Solid Waste & Recycling

	2016	2017	2018
Agricultural Plastics Recycling Program			
 Grain Bags Recycled 	20, 400 kg	61, 510 kg	54,650 kg
 Twine Recycled 	1 0, 370 kg	10 , 442 kg	1 0,442 kg
 Empty Pesticide Containers 			3,250 Kg
Tires			1 8,850 Kg
 Barbed Wire 			19,000 Kg

Environmental Program Plan Goal 2: Assist Producers in the completion of EFP's and in accessing Growing Forward 2 funding to facilitate the adoption of BMPs.

Strategy 1: Maintain trained Ag Service staff to assist producers in accessing these programs

	2016	2017	2018
Number of Trained Staff to Assist With EFP & GF2	5	5	3
Number of Training Events Attended	7	6	1 DM 2 KS

Strategy 2: Host workshops and offer one-on-one consultations for producers to assist in obtaining these services

	2016	2017	2018
Number of Producers Who Received Assistance with an EFP	13	11	9
Number of EFP Calls/Requests	16	8	28
Number of AgriView Newsletter Issues Produced	4	5	12
Number of AgriView Newsletters Sent to Producers	170	1375	3587

Attachment 'A'

D-1

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Environmental Program Plan Goal 3: Provide municipal financial incentives to encourage BMP adoption.

Strategy 1: Implement Agriculture Master Plan recommendations within County processes

Number of Recommendations	29 of 35	29 of 35	29 of 35
Integrated into County	Recommendations	Recommendations	Recommendations
Processes	Fully Integrated	Fully Integrated	Fully Integrated

2018 Year in Review

- Created by Kristyn Smigeiski for the Rocky View County ASB



Operations

- 1. Weed Inspection
- 2. Weed Control
- 3. Mowing
- 4. Crop Inspection



Environmental Programs

- 1. Support of Watershed Stewardship Groups
- 2. Agri-Environmental Incentive Program
- 3. Assist Producers with the completion of EFP's
- 4. Assist Producers in occessing CAP
- 5. ALUS

Agriculture Education

- 1. Workshops
- 2. Classroom Agriculture Program
- 3. Aggie Days
- 4. Scholarships
- 5. County Fairs

Operations

- 1. Weed Inspection
- 2. Weed Control
- 3. Mowing
- 4. Crop Inspection

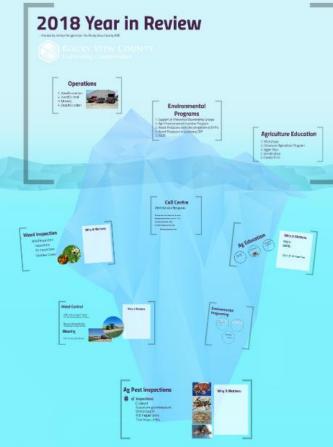


Environmental Programs

- 1. Support of Watershed Stewardship Groups
- 2. Agri-Environmental Incentive Program
- 3. Assist Producers with the completion of EFP's
- 4. Assist Producers in accessing CAP
- 5. ALUS

Agriculture Education

- 1. Workshops
- 2. Classroom Agriculture Program
- 3. Aggie Days
- 4. Scholarships
- 5. County Fairs





Agricultural Service Board

Weed Inspection

5 Weed Inspectors 3283 Inspections 812 Re-inspections 684 CityView Cases

— 91 Weed Notices

18 Prohibited Noxious Weed Cases



Why it Matters:

Alberta Weed Control Act

3, 506 website clicks for problem weeds

279/580 invasive plant species present in CAN are found in AB

- InnoTech Alberta Inc.

\$100M over 20 yrs to control one new highly invasive plant species

- InnoTech Alberta Inc.



Weed Control

240 KM

KM's of Road-edge Treated for the Encroachment of Grass

1809 ha

Hectares of Roadside Spot Treated for Noxious Weeds

Mowing 7962 KM

KM's of Roadside Mowed



Why it Matters

Weed Control Act

Integrated Pest Management

\$ 320M in Canola yield losses & the treatment of CT in the prairie provinces

- Canadian Food Inspection Agency

~\$2.2B to control invasive plants in crops and pasture across CAN

- Canadian Food Inspection Agency



Ag Pest Inspections

of inspections

161 Clubroot

50 Fusarium graminearum

50 Grasshopper

2 Rat Inspections

5 Tree Inspections

Additional Monitoring Programs:

Bertha Armyworm Inspections Dutch Elm Disease

















Why it Matters:

Agricultural Pest Act

Clubroot discovered for the first time in RVC

6.69M acres of Canola harvested in AB

Canadian Grown Canola:

- Canola Counci

- \$26.7B to Cad Economy
- · 250, 000 Jobs
- \$ 11.2B in wages

Environmental Programing



EFP, CAP & BMP's



1 2 Producers receiving assistance with an Environmental Farm Plan





3078 Environmental Website Clicks





Watershed Stewardship Groups

Nose Creek Watershed Partnership
Jumpingpound Creek Watershed Partnership
Elbow River Watershed Partnership
Red Deer River Watershed Alliance
ALUS Canada











10 Municipal Partners



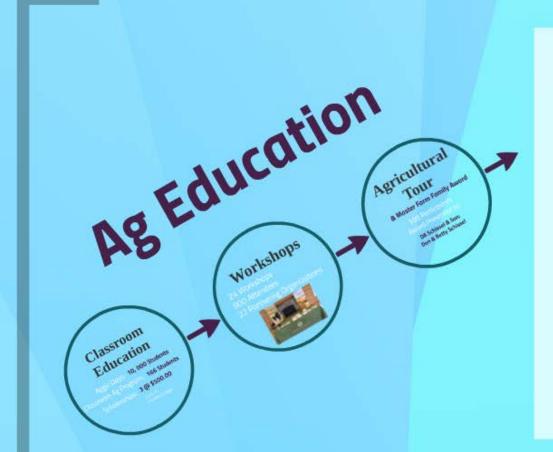
Why It Matters Partnership Are Key

\$75,000 Environmental Stream

of ASB Grant

\$271,000 WRRP Funding

\$10,000 ALUS Funds



Why it Matters:

1921: 33% of all jobs

2008: 1.8 % of all jobs

Shits Can

Many Canadians are a generation or two removed from the farm

2017-2018 School Year

lossroam Agriculture Program.

23,300 students from 1,018 classes got to talk with farmers & other ag professionals

Classroom Education

Aggie Days: 10, 000 Students

Classroom Ag Program: 166 Students

Scholarships: 3@\$500.00

2 x 4-H

1 x Olds College



Workshops

24 Workshops800 Attendees22 Partnering Organizations





Agricultural Tour

& Master Farm Family Award

109 Participants
Award Presented to:

DA Schissel & Son: Don & Betty Schissel



Why it Matters:

1921: 33% of all jobs

2008: 1.8 % of all jobs

- Stats Cor

Many Canadians are a generation or two removed from the farm

2017-2018 School Year

Classroom Agriculture Program

23,300 students from 1,018 classes got to talk with farmers & other ag professionals

Call Centre

2018 Service Requests

257 Calls

Number Served in Less than 4 hours: 184 - 72% 85%

Number Served Same Day (>4- 7.5): 35 - 13%

Number Served Next Day: 38 - 15%

Number Exceeding Next Day:

Average Response Time: 4.52 hr.mins





Agricultural Service Board



D-1

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PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2018 **DIVISION:** 6

FILE: 07127017, 07128021, 08103007 **APPLICATION:** PRDP20185144

SUBJECT: Development Permit: Construction of *trail infrastructure* (Meadowlark Trail)

¹POLICY DIRECTION:

The proposal was evaluated against the policies found within the Municipal Development Plan, the Parks and Open Space Master Plan, and Direct Control Bylaw 160.

EXECUTIVE SUMMARY:

The development permit proposes construction of *trail infrastructure*, two pedestrian bridges and one culvert spanning Crossfield Creek, the Rosebud River, and a drainage ditch located adjacent to the village of Beiseker. The development permit accommodates the future development of a non-vehicular, multi-use trail known as the Meadowlark Trail. An additional development permit will be required in order to permit other features of the trail, including surfacing, screening and fencing, parking and access, road crossings, and maintenance.

This application is part of a multi-stage project to develop a non-motorized, recreational trail located within the former CP Rail right-of-way between the town of Irricana and the village of Beiseker. This portion of trail is a segment of a longer-term project that establishes a network of trails throughout southern Alberta and beyond.

If approved, the development permit would not immediately accommodate public access.

Administration determined that the application is consistent with policy.

PROPOSAL: Trail infrastructure, construction of two pedestrian bridges and one culvert, to accommodate the future development of a non-vehicular, multi-use trail	GENERAL LOCATION: Located along the former CP Rail right-of-way between the town of Irricana and the village of Beiseker.
LEGAL DESCRIPTION: Portions of Plan RY 226 within W & NE-27-27-26-W4M, S & NE-28-27-26-W4M, SE-11-28-26-W4M	GROSS AREA OF PARCELS: ± 57.33 acres GROSS AREA OF DIRECT CONTROL DISTRICT: ± 77.28 acres DEVELOPMENT AREA: (± 0.35 acres).
APPLICANT: Alberta Trailnet Society	OWNER: Alberta Trailnet Society & Kneehill Regional Water Service
LAND USE DESIGNATION: Direct Control District 160 (DC 160)	LEVIES INFORMATION: The Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is not applicable to this application.

¹ Administration Resources

Stefan Kunz and Gurbir Nijjar, Planning & Development



DATE DEVELOPMENT PERMIT APPLICATION SUBMISSION: December 18, 2018	APPEAL BOARD: Municipal Government Board
TECHNICAL REPORTS SUBMITTED:	LAND USE POLICIES AND STATUTORY PLANS:
 Pedestrian Bridges Details, (prepared by McElhanney Consulting Services Ltd., August, 2013); 	County Plan; andDirect Control District 160.
 Crossing Alternatives Report (prepared by McElhanney Consulting Services Ltd., February 6, 2013); 	
 Environmental Assessment Overview (prepared by McElhanney Consulting Services Ltd., December 17, 2012); 	
 Preliminary Geotechnical Review (prepared by McElhanney Consulting Services Ltd., January 17, 2013); 	
 Preliminary Hydrotechnical Review (prepared by McElhanney Consulting Services Ltd., January 31, 2013). 	

PUBLIC SUBMISSION:

Notification of this Development Permit application was circulated to thirty-nine adjacent landowners, two responses were received and are provided in Appendix 'D'. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

September 25, 2018 Application PL20170174 is approved, redesignating the lands to Direct

Control District 160, establishing the land use and development framework

for the construction of a recreational non-motorized trail.

May 17, 2011 Application 2010-RV-030, proposing the development of a trail for non-

motorized recreational use, is refused by Council.

September 9, 2005 Donation of lands from CP Rail to Alberta TrailNet Society.

BACKGROUND:

The subject lands were donated to the Applicant in 2005, with the intent that they would be used for development of a recreational trail. The Alberta TrailNet Society is a charitable, non-profit organization that works with local, regional, and provincial trail associations, as well as various levels of government, with the mandate of creating an interconnected network of trails. The Applicant supports local groups in their trail building activities by providing a provincial plan, providing trail grants, facilitating liability insurance, and providing practical information on trail planning, construction, and operation. The Meadowlark Trail Association has been formed by local landowners to work with TrailNet in this regard and will be involved in the promotion, development, and maintenance of the proposed trail.

The subject lands are located in an area of the County that is primarily agricultural, but features a variety of land uses. Located on the former CP Rail Right-of-Way between the town of Irricana and



the village of Beiseker, the proposed trail is approximately 10 km in length. The total area that will accommodate the entirety of the future site is \pm 31.27 hectares (\pm 77.28 acres) held in twelve titles. This phase of the development includes three parcels, totaling \pm 23.20 hectares (\pm 57.33 acres) in size. The area impacted by the proposal is much smaller however, the development area comprises of approximately 1,402.50 sq. m (15,096.38 sq. ft.), or 0.14 hectares (0.35 acres).

This phase of the project considers the construction of the creek crossings only. Three crossings are proposed: two bridges and one culvert. The development areas for these structures is detailed below. Note that the development area is significantly larger than the span of the structures. The additional area is required in order to account for surfacing and regrading of the former rail right-of-way in order to accommodate the elevations of the structures.

Bridge: Crossfield Creek

The development area for the bridge spanning Crossfield Creek runs 96.00 m (314.96 ft.) along the former rail right-of-way, with a width of approximately 5.00 m (16.40 ft.). The total area of this portion of the development is 480.00 sq. m (5,166.68 sq. ft.). The span of the bridge is 22.86 m (75.00 ft.).

Bridge: Rosebud River

The development area for the bridge spanning the Rosebud River runs 90.00 m (295.28 ft.) along the former rail right-of-way, with a width of approximately 5.00 m (16.40 ft.). The total area of this portion of the development is 450.00 sq. m (4,843.76 sq. ft.). The span of the bridge is 33.53 m (110.00 ft.).

Culvert: Drainage Ditch

The development area for the culvert spanning the drainage ditch adjacent to the Village of Beiseker runs 27.00 m (88.58 ft.) along the former rail right-of-way, with a width of approximately 17.50 m (57.41 ft.). The total area of this portion of the development is 472.50 sq. m (5,085.95 sq. ft.). The span of the culvert is 3.00 m (9.84 ft.). Administration notes that the proposed diameter of the culvert does not align with various upstream and downstream crossings along the same drainage course. While the Hydrological Review provided by the Applicant indicates that the culvert is appropriate, typically consistency with respect to culvert diameter is ideal. Further updates to the Hydrological Review are required as a condition in order to confirm that the proposed diameter is adequate.

Crossing of these features requires the further authorization by outside agencies. The Department of Fisheries and Oceans and Western Irrigation District have both been contacted by the applicant regarding this proposal, and have provided authorization.

POLICY CONSIDERATIONS:

County Plan

Primary policy consideration was undertaken during the assessment of application PL20170174, which resulted in the redesignation of the lands from Ranch and Farm District to Direct Control District 160

To summarize this assessment, the application strongly correlates with the County Plan principles of *Growth and Fiscal Sustainability, Environment, Agriculture, Rural Communities, and Rural Service and Partnerships.* Additionally, these principles guide specific policy direction within each section of the County Plan. In particular, the Sections concerning *Parks, Open Space, Pathways, and Trails; Rural Service and Partnerships; Recreation, Social, and Culture;* and *Intergovernmental Relationships*, strongly support the proposal.

Direct Control District 160

DC 160 provides regulations and requirements concerning the development of the trail. Many of these, such as the Public Communication & Signage Plan, Emergency Response and Fire Protection Plan, Landscaping Plan, etc. are required in order to ensure the safe operation of the site once



members of the public are permitted access to the trail. This particular permit concerns the construction of the bridges and culvert *only*. No public access is permitted at this time, and will not be permitted until the issuance of the future development permit. In order to ensure this, the Applicant has indicated the installation of temporary fences on both sides of each bridge.

The following sections of DC 160 are relevant to this development permit application.

- 1.3.0 Council shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5.0 All uses, including the expansion of uses, shall require a Development Permit, except for those developments not requiring a development permit in accordance with section 7 of the County's Land Use Bylaw.
- 1.7.0 Development Permit applications may require plans, documents, or information to support the Application in accordance with Part 2 and 3 of the Land Use Bylaw C-4841-97, as amended and determined by the Development Authority.

CONCLUSION:

The construction of *trail infrastructure*, that being the bridges and culvert required to allow the future use of the site as a trail, is consistent with the proposed use of the lands. This use is permitted within DC 160, and there are no outstanding technical considerations in regards to the placement of these structures at this time. A future development permit will be required in order to permit the construction of the remaining components of the Meadowlark Trail, and any outstanding items can be addressed at that time.

This application meets the intent of DC 160, and is in alignment with statutory policy contained within the County Plan.

OPTIONS:

O				
Option #1:	THAT Development Permit No. PRDP20185144 be approved with the conditions noted in Attachment A.			
Option #2:	THAT Development Permit No. F	T Development Permit No. PRDP20185144 be refused.		
Respectfully s	submitted,	Concurrence,		
"F	Richard Barss"	"Al Hoggan"		
Acting Execut Community D	ive Director evelopment Services	Chief Administrative Officer		

APPENDICES:

SK/IIt

APPENDIX 'A': Development Permit Conditions

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments



APPENDIX A: DEVELOPMENT PERMIT CONDITIONS

Description:

- 1) That construction of *trail infrastructure* may take place on the subject site in general accordance with the application and site plan as prepared by McElhanney Consulting Services Ltd., August, 2013 (Project # 2511-00368-0) and includes:
 - a) Bridge installation: Crossfield Creek, affecting approximately 480.00 sq. m (5,166.68 sq. ft.).
 - b) Bridge installation: Rosebud Creek, affecting approximately 450.00 sq. m (4,843.76 sq. ft.).
 - c) Culvert construction: Beiseker drainage ditch, affecting approximately 472.50 sq. m (5,085.95 sq. ft.), in accordance with Condition #3.
 - d) Site Grading.

Prior to Issuance:

- 2) That prior to the issuance of this permit, the Applicant/Owner shall provide a Construction Management Plan, including Erosion and Sediment Control measures, in accordance with County Servicing Standards.
- 3) That prior to the issuance of this permit, the Applicant/Owner shall provide a memorandum updating the Hydrotechnical Review (McElhanney Consulting Services Ltd., January 31, 2013), addressing the proposed culvert diameter with respect to the existing upstream and downstream infrastructure along the same drainage course, to the satisfaction of the County.
- 4) That prior to the issuance of this permit, the Applicant/Owner shall contact County Road Operations with any haul details to determine if the Applicant/Owner shall be required to enter into a Road Use Agreement with the County for use of County road system for any truck haul operation related to the fill placement, bridge installation, or culvert construction, prior to commencement.
 - a) Written confirmation from County Road Operations shall be received confirming the status of this condition.

Permanent:

- 5) That any plan, technical submission, or agreement submitted and approved as part of the application shall be implemented and adhered to in perpetuity.
- 6) That this approval shall be for the trail infrastructure (bridges and culvert) only, and does not include installation of any other aspect of the trail.
- 7) That no public access shall be permitted to the site, and that the bridges shall be fenced to prevent public access, until such a time that a future development permit permitting such access is issued.
- 8) That prior to any installation/alteration of any approach(es), the Applicant/Owner shall contact the County Road Operations Department for approval prior to commencement.
- 9) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 10) That the Applicant/Owner shall provide compaction testing results prepared and provided by a qualified professional, to the satisfaction of the County, for any areas of the site where fill is greater than 1.20 m in depth.



- 11) That dust control shall be maintained on the site during construction, and that the Applicant/Owner shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
- 12) That no topsoil shall be removed from the subject sites.
- 13) That if any fill is removed from or hauled to the subject site, it shall be hauled off/on in a covered truck/trailer to help prevent the blowing of dust/small rocks onto the road and impact to other incoming/passing vehicles.
- 14) That all garbage and waste related to the proposed development shall be removed from the site as required.

Advisory:

- 15) That the site shall remain free, at all times, of prohibited and noxious weeds or other undesirable plant species as determined by the County.
- 16) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant. Additional approvals may include, but are not limited to:
 - i. Department of Fisheries and Oceans; and
 - ii. Western Irrigation District
- 17) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 18) That if this Development Permit is not issued by **June 30, 2020**, then this approval is null and void and the Development Permit shall not be issued.

Note: That the Applicant/Owner shall be responsible for all Alberta Environment approvals/ compensation as there may be wetlands on site that could be impacted by the proposed facility.



APPENDIX B: APPLICATION REFERRALS (PRDP20185144 only)

AGENCY	COMMENTS
External Agencies	
Alberta Energy Regulator	No comment.
Alberta Environment	No comment.
Alberta Transportation	No comment.
Canadian National Railway	No comment.
Department of Fisheries and Oceans	No comment.
Town of Irricana	No comment.
Village of Beiseker	No comment.
Western Irrigation District	WID has no objections, Trailnet Society has already obtained the appropriate agreements from WID.
Internal Departments	
Building Services	No comment.
Municipal Enforcement	Recommend that all construction debris and garbage be contained at all times during construction.
Planning & Development - Engineering	 The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As part of the application, the applicant provided a trail management plan prepared by the Alberta Trailnet Society. The document outlines the management and operational plan for the proposed trail including the bridge crossings. The application submitted is for the construction of three trail crossings over Crossfield Creek, the Rosebud River and an ephemeral tributary to the Rosebud River. As per the application, the crossing of the ephemeral tributary does not require any formal approvals or permitting. The applicant



AGENCY COMMENTS

has also indicated that lease approvals have been obtained from the WID for the crossings of both the Rosebud River and Crossfield Creek. Advisory of the DP, the applicant is required to provide the lease approvals for the crossings of both the Rosebud River and Crossfield Creek

 Prior to the issuance of the DP, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, 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.

Geotechnical

 As a permanent condition, the applicant will be required to provide compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2m in depth

Transportation

- As part of the application, the applicant provided detailed bridge designs for the three proposed crossings, prepared by McElhanney Consulting Services Ltd. dated August 2013. Engineering has reviewed the design drawings and has no further concerns at this time. for the future bridges to be constructed over the WID Canal and Rosebud River to the satisfaction of the County, WID and all applicable provincial agencies.
- As the proposed use is recreational and does not involve any Agricultural, Business, Residential or Institutional uses, the Transportation Offsite Levy shall be deferred at this time
- As a permanent condition, the applicant will be required to obtain all necessary permits from County Road Operations for the hauling of the proposed bridge structures to their proposed locations

Sanitary/Waste Water

Engineering has no requirements at this time.

Water Supply And Waterworks

Engineering has no requirements at this time.

Storm Water Management

 The current proposal is to solely construct bridge and culvert crossings along the proposed trail alignment. The design drawings provided with the permit indicate that the proposed structures provide the necessary clearances under the proposed bridge structures to accommodate the high water



AGENCY

COMMENTS

elevation of the waterways. The applicant has indicated that lease approvals have been obtained from the WID for the crossings of both the Rosebud River and Crossfield Creek which includes their review and signoff of the proposed bridge structures. Engineering has no further concerns at this time

 As part of the application, the applicant has provided ESC measures to be implemented during the construction of the proposed crossings. As a permanent condition, the applicant shall be required implement and follow the recommendations of the examined ESC plan provided with the application

Environmental

 The applicant has indicated that an Environmental Assessment Overview Report of the Proposed Pedestrian Bridges on the Trans Canada Trail (Beiseker - Irricana) has been completed by McElhanney Consulting Services Ltd. (2013). The report provides best management practices for the construction of the watercourse crossings and provides various implementation strategies.

Operational Services

- Section 2.2.8 Industrial Disturbances as contained in the Trail Management Plan includes a statement the Rocky View County will endeavor to avoid locating potential industrial disturbances including gravel pits which either directly or indirectly impact the habitat and recreational qualities of the Meadowlark Trail corridor. This statement carries with it implications for the County in terms of possible sterilization of potential gravel pit deposits. Recommend the County not accept this term.
- Applicant to contact County Road Operations with haul details related to equipment and material needed to construct bridges to confirm if Road Use Agreement is required for haul along County road system.

Recreation, Parks & Community Support

Application:

• From a parks, open space and active transportation perspective; there are no concerns with the development permit application as submitted.

Maintenance Plan:

 The Maintenance Plan provided by the applicant in support of the redsignation application contains a number of components that are not recommended to be included in the final Plan.



AGENCY

COMMENTS

- While it is recognized that the Plan has been provided for informational purposes, it is recommended that the following components be addressed prior to the next phase of development permit approval:
 - Section 2.2.2- Trail Inspections indicates: "Annual Inspections will also be conducted by Alberta TrailNet and the Meadowlark Trail Society, with a report prepared and submitted to Rocky View County."
 - Ongoing maintenance will be the responsibility of the landowner/operator.
 - Section 2.2.4- Recreational and Non-Permitted Use: "Activities not listed above, or listed above as "not permitted", will be reviewed by Alberta TrailNet as land managers along with Rocky View County and the Meadowlark Trail Society to determine their suitability for the site, and a decision will be made on a case-by-case basis, and included in a future update to the Management Plan."
 - Only uses listed within DC 160 will be permitted, in accordance with this and the future development permit.
 - Section 2.2.8- Industrial Disturbances "Rocky View County will endeavor to avoid locating potential undustrial disturbances which either directly or indirectly impact the habitat and recreational qualities of the Meadowlark trail corridor."
 - This permit, future permits, and /or DC 160 cannot inhibit the development rights of adjacent lands.
 Proposals affecting lands in the area will be considered in accordance with the relevant Statutory Policy in place at the time of application.
 - Section 4.0 Agreement Term and Management Partners
 - The landowner/operator is expected to continue to maintain the subject lands in the future.
 - Any future funding assistance shall be proposed in accordance with the appropriate measure at the time of application

Agency Circulation Period: December 20, 2018 to January 10, 2019



Adjacent Landowners

Total Number of Adjacent Landowners circulated:

• 32

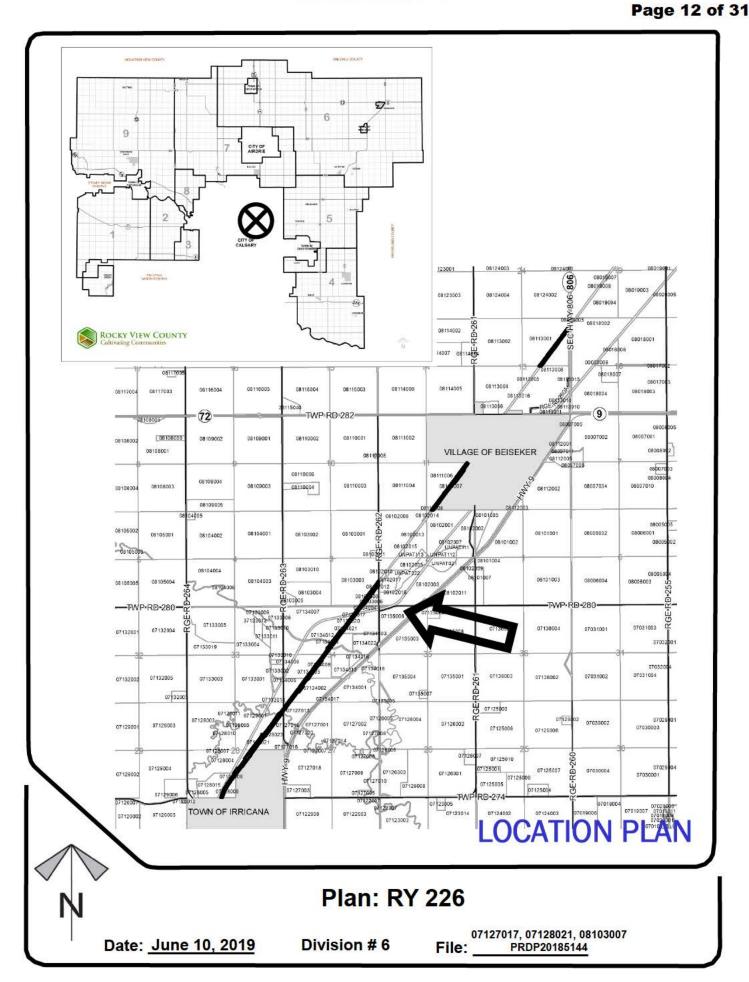
Responses Received in Support:

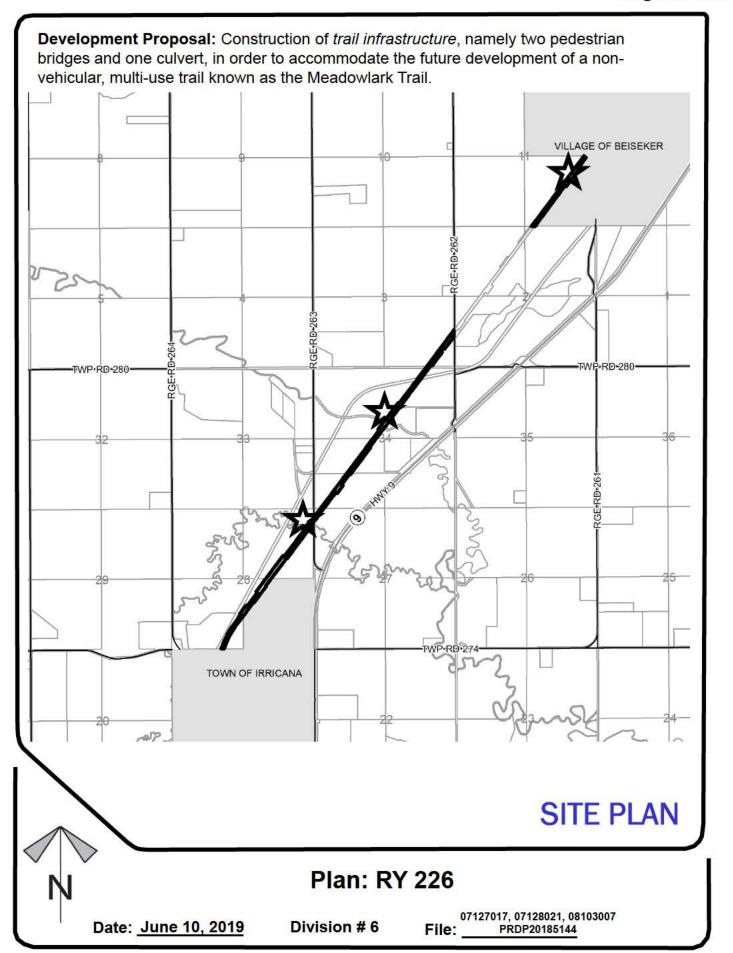
• No responses received in support.

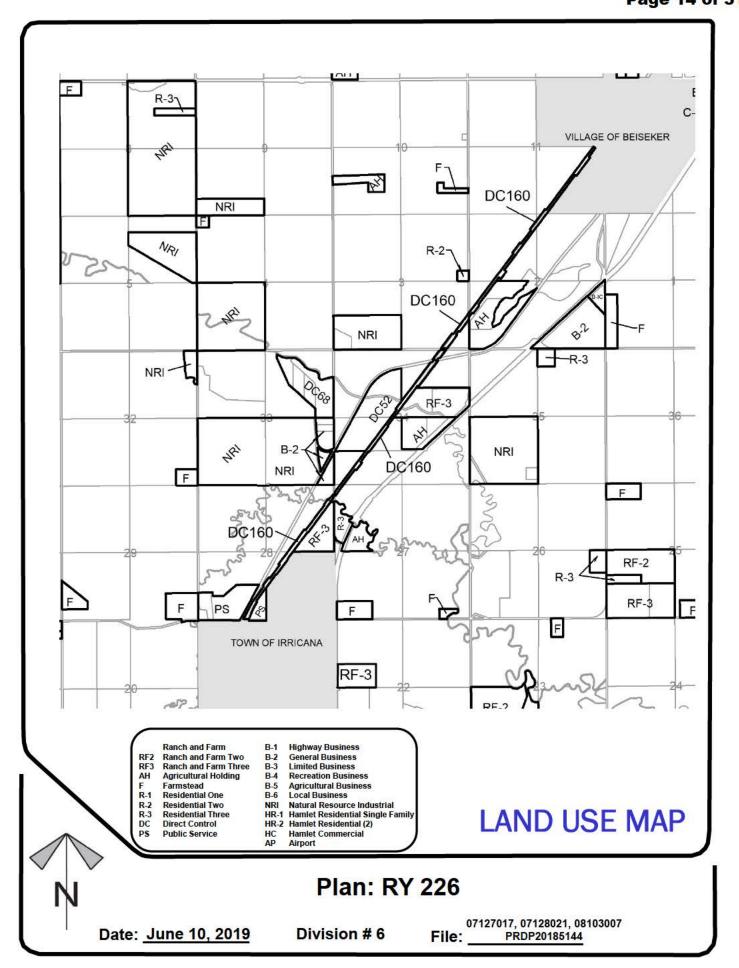
Responses Received in Opposition:

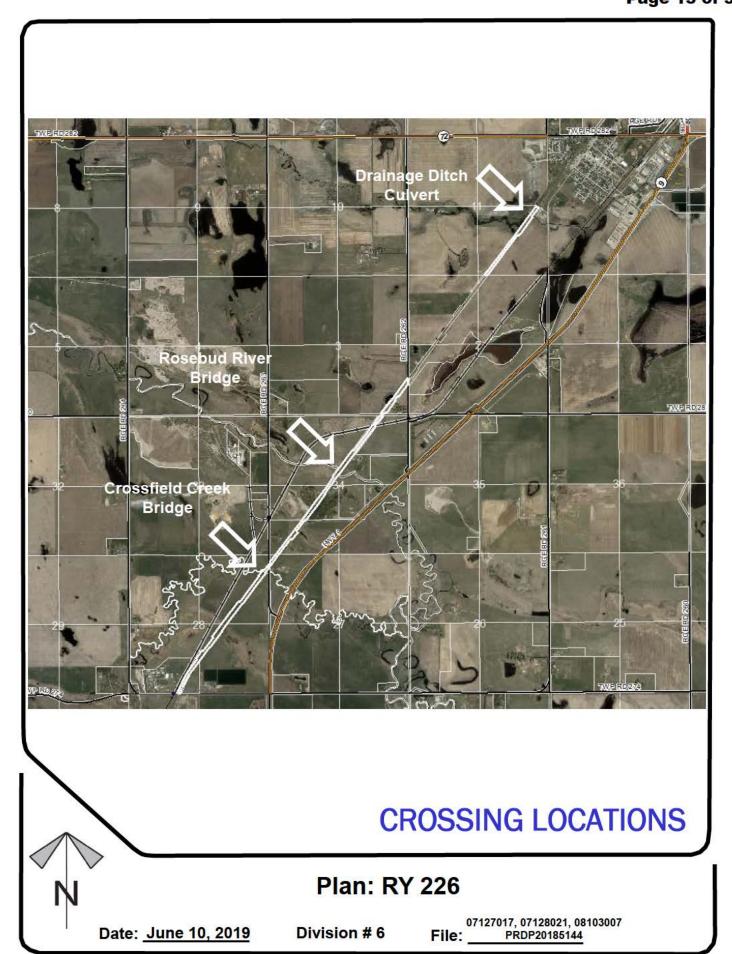
• Two responses received in opposition.

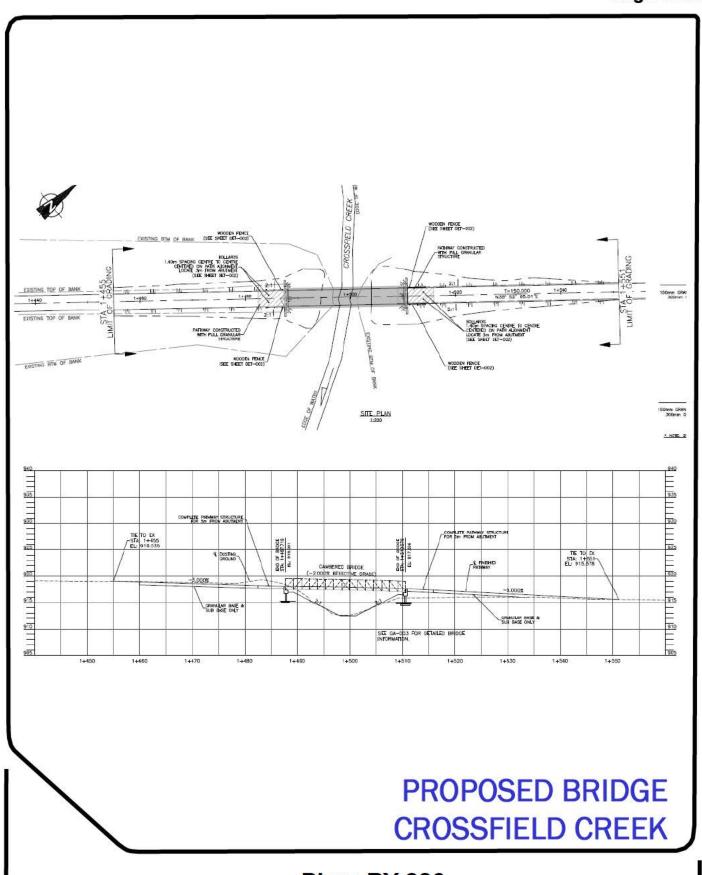
Adjacent Landowner Circulation Period: February 14, 2019 to March 8, 2019











Plan: RY 226

Date: June 10, 2019 Division # 6 File: 07127017, 07128021, 08103007



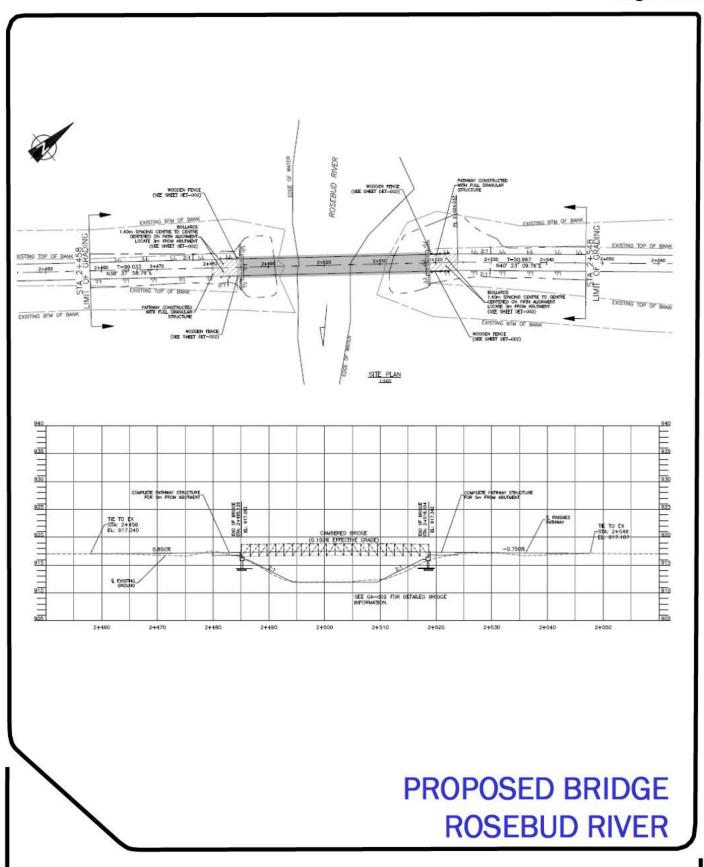
PROPOSED BRIDGE CROSSFIELD CREEK

Plan: RY 226

Date: June 10, 2019

Division #6

07127017, 07128021, 08103007 File: PRDP20185144



Plan: RY 226

Date: June 10, 2019 Division # 6 File: 07127017, 07128021, 08103007



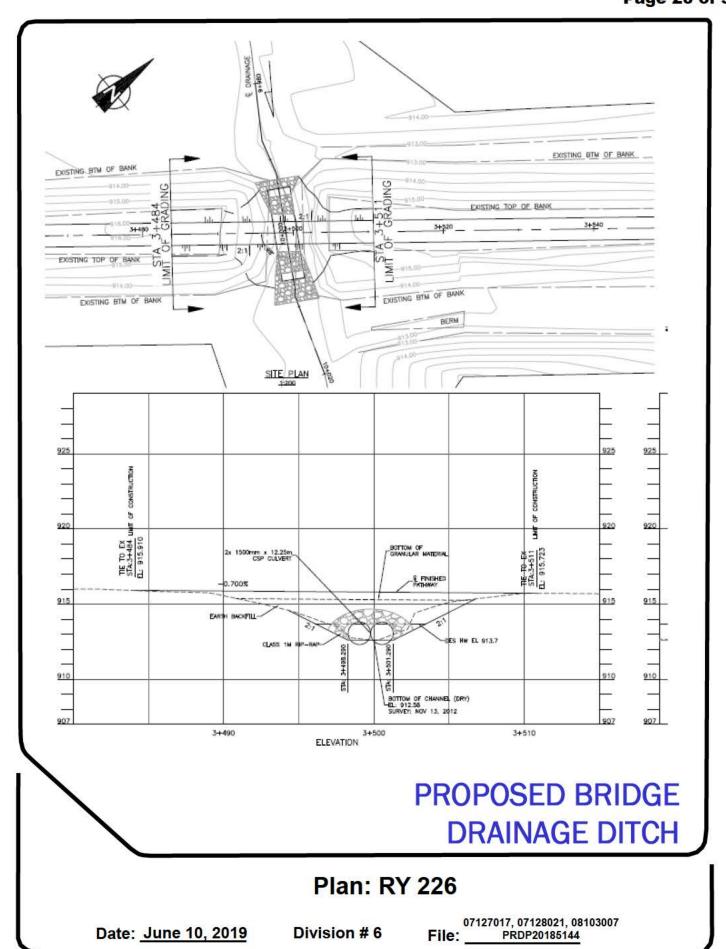
PROPOSED BRIDGE ROSEBUD RIVER

Plan: RY 226

Date: June 10, 2019

Division #6

07127017, 07128021, 08103007 File: PRDP20185144





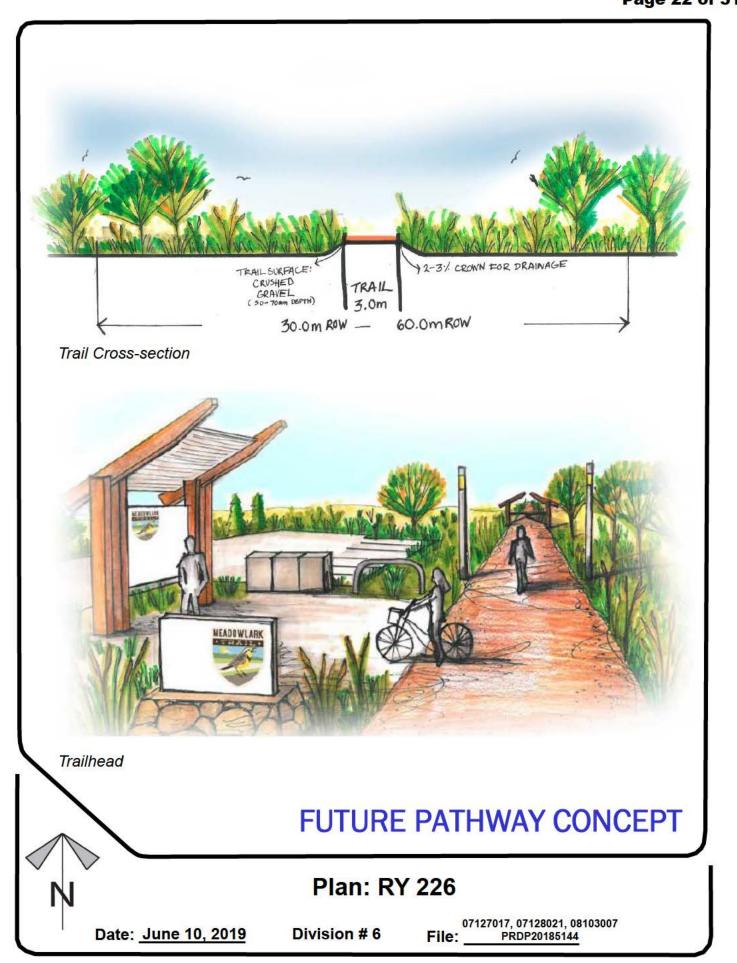
PROPOSED BRIDGE DRAINAGE DITCH

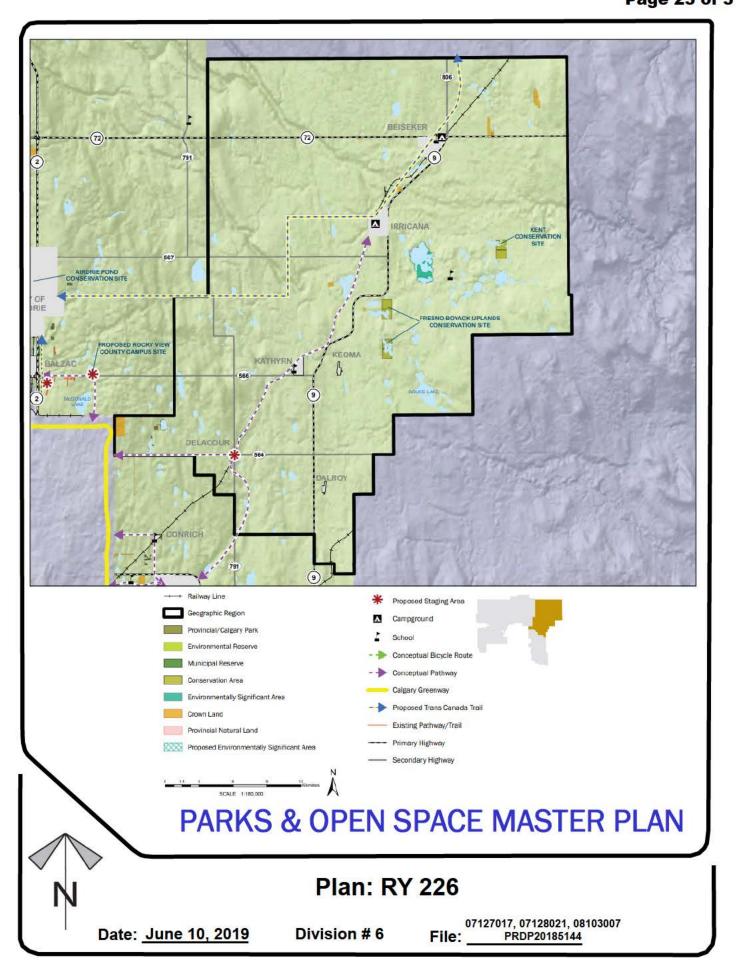
Plan: RY 226

Date: June 10, 2019

Division #6

07127017, 07128021, 08103007 File: PRDP20185144







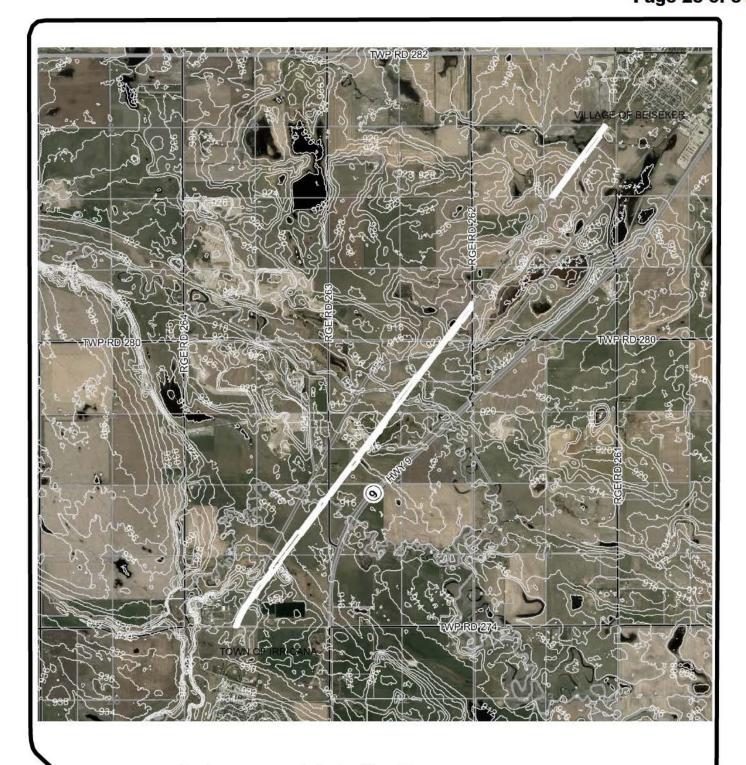
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

Plan: RY 226

Date: June 10, 2019 Division # 6 File: 07127017, 07128021, 08103007



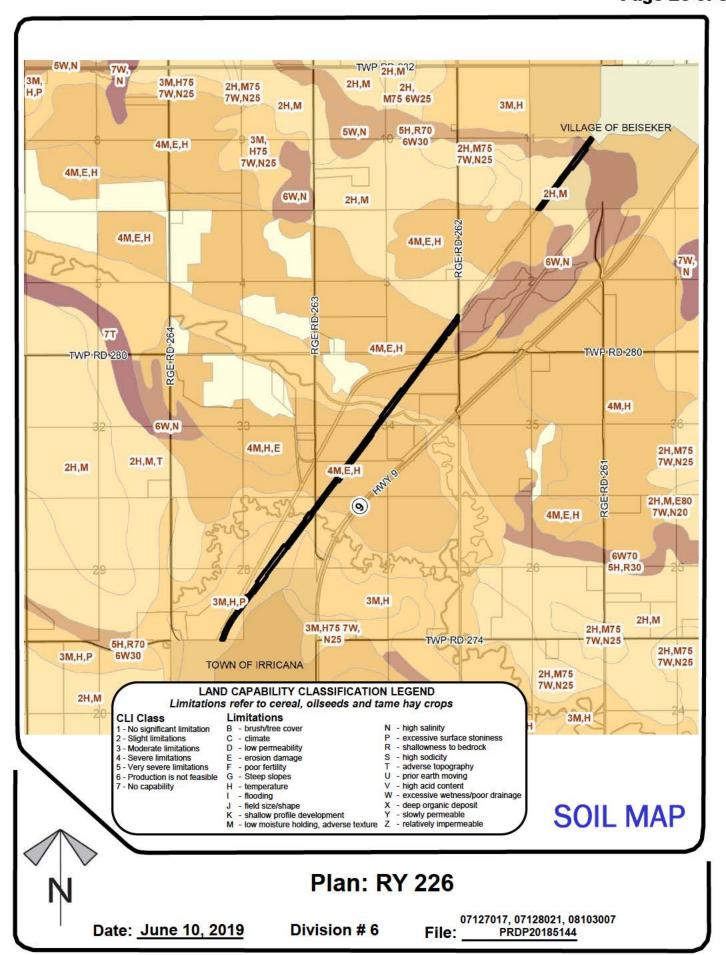
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

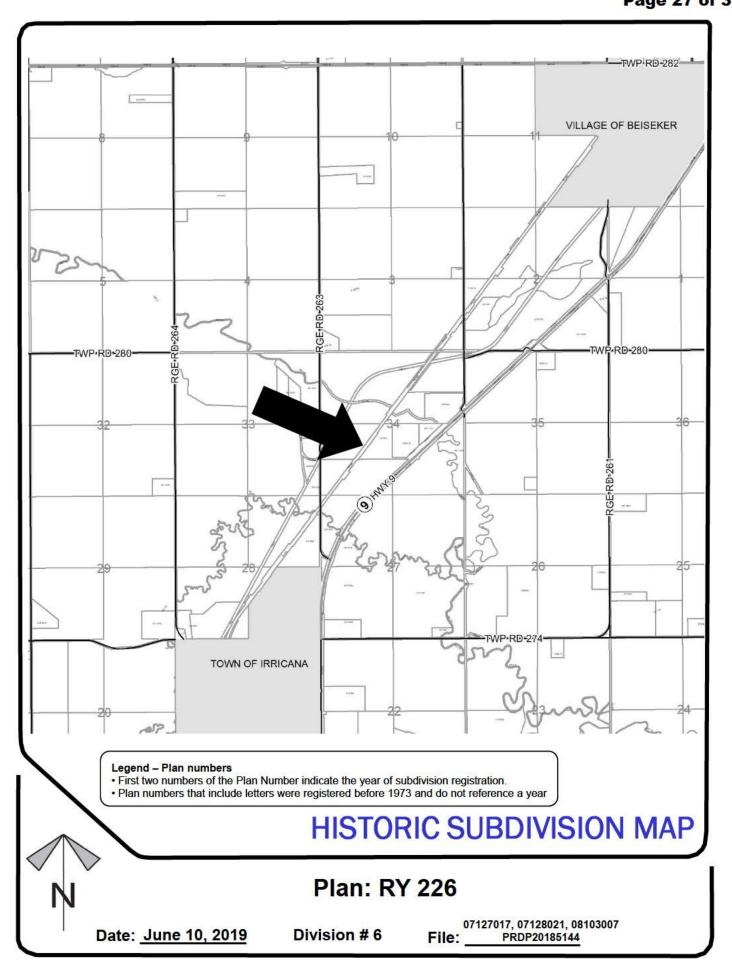
TOPOGRAPHY

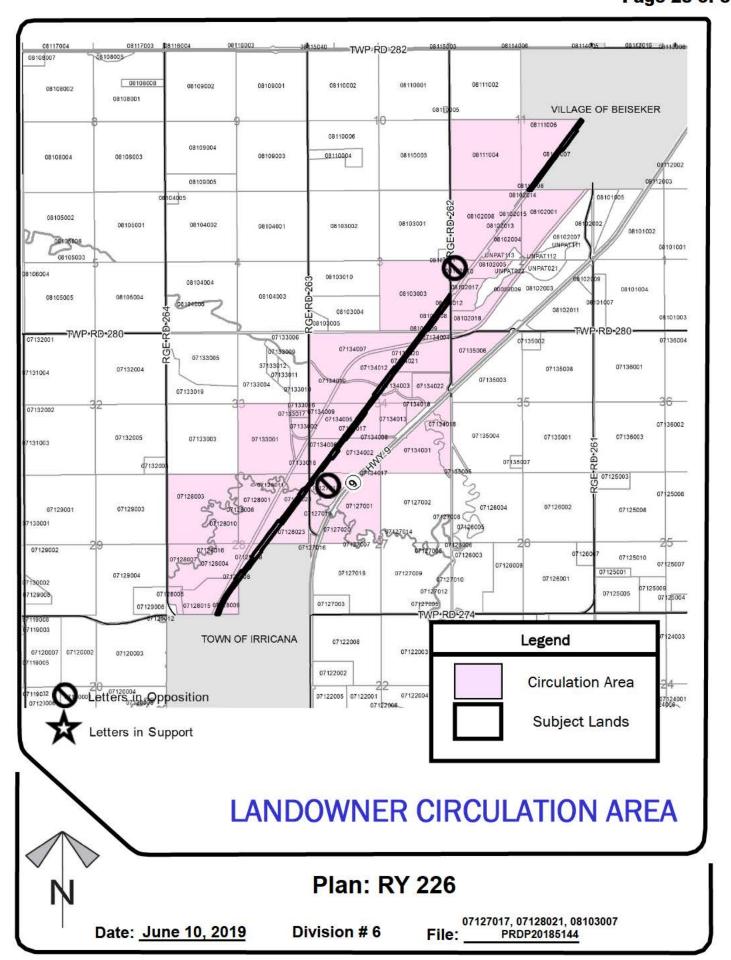
Contour Interval 2 M

Plan: RY 226

Date: June 10, 2019 Division # 6 File: 07127017, 07128021, 08103007







Stefan Kunz

From:

Sent: Monday, February 25, 2019 10:00 AM

To: Stefan Kunz

Subject: Application PRDP20185144

Stefan Kunz

This is David & Claire Andrews

We object to the construction of this trail. Why would they want to build these bridges when the trail has still not been approved ?

The screening, fencing, road crossings and access all must be approved prior to building bridges.

You can't build bridges without access.

Please just abandon this trail completely. It will only be access for criminals.

David

APPENDIX 'D': APPLICATION RESPONSES

Stefan Kunz

From: Matthew Fasoli <matthew@luffindustries.com>

Sent: Saturday, February 23, 2019 12:33 PM

To: Stefan Kunz

Cc: Corrina Nolan; Robert Fasoli; Luigi Fasoli; Valerie Fasoli;

Subject: PRDP20185144 Bridge Construction

Hello Stefan,

I have received the notice of application for a development permit for the Alberta Trailnet Society to construct two pedestrian bridges. I have the following concerns that I feel must be addressed:

Public Safety:

- -Does the proposed design of the bridges support EMS vehicles? If not why?
- -What is the load these bridges were designed for?
- -Has the extreme fluctuation in the water level of the creek / river been accounted for in the design? The Rosebud is known for being the most extreme river in water level changes.
- -Will the public get to review the full construction drawings of the structures? (the drawings distributed are not legible)
- -Are the drawings stamped by an engineer?
- -Who is responsible for the routine inspection of the bridges?
- -Who will document and maintain these records?
- -Will these records be available to the public?
- -Who is the accredited third party inspector?
- -Are the bridges designed to the Alberta standards for recreational use?

Fiscal Accountability:

- -Are these going to be an asset of the MD of Rock View or Trailnet?
- -Who will hold the liability insurance?
- -When maintenance is required who is responsible?
- -How will required maintenance and inspection be administered & regulated?
- -Is there an agreement in place to protect the MD from inheriting this liability following the potential financial collapse of trailnet.
- -What is the long term plan of trailnet to remain financially viable to support this infrastructure?
- -Will the MD re-evaluate the land post construction to adjust the land taxes owed by operator?

Adjacent Land Owners:

- -Has trailnet contacted adjacent land owners to gain access for construction?
- -Has trailnet executed any crossing agreements with adjacent land owners?
- -What is the contingences plan for access for construction if land owners decline access?
- -Has Western Irrigation District been consulted for possible issues with construction.
- -In the event of a structural failure of the bridge and it ends up down stream who is responsible for clean-up and damages incurred?

Can you please let me know when these concerns will be addressed by council.

If you have any questions please contact me anytime,

Regards,

Matthew Fasoli



Matthew Fasoli

General Manager

235010 Wrangler Road

Rocky View (Calgary), Alberta T1X 0K3

TF: 1-888-349-LUFF (5833)

P: (403) 279-3555 ext. 233

F: (403) 279-5709

www.luffindustries.com



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: June 25, 2019 DIVISION: All

FILE: N/A APPLICATION: N/A

SUBJECT: Status Update – County Wide Recreation Model

EXECUTIVE SUMMARY:

At the March 12, 2019, Council meeting, Administration received the following Notice of Motion:

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

Administration has prepared a status report including Recreation Governance Guiding principles and a proposed table of contents to provide an update on what Council can expect at the completion of this project. Further, Administration is working on researching and developing the following to support a full consideration of options for Council:

- The development of two models for Recreation Governance for Council's consideration that include an identification of best practices;
- A review of the current model of grant distribution processes and how to improve Recreation Planning into the future;
- A review and development of an operations model for funding County facilities to improve support for RVC service delivery providers and users;
- A review of the current model for determining RVC Regional Facilities and how to equitably distribute funds: and
- A review and determination on how to ensure Service Excellence, Financial Health, and Responsible Growth to improve support across RVC communities.

To ensure that Administration is able to provide a comprehensive and well-researched report that includes sufficient primary and secondary research review, a thorough and validated governance model, a detailed review of governance responsibilities, and consideration for financial controls and operational accountability to support Council in making an informed decision, Administration is requesting an extension from June 30, 2019, to July 25, 2019, to present the report and the proposed Recreation Governance Model options.

BACKGROUND:

Between 1972 and 1981, Recreation Boards were established in Rocky View County. These boards provided an opportunity for public to provide input into the programs and facilities offered to County residents and the resourcing provided to groups. Originally working at arms-length from the County, and funded by the provincial government, the model for recreation provision has morphed in the last 40 years to the current state of 10 District Recreation Boards that provide an understanding of community opinions on recreation matters, advising on service levels and making recommendations to Council on how best to support local community and allocate recreational funds.

Population changes in the county and adjacent municipalities over the last 40 years as well as heightened resident expectations for recreation service provision levels necessitate a thorough review of primary and secondary sources and an in-depth look at the current state of recreation in the County



such that options provided to Council are well thought-out and justified in their approach. The work is timely, as a number of other Alberta counties, not-for-profit recreational organizations, and the provincial government are all struggling with the same questions about provision standards for the 21st Century. As such, Rocky View County is leading the way.

DISCUSSION:

Rocky View County's recreation board structure and granting process is dated and is at a crossroads; now is the time for change. In the next 20 years, transformational change will be required to ensure the County can manage the diverse and ever-growing needs for recreation, parks, and community support.

According to the populations predictions produced for the CMRB, it is predicted that the county population will grow to over 50,000 residents by 2028, with a regional population of up to 1,884,247. Conrich, Langdon, and Harmony are expected to become full-service communities, and there are also potential new communities that are not yet approved that may increase the growth of the County. If the County does not plan now for future growth, it will face an even wider gap in recreational services.

Further to population growth, we have many aging facilities and amenities, and as existing recreation facilities age, the need for upgrades continues to be a constant demand on the limited tax base. County residents want more, and residents and stakeholders are requesting a wider range of recreational opportunities in their communities. Larger hamlets and ethnically diverse communities require consideration for future planning.

Consequently, long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated. Nonetheless, our current structure allows for neither long-term recreational planning for future builds, nor for funding to be based on the County-wide priority. Many requested amenities are beyond what can be sustained by the current or anticipated tax base. Moreover, funding processes are unclear & complicated, and the current funding/grant process is outdated and difficult to communicate to partners in recreation service delivery. Time from application to approval takes at least three months, thereby impacting our ability to provide efficient and effective customer service.

Lastly, current revenue sources are inadequate to support service delivery for Parks and Recreation in the County, In order to meet current and future demands, it is critical that the County reviews its funding approach and funding allocation to recreation services.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

CONCLUSION:

Although research and development of this report has been ongoing since the direction provided by Council, the Recreation, Parks, and Community Support department has been working through the Spring Regional and District Grant application processes, wrapping up projects with tight timelines, and bringing new staff members up to speed on County recreation.

To provide Council with the most relevant information, such that they can make informed decisions about the future state of recreation in the County, the Department requests that an extension be granted.



OPTIONS:

Option 1: Motion #1 THAT Administration be granted an extension to July 25, 2019, to

develop a comprehensive County wide Recreation Governance model

for Council's consideration.

Option #2 THAT alternative direction be provided.

Respectfully submitted, Concurrence,

"Richard Barss" "Al Hoggan"

Interim Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A': Status report



ATTACHMENT 'A': Status Report

Background of Recreation Boards at RVC

The recreation model in Rocky View County dates back to the early 1970s, with the establishment of Recreation Districts and associated Boards as early as 1972. The model has worked sufficiently well for the last 47 years, but the nature of the County has changed significantly over this period of time from a predominantly rural municipality with small hamlets and summer villages and a total population of 10,433 to a municipality of 39,407 with 11 hamlets of between 13 to 5,364 residents. In this same period, the populations of adjacent municipalities have also increased significantly.

Current State of Recreation Boards

Board	Established	
Bearspaw-Glendale	1995	preceded by the Cochrane
		Regional Rec Dist, which was
		established in 1982 to replace the
		1973 Town of Cochrane and Dist
Ranch Lands	1997	Rec Bd
Beiseker	1972	
Bow North	1978	
Chestermere-Conrich	1976	
Crossfield	1972	
Madden	1981	
Rocky View Central	1973	
		preceded by the Irricana Regional
		Recreation District, which was
Rocky View East	2006	established in 1973
Rocky View West	1975	

Population Changes

	1972	2018
RVC	10,433	39,407
Chestermere		20,732
Calgary	412,777	1,267,344
Airdrie	1,160	68,091
Cochrane	1,101	27,960
Beiseker	407	819
Crossfield	618	3,308
Irricana	127	1,216



Recreation Governance Guiding Principles

As part of the project, Administration has completed significant best practice research and, based on the findings, has developed the following guiding principles to support the development of the Recreation Governance model:

- Strategic recreation leadership;
- Alignment to Council's vision and mission;
- · Community engagement and partnerships;
- Expanded community service delivery;
- Diversity of recreation opportunities;
- Transparent and accountable distribution of funds;
- Evaluation and continuous improvement; and
- Sustainable and responsible growth.

Proposed Report Contents

To provide further detail, the following table of contents provides a snapshot of the details that Council can expect in the report:

- 1. Executive Summary
- 2. Background
 - a. Current State
 - b. Why Change
 - c. Recreation Governance Best Practices Research
 - d. RVC Alberta Municipalities Recreation Survey
- 3. Governance Model Strategic Community Leadership Framework
 - a. Recreation Governance Guiding Principles
 - b. Strategic Alignment with the County and Council's Strategic Plan
 - c. Aligning with Council's Vision and Mission
 - d. Option 1 Recreation Governance Model
 - e. Option 2 Recreaiton Governance Model
- 4. Review of Recreation Grants
 - a. Proposed Changed to Recreation Community Grants
 - b. Proposed changes to Recreation Operational Grants
 - c. Proposed changes to Regional Granting process
 - d. Langdon Special Tax Grants
 - e. Discussion on Grant Approvals
- 5. Review of current state for Recreation Service Delivery
 - a. Proposed Recreation & Community Support Organizational Structure and Service Delivery Model
 - b. Alignment to Recreation Governance



- c. Community and Stakeholder Engagement Process
- 6. Recreation Budget
- 7. Community Engagement Process
- 8. Risks and Assumptions
- 9. Proposed Performance Management Program Activities
- 10. Proposed Implementation Plan
 - a. Timeline
 - b. Change Management Strategy



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION:** 4 & 5

FILE: N/A APPLICATION:

SUBJECT: Notice of Motion Response – Joint Highway 1 Corridor Area Structure Plan

¹EXECUTIVE SUMMARY:

At the June 11, 2019 Council meeting, Deputy Reeve Schule and Councillor Gautreau presented the following Notice of Motion:

THEREFORE BE IT RESOLVED THAT Administration be directed to explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County;

AND THAT Administration be directed to return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the two municipalities.

The County is currently undertaking two projects relating to the amendment and preparation of statutory plans affecting lands in the area:

- 1. The Conrich Area Structure Plan, incorporating lands to the north of Highway 1; and
- 2. The County Municipal Development Plan:

It should be noted that Administration has a full work plan for 2019.

BUDGET IMPLICATIONS:

The notice of motion indicates an intent to pursue a developer-funded model process shared between Rocky View County and Wheatland County. Providing sufficient developer interest exists, minimal Rocky View County expenditure should be required.

OPTIONS:

Option #1 Motion 1: THAT Administration explore a joint developer-funded Area Structure

Plan for the Highway 1 Corridor between Rocky View County and

Wheatland County.

Motion 2: THAT Administration return to Council with a report on the feasibility of

the Area Structure Plan and potential expense and revenue sharing

models between the two municipalities.

Option #2 THAT alternative direction be provided.

¹ **Administration Resources**Matthew Wilson, Planning & Development



Respectfully submitted,	Concurrence,
"Richard Barss"	"Al Hoggan"
Acting Executive Director Community Development Services	Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Notice of Motion re: Joint Highway 1 Corridor Area Structure Plan

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

To be debated at the June 25, 2019 Council Meeting

Title: Joint Highway 1 Corridor Area Structure Plan

Presented By: Deputy Reeve Al Schule, Division 4

Councillor Gautreau, Division 5

WHEREAS Rocky View County and Wheatland County share a common

municipal border and share a common interest in development

along the Highway 1 Corridor;

AND WHEREAS development along the Highway 1 Corridor requires long-term

planning and intermunicipal collaboration between Rocky View

County and Wheatland County;

AND WHEREAS Rocky View County and Wheatland County would benefit from

a joint Area Structure Plan along the Highway 1 Corridor as

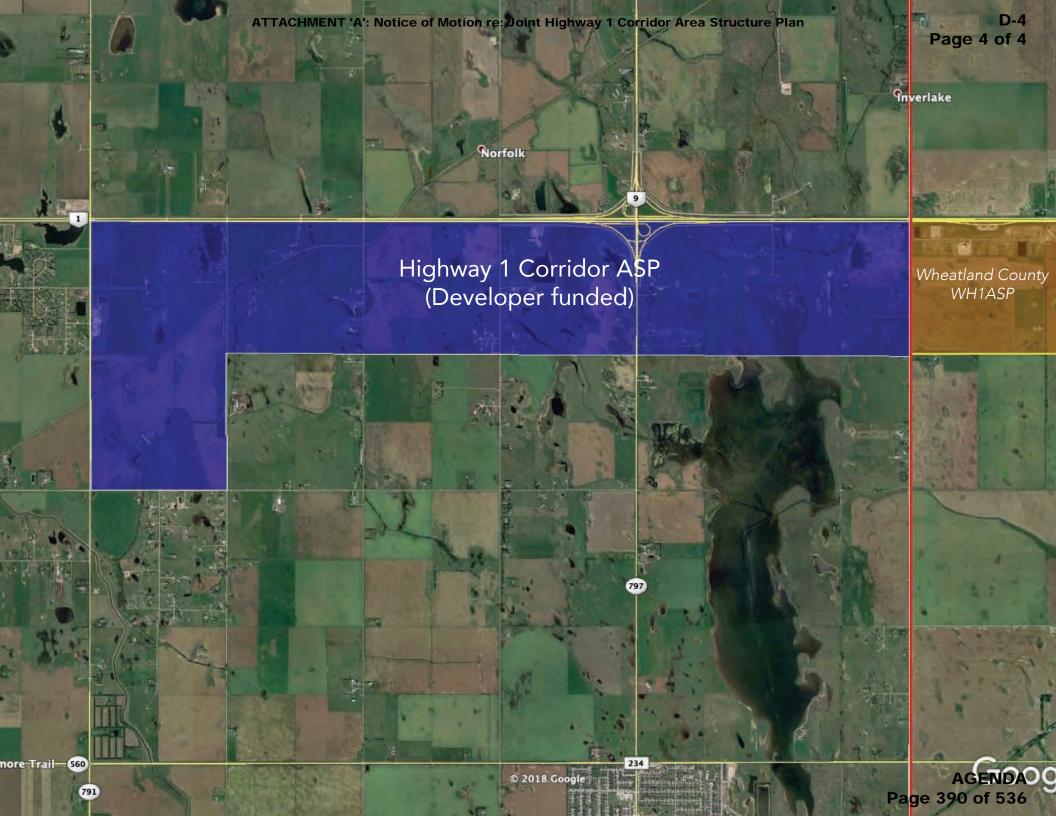
outlined on the map titled "Highway 1 Corridor ASP";

AND WHEREAS servicing of the Area Structure Plan would be developer-funded

and Rocky View County and Wheatland County would share the benefits of development within the Area Structure Plan;

THEREFORE BE IT RESOLVED THAT Administration be directed to explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County;

AND THAT Administration be directed to return to Council with a report on the feasibility of the Area Structure Plan and potential expense and revenue sharing models between the two municipalities.





MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: June 25, 2019 DIVISION: All

FILE: N/A

SUBJECT: Governance and Priorities Committee Terms of Reference Amendments

¹POLICY DIRECTION:

Under the Code of Conduct for Elected Officials Regulation and the Council Code of Conduct Bylaw, sanctions cannot prevent councillors from fulfilling their legislated duties under the Municipal Government Act.

Section 153 of the *Municipal Government Act* provides that councillors have a duty to participate in the development and evaluation of policies for the municipality. Rocky View County Council has chosen to delegate its policy-making authority to the Governance and Priorities Committee.

EXECUTIVE SUMMARY:

At the June 11, 2019 Council meeting, three councillors were sanctioned under *Council Code of Conduct Bylaw C-7768-2018*. One of the sanctions imposed on those councillors was removal from all boards and committees to which they were appointed, which includes the Governance and Priorities Committee.

Under section 6 of the *Code of Conduct for Elected Officials Regulation* and section 61(n) of the *Council Code of Conduct Bylaw*, sanctions imposed on a councillor cannot prevent that councillor from fulfilling their legislated duties.

Given that:

- one of the legislated duties of councillors is to develop and evaluate policies;
- the Governance and Priorities Committee has been delegated policy-making authority;
- 3) three councillors have been sanctioned and removed from the Governance and Priorities Committee; and
- 4) sanctions cannot prevent a councillor from fulfilling their legislated duties;

an amendment is required to the Governance and Priorities Committee Terms of Reference to remove its delegated policy-making responsibilities and return that authority to Council. The proposed amendment would allow the sanctioned councillors to continue to fulfill their legislated duties under the *Municipal Government Act*.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

Tyler Andreasen, Municipal Clerk's Office

¹Administrative Resources



OPTIONS	0	P1	ΓIO	N	S
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Option #1: THAT the Governance and Priorities Committee Terms of Reference be amended as follows to reflect that all policies are to be considered by Council:

1) Amend section 1(1) to read as follows:

"fulfills its governance responsibilities"

2) Delete section 2(1) which presently reads:

"reviewing and approving Council Policies"

Option #2: THAT Council provide alternative direction.

Respectfully submitted,	Concurrence,
"Kent Robinson"	"Al Hoggan"

Executive Director Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' - Governance and Priorities Committee Terms of Reference

Attachment 'A'



Governance and Priorities Committee

Terms of Reference

TOR #C-GPC

Purpose

- 1 The Governance and Priorities Committee (GPC) ensures that Rocky View County (the County):
 - (1) fulfills its governance responsibilities through appropriate bylaws and policies; and
 - establishes priorities by hearing from members of the public, stakeholder groups, and Administration.



Functions

- **2** Council delegates the following governance responsibilities to the GPC:
 - (1) reviewing and approving Council Policies; and
 - (2) reviewing governance-related bylaws for recommendation to Council.
- 3 Council delegates the following priority-making responsibilities to the GPC:
 - (1) hearing presentations from the public and stakeholder groups on matters affecting the County;
 - (2) receiving updates from Administration on emerging and ongoing projects and initiatives;
 - (3) monitoring progress towards the achievement of the County's strategic goals; and
 - (4) reviewing and making recommendations to Council on the County's priorities.
- 4 The GPC may by resolution provide direction to Administration.



Membership

- **5** The GPC consists of the following:
 - (1) Reeve;
 - (2) Deputy Reeve; and
 - (3) All Councillors.





Governance and Priorities Committee

Chair

- The Chair and Vice Chair are appointed by Council at the annual Organizational Meeting of Council.
- 7 The Chair is responsible for presiding over meetings when in attendance.
- **8** The Chair and Vice Chair are responsible for:
 - (1) approving third party presentations; and
 - (2) approving agendas prior to publication.
- **9** The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



Presentations

- Presentations to the GPC are no longer than 20 minutes in duration, unless the Committee passes a resolution to extend the presentation time, and may be followed by questions from the GPC to the presenter and Administration.
- Notwithstanding the process outlined in the County's *Procedure Bylaw*, the Committee may by resolution allow members of the public to address the GPC on an agenda item following the presentation and question period for that item.
- All presentations and discussion are directed through the Chair and presenters are not permitted to ask questions of GPC members.
- 13 The Chair and Vice Chair may defer approved presentations to a future GPC meeting or cancel the presentation when:
 - a presenter introduces new material or an amended presentation materials after the agenda has been published; or
 - (2) otherwise at the discretion of the Chair and Vice Chair.



Presentation Request Process

- A completed application form must be submitted to Administration three weeks prior to the scheduled GPC meeting in order for the presentation to be included on the agenda.
- 15 Presentations from third parties on planning and development matters are not accepted when:
 - (1) the County already has an active application from the third party;
 - an applicant is in the pre-development stage (for example, pre-development meetings with Administration); or

UNCONTROLLED IF PRINTED

Page **2** of **5**

Attachment 'A'



Governance and Priorities Committee

- an applicant indicates that they intend to submit an application to the County within six months.
- Administration circulates the application form to the appropriate departments and the Executive Leadership Team and provides the following information to the Chair and Vice Chair for direction:
 - (1) For planning and development-related presentations:
 - (a) whether the presenter intends to submit an application for a planning bylaw amendment, a subdivision application, or a development permit application; or
 - (b) whether the County already has an active application for a planning bylaw amendment, a subdivision application, or a development permit application.
 - (2) For all other presentations, whether the subject matter of the presentation is within the mandate of the GPC:
 - (a) County governance (for example, policies, plans, and bylaws); and/or
 - (b) County priorities.
- 17 Administration circulates the Chair and Vice Chair's direction to the rest of the Committee.
- 18 If the presentation request proceeds to the GPC, Administration will contact the presenter to confirm their presentation date and time and the deadline for submitting presentation materials.
- 19 Presentation materials must be submitted to Administration 15 days prior to the scheduled GPC meeting.
- Administration prepares an introductory cover report for each presentation and the presentation materials provided by presenters will be included in GPC agendas.
- 21 If the Chair and Vice Chair reject a third party presentation request, Administration advises the presenter of the reason for the rejection and that a revised presentation may be submitted in the future.



Administrative Support

Administration supports the GPC by preparing agendas and minutes, coordinating meetings, and providing information and expertise as required.

Attachment 'A'



Governance and Priorities Committee

Definitions

- 23 In these Terms of Reference, the following definitions apply:
 - **"Administration"** means the operations and staff of Rocky View County under the direction of the Chief Administration Officer;
 - **"Administrative Policy"** means policies that are approved by the Chief Administrative Officer, focus on the County's internal operations, and govern the actions of County staff and contractors.
 - **"Council"** means the duly elected Council of Rocky View County;
 - **"Council Policy"** means policies that are approved by Council and focus on the strategic direction of programs and services provided by the County.
 - **"Municipal Government Act"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time;
 - **(6) "Organizational Meeting"** means an Organizational Meeting of Council held pursuant to section 192 of the *Municipal Government Act*;
 - (7) "Procedure Bylaw" means Rocky View County Bylaw C-7295-2013, the Procedure Bylaw, as amended or replaced from time to time; 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.



Attachment 'A'

Page 7 of 7



Governance and Priorities Committee

Approval Date

Replaces

Lead Role

Committee Classification

Last Review Date

Next Review Date

January 8, 2019

Policy and Priorities Committee Terms of Reference

Governance and Priorities Committee Chair

Chief Administrative Officer

Standing Committee of Council

N/A

N/A

UNCONTROLLED IF PRINTED Printed: 07/02/2019

> **AGENDA** Page 397 of 536

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CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: June 25, 2019 **DIVISION**: All

FILE: 1025 - 700

SUBJECT: Quarterly Report – Capital Project Management Update

¹EXECUTIVE SUMMARY:

The intent of this update is to provide Council with a general briefing of activities completed during the first half of 2019, and forecast the activities expected through to September 2019.

The core function of the Capital Project Management team is to deliver projects which result in a new or improved tangible capital asset. This work is primarily focused on three distinct areas, including major capital projects, stormwater and flood mitigation projects, and the delivery of several annual programs.

The breadth of the department's scope of service requires the team to collaborate with a variety of other County departments, particularly Transportation Services, Planning and Development, Utility Services, and Corporate Properties, as well as members of the public and governmental and quasi-governmental bodies.

BACKGROUND:

General Operations

- Advancing the Policy Review and Records Information Management (County Initiatives)
- Completed a stormwater catchment assessment for lands near Beiseker
- Closeout of 2013 Disaster Recovery Program nearing completion
- Collaborating with Planning and Development to identify project using defaulted securities
- Executing pilot project(s) to test new site remediation technologies

Significant Awards / Contracts

During the previous reporting period, Capital Project Management awarded four significant contracts.

Significant Awards / Contracts (Completed)	
Line Painting Program (Tender)	Awarded in April 2019
Langdon Fire Hall Architectural Services (RFP)	Awarded in May 2019
Road and Bridge Engineering Services (RFP)	Awarded in May 2019
Gravel Program (Tender)	Awarded in May 2019

Doug Hafichuk, Capital Project Management

¹ Administrative Resources:



In the next reporting period, Capital Project Management expects to award five significant contracts.

Significant Awards / Contracts (Pending)	
Country Lanes Estates Drainage Improvements Construction (Tender)	Award in June 2019
2019 Road Program Construction (Tender)	Award in June 2019
Langdon WWTP Upgrade Construction (Sole Source)	Award in July 2019
Bragg Creek Flood Mitigation Construction (Tender)	Award in August 2019
Gravel Pit Reclamation (RFP)	Award in August 2019

Stormwater and Drainage Improvement Projects

Capital Project Management has eighteen (18) active projects under the County's Stormwater Drainage Improvements Policy, including four (4) new scopes of work added in 2019.

Major Capital Projects

Capital Project Management is advancing five (5) major capital initiatives.

Langdon Fire H	lall
Completed:	 Contract awarded for architectural services Purchase of 1.48 acre property Project kick-off meeting Internal stakeholder engagement
Forecasted:	 Detailed engineering / design Contractor pre-qualification Construction tender package Early works construction

Langdon WWTP Capacity Upgrade	
Completed:	 Engineering at approximately 60% Project kick-off meeting complete Internal stakeholder engagement complete
Forecasted:	 Completion of detailed engineering Construction tender package Purchase of long-lead components



Bragg Creek Flood Mitigation

Completed:
• Acquisition of all required lands

Provincial / environmental approvals obtained

First Nations consultation

Forecasted: • Completion of detailed engineering

Construction tender package and contractor award

Early work construction

Sand / Salt Storage Building

Completed: • Detailed engineering

Building permit application

• Purchase of pre-engineered structure

Forecasted:
• Building erection and commissioning

Langdon Joint Use Site

Completed: • Touch-ups to site grading

Toplift paving

Hydroseeding of entire site

Forecasted:
• Mechanical commissioning and project closeout

Annual Road Program

Under the 'Annual Road Program" (County Policy 400), the County endeavors to complete a series of projects to both maintain and further develop the County's road network.

2019 will see construction on six new scopes of work, alongside the completion of remainder work from the 2018 construction season.



Further, planning and engineering will begin for 10 scopes of work slated for construction in either 2020 or 2021.

Road and Bridge Projects (2018 Design, 2019 Construction)

- Dickson Stevenson Trail (TWP-280 to Airdrie Boundary)
- Springbank Road (RR-33 to RR-40)
- Bridge File 77468 (RR-20 and HWY-574)
- Bridge File 80556 (TWP-260 and RR-270)
- Bridge File 75859 (TWP-262 and RR-270)
- Annual Pavement Maintenance Program
- Range Road 290* (HW-566 to TWP-270)
- Township Road 250* (RR-40 to RR-33)
- Langdon Centre Street* (Glenmore Tr. To Railway Ave.)

Road and Bridge Projects (2019 Design, 2020 Construction)

- Dickson Stevenson Trail (TWP-280 to HWY-72)
- Inverlake Road (RR-280 to RR-274)
- Range Road 284 (TWP-232 to TWP-230)
- Bridge File 06860 (RR-263 and HWY-9)
- Bridge File 80553 (RR-265 and TWP-264)
- Bridge File 76721 (TWP-274 and RR-282)

^{*(}Carryover from 2018)



Road and Bridge Projects** (2020 Design, 2021 Construction)

- Range Road 264 (HWY-567 to HWY-9)
- Township Road 232 (HWY-791 to RR-273)
- Grand Valley Road (HWY-1A to Wildcat Hills)
- Township Road 250 (RR-283 to RR-280)

BUDGET IMPLICATION(S):

All projects described have received funding through Council.

OPTIONS:		
Option #1	THAT the Capital Project Management Quarterly report be received as information.	
Option #2	THAT alternative direction be provided.	
Respectfully submitte	d,	Concurrence,
"Byron Riema	nn"	"Al Hoggan"
Executive Director		Chief Administration Officer

^{**}Pending 2020 Budget Approval



PLANNING & DEVELOPMENT

TO: Council

DATE: June 25, 2019 **DIVISION**: 1

FILE: N/A APPLICATION: PL20180020

SUBJECT: Bylaw C-7795-2018 Road closure of a portion of Plan 731 338 in Circle 5 Estates

¹POLICY DIRECTION:

Policy and Procedure #443, *Road Allowance Closure and Disposal* direct administration to proceed with second and third readings of a road closure bylaw after Minister of Transportation approval is received.

EXECUTIVE SUMMARY:

This report is to consider second and third readings to Bylaw C-7795-2018 for the closure and consolidation of a 0.20 acre portion of undeveloped road plan 731 338. This portion is located within the SW-02-24-04-W5M in the subdivision of Circle 5 Estates. Once given second and third readings, the bylaw will be registered to create title to the lands, which will then be transferred to the applicant.

Administration has no concerns with this application.

BACKGROUND:

The Applicant Chris Chornohos applied for the closure and consolidation of a 0.20 acre portion of undeveloped road plan 731 338 with their parcel located along the north boundary of the portion to be closed. The closure would allow the applicant to develop his parcel without the setback requirement to the undeveloped portion of road plan. The undeveloped portion is in the shape of a half cul-de-sac bulb and is located on both the north and south sides of Circle 5 Estates but was never developed as the road continues to the west. The cul-de-sac was likely supposed to be temporary, but since registered by survey plan, it remains today. Attachment 'C' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

The Public Hearing for Bylaw C-7795-2018 was held on July 24, 2018. Once closed, Council made motions to give first reading to the bylaw and to forward the bylaw to the Minister of Transportation for approval. Administration received the signed bylaw back from the Minister of Transportation on October 12, 2018.

DISCUSSION:

Administration has obtained an appraisal of this portion of road plan, which was then provided to the applicant for review and approval to proceed with the closure and purchase at the appraised value. The appraisal of the subject lands provided a value of \$9,300.00 for the 0.20 acre portion. The applicant is in support of the appraised value and wishes to proceed with the second and third readings of the bylaw and the subsequent purchase of the lands.

It was noted by Alberta Transportation when providing approval for the bylaw that the Plan number listed in the bylaw was incorrect. Motion 1 is a request to amend the Plan number listed in the bylaw.

Angela Pare, Engineering Support Technician, Planning & Development

¹ Administration Resources



OPTIONS:

Option #1 Motion #1 THAT Bylaw C-7795-2018 be amended as follows: "THAT PORTION OF ROAD PLAN 731 388-338"

Motion #2 THAT Bylaw C-7795-2018, as amended, be given second reading

Motion #3 THAT Bylaw C-7795-2018, as amended, be given third and final reading

Motion #4 THAT the 0.20 acre portion of land be transferred to the applicant Chris Chornohos subject to:

 Sales agreement being signed at the appraised value of \$9,300.00, 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-7795-2018 receives third and final reading.

Option #2 THAT alternative direction be provided.

Respectfully submitted,	Concurrence,
Richard Barss	Al Hoggan
Acting Executive Director Community Development Services	Chief Administrative Officer

AP/IIt

APPENDICES:

APPENDIX 'A' – Bylaw C-7795-2018 APPENDIX 'B' – Map Set



BYLAW C-7795-2018

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

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday June 26th, 2018 and Tuesday July 3rd, 2018, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

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

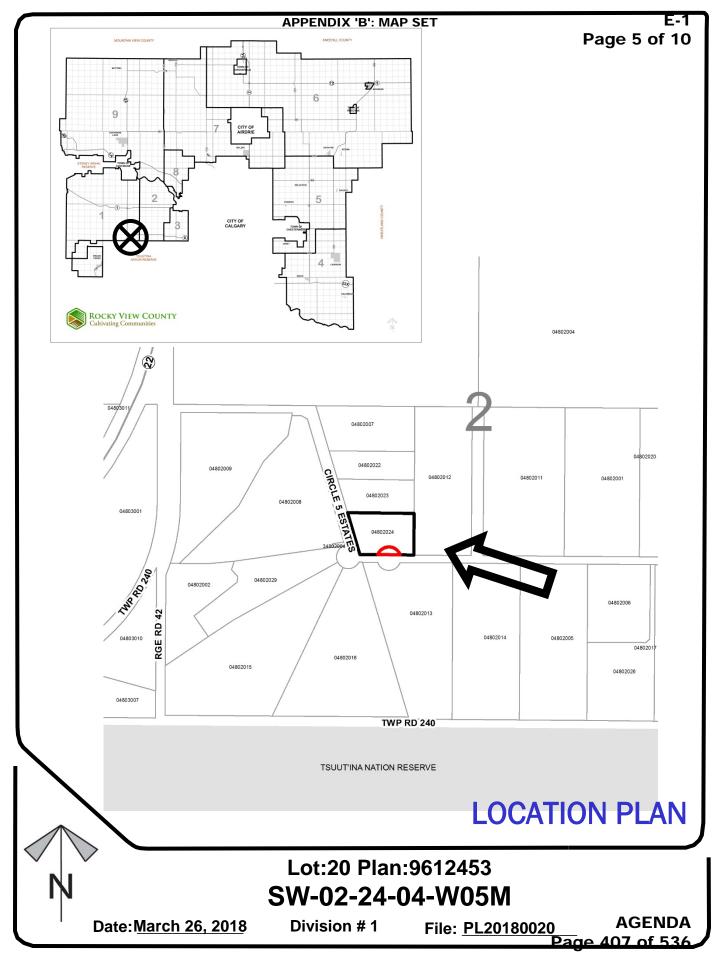
THAT PORTION OF ROAD PLAN 731 388 WITHIN THE SOUTH WEST SECTION 2, TOWNSHIP 24, RANGE 4, WEST OF THE 5TH MERIDIAN AS DESCRIBED ON PLAN ______ CONTAINING 0.20 ACRES (0.085 HA) MORE OR LESS EXCPETING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

	Division: 1 File: PL20180020
PUBLIC HEARING WAS HELD IN COUNCIL this 24	DAY OF
READ A FIRST TIME IN COUNCIL this 24 DAY OF_	July , 20 <u>18</u>
REPVE OF PUTY REEVE	CAO or DESIGNATE

APPENDIX 'A': BYLAW C-7795-2018

APPROVED BY ALBERTA TRANSPORTATION:	
APPROVED THIS DAY OF	October , 20 <u>18</u>
Approval Valid for Months	
MINISTER OF THE	Michael Botros RANSPORTATION
READ A SECOND TIME IN COUNCIL this DAY OF	, 20
READ A THIRD TIME IN COUNCIL this DAY OF _	, 20
REEVE / DEPUTY REEVE	CAO or DESIGNATE



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ROAD CLOSURE PROPOSAL: To close for the purpose of consolidation, a +/- 0.207 acre portion of road allowance into Lot 20, Plan 9612453. Location of this portion of road allowance hinders the ability to develop the lands due to setbacks. There are no plans to develop this additional cul-de-sac, as one exists immediately adjacent to this proposed closure.

CIRCLE 5 ESTATES

Surveyor's Notes:

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

TENTATIVE PLAN

Lot:20 Plan:9612453

SW-02-24-04-W05M

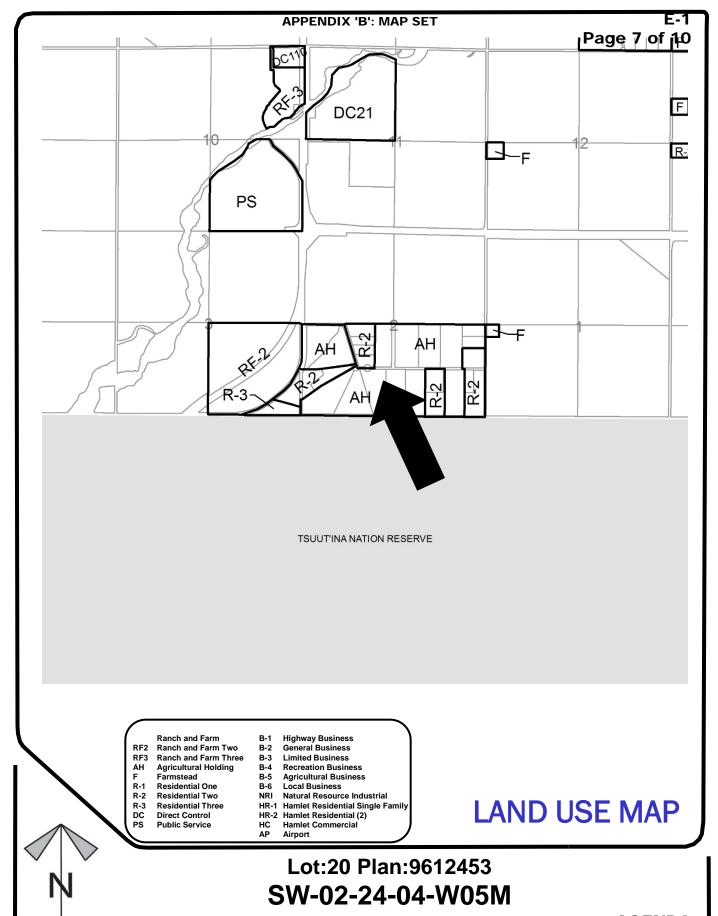
Date: March 26, 2018

Division #1

File: PL20180020

AGENDA

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Date: March 26, 2018 Division # 1 File: PL20180020 AGENDA
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016

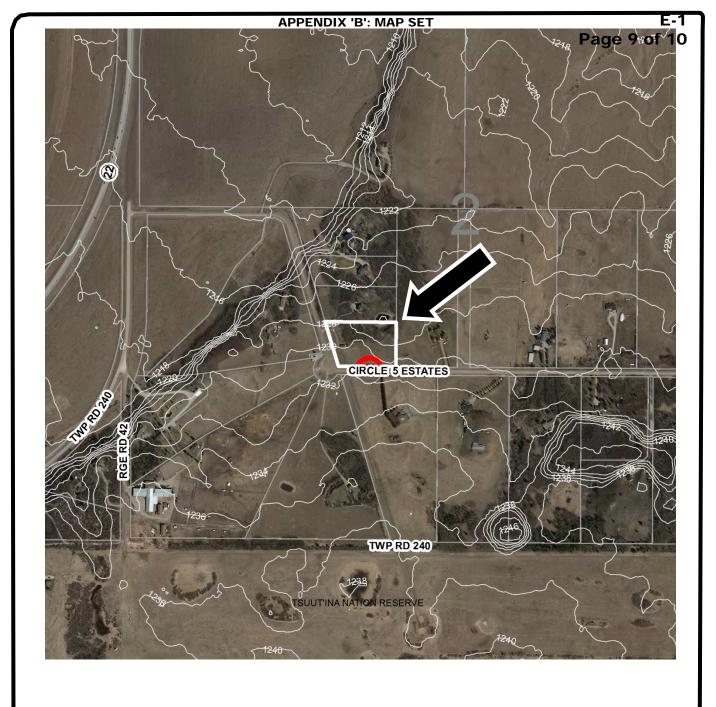
Lot:20 Plan:9612453

SW-02-24-04-W05M

Date: March 26, 2018

Division #1

File: PL20180020 Page 410 of 536



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

TOPOGRAPHY

Contour Interval 2 M

Lot:20 Plan:9612453

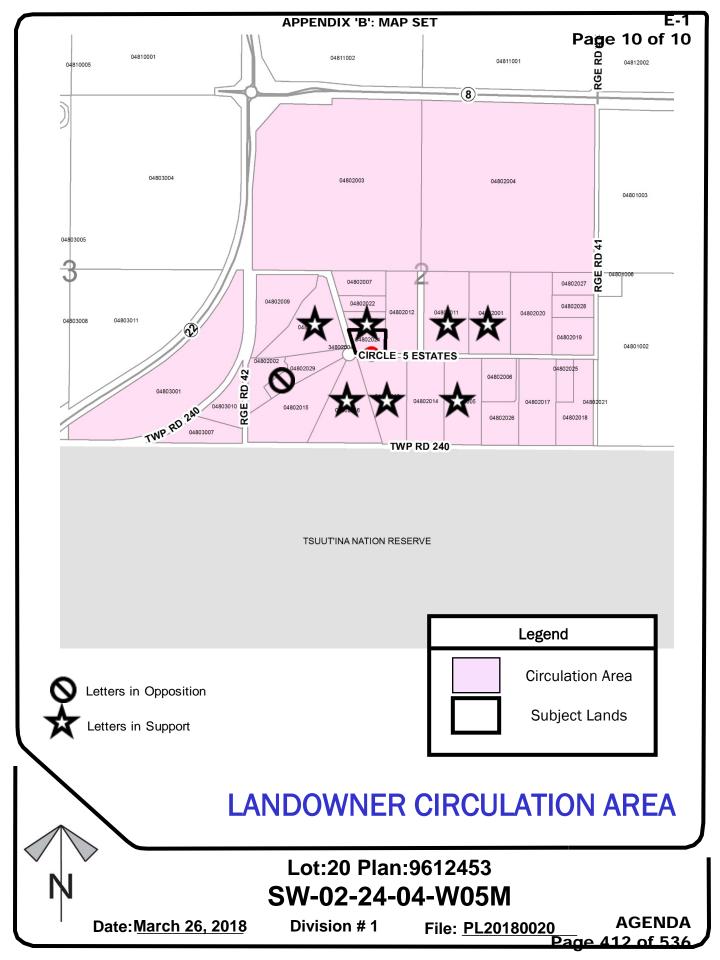
SW-02-24-04-W05M

Date: March 26, 2018

Division #1

File: PL20180020 Page 411 of 536

AGENDA





MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: June 25, 2019 DIVISION: All

FILE: N/A

SUBJECT: Procedure Bylaw C-7907-2019

¹POLICY DIRECTION:

Section 145(b) of the *Municipal Government Act* (MGA) states that Council may pass bylaws in relation to the procedure to be followed by Council, committees, and other bodies established by Council.

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a proposed updated procedure bylaw. The proposed bylaw revises and updates the current procedure bylaw C-7295-2013 and sets out procedures for the orderly conduct of Council and committee meetings while balancing the requirements of legislation. Having a sound procedure bylaw is an integral part of efficient Council meetings and is important to the integrity of the County's operation and meeting conduct.

Section 145(b) of the *Municipal Government Act* (MGA) states that a Council may pass bylaws in relation to the procedures to be followed by Council, committees, and other bodies established by Council. Municipal Affairs provides that both Council and Administration are expected to act in good faith when carrying out responsibilities when drafting bylaws. A good bylaw needs to be drafted for certainty, predictability, democratic transparency, and accountability. Council and Administration should aim to create bylaws that are understandable, enforceable, and accomplish the council's desired goal.

To create the proposed procedure bylaw, Administration compiled comments received at the Parliamentary Proceedings training in early 2019, researched best practices from neighbouring municipalities and also incorporated wording for clarity based on Council's own application with past use where sections were not as clear as could be. Also, the bylaw was streamlined to remove wording where the MGA provides clear guidance on a topic and simply makes reference to the Act as opposed to repeating it word for word.

Administration also researched best practices from neighbouring municipalities (City of Calgary, Town of Strathmore, Kneehill County, and Strathcona County) to draft the proposed bylaw. Although the proposed procedure bylaw encompasses best practices from other municipalities, it is also written to ensure the unique dynamics of Rocky View County are considered.

The proposed procedure bylaw will assist Council and committees with facilitating the orderly flow of business, ensuring the rights of all members, while ensuring orderly and fair meetings. Furthermore, it also ensures a level playing field for anyone attending Council or committee meetings and consistent treatment of residents if any issues arise in a meeting that requires a standard procedure.

BACKGROUND:

The existing procedure bylaw was adopted in 2013 and received some minor updates in 2014. In January 2019, Council attended parliamentary procedure training according to Robert's Rules of

¹ Administration Resources Charlotte Satink, Municipal Clerk

Order where Council identified some sections of the bylaw that required clarity. The prominent updates are summarized below.

SUMMARY OF HIGLIGHTED CHANGES:

Acting Chair:

A new section has been added (section 10) to allow Council the option to appoint an acting chair should the Reeve and Deputy Reeve be absent or unable to perform the duties of the Chair. This section was added to allow Council the flexibility to appoint a temporary chair should a situation arise where both the Reeve and Deputy Reeve are absent.

Exhaustive Ballot Voting Procedure:

The existing procedure bylaw provides for the exhaustive ballot procedure for the election of the Reeve and Deputy Reeve but is silent as to using the system for committee appointments. A new section has been added (section 17) that allows committee appointments by resolution or by exhaustive ballot procedure.

In Camera Sessions:

The wording for in camera sessions has been changed to closed session to better align with the MGA. Also, changes were added to ensure the bylaw aligns with the recent changes to the MGA wherein the meeting minutes must record the names of those person and the reason for their attendance (section 29).

Electronic Means:

With the new Council Chambers able to accommodate participation through electronic means such as videoconference or teleconference, the procedure bylaw has been updated to reflect this. (sections 30 to 38). The proposed procedure bylaw only permits one member at a time to participate in a meeting through electronic means, identifies when a member can participate through electronic means, notification time needed, voting, etc.

Agenda Preparation and Distribution:

A new section has been added that includes the Reeve and the Deputy Reeve for Council and Chair and Vice-Chair for committees regarding the development of agendas wherein the agendas are created in consultation with all (Sections 42 and 43). Also, a section has been added wherein the Reeve or the Chair may direct that items be removed from the Agenda prior to distribution of the final agenda.

Emergent Business Item:

The wording of emergent business items (sections 47 and 48) was changed to ensure clarity and remove the requirement to add an emergent business item from a special resolution (2/3 majority) to a simple majority.

Notices of Motion:

The proposed procedure bylaw has been changed to reflect 15 days' notice instead of seven days' notice to better align with internal report processing and to allow the notices to be included in the review of the agenda by the Reeve and Deputy Reeve.

Public Requests to Address Council or a Committee

When an item on the agenda is not a public hearing and a member from the public wishes to speak, Council must pass a resolution for this to happen. This has been left in the bylaw and is brought to your attention should Council wish to change this requirement. Administration has noted that this issue seems to come up often in particular at subdivision applications.

Livestreaming:

Given that Council meetings are livestreamed to the public with the exception of Closed Sessions, the bylaw has been updated to address aspects of livestreaming (starts at section 84).

Voting:

The voting procedures are changed to be more aligned with the MGA wherein a recorded vote is only done when specifically requested by a member. The practice of automatic recorded votes has been removed. This section was written so that we can utilize voting on motions either with the raising of a hand or through electronic voting via the agenda management software system which is planned to be implemented in the fall. The resolutions will be noted in the meeting minutes as either carried or defeated (starts at section 93).

Motions:

The wording for the provisions for Motions has not changed aside from providing clarity in wording.

Written Submissions and Verbal Presentations:

A portion of this section has changed so that so that no written submissions received after the advertised submissions deadline will be accepted by the County or provided to Council as part of the Public Hearing (section 169). The current bylaw provides that they will be accepted provided that a resolution is passed. This is being highlighted for Council's consideration for debate as to how it would like to address late submissions moving forward.

Bylaws Requiring a Public Hearing:

The current process for public hearings has been amended to have Council consider first reading prior to scheduling the public hearing for a proposed bylaw. Administration will provide an executive summary of the application and if Council gives the bylaw first reading, then Administration will schedule the public hearing. Currently, public hearings are scheduled before first reading.

BUDGET IMPLICATIONS:

N/A

OPTIONS:

Option #1: Motion #1: THAT Bylaw C-7907-2019 be given first reading.

Motion #2: THAT Bylaw C-7907-2019 be given second reading.

Motion #3: THAT Bylaw C-7907-2019 be considered for third reading.

Motion #4: THAT Bylaw C-7907-2019 be given third reading.

Option #2: THAT Council provide alternative direction.

Respectfully submitted,	Concurrence,
"Kent Robinson"	"Al Hoggan"
Executive Director, Corporate Services	Chief Administrative Officer
cs/	
ATTACHMENTS:	

Proposed Procedure Bylaw C-XXXX-2019 Existing Procedure Bylaw C-7295-2013 Attachment A: Attachment B:



BYLAW C-7907-2019

A Bylaw of Rocky View County to provide for the orderly proceedings of meetings held by Council, boards and committees, and other bodies established by Council.

WHEREAS Rocky View County Council may, by bylaw, pass bylaws establishing procedures to be followed by Council, boards and committees, and other bodies established by Council.

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

Title and Definitions

- 1 This Bylaw may be cited as the *Procedure Bylaw*.
- Words in this Bylaw have the same meaning as set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this Bylaw.

Purpose, Application, and Interpretation

- The purpose of this Bylaw is to provide for the orderly proceedings of Council and Committee Meetings.
- 4 This Bylaw applies to all Meetings and Members of Council and Committees.
- Meeting procedure is a matter of interpretation by the Chair, subject to the rights and privileges of Members.
- Notwithstanding the provisions of this Bylaw, if a Committee establishes procedures that differ from the procedures in this Bylaw, the procedures of the Committee take precedence.
- If a matter of procedure arises that is not contemplated in this Bylaw, the matter is decided by reference to the most current edition of Robert's Rules of Order. If there is a conflict between this Bylaw and Robert's Rules of Order, this Bylaw takes precedence.

Reeve, Deputy Reeve, and Acting Chair

- 8 When sitting as the Chair, the Reeve:
 - (1) presides over all Council Meetings when in attendance unless otherwise provided for in this Bylaw;
 - (2) presides over the conduct at Council Meetings, including preserving good order and decorum, ruling on Points of Order, responding to Points of Procedure, and deciding on all procedural questions, subject to an appeal of a ruling made by the Chair;
 - (3) manages and facilitates the orderly queuing of speakers, including Councillors, Administration, and members of the public;

- (4) ensures that each Councillor who wishes to speak on a debatable motion is provided the opportunity to do so;
- (5) when wishing to join in debate, move a motion, or when a matter is located in the Reeve's electoral division, the Reeve may:
 - (a) request that the Deputy Reeve or another Councillor assume the position of Chair for the duration of that matter; and
 - (b) reassume the position of Chair when consideration of the matter is complete;
- (6) opens Council Meetings and may call for recesses or for the meeting to stand at ease without requiring a motion.

9 The Deputy Reeve:

- (1) presides as the Chair over Council Meetings when the Reeve is absent or unable to perform the duties of the Chair and has all the same powers and responsibilities under this Bylaw; and
- (2) presides over all Council Meetings when the Reeve participates in the Meeting by electronic means.
- An Acting Chair presides over Council Meetings when both the Reeve and Deputy Reeve are unable to perform the duties of the Chair and the Acting Chair has all the same powers and responsibilities under this Bylaw.
 - (1) An Acting Chair is chosen by a resolution passed by the Councillors present at the Meeting.

Challenge to a Ruling of the Chair

- Any Member may challenge a ruling or decision of the Chair on a Point of Order or a Point of Privilege. If a ruling or decision is challenged, the Chair must briefly state the reason for their decision and then put to the Members the question of whether to uphold or overturn the ruling or decision.
- The Members decide on the question by voting on whether to uphold or overturn the ruling or decision of the Chair without debate. The decision of the Members is final.
- 13 Challenges to a ruling of the Chair are not recorded in the Meeting Minutes.

Meetings

Organizational Meetings

14 Council holds an annual Organizational Meeting pursuant to the *Municipal Government Act* for the purpose of electing the Reeve and Deputy Reeve, establishing Council and Committee Meeting dates, appointing Members to Committees, and any other business included on or added to the Organizational Meeting Agenda.

- 15 At Organizational Meetings, Council:
 - Elects the Reeve and Deputy Reeve for the ensuing year;
 - (2) Establishes the dates and times for regular Council and Committee Meetings as required;
 - (3) Makes Committee appointments as required, including appointments for member at large positions and Chair and Vice Chair positions;
 - a. When a Councillor is appointed to a Council Committee, Council must appoint the Chair and Vice Chair from its members;
 - (4) Conducts any other business included on or added to the Organizational Meeting Agenda.
- 16 During Organizational Meetings:
 - (1) The Chief Administrative Officer calls the Meeting to order, presides over the election of the Reeve, and administers Oaths of Office; and
 - Once elected, the Reeve presides over the election of the Deputy Reeve and all subsequent business on the Organizational Meeting Agenda.
- During the election of the Reeve and Deputy Reeve, the following procedures apply:
 - (1) If only one nomination is received for the position of Reeve or Deputy Reeve, the nominee is declared elected by acclamation; or
 - (2) If more than one nomination is received for the position of Reeve or Deputy Reeve, an election is conducted by secret ballot using the following exhaustive ballot procedure:
 - (a) If no Councillor receives a Clear Majority of votes on the first ballot, the Councillor who received the least number of votes is dropped from the ballot and a subsequent ballot is conducted.
 - (b) On any subsequent ballots, the Councillor who receives the least number of votes is dropped from the ballot until a Councillor receives a Clear Majority of votes.
- 18 Committee appointments may be made by resolution or, if a vote is required, by an election using secret ballot and the exhaustive ballot procedure established in section 17 of this Bylaw.
- All ballots for elections conducted at the Organizational Meeting are destroyed after the Meeting is adjourned.

Regular Council Meetings

At the annual Organizational Meeting, Council establishes the dates and times of regular Council Meetings for the ensuing year.

- (1) Council may from time to time establish other Council Meeting dates and times by resolution.
- Councillors sit in order of their electoral division, other than the Reeve and Deputy Reeve, with any seating changes subject to approval from the Reeve.

Special Council Meetings

22 Special Council Meetings may be called in accordance with the *Municipal Government Act*.

Closed Sessions

- Council or a Committee may hold all or part of a Meeting in a Closed Session in accordance with the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*.
- 24 Resolutions cannot be passed by Council or a Committee during a Closed Session except for a resolution to revert back to an open Meeting.
- Information presented and any discussion occurring during a Closed Session must be held in confidence by those in attendance during the Closed Session.
- Closed Sessions are chaired by the Reeve in the case of Council and by the Chair in the case of a Committee.
- Closed Sessions may exclude members of Administration but not Members as long as the Member has not abstained or is not required to abstain from participating in the matter.
- Council or a Committee, as it considers appropriate, may allow other persons to attend Closed Sessions, and the Meeting Minutes must record the names of those persons and the reason for their attendance.

Meetings through Electronic Means

- Council or Committee Meetings may be conducted through electronic means, or a Member may participate in a Meeting through electronic means, in accordance with the *Municipal Government Act*.
- 30 Closed Sessions cannot be conducted through electronic means, and Members participating in a Meeting through electronic means cannot participate in any Closed Sessions held at that Meeting but are required to vote on a matter put to a vote at the meeting unless the Member is required or permitted to abstain from voting under this or any other enactment.
- A Member may participate in a Council or Committee Meeting through electronic means if:
 - (1) the Member is in a location outside of Rocky View County for any reason;
 - the Member is in a location within Rocky View County but is unable to attend the Meeting for medical reasons for themselves or an immediate family member;

- (3) Quorum is met by the Members physically in attendance at the Meeting to ensure that the Meeting can continue if electronic communications fails or a Closed Session is held:
- (4) the Meeting location is able to support the use of electronic communications and that all Members participating in the Meeting are able to communicate effectively; and
- (5) the Meeting location is secure and appropriate for interaction between Members and viewing by the public and free from outside distractions.
- To participate in a Council or Committee Meeting through electronic means, a Member must advise the Chief Administrative Officer at least 48 hours prior to the start of the Meeting in order to make arrangements for the use of electronic means.
- Members participating in a Meeting through electronic means are deemed to be present at the Meeting but do not count towards Quorum.
- Unless the entirety of the Meeting is being conducted through electronic means, the Chair must be physically present at the Meeting and cannot Chair the Meeting through electronic means.
- Unless the entirety of the Meeting is being conducted through electronic means, only as many Members as are supported by the system's capacity, up to a maximum of three, may participate in a Meeting through electronic means at the same time.
 - (1) If more than three Members request to participate in a Meeting through electronic means, only the three Members who submitted their requests to the Chief Administrative Officer first will be permitted.
- The Chair must announce at the Meeting that a Member is participating through electronic means.
- The Chair has the sole authority to end the use of electronic means at any time if, in their opinion, the use of electronic means is disruptive to the Meeting, is not secure, or is not appropriate.

Notice of Council and Committee Meetings

- Notice of regular Council and Committee Meetings is provided to the public by:
 - notice in a local newspaper;
 - (2) posting on the County's website; and
 - (3) posting on the notice board at the County Hall.
- Council may by resolution change the date, time, frequency, or location of any Meeting. The Chief Administrative Officer is responsible for notifying the public of changes to the date, time, or location of any Council or Committee Meeting or the calling of a Special Meeting. Notice will be provided to the public by:

- (1) notice in a local newspaper if time permits;
- (2) posting on the County's website if time permits; and
- (3) posting on the notice board at the County Hall.

Cancellation of Council and Committee Meetings

- 40 Council or Committee Meetings may be cancelled:
 - (1) by resolution passed by the Members present at a Meeting held prior to the Meeting to be cancelled; or
 - (2) with the written consent of a Majority of Members and with not less than 24 hours' notice of the cancellation provided to the public and Members.

Agendas

Agenda Preparation and Distribution

- The Agenda for each Council Meeting is developed by the Chief Administrative Officer in consultation with Administration, the Reeve, and the Deputy Reeve.
 - (1) The Agenda for each Council Meeting is approved by the Reeve prior to distribution, and the Reeve may direct that items be removed from the Agenda prior to distribution of the final Agenda.
- The Agenda for each Committee Meeting is developed by the Chief Administrative Officer in consultation with Administration, the Chair, and the Vice-Chair.
 - (1) The Agenda for each Committee Meeting is approved by the Chair, and the Chair may direct that items be removed from the Agenda prior to distribution of the final Agenda.
- The Chief Administrative Officer distributes Council Agendas to Council no later than the Tuesday prior to each Council Meeting.
- The Chief Administrative Officer posts Council Agendas on the County's public website no later than the Wednesday prior to each Council Meeting.

Agenda Additions or Deletions

Council may add or delete items after an Agenda is published by a resolution passed at the Meeting.

Emergent Business

- An Emergent Business item is an Agenda item not included on the Agenda but due to time constraints must be brought before Council at a Meeting. Emergent Business items:
 - (1) are considered additions to the Agenda; and

- the Chief Administrative Officer provides Council with the reasons why an Emergent Business item is urgent and the degree of urgency.
- 47 Councillors or Administration may propose to add an Emergent Business item to an Agenda without prior notice subject to the following conditions:
 - (1) the matter relates to an emergency;
 - (2) the matter was not previously discussed at the same Meeting;
 - (3) the matter does not require prior written notice;
 - (4) the matter does not raise a Point of Privilege; and
 - (5) the Emergent Business item is added to the Agenda by Council by Resolution.

Standing Agenda Items and Order of Business

48 Each Council Meeting Agenda has the following standing items:

Call to Order

Updates/Approval of Agenda

- A Approval of Minutes
- B Financial Reports
- C Appointments/Public Hearings
- D General Business
- E Bylaws
- F Unfinished Business/Business Arising
- G Councillor Reports
- H Management Reports
- I Notices of Motion
- J Subdivision Applications
- K Closed Session

Adjournment

Immediately after calling a Meeting to order, the Chair calls for a motion to approve the Agenda subject to any additions or deletions.

- Immediately after approval of the Agenda, the Chair calls for a motion to approve the Minutes of the previous Meeting subject to any corrections.
- 51 Unfinished Business items are considered immediately following the approval of the Agenda and Minutes and prior to the consideration of any other business on the Agenda.
- The order of business at a Meeting is determined by the Chair subject to:
 - (1) sections 50, 51, and 52 of this Bylaw; or
 - (2) a challenge by a Councillor.

Notices of Motion

- A Councillor who wishes to introduce a new matter for consideration at a Council Meeting must submit a Notice of Motion in writing or electronically to the Municipal Clerk or their designate by 12:00 PM not less than 15 days prior to the Meeting that the Councillor wishes to introduce their Notice of Motion.
 - (1) The requirement for 15 days' notice established in section 54 of this Bylaw may be waived by a resolution of Council. The Notice of Motion would then be considered Emergent Business at the Meeting.
- The Notice of Motion must provide the following:
 - (1) The proposed motion to be considered by Council;
 - (2) the date of the Meeting at which the Councillor will read the Notice of Motion into the record; and
 - the date of the Meeting at which the proposed motion will be considered by Council after the Notice of Motion has been read into the record.
- Administration will provide a report in response to the Notice of Motion at the Meeting that the proposed motion is scheduled to be considered.
- When providing the date of the Meeting pursuant to section 55(3) of this Bylaw, the Councillor should consider the agenda preparation and distribution deadlines for that Meeting to allow Administration time to prepare its report.
- The proposed motion provided in the Notice of Motion will not be considered or debated until a Councillor moves the motion provided in the Notice of Motion.

Commencement of Council and Committee Meetings

- As soon as there is Quorum present and after the start time of a Meeting:
 - (1) the Chair calls the Meeting to order; or
 - (2) if the Reeve and Deputy Reeve in the case of Council, or the Chair and Vice Chair in the case of a Committee, are not present within 30 minutes after the start time of the Meeting and Quorum is present, the Chief Administrative Officer calls the

Meeting to order and the Members present by resolution choose an Acting Chair for the Meeting.

The Reeve or Deputy Reeve in the case of Council or Chair or Vice Chair in the case of Committee may assume the Chair upon their arrival to the Meeting.

Quorum

- If Quorum is not present within 30 minutes after the start time of the Meeting, the Chief Administrative Officer records the names of the Members present and the Meeting is adjourned until the next Meeting.
- If Quorum is lost at any time during a Meeting, the Meeting is recessed and if Quorum is not achieved within 15 minutes the Meeting is adjourned until the next Meeting.

Meeting Proceedings

- All discussion, questions, and debate at a Meeting must be directed through the Chair.
- No Member may speak unless and until they are recognized by the Chair.
- The Chair rules on Points of Order and Points of Privilege. A ruling by the Chair may be challenged by a Member, in which case a vote is taken by the Members to either uphold or overturn the ruling of the Chair.
- Points of Order, Points of Privilege, rulings made by the Chair, and challenges to a ruling made by the Chair are not recorded in the Meeting Minutes.
- Unless otherwise permitted by the Chair, Members may speak only twice on any Motion, once in debate and once to ask questions. The Chair may allow a Member to speak more than twice on a matter in the following circumstances:
 - (1) to clarify or further explain previous remarks by a Member if misunderstood;
 - in the case of the mover of a Motion, to respond to questions about the Motion directed through the Chair; and
 - (3) to allow the mover to close debate on a Motion after the Chair has allowed for discussion on the Motion and all other Members were provided an opportunity to speak to the Motion.
- 67 Members may speak on a matter for a maximum of ten minutes unless otherwise permitted by the Chair.
- If a Member arrives late to a Meeting, leaves before it is adjourned, or is temporary absent from the Meeting, the Meeting Minutes reflect the absence and its duration.
- If a Member is unable to attend a Meeting, that Member must advise the Chair of their absence and the reasons for their absence.

Public Conduct at Meetings

- When in attendance at a Council or Committee meeting, members of the public must maintain order, decorum, and quiet and must not:
 - (1) approach or attempt to address Council or the Committee without prior permission being granted; or
 - (2) disturb or interrupt the proceedings of Council or the Committee.
- The Chair may order that a member or members of the public be expelling from the Meeting for disturbing or interrupting the proceedings of Council or the Committee or for otherwise acting improperly during the Meeting.

Member Conduct at Meetings

- When in attendance at Meetings, Members must:
 - (1) speak respectfully and using parliamentary language;
 - (2) be acknowledged by the Chair prior to speaking;
 - (3) respect the rules and proceedings of Council or the Committee;
 - refrain from side conversations when another Member or a member of the public is speaking;
 - (5) respect the decision of the Chair on any ruling, order, question, practice, or interpretation; and
 - (6) abide by the applicable Code of Conduct Bylaw.
- When a Member appears to be in contravention of section 73 of this Bylaw, the Chair may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Member from either the balance of the Meeting or until a time provided in the motion. If the motion passes, the Chair directs the Member to leave the Meeting.
- If the Chair fails to follow the provisions of this Bylaw, or of Robert's Rules of Order when necessary, a Member may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Chair from either the balance of the Meeting or until a time provided in the motion. If the motion passes, the Chair must leave the Meeting.
- If a Member has been directed to leave the Meeting and that Member wishes to provide a satisfactory explanation and apology for their behavior, the Members may by resolution allow the offending Member to remain or return to the Meeting.

Public Requests to Address Council or a Committee

Members of the public wishing to address Council or a Committee on an Agenda item that is not a Public Hearing must notify the Chief Administrative Officer of the request to speak, either in writing or verbally, and state the reasons for the request.

The Chief Administrative Officer advises Council or the Committee of the request to speak and the reasons provided by the requestor.

Attachment 'A'

Council or the Committee may by resolution permit a member of the public to speak on an Agenda item. Members of the public who are permitted to address Council or the Committee have a maximum speaking time limit of 20 minutes, which may be extended by resolution.

Pecuniary Interests

- When a Member reasonably believes that they have a pecuniary interest in a matter before Council or a Committee, the Member must declare their pecuniary interest and abstain from participating in the matter in accordance with the *Municipal Government Act*.
- The Member's declaration and abstention due to a Pecuniary Interest are recorded in the Meeting Minutes.
- A Member who has declared a Pecuniary Interest and abstained from a matter is not considered part of Quorum while that matter is being considered.

Meeting Minutes

- The Chief Administrative Officer prepares a written record of the proceedings and decisions of all Meetings that includes, but is not limited to, the following:
 - (1) the names of the Members present and absent from the Meeting;
 - the names and times of Members who arrive or leave throughout the course of the Meeting;
 - (3) the names of members of the public who speak in favour and in opposition at a Public Hearing or are permitted to speak to a matter that is not a Public Hearing;
 - (4) a brief description of each matter;
 - (5) all decisions and other proceedings on each matter;
 - (6) all motions, which Member moved each motion, whether each motion was carried or defeated, and any Members who were absent or abstained from the vote on the motion;
 - if a vote is a recorded vote, the names of which Members voted in favour and in opposition to the motion if the result of the vote is not unanimous;
 - (8) any abstentions made by Members and the reasons provided by a Member for an abstention; and
 - (9) the signatures of the Reeve and the Chief Administrative Officer in the case of Council or the signatures of the Chair and the Chief Administrative Officer in the case of a Committee.

Recording and Livestreaming Meetings

- Council Meetings are recorded and livestreamed to the public with the exception of Closed Sessions.
- Committee Meetings may be recorded and livestreamed to the public with the exception of Closed Sessions.
- At the start of a Meeting, the Chair notifies those present that the Meeting is being livestreamed and a recording will be made available on the County's public website after the Meeting is adjourned.
- The Chair may, at any time and at their discretion, direct the termination or interruption of a livestream.
- If there are technical difficulties while livestreaming, the Chair advises those present at the Meeting that the livestream is not available. Notice of the technical difficulties will be provided on the County's public website.
- 88 If there are technical difficulties while livestreaming, an audio or video recording will be used to record the Meeting.
- Meeting recordings will be retained and provided in accordance with Rocky View County's records management bylaws, policies, and procedures.
- 90 Meeting recordings will only be transcribed by Rocky View County if required by the Chief Administrative Officer in connection with any litigation, audit, or investigation or if required under the *Freedom of Information and Protection of Privacy Act*.
- The use of audio or video recording devices by the public or the media during a Meeting is prohibited.

Voting

Voting Procedures

- 92 Votes are taken as follows:
 - (1) The Chair calls the question on the Motion:
 - (2) The Chair calls for those in favour of the Motion and asks for a show of hands if the electronic voting system is unavailable; and
 - (3) The Chair calls for those opposed to the Motion and asks for a show of hands if the electronic voting system is unavailable.
- After the Chair calls for a vote on a motion, no Member may speak to the motion or move another motion until the results of the vote have been declared.
- Members must cease any distractions and remain in their seats after the voting process begins and until the vote is taken and the results declared.

- Members vote verbally, by raising their hand, through an electronic voting system, or by another method agreed upon by the Members.
- 96 Every Member present at a Meeting must vote on every matter put to a vote unless a Member is absent from the Meeting or permitted to abstain from voting on the matter.
 - (1) If a motion cannot be voted on because Quorum would be lost due to abstentions, the matter will be forwarded to the next Meeting as Unfinished Business.
- A motion is carried when a simple majority of Members present vote in favour of the motion or, when otherwise required by this Bylaw, the required number of Members vote in favour of the motion.
- A motion is defeated when it does not receive the required number of votes in favour or if the vote results in a tie.
- Members are only permitted to change their vote on a motion if the request is made by the Member at the same Meeting that the vote was held and if all Members present unanimously agree to the change.
- Unless a vote is a recorded vote, the Meeting Minutes show the name of the Member who moved the motion and whether it was carried or defeated.

Recorded Votes

- Before a vote on a motion is taken, a Member may request that the results of the vote be recorded.
- When a vote is a recorded vote, the Meeting Minutes show the names of the Member who moved the motion, who voted in favour and in opposition to the motion, who abstained or were absent from the vote, and whether the motion was carried or defeated.

Motions

General Motion Provisions

- 103 Unless otherwise determined by the Chair, no matter may be debated or voted on by Council or a Committee unless it is in the form of a motion that has been verbally moved by a Member.
- A Member may move a motion regardless of whether the Member intends to support the motion and without requiring the motion to be seconded by another Member.
- Motions may be displayed to Council or a Committee prior to the vote on the motion, and the Chair may request that a motion be submitted by a Member in writing or electronically.
- The Chair must not call for a vote on a motion until the Members and the Municipal Clerk are clear on how the motion reads.
- Motions that bring a matter before Council or a Committee are known as main motions. When a main motion has been moved and is being considered, a Member cannot make another motion except to:

- (1) move a subsidiary motion;
- (2) move a privileged motion; or
- (3) move an incidental motion.

Withdrawing Motions

- After a motion has been verbally moved by a Member, the motion becomes the property of Council or the Committee as a whole and may only be withdrawn by the mover with the unanimous consent of the Members present.
- 109 Withdrawn motions are not recorded in the Meeting Minutes.

Severing Motions

- 110 If a motion includes two or more recommendations, the Chair or a Member may request, prior to the vote on the motion, that the motion be severed and debated and voted on individually.
- 111 The mover of the original motion is considered the mover of any severed motions.

Friendly Amendments to Motions

- After a motion has been verbally moved by a Member, the motion becomes the property of Council or the Committee as a whole. A Member may make minor changes to the wording of the motion, or accept any minor changes proposed by another Member, if the changes do not alter the intent of the Motion and the Members present must unanimously consent to the changes.
- 113 Friendly amendments may be proposed by a Member or requested by a Member while speaking on or debating a motion.
- If a friendly amendment is not accepted by the mover of the motion or does not receive the unanimous consent of the Members present, then a Member may move a motion to amend the motion.
- Friendly amendments are not recorded in the Meeting Minutes, and the mover of the original motion is still considered the mover after any friendly amendments are made to the motion.

Amending Motions

- A Member may move to amend a motion after it has been moved and prior to the vote on the motion, except for the following types of motions which cannot be amended:
 - (1) motion to refer;
 - (2) motion to postpone, except as to the time provided in the main motion;
 - (3) motion to adjourn;
 - (4) motion for the first or third reading of a bylaw; or

- (5) motion to permit the consideration of third reading of a bylaw.
- A Member cannot move an amendment to a motion that does relate to the subject matter of the motion or is contrary to the motion.
- A Member may move an amendment to an amendment provided that the amendment to the amendment is relevant to the subject matter of the amendment and not contrary to the amendment.
- Only one amendment to a motion and only one amendment to an amendment are permitted at the same time.
- The amendment to the amendment must be considered before the amendment to the motion is considered, and all amendments are considered in reverse order in which they were moved, resulting in the main motion only being considered after all pending amendments have been considered.
- A Member who moved a motion may only amend that motion through a friendly amendment and cannot move an amendment to the motion.

Motions Out of Order

- The Chair may rule that a motion or an amendment to a motion is out of order, subject to a challenge of the ruling by a Member.
- When ruling that a motion is out of order, the Chair must cite the applicable rule or authority without further comment.
- Motions that are ruled by the Chair to be out of order are not considered or voted on by Council or the Committee.
- When ruling whether a motion is out of order, the Chair may consider, but is not limited to considering, the following:
 - (1) the Chair may deem a motion to be out of order if it is a motion to refer that has the same effect as defeating the motion (for example, due to time constraints);
 - (2) the Chair may deem a motion to be out of order if a similar motion was considered and voted on within the previous six months and without first reconsidering the original motion;
 - (3) the Chair may deem a motion to be out of order if it conflicts with established procedures or is contrary to the privileges of Members; and
 - (4) a motion containing several different or distinct recommendations is not out of order for that reason alone.

Debating Motions and Closing Debate

After a motion has been moved by a Member, each Member is provided an opportunity to speak on the motion before it is voted on unless a motion is passed to end or limit debate on the motion.

- 127 Unless a resolution is passed to extend the time limit of debate, no Member may speak on a motion, including asking questions and debate but excluding any responses to those questions or debate, for longer than:
 - (1) five minutes on a main motion;
 - (2) three minutes on an amendment to a motion; or
 - (3) three minutes for closing debate on a motion or an amended to a motion.
- Members cannot interrupt while another Member is speaking except when a Member:
 - (1) has exceeded their time limit to speak;
 - (2) raises a Point of Privilege;
 - (3) raises a Point of Order; or
 - (4) challenges a ruling of the Chair.
- While a motion is being debated, no other motion may be made except for the following, which are in descending order of precedence:
 - (1) Fix the Time for Adjournment;
 - (2) Adjourn;
 - (3) Recess;
 - (4) Raise a Question of Privilege;
 - (5) Call the Question (that the vote must now be taken);
 - (6) Lay on the Table;
 - (7) Previous Question;
 - (8) Limit or Extend Limits of Debate;
 - (9) Postpone to a certain time or date;
 - (10) Refer to a Committee;
 - (11) Amend; and
 - (12) Postpone Indefinitely.
- Before debate is closed and the vote on a motion is called, and without interrupting a speaker, a Member may request that the motion be read aloud, displayed at any time during debate, or ask clarifying questions that:
 - (1) relate directly to the debate on the motion;

- (2) contain no argument; and
- (3) introduce no new material.
- The Member who moved a motion may close debate on the motion after all other Members have been provided an opportunity to speak on the motion.
- After the Member has closed debate on the motion, the Chair immediately calls for a vote on the motion. After the vote on the motion has been called, no Member may debate or speak on the motion further except to request that the motion be read aloud or displayed.

Specific Motion Provisions

Privileged Motions

- 133 The following motions are considered privileged motions:
 - (1) a motion to recess;
 - (2) a motion to adjourn;
 - (3) a motion to set a time for adjournment; and
 - (4) a point of privilege.

Motion to Recess

- The Chair may recess the meeting for a specific period of time and call the meeting back to order without requiring a motion.
- A Member may move that the meeting be recessed for a specific period of time. After the meeting is called back to order, business is resumed at the point where it was interrupted.

Motion to Adjourn

- 136 A Member may move to adjourn the meeting at any time, except when:
 - (1) a Member has the floor or is speaking on a motion;
 - (2) a vote has been called on a motion;
 - (3) a vote on a motion is being conducted;
 - (4) the Meeting is in a Closed Session; or
 - (5) a previous motion to adjourn has been defeated and no other intermediate business or proceeding has occurred since the motion to adjourn was defeated.
- Motions to adjourn are non-debatable and are voted on without comment or amendment.

Motion to Limit or End Debate

- 138 A Member may move to limit or end debate on a motion. Motions to limit or end debate:
 - (1) are not debatable:
 - (2) must be passed by Resolution; and
 - (3) may only be amended as to the limit to be placed on debate.
- A Motion to limit or end debate takes precedence, but does not have privilege, over other motions except for a motion to table or a motion with privilege.

Motion to Refer

- A Member may move to refer any matter or motion to Administration, a Committee, or other body for further investigation, consideration, and report. A motion to refer:
 - (1) is debatable;
 - (2) precludes all further amendments to a motion;
 - (3) may only be amended as to what body the motion is to be referred or any instructions or direction included in the referral.

Motion to Receive as Information

- A Member may move to receive an item, matter, report, presentation, recommendation, or other thing as information.
- A motion to receive as information is made as acknowledgement and to retain the item, matter, report, presentation, recommendation, or other thing in the corporate record without taking additional action.

Motion Arising

- 143 A Member may move an arising motion only if:
 - (1) the motion arising is directly related to a matter or motion that has just been considered; and
 - (2) the motion arising is moved before another matter or motion is brought forward.

Motion to Table

- A Member may move to table a matter or motion and all pending amendments to the motion either temporarily or indefinitely (*sine die*) with the intention of bringing the matter or motion back for consideration at a later date or time. A motion to table:
 - (1) must include either a set date or time or be made *sine die* (without a set date or time)
 - (2) is only debatable with respect to the date or time;

- (3) takes precedence over other motions related to the matter or motion being tabled; and
- (4) cannot be amended.
- A matter or motion that has been tabled to a set date must not be considered before the date or time indicated in the motion to table except by Resolution.

Motion to Lift from the Table

- A matter or motion that has been tabled is brought back exactly as they were when they were laid on the table, including all related motions and amendments.
- If the motion to table included a set date for return, the matter or motion is added to the Meeting Agenda on that date without the requirement for a motion to lift from the table.
- If the motion to table included a set time for return later in the same meeting or was made sine die, the matter or motion must be lifted from the table by resolution before consideration of the tabled matter or motion begins. A motion to lift from the table:
 - (1) may only be made when no other motion is on the floor;
 - (2) cannot be debated or amended;
 - (3) may be made at a Regular Meeting but not at a Special Meeting, unless notice of the tabled matter or motion was provided in the notice of the Special Meeting.
- If a motion to lift from the table is defeated, a subsequent motion to lift from the table may only be made again after other business is considered.
- When a matter or motion that was tabled *sine die* is brought back to a future Meeting, it must be accompanied by a new report from Administration containing a recommendation to lift the matter or motion from the table.
- Except for matters or motions tabled *sine die*, if a tabled matter or motion is not lifted from the table within one year, or is not lifted from the table before the next Election, it cannot be lifted from the table and may only be made as a new motion.

Motion to Reconsider

- A Member may move to reconsider a motion previously passed or defeated provided that:
 - (1) the motion to reconsider is made at the same meeting that the original motion was made; and
 - (2) the motion to reconsider is moved by a Member who voted on the prevailing side of the original motion; or
 - (3) a Notice of Motion is submitted, prior to the Meeting at which it is to be considered, in which a Member sets out what special or exceptional circumstances warrant reconsideration of the original motion; and

- (4) the original motion has not already been acted upon.
- The requirement for a Notice of Motion for a motion to reconsider may be waived by Special Resolution.
- A motion to reconsider is debatable only if the motion to be reconsidered is debatable.
- 155 A motion cannot be reconsidered if:
 - (1) six months has passed since the original motion was considered; or
 - (2) an Election was held since the original motion was considered.
- 156 The following motions cannot be reconsidered:
 - (1) a motion which created a contractual liability or obligation cannot be reconsidered, altered, varied, revoked, rescinded, or replaced except to the extent that it does not attempt to void or interfere with the liability or obligation;
 - (2) a motion to adjourn, to set a time for adjournment, or to recess;
 - (3) a motion to close nominations for an appointment;
 - (4) a request to sever a motion containing multiple recommendations, proposals, or actions;
 - (5) a Point of Order, Point of Privilege, or Point of Information;
 - (6) a motion to suspend a rule or rules contained in this Bylaw;
 - (7) a motion to table or to lift from the table;
 - (8) a motion to adopt the Agenda;
 - (9) permission to withdraw a motion;
 - (10) a motion to rescind a reading of a bylaw;
 - (11) a motion to provide first or third reading of a bylaw; and
 - (12) a motion to reconsider a motion.

Motion to Rescind

- A Member may move to rescind a motion previously passed. If passed, the motion to rescind renders the original motion null and void.
- A Member must submit a Notice of Motion to rescind a motion if that motion was considered at a previous Meeting and the same matter is not included on the Agenda.
- A motion to rescind does not undo any actions that have been taken as a result of the original motion being passed.

A motion to rescind is debatable only on the merits of the original motion that is proposed to be rescinded.

Motion to Move into a Closed Session

A Member may move a motion to move into a Closed Session. A motion to move into a Closed Session must be in accordance with the provisions of the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*.

Public Hearings

General Public Hearing Provisions

- Public Hearings are held when required by the *Municipal Government Act* or any other legislation or when Council directs that a matter be considered through a Public Hearing.
- 163 Public Hearings are held at Regular or Special Council Meetings.
- When a Public Hearing is required to be held on a proposed bylaw or resolution, the Public Hearing will be held after first reading and prior to second reading of the proposed bylaw or prior to a vote on the proposed resolution.
- Public Hearings are advertised in accordance with the *Municipal Government Act* and any applicable Rocky View County bylaws, policies, and procedures.

Written Submissions and Verbal Presentations

- Public Hearing advertisements must include an outline of the process for providing written submissions and must provide a deadline for submitting written submissions to be included in the Agenda and provided to Council as part of the Public Hearing.
- In order to be included in the Agenda and provided to Council as part of a Public Hearing, written submissions must be received prior to the advertised submission deadline and include the following:
 - (1) the name and legal or municipal address of the signatories; and
 - (2) how each signatory is affected by the subject matter of the Public Hearing.
- No written submissions received after the advertised submission deadline will be accepted by Rocky View County or provided to Council as part of the Public Hearing.
- Written submissions containing the following will not be accepted by Rocky View County or provided to Council as part of the Public Hearing:
 - (1) personal attacks or derogatory or defamatory statements; or
 - (2) statements that promote discrimination against a person or class of persons, or is likely to expose a person or class of persons to hatred or contempt, in accordance with provisions of the *Human Rights Act*.

An individual or group may provide a verbal presentation to Council at a Public Hearing which may include a written component as part of the presentation.

Group Submissions and Presentations

- A group may provide a written submission or verbal presentation to Council as part of a Public Hearing in accordance with the following provisions:
 - (1) the group submission or presentation is signed by three or more persons who claim to be affected by the subject matter of the Public Hearing who have agreed to put forward a common interest or concern on that subject matter;
 - (2) if a group wishes to provide a verbal presentation to Council at a Public Hearing, the group must designate one individual as its spokesperson to be solely responsible for presenting on behalf of the group; and
 - (3) if a written submission is received from a group and the group also wishes to provide a verbal presentation at a Public Hearing, Council will only hear from the designated spokesperson of the group and will only hear new information not already contained in the group's written submission.

Presenting at a Public Hearing

- Individuals or groups who wish to present at a Public Hearing should register on the designated sign-in sheet as either in support or in opposition of the proposed bylaw, resolution, or other thing subject to the Public Hearing.
- When addressing Council at a Public Hearing, the person present must state:
 - (1) their name and legal or municipal address;
 - (2) an indication as to whether they are speaking on their own behalf, on behalf of another person, or on behalf of a group;
 - (3) an indication as to whether they are speaking in support or in opposition to the proposed bylaw, resolution, or other thing subject to the Public Hearing
 - (4) how they are affected by the proposed bylaw, resolution, or other thing subject to the Public Hearing; and must
 - (5) address the Chair when responding to questions or providing information.
- An individual may authorize another individual to present on their behalf if such authorization is provided in writing and proof of such can be provided at the Public Hearing.
- 175 An individual or group may present only once at a Public Hearing.
- Presentations may include electronic components such as photos, videos, maps, PowerPoint presentations, written presentations. All presentation materials used at a Public Hearing form part of the public record and will be collected by Rocky View County and provided to the public upon request.

Public Hearing Procedures

- The Chair calls for a motion to open the Public Hearing and notes the time that the Public Hearing is opened.
- The Chair reminds any individual or group that wishes to present at the Public Hearing to register on the designated sign-in sheet either in support or in opposition of the proposed bylaw, resolution, or other thing subject to the Public Hearing.
- The Chair announces that the Public Hearing is being recorded and live-streamed and will be available to view by the public.
- The Chair announces that the use of audio or video recording devices and cameras by the public or press is prohibited.
- The Chair provides an outline of the Public Hearing process and procedures in the following sequence:
 - (1) Staff report from Administration;
 - (2) Presentation from the applicant;
 - (3) Presentations from the public in support of the proposal;
 - (4) Presentations from the public in opposition of the proposal;
 - (5) Rebuttal presentation from the applicant limited only to the comments received or heard in opposition; and
 - (6) Final questions of Administration.
- The Chair calls for the staff report from Administration to introduce the proposed bylaw, resolution, or other thing subject to the Public Hearing.
 - (1) Questions of clarification from Members to Administration are only allowed by the Chair during this portion of the Public Hearing.
- Following the staff report from Administration, the Chair calls for the applicant to present their application.
 - (1) Presentations from the applicant are limited to a maximum of 20 minutes unless Council passes a motion to extend the presentation time limit.
 - (2) Questions of clarification from Members to the applicant are only allowed by the Chair during this portion the Public Hearing.
- Following the presentation from the applicant, the Chair calls for presentations from the public, either in support or in opposition to the proposed bylaw, resolution, or other thing subject to the Public Hearing.

- (1) Presentations from individuals, whether in support or opposition, are limited to a maximum of five minutes, unless a motion is passed by Council to extend the presentation time limit.
- (2) Presentations from groups, whether in support or opposition, are limited to a maximum of 10 minutes, unless a motion is passed by Council to extend the presentation time limit.
- (3) Public presentations begin with those in support and the Chair calls upon the individuals or groups that have registered to present in support on the designated sign-in sheet in the order that they appear on the list.
- (4) After every individual or group that registered to present in support is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in support and provides them an opportunity to present.
- (5) After the public presentations in support have concluded, the Chair calls upon the individuals or groups that have registered to present in opposition on the designated sign-in sheet in the order that they appear on the list.
- (6) After every individual or group that registered to present in opposition is provided an opportunity to present, the Chair asks three times whether anyone else wishes to present in opposition and provides them an opportunity to present.
- (7) Questions of clarification from Members to the public presenters, whether in support or opposition, are only allowed by the Chair during this portion of the Public Hearing.
- Following the public presentation in support and in opposition, the Chair invites the applicant to provide a rebuttal to any points raised in opposition to their application either in a written submission or presentation provided at the Public Hearing.
 - (1) The rebuttal by the applicant is limited to a maximum of 10 minutes, unless a motion is passed by Council to extend the presentation time limit.
 - (2) The Chair allows questions of clarification from Members to the applicant during this portion of the Public Hearing only in regards to the information provided by the applicant during their rebuttal.
- Following the rebuttal from the applicant, the Chair allows for any final questions from Members to Administration.
- The Chair calls for a motion to close the Public Hearing and notes the time that the Public Hearing is closed. The Public Hearing must be closed before Council votes on the proposed bylaw, resolution, or other thing subject to the Public Hearing.
- Pursuant to the *Municipal Government Act*, Members who are absent for the whole Public Hearing must abstain from voting on the matter. Members who are absent for part of the Public Hearing may abstain from voting on the matter.

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(1) If the number of Members present at the Meeting is less than Quorum after those Members have abstained from voting, the debate and vote is postponed until the next Regular Council Meeting.

Bylaws

Bylaw Requirements and Introducing Bylaws

- 189 Proposed bylaws must:
 - (1) be assigned a unique bylaw number and provide a concise title indicating the general purpose of the bylaw;
 - (2) be presented in its entirety to all Members present at the Meeting prior to considering a motion for first reading of the bylaw;
 - if amended, be presented as amended in its entirety to all Members present at the meeting prior to consideration of subsequent readings of the bylaw;
 - (4) amendments to a bylaw may only be made prior to consideration of third reading of the bylaw;
 - (5) pursuant to the *Municipal Government* Act, be provided three separate and distinct readings and not be provided more than two readings at one Meeting unless the Members present unanimously pass a motion to authorize third reading at that Meeting; and
 - (6) any bylaw that fails to receive unanimous authorization for third reading will be included on the Agenda of the next Regular Council Meeting, or on the agenda of a Special Council Meeting, for consideration of third reading.
- For bylaws that do not require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw prior to consideration of first reading of the bylaw.

Bylaws Requiring a Statutory Public Hearing

- For bylaws that require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw prior to consideration of first reading of the bylaw and prior to the Public Hearing for the proposed bylaw.
- After a motion has been made to provide first reading of a bylaw, but prior to the vote on the motion for first reading, Council may debate the substance of the bylaw and propose and consider any amendments to the bylaw.
- Any proposed amendments must be made in the form of a motion and be put to a vote. Any amendments passed are incorporated into the bylaw at first reading and apply to all subsequent readings of the bylaw
- After all proposed amendments have been voted on and either passed or defeated, the Chair calls for a vote on first reading of the bylaw or first reading of the bylaw as amended, if applicable.

- Once a bylaw receives first reading, Administration establishes a date and time to hold the Public Hearing on the bylaw. The Public Hearing must be held before consideration of second reading of the bylaw.
- 196 If a bylaw does not receive first reading, the bylaw does not proceed to a Public Hearing and is considered defeated.

Bylaw Consolidations

The Chief Administrative Officer is authorized to prepare consolidations of bylaws as required from time to time pursuant to the *Municipal Government Act*.

Severability

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

Transitional

- Bylaw C-7295-2013, being the *Procedure Bylaw*, and all amendments thereto are repealed upon this Bylaw passing and coming into full force and effect.
- Bylaw C-7907-2019, being the *Procedure Bylaw*, is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*.
- Bylaw C-7907-2019, being the *Procedure Bylaw*, comes into full force and effect on September 1, 2019.

READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
UNAMIMOUS PERMISSION FOR THIRD READING this	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019
	Reeve	
	Chief Administrative C	Officer or Designate

Date Bylaw Signed

Bylaw C-7907-2019

Schedule 'A' - Definitions

- 1 **"Administration"** means the operations and staff under the direction of the Chief Administrative Officer.
- 2 "**Agenda**" means the list of items and orders of business for a Meeting along with their associated reports, attachments, appendices, and other materials.
- 3 "Bylaw" means a Bylaw of Rocky View County.
- 4 "Chair" means the person with the authority to preside over a Meeting and direct the proceedings and conduct of that Meeting.
- "Clear Majority" means more than half of the votes of the Members present at the meeting who are not required or permitted to abstain from voting. For example, if 9 votes are cast, the Clear Majority (more than 4.5) is 5.
- "Closed Session" means a meeting or part of a meeting that is closed to the public in accordance with the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*, or as allowed under any other enactment.
- "Code of Conduct Bylaw" means, as the context requires, either Rocky View County Bylaw C-7768-2018, being the Council Code of Conduct, or Rocky View County Bylaw C-7855-2018, being the Board and Committee Code of Conduct Bylaw, as amended or replaced from to time
- 8 **"Committee"** means a Committee, Board, or other body of Rocky View County established by Council and with Members appointed by Council.
- 9 "Council" means the duly elected Council of Rocky View County and includes the Reeve, Deputy Reeve, and all Councillors.
- **"Councillor"** means a duly elected member of Council and includes the Reeve, Deputy Reeve, and all Councillors.
- 11 "County" means Rocky View County.
- **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate.
- "Election" means a General Election as defined and held pursuant to the Local Authorities Election Act, RSA 2000, c E-21, as amended or replaced from time to time, and does not include a by-election or a vote on a bylaw or question.
- 14 **"Emergent Business"** means a time-sensitive matter that requires immediate and urgent consideration by Council or a Committee.

- 15 "Freedom of Information and Protection of Privacy Act" means the Freedom of Information and Protection of Privacy Act, RSA 2000, c F-25 as amended or replaced from time to time.
- "Group" means three or more persons with a common interest in a matter before Council or a Committee, one of whom is designated as the spokesperson for the group and is solely responsible for presenting on behalf of the group.
- 17 "Majority" means more than half of the Members present.
- 18 "Meeting" means an Organizational, Regular, or Special Meeting of Council or a Committee.
- 19 **"Member**" means either:
 - (1) a Councillor; or
 - (2) a person appointed by Council to a Committee.
- 20 "Minutes" means the written record of the proceedings and decisions of a Meeting.
- 21 "Motion" means a proposal for action by Council or a Committee.
- 22 "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time.
- "Organizational Meeting" is an Organizational Meeting of Council held pursuant to the *Municipal Government Act*.
- 24 "Pecuniary Interest" means a pecuniary interest as contemplated in the *Municipal Government Act* or Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended or replaced from time to time.
- 25 "Point of Information" means a request raised by a Member directed through the Chair to another Member or to Administration for information relevant to the business at hand but not related to a Point of Order.
- "Point of Order" means a question or concern raised by a Member directed to the Chair to call attention to any departure from the Procedure Bylaw or to obtain information on a matter of procedure bearing on the business at hand in order to assist a Member to make an appropriate motion or to understand the parliamentary situation or the effect of a motion. When raising a Point of Order, the Member must verbally state what the departure from the Procedure Bylaw is.
- 27 "Point of Privilege" means a matter that is not related to the pending business and has to do with special matters of immediate and overriding importance which, without debate, should be allowed to interrupt the consideration of anything else. It affects Council or Committee collectively or the conduct of individual Members and includes, but is not limited to, the following:
 - (1) The comfort of Members;

- (2) The conduct of Members:
- (3) The conduct of Administration;
- (4) The conduct of members of the public in attendance at the meeting; or
- (5) The reputation of members or of Council or a Committee as a whole.
- 28 **"Public Hearing"** means a Public Hearing held pursuant to the *Municipal Government Act* or any other legislation, whether statutory or non-statutory.
- 29 "Quorum" is the minimum number of members who must be present at a Meeting to conduct business and is the Majority of Members. For example, Quorum for Council is five Members.
- "Regular Meeting" is a Regular Meeting of Council held pursuant to the *Municipal Government Act* or a Regular Meeting of a Committee held pursuant to Rocky View County *Bylaw C-7840-2018*, being the *Boards and Committees Bylaw*, as amended or replaced from time to time.
- 31 **"Resolution"** is a declaration of Council or a Committee's intention with respect to a particular matter at a specific time.
- "Special Meeting" is a Special Meeting of Council held pursuant to the *Municipal Government Act* or a Special Meeting of a Committee held pursuant to Rocky View County Bylaw C-7840-2018, being the *Boards and Committees Bylaw*, as amended or replaced from time to time.
- "Special Resolution" means a Resolution requiring at least two-thirds of the Members present at the Meeting who are not required or allowed by statute to abstain from voting on the Motion to vote in the affirmative. For example, if 9 votes are cast, a Special Resolution requires 6 votes.
- "Stand at Ease" means a brief pause called by the Chair of a Meeting without a declaration of a recess and Members must remain in their places.
- "Terms of Reference" means a Terms of Reference or bylaw approved by Council that establishes the functions, procedures, membership, and other governance characteristics of a Board or Committee.
- "Unfinished Business" is business that has been raised at the same or a previous Meeting and that has not been completed.



OFFICE CONSOLIDATION

BYLAW C-7295-2013

A Bylaw of Rocky View County to provide for the orderly proceedings of meetings of Council, Council Committees and other bodies established by Council.

WHEREAS Section 145 of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and amendments thereto authorizes Council to pass bylaws to regulate the procedure and conduct of Council, Council Committees, and other bodies established by Council, the conduct of Councillors and the conduct of members of Council Committees and other bodies established by Council;

THEREFORE, the Council of Rocky View County, duly assembled, enacts as follows:

PART ONE - INTRODUCTION

1 Title

This bylaw shall be known as "The Procedure Bylaw".

2 Definitions

In this bylaw:

"Acting Reeve" means the Councillor selected by Council to preside at a meeting when both the Reeve and Deputy Reeve are unable to perform the duties of the Reeve or if both the office of the Reeve and the office of the Deputy Reeve are vacant.

"Adjourn" means to close the Meeting.

"Administration" means the County Manager or General Manager employed by the County.

"Agenda" is the list of items and orders of business for a Meeting along with associated reports, bylaws or other documents.

"Agenda Review Committee" is the County Manager, General Managers, Municipal Clerk and Council Recording Secretary or his/her designates.

"Audio Tapes" are the tapes of Council or Council Committee meetings.

"Chair" means the person who presides over a Meeting and when in attendance at a Council Meeting, shall mean the Reeve or Deputy Reeve.

"Clear Days" means the number of days between events excluding the first and the last day.

"Committee" means a Council Committee, Board or other body established by Council pursuant to the Municipal Government Act.

"Committee of the Whole" refers collectively to those Councillors present when Council moves to sit In Camera.

"Council" means the Reeve and Councillors, duly elected in the County and who continue to hold office.

"Councillor(s)" means a duly elected Member of Council, including the Reeve.

"County" is the Municipality of Rocky View County.

"County Manager" is the person appointed by Council into the position of Chief Administrative Officer under the *Municipal Government Act*.

"Deputy Reeve" is the Councillor appointed by Council to act as Reeve when the Reeve is unable to perform the duties of the Reeve or if the office of Reeve is vacant.

"Emergent Business" is a time sensitive matter that requires Council's or a Committee's immediate and urgent consideration.

"Freedom of Information and Protection of Privacy Act" means the Freedom of Information and Protection of Privacy Act, RSA 2000, Chapter F-25 as amended from time to time.

"General Election" means an election held for all the Members of Council to fill vacancies caused by the passage of time in accordance with the Local Authorities Election Act, R.S.A. 2000 Chapter E-21.

"In Camera" means a meeting of Council or Committee which is held in private without the presence of the public pursuant to Section 197 of the *Municipal Government Act*.

"Meeting" means an organizational, regular or special meeting of Council or Committee.

"Member" is a duly elected member of Council or a duly appointed member of a Committee who continues to hold office.

"Minutes" are the written record of the decisions of a Meeting recorded in the English language without note or comment.

"Motion" is a proposal for action by Council or Committee.

"Municipal Clerk" means the County's Manager Legislative Services.

"Municipal Government Act" means the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended from time to time.

"Notice of Motion" is a notice of intention by a Member to present a motion at a subsequent Meeting.

"Organizational Meeting" means a Meeting of Council held in accordance with Section 192 of the Municipal Government Act and Part 3 of this Bylaw.

"Pecuniary Interest" means a pecuniary interest within the meaning of the Municipal Government Act.

"Point of Information" means a request by a Member directed through the Chair to another Member or to Administration for information relevant to the business at hand but not related to a Point of Procedure.

"Point of Order" is a statement from a Member to call attention to any departure from the Meeting Procedure Bylaw.

"Point of Privilege" means matters affecting the rights and immunities of Council collectively or the propriety of the conduct of individual Members and includes, but is not limited to the following:

- (a) the organization or existence of Council or Committee;
- (b) the comfort of Members;
- (c) the conduct of Members;
- (d) the conduct of Administration or members of the public in attendance at the Meeting; and
- (e) the reputation of Members or of Council or Committee as a whole.

"Point of Procedure" is a question directed to the Chair to assist a Member to:

- (a) make an appropriate motion;
- (b) raise a Point of Order;
- (c) understand the procedure; or
- (d) understand the effect of a motion.

"Precedence" means a Motion has precedence when it can temporarily replace a Motion on the floor and can only be superseded by a Motion of higher rank or "Precedence".

"Public Hearing" means a Meeting or portion of a Meeting held for the purposes of hearing matters as prescribed by the Municipal Government Act or other legislation or hearing other matters which Council directs be considered at a Public Hearing.

"Quorum" means the majority of all Members, fifty (50) percent plus one (1), unless Council prescribes otherwise in a bylaw or Terms of Reference for a Committee.

"Recess" means an intermission or break within a Meeting but does not end the Meeting and after which, the proceedings are immediately resumed at the point where they were interrupted.

"Recorded Vote" means that where a vote is not unanimous, the Minutes shall record the Members present at the Meeting and shall show which Members voted for or against the Motion or who abstained.

"Reeve" means the Chief Elected Official of the County within the meaning of the Municipal Government Act.

"Resolution" is a declaration of Council or Committee's intention with respect to a particular matter at a specific time.

"Special Meeting" is a meeting called by the Reeve or Council in accordance with the Municipal Government Act and this Bylaw or, with respect to Committees is a meeting called by the Chair in accordance with the Committee Bylaw.

"Special Resolution" means a resolution requiring at least two-thirds of the Members present at the Meeting who are not required or allowed by statute to abstain from voting on the Motion, to vote in the affirmative.

"Statutory Hearing" means a public hearing required by the Municipal Government Act or other legislation.

"Statutory Petition" means a petition of the eligible electors of the County prepared and filed in accordance with the Municipal Government Act.

"Table" means a Motion to delay consideration of any matter to either a specific date or sine die.

"Unfinished Business" is business that has been raised at the same or a previous Meeting and that has not been completed.

3 Application

- (1) This Bylaw applies to all meetings of Council and Committees and shall be binding on all Councillors and Committee Members.
- (2) Notwithstanding Paragraph 3(1), where the Committee bylaw or Terms of Reference establishes other procedures or gives the Committee the authorization to establish its own Meeting procedure, if there is a conflict between the Committee's established Meeting procedures and this Bylaw, that Committee's established Meeting procedure will have precedence over this Bylaw for the purposes of that Committee's Meetings.

4 Interpretation

- (1) When a matter arises relating to proceedings not covered by a provision of this Bylaw, the matter shall be decided by reference to the most current edition of Robert's Rules of Order.
- (2) Procedure is a matter of interpretation by the Chair.
- (3) In the event of a conflict between the provisions of this Bylaw and Robert's Rules of Order, the provisions of this Bylaw shall apply.
- (4) In the absence of any statutory obligation, any provision of this Bylaw may be temporarily waived, altered or suspended by Special Resolution (two-thirds majority vote).

PART TWO - ROLES

Powers and Responsibilities

5 The Reeve:

(1) opens Council Meetings;

- (2) chairs Council Meetings;
- (3) subject to an appeal by a Councillor:
 - (a) maintains order and preserves decorum in Council Meetings and if necessary, calls a member to order; and
 - (b) rules on Points of Order and Points of Procedure.
- (4) ensures that each Councillor who wishes to speak on a debatable motion is granted the opportunity to do so;
- (5) decides, with the permission of Council, who may address Council;
- (6) has all of the same rights and is subject to the same restrictions, as to participation in debate, as all other Councillors; and
- (7) when wishing to join in the debate or make a Motion, the Reeve shall:
 - (a) request the Deputy Reeve or Acting Reeve assume the position of Chair; and
 - (b) resume the Chair when the motion on the floor has been dealt with, exclusive of any Motions Arising.

6. Deputy Reeve

(1) The Deputy Reeve chairs Council meetings when the Reeve is absent or unable to act as Reeve and shall have all the powers and responsibilities of the Reeve under this Bylaw.

PART THREE - MEETINGS OF COUNCIL

7 Organizational Meeting

(1) An Organizational Meeting shall be held not later than two weeks after the third Monday in October each year.

Agenda

- (2) At the organizational meeting the:
 - (a) County Manager or designate:
 - (i) calls the Meeting to order;
 - (ii) presides over the election of the Reeve; and
 - (iii) administers the Oaths of Office.
 - (b) Reeve:

- (i) presides over the election of the Deputy Reeve
- (c) Council:
 - (i) establishes the dates for Council Meetings;
 - (ii) appoints Council Committees and board Members;
 - (iii) appoints Council Committee Chairs;
 - (iv) conducts other business as identified within the Organizational Meeting Agenda.

Nominations

- (3) If only one nomination is received for the position of Reeve or Deputy Reeve, that nominee shall be declared elected by acclamation.
- (4) Where there is more than one nomination for Reeve or Deputy Reeve, voting shall be done by secret ballot.
- (5) If, on the first ballot, no one Councillor receives a clear majority of s, the Councillor who received the least number of votes shall be dropped from the ballot and a second ballot shall be taken.
- (6) On subsequent ballots, a Councillor who receives the least number of votes shall be dropped from the ballot until a Councillor receives a clear majority.
- (7) Councillors shall sit in order of their Division, other than the Reeve and Deputy Reeve.
- (8) Councillors hold office from the beginning of the Organizational Meeting following the General Election until immediately before the beginning of the Organizational Meeting following the next General Election, in accordance with the Local Authorities Election Act, R.S.A. 2000 Chapter L-21.
- (9) The appointment of Members to Committees is done on an annual basis, by secret ballot, if a vote is required, and the ballots are to be destroyed at the close of the Meeting.

8 Regular Meetings of Council

(1) The date and time of all Council Meetings for the next calendar year shall be established by Resolution at the Organizational Meeting.

- (2) Regular Council meetings shall be held in Council Chambers on Tuesdays beginning at 9:00 a.m. and shall adjourn no later than 5:00 p.m. unless Council adopts a Motion to proceed past that time¹.
 - (a) A Motion to proceed past 5:00 p.m. should take into consideration the maximum working hours noted in Rocky View County Bylaw C-7085-2011 "Maximum Working Hours".
 - (b) Should there be no Motion to continue past 5:00 p.m., all Unfinished Business which appears on the Agenda shall be tabled until 9:00 a.m. at the next regular Meeting of Council.²
 - (c) If it appears that any Unfinished Business is urgent the Reeve shall call a Special Meeting to deal with such matters.
- (3) Council by Resolution may establish other Council meeting dates.

9 Special Meetings

- (1) A Special Meeting shall be scheduled when required to do so by the Reeve or a majority of Council.
- (2) Where a Special Meeting is required by a majority of Council, the Reeve shall call such meeting within 14 days of the date on which the request was made.
- (3) No less than 24-hours notice of a Special Meeting shall be provided to each Councillor and to the public. The notice shall state the time, date, place and in general terms the nature of the business to be transacted.
- (4) A Special Meeting may be held with less than 24 hours' notice to all Councillors and without notice to the public if at least two-thirds of the whole Council agrees to this in writing before the beginning of the meeting.
- (5) The Agenda for a Special Meeting shall be restricted to the business stated in the notice unless all Councillors are present and a motion is passed to deal with the matter.

10 Council Review Hearing

- (1) In this Section, the following terms have the following meanings:
 - (a) "Remedial Order" means an order issued pursuant to Sections 545 or 546(0.1) of the *Municipal Government Act*; and

² Bylaw Amendment C-7404-2014 – September 9, 2014

¹ Bylaw Amendment C-7404-2014 – September 9, 2014

- (b) "Review Hearing" means a review of the Remedial Order pursuant to Section 547 of the *Municipal Government Act*.
- (2) A Review Hearing shall be heard at a regular Council Meeting as soon as practicable after receipt of a written request to review the Remedial Order.
- (3) The Applicant and Administration shall be given sufficient time to prepare for the Review Hearing.
- (4) Written submissions from the Applicant and Administration must be submitted by the Agenda deadline to be distributed as part of the Council Agenda.
- (5) As a proceeding of Council, a Review Hearing is open to the public.
- (6) At the beginning of a Review Hearing, the Reeve shall:
 - (a) introduce the parties;
 - (b) describe the hearing process; and
 - (c) deal with any preliminary matters.
- (7) The normal order of procedure in a Review Hearing is as follows:
 - (a) Applicant opening remarks and presentation [maximum of ten (10) minutes];
 - (b) questions to Applicant by Council;
 - (c) Administration opening remarks and presentation [maximum of ten (10) minutes];
 - (d) questions to Administration by Council;
 - (e) Applicant rebuttal and summation [maximum five (5) minutes].
- (8) If the Applicant fails to attend the Review Hearing despite having been given notice, Council may proceed with the hearing in the absence of the Applicant.
- (9) Council may establish such other rules of procedure by Resolution as may be necessary to conduct the Review Hearing properly and fairly.
- (10) At the conclusion of the Review Hearing, Council may confirm, vary, substitute or cancel the Remedial Order, by passing a Resolution indicating its decision and its reasons.
- (11) If Council confirms or varies the Remedial Order, the Resolution should require the Applicant to comply with the Remedial Order including any variance to the

- Remedial Order) by a specific date, failing which the County may rectify the problem at the Applicant's cost or pursue other enforcement action.
- (12) The Municipal Clerk shall cause a written notice of the decision of Council to be served upon the Applicant within 15 days of the conclusion of the Review Hearing.

11 In Camera Meetings

- (1) The Municipal Government Act permits Council or Committee to close all or part of the meeting to the public if a matter to be discussed is within one of the exceptions to disclosure contained in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act.
- (2) Council or Committee shall pass a Resolution prior to moving to an In Camera Meeting stating the nature of the In Camera Meeting and relevant sections of the Freedom of Information and Protection of Privacy Act.
- (3) In Camera Meetings shall be chaired by the Reeve in the case of Council.
- (4) A Meeting held In Camera subject to the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act* may exclude Administration, but not Members as long as the Member is not disqualified from participating in the discussion of the matter due to Pecuniary Interest.
- (5) When an In-Camera meeting is held, Council or Committee may invite any person or persons to attend the "In-Camera" Meeting as Council or Committee deems appropriate.
- (6) When a Meeting is held "In-Camera", no resolution or bylaw may be passed except a resolution to revert to a Meeting held in public.

12 Meetings through Electronic Communications

- (1) Pursuant to the *Municipal Government Act a* meeting of Council or Committee may be conducted by means of electronic or other communication facilities if:
 - (a) notice is given to the public of the meeting, including the way in which it is to be conducted:
 - (b) the facilities enable the public to watch and/or listen to the meeting at a place specified in the notice and a designated officer is in attendance at that place; and

- (c) the facilities enable all the meeting's participants to watch and/or hear each other.
- (3) Members participating in a Meeting held by means of electronic or other communication facilities are deemed to be present at the Meeting.

13 Notice of Regular and Special Council and Committee Meetings

- (1) Notice of regular Meetings is deemed to be given by annual:
 - (a) notice in the local newspaper;
 - (b) posting on the County's website; and
 - (c) posting on the Public Notice Board within the Administration Office.
- (2) Council, by Resolution, may change the frequency, time, date or location of any Meeting.
- (3) Notification of a change in time, date or location of any meeting of Council or Committee, or the establishment of a Special Meeting, shall be provided to the public by:
 - (a) posting a notice on the Public Notice Board at the Administration Office; and
 - (b) posting a notice on the Rocky View County website; or
 - (c) newspaper advertisement.

14 Cancellation of Regular and Special Meetings

- (1) A Council or Committee Meeting may be cancelled:
 - (a) by a majority of Members at a previously held Meeting; or
 - (b) with the written consent of a majority of the Members and by providing not less than twenty-four (24) hours' notice to all Members and the public.

15 Commencement of Meetings

As soon as there is a Quorum after the time for commencement of a Meeting:

- (1) the Chair takes the Chair and calls the Meeting to order; or
- (2) if the Reeve and Deputy Reeve in the case of Council or Chair and Vice Chair in the case of Committee are not present within thirty (30) minutes after the time set for the Meeting and a Quorum is present, the County Manager or designate shall call the Meeting to order and a Member shall be chosen by the Members present to Chair the Meeting;

(3) upon their arrival, the Reeve or Deputy Reeve in the case of Council or Chair or Vice Chair in the case of Committee shall assume the Chair.

16 Quorum

(1) No Quorum

If there is not a Quorum within thirty (30) minutes after the time set for the Meeting, the County Manager or designate shall record the names of the Members present and the Meeting shall be adjourned to the time of the next regular Meeting.

(2) Lost Quorum

If at any time during a Meeting Quorum is lost, the Meeting shall be Recessed and if Quorum is not achieved within 15 minutes, the Meeting shall be deemed to be adjourned.

PART FOUR - AGENDA

17 Agenda Preparation

(1) The Agenda for each Council Meeting is established by the County Manager in consultation with the General Managers and the Municipal Clerk.

18 Agenda Distribution

- (1) The Municipal Clerk shall distribute the Council Meeting Agenda to Members of Council and Administration on the Tuesday prior to the Council Meeting.
- (2) The Municipal Clerk shall post the Council Agenda on the County's public website and make copies of the agenda and supplementary materials (unless these must or may be withheld under the Municipal Government Act or other legislation) available to the public on the Wednesday prior to the Council meeting.

19 Late Submissions

- (1) Administrative reports and submissions received too late to be included with the regular Agenda shall be included on the next regular Council Agenda.
- (2) In exceptional circumstances, at the discretion of the County Manager or designate, submissions received too late to be included with the regular Agenda, may be added to the regular Council Agenda at the meeting as an emergent business item.

20 Emergent Business

- (1) Emergent Business is an Agenda item that is not on the Agenda and because of time constraints must be brought before Council. The Emergent Business item:
 - (a) shall be considered as an addendum to the Agenda; and
 - (b) the County Manager shall provide an explanation indicating the reasons and degree of urgency.
- (2) A Councillor may move, without prior notice, to bring Emergent Business before a Meeting subject to the following conditions:
 - (a) the matter proposed for discussion must relate to an emergency;
 - (b) the Chair has determined the matter is urgent prior to the start of the Meeting at which the motion is made;
 - (c) the Motion must not involve discussion of a matter which has been discussed previously in the same meeting;
 - (d) the matter must not be one which should receive written notice;
 - (e) the Motion must not raise a Point of Privilege; and
 - (f) the Motion must be adopted by Special Resolution (two-thirds majority vote).

21 Order of Business on the Agenda

(1) The Order of Business on any regular Agenda shall be:

Call to Order

Updates/Acceptance of Agenda

- A Confirmation of Minutes
- **B** Financial Reports
- C Appointments/Public Hearings
- D General Business
- E Bylaws
- F Unfinished Business/Business Arising
- G Councillor Reports
- H Management Reports
- I Notices of Motion
- J Subdivision Applications
- K Committee of the Whole In-Camera Adjourn the Agenda

22 Additions or Deletions

(1) The addition or deletion of Agenda items after a regular Agenda has been published requires a resolution of Council.

(2) The addition or deletion of agenda items after the agenda has been adopted requires a unanimous vote of Council.

23 Order of Business

- (1) Unfinished Business
 - (a) Unfinished Business after adjournment due to loss of Quorum shall be dealt with before any items on the current agenda unless a Special Meeting has been called to deal with the business of the adjourned meeting.
- (2) Approval Agenda
 - (a) Immediately after a meeting is called to order, the Chair shall call for a motion adopting the agenda, subject to any additions or deletions.
- (3) Approval of Minutes
 - (a) Immediately after agenda approval, the Chair shall call for a motion adopting the minutes of the preceding meeting or meetings, subject to the correction of any errors or omissions.
- (4) Order Determined by Chair
 - (a) The order of business shall be determined by the Chair, subject to:
 - (i) subsections (1), (2) and (3) of this section; or
 - (ii) a challenge by a Member.

24 Proceedings

- (1) Discussion Directed Through Chair
 - (a) All discussion at a Meeting shall be directed through the Chair.
- (2) Pecuniary Interest
 - (a) Where a Member has a pecuniary interest in respect of a matter before the Council or Committee, the Member of Council must adhere to the provisions of Section 172 of the *Municipal Government Act* including:
 - (i) Disclosing the general nature of the pecuniary interest prior to any discussion of the matter;
 - (ii) Abstaining from voting on the matter;
 - (iii) Abstaining from any discussion of the matter, and

- (iv) Unless otherwise permitted by Section 172(2) or (3) of the *Municipal Government Act* to remain in the room, leaving the room in which the Meeting is being held until discussion and voting on the matter are concluded.
- (b) The Member's abstention and the nature of the pecuniary interest shall be noted in the Minutes.
- (c) A Member who has a Pecuniary Interest in a matter is not considered part of Quorum for that matter.

(3) Temporary Absence

(a) If a Member arrives late, leaves before the Meeting is adjourned, or is temporarily absent from the Meeting, the Meeting Minutes shall reflect such absence and the time of the absence.

(4) Speaking to Motions

- (a) No Member shall speak unless and until recognized by the Chair.
- (b) Unless permitted by the Chair, Members may speak only twice on any Motion, once in debate and once to ask questions.
- (c) The Chair may grant further permission to a Member to speak as follows:
 - to provide an explanation of the Member's previous remarks if misunderstood;
 - (ii) in the case of the mover, to answer questions from the floor directed to the Chair; and
 - (iii) to allow the mover to close debate after the Chair has called for further discussion and all other Members have had an opportunity to be heard.

(5) Time Limit

(a) Members shall not speak on any matter for longer than 10 (ten) minutes, unless otherwise permitted by the Chair.

(6) Interruption of Speaker

- (a) A Member who is speaking may only be interrupted by another Member on:
 - (i) a Point of Privilege; or
 - (ii) a Point of Order.

- (b) A Member who is speaking when a Point of Order or Privilege is raised shall immediately cease speaking.
- (c) The Chair may grant permission:
 - (i) to the Member raising the point to explain the point briefly, and
 - (ii) to the Member who was speaking to respond briefly,

but otherwise a Point of Order or Privilege is not debatable or amendable.

(7) Ruling on Proceedings

(a) The Chair shall rule on a Point of Order or Privilege and no vote shall be taken unless there is a challenge by a Member to the ruling.

(8) Recorded Vote

(a) Any vote by Council on a Motion that is not unanimous initiates a Recorded Vote to show the names of the Members present and whether each Member voted for or against the motion, abstained or absent.

25 Minutes

- (1) The Municipal Clerk shall prepare a written record of all Council and Committee Meetings that includes:
 - (a) The names of the Members present at and absent from the meeting.
 - (b) A brief description of the subject matter.
 - (c) All decisions and other proceedings.
 - (d) The names of members of the public who speak to an item.
 - (e) The names of the Members voting for or against a Motion that is not unanimous or defeated and those who are absent for the vote.
 - (f) Any abstentions made under the *Municipal Government Act* by any Member and the reason for the abstention.
 - (g) Any abstentions made as a result of a pecuniary interest and the reason for the abstention.
 - (h) The signatures of the Reeve and the Municipal Clerk in the case of Council and the signatures of the Chair and Vice Chair in the case of Committee.

26 Audio/Video Recordings of Council Meetings

- (1) Audio/video recordings of the Council meeting are a record of routine disclosure and shall be uploaded to the County website for a period of 4 weeks.
- (2) Retention of audio/video recordings shall be in compliance with the County's Records Retention Bylaw.
- (3) Audio recordings shall only be transcribed if required by the County Manager in connection with any litigation, audit or investigation being undertaken or if required pursuant to the *Freedom of Information and Protection of Privacy Act*.

27 Public Requests to Address Council or Committee

- (1) If a member of the public wishes to address Council or Committee on a matter on an Agenda, for which a Statutory Hearing is not required, that person shall notify the County Manager prior to the Meeting and state the reason for the request to speak.
- (2) The County Manager shall advise Council or Committee of the request.
- (3) Council or Committee may, by Resolution, permit a member of the public to address Council or Committee on a matter on an Agenda.

PART FIVE - MOTIONS

28 Notices of Motion

- (1) A Member wishing to introduce a new matter for consideration, shall submit the motion in writing to the Municipal Clerk not less than seven (7) Clear Days prior to the meeting at which the member wishes to introduce his/her Notice of Motion.
- (2) All Notices of Motion received at a Meeting shall:
 - (a) be added to the Agenda of the next Meeting; and
 - (b) include an administration report in response to the proposed Motion.
- (3) The requirement for notice contained in subsection (1) may be waived by Special Resolution (two-thirds majority vote). The matter would then be considered emergent business.

- (4) A Notice of Motion must give sufficient detail so that the subject of the Motion and any proposed Motion can be determined and it must state the date of the Meeting at which the Motion shall be made.
- (5) No Motion bringing a new matter before Council or Committee may be made while any other Motion is pending.

29 General Provisions of Motions

- (1) Unless otherwise determined by the Chair, no matter may be debated or voted on by Council or Committee unless it is in the form of a Motion.
- (2) A Member may move a Motion whether or not the Member intends to support it.
- (3) Motions may be projected in front of Council or Committee prior to voting, and the Chair has the discretion of requesting a Motion be submitted in writing.
- (4) The Chair shall not call the question on any Motion until Council or Committee is completely satisfied that it is clear on how the Motion reads.
- (5) A Motion that has been moved shall not be required to be seconded.
- (6) When a Motion has been made and is being considered, no Member may make another Motion except to:
 - (a) amend the Motion;
 - (b) amend the amendment to the Motion;
 - (c) refer the main Motion;
 - (d) Table the main Motion;
 - (e) move a Motion that has Privilege, that is:
 - (i) a Motion to recess;
 - (ii) a Motion to adjourn;
 - (iii) a Motion to set the time for adjournment;
 - (iv) a Motion to extend the time of the Meeting; or
 - (v) a Point of Privilege.
- (7) A recommendation in a report does not constitute a Motion until it is moved by a Member.
- (8) All resolutions of Council shall be numbered and entered into a "Log Book of Motions".

30 Debate of Motions

- (1) Except as provided elsewhere in this Bylaw, the following Motions are debatable:
 - (a) a motion for adoption, refusal, or further consideration of a report;
 - (b) a motion arising;
 - (c) a motion for amendment to an amendable Motion;
 - (d) a motion for first or second reading of a bylaw;
 - (e) a motion for appointment or dismissal of a Committee or Committee Member;
 - (f) a motion to go into In Camera;
 - (g) a motion to receive for information; and
 - (h) other Motions made upon routine proceedings and required for:
 - (i) appointment or conduct of Officers of Council;
 - (j) the management of business;
 - (k) the arrangement of proceedings;
 - (I) the correctness of records; or
 - (m) the fixing of the days and times of Meetings.
- (2) Members, who have been recognized to speak, may not be interrupted by other Members except:
 - (a) when a Member has risen to speak and there is no Motion;
 - (b) when a Member has exceeded the time limit to speak;
 - (c) when a Member has a Point of Privilege;
 - (d) when a Member has a Point of Order; or
 - (e) when a Member has a Challenge to the Chairperson.
- (3) Each Member shall be given an opportunity to speak to a Motion before it is put to a vote, unless a Motion is passed to limit or end debate.
- (4) A Member may require that the Motion being considered be read at any time during debate but must not interrupt a speaker.

31 Motion to Limit or End Debate

- (1) Any Motion to limit or end debate:
 - (a) shall not be debated;

- (b) must be passed by Special Resolution (two-thirds majority vote); and
- (c) may only be amended as to the limit to be placed on debate.
- (2) The Motion to Limit or End Debate takes Precedence, but does not have Privilege, over other motions except a Motion to Table or a motion with Privilege;

32 Closing Debate

- (1) A Member who moved the main Motion, may close debate after other Members have been given an opportunity to speak.
- (2) Before the debate is closed and the vote called, a Member may, request that the motion be read aloud or ask a question that:
 - (a) relates directly to the debate:
 - (b) contains no argument: and
 - (c) introduces no new material on the Motion.
- (3) Unless a vote extends the time, no Member shall speak, including asking questions and debate, excluding responses, longer than:
 - (a) five (5) minutes on a main Motion; or
 - (b) three (3) minutes on an amendment; or
 - (c) three (3) minutes for closing debate on a main Motion or on an amendment.
- (4) When a Member has closed debate the Chair shall immediately call for a vote on the Motion.
- (5) When the vote has been called for on the Motion, no Member shall debate further on the motion or speak, except to request that the motion be read aloud or viewed on the screen.

33 Severing Motions

(1) The Chair or Member may request to sever a Motion with two or more recommendations prior to the vote and the original mover of the Motion shall remain as the mover for the severed Motions.

34 Withdrawal of a Motion

(1) After a motion has been moved and stated by the Chair, it is the property of Council or Committee and may only be withdrawn by the mover with the unanimous consent of the Members present at the Meeting.

(2) Motions withdrawn shall not be recorded in the Minutes.

35 Privileged Motions

- (1) The following Motions are privileged Motions:
 - (a) a motion to recess;
 - (b) a motion to adjourn;
 - (c) a motion to set the time for adjournment; or
 - (d) a point of privilege.

36 Motion to Recess

- (1) The Chair, without a motion, may recess the meeting for a specific period.
- (2) Any Member may move that Council recess for a specific period.
- (3) After the recess, Meeting business shall be resumed at the point where it was interrupted.

37 Motion to Adjourn

- (1) A Motion to Adjourn is a motion to bring a Meeting to an end.
- (2) A Member may move a Motion to Adjourn at any time, except when:
 - (a) another Member has the floor;
 - (b) a call for a vote has been made;
 - (c) the Members are voting;
 - (d) Members are in In Camera; or
 - (e) a previous Motion to Adjourn has been defeated and no other intermediate proceeding has taken place.
- (3) A Motion to Adjourn shall be voted on without comment, debate or amendment.

38 Motion to Refer

- (1) A Member may move to refer any motion to the appropriate Committee or Administration for investigation and report, and the Motion to refer:
 - (a) precludes all further amendments to the Motion;
 - (b) is debatable; and
 - (c) may be amended only as to the body to which the Motion is referred and the instructions on the referral.

39 Motion to Receive for Information

(1) A Motion to Receive for Information is made to acknowledge an item, report or recommendation, and have it placed in the County corporate records for reference. No additional action is taken.

40 Motion Arising

- (1) A Motion Arising must:
 - (a) be directly related to and arise from an item which has just been considered; and
 - (b) be made before another item is in front of the meeting.

41 Motion to Table

- (1) A Motion to Table is made to place a main Motion and all pending amendments to the main Motion aside temporarily, with the intention of bringing them back either later in the same Meeting or at a later date for action.
- (2) A Motion to Table:
 - (a) must either be made with reference to a set time, set date or be made sine die (no set date);
 - (b) is only debatable with respect to date; and
 - (c) may not be amended.
- (3) A matter tabled to a set date shall not be considered before that date, except by Special Resolution (two-thirds majority vote).
- (4) A Motion to Table takes precedence over other Motions related to the item being Tabled. All Motions which have been moved and are related to the Tabled Motion are Tabled along with the main Motion.

42 Motion to Lift from the Table

- (1) A Tabled item shall be brought back with all of the Motions related to it, exactly as it was when laid on the table.
- (2) An item Tabled to a set date shall be added to the agenda at that date without the requirement to lift from the table.
- (3) An item tabled *sine die* or tabled to later in the Meeting must be lifted from the table before discussion. A Motion to lift from the table:
 - (a) may be made provided no other Motion is on the floor;

- (b) may not be debated or amended;
- (c) if defeated, may only be made again after other business has intervened; and
- (d) may be made at a Regular Meeting, but not at a Special Meeting, unless prior notice was given.
- (4) An item tabled sine must be accompanied by a new administrative report, which must contain a recommendation to lift the tabled item from the table, when being brought back to a Meeting.
- (5) If a Tabled Motion is not lifted prior to a General Election held after it is tabled or within one (1) year of tabling, whichever period is the longest unless tabled sine die, it may not be lifted from the table, but may be made as a new Motion.

43 Motion to Reconsider

- (1) If a motion is voted on by Council or Committee, that same Motion cannot be reconsidered by Council unless:
 - (a) six months has passed since the date that the Motion was considered; or
 - (b) a Motion to Reconsider is passed.
- (2) A Member may introduce a motion asking Council or Committee to reconsider a matter dealt with in a previous Motion providing:
 - (a) the Motion is made at the same meeting of Council at which the original matter was considered and is moved by a mover who voted with the prevailing result; or
 - (b) a Notice of Motion is submitted, prior to the Meeting at which it is to be considered, in which the Member sets out what special or exceptional circumstances warrant Council or Committee considering the matter again; and
 - (c) the Motion to which it is to apply has not already been acted upon.
- (3) If a Motion to reconsider is passed, the original Motion is on the floor.
- (4) If Notice of Motion was not given, the requirement for notice may be waived Special Resolution (two-thirds majority vote).
- (5) The following Motions cannot be reconsidered:
 - (a) a Motion which created a contractual liability or obligation, shall not be reconsidered, altered, varied, revoked, rescinded or replaced except to

the extent that it does not attempt to avoid or interfere with the liability or obligation;

- (b) a Motion to Adjourn;
- (c) a Motion to close nominations;
- (d) a request to sever of a question;
- (e) a Point of Order, a Point of Privilege or a point of information;
- (f) a Motion to Recess or extend the time for adjournment;
- (g) a Motion to suspend the Procedure Bylaw;
- (h) a Motion to lift from the table;
- (i) Motion to adopt the Agenda;
- (j) a Motion to Table;
- (k) permission to withdraw a Motion;
- (I) a Motion to rescind a bylaw;
- (m) first and third reading of a bylaw; and
- (n) a Motion to reconsider at the same Meeting.
- (6) A Motion to reconsider is debatable only when the Motion being reconsidered is debatable.

44 Motion to Rescind

- (1) A Motion to Rescind is used to cancel a previous motion.
- (2) A Motion to Rescind, if passed by a majority vote of the Members present, renders the previous motion null and void.
- (3) A Motion to Rescind is debatable into the merits of the question it is proposed to rescind.
- (4) If a Motion to Rescind relates to an action taken at a previous Meeting and the matter does not appear on the Agenda, a Notice of Motion shall precede the Motion to Rescind.
- (5) A Motion to Rescind shall not undo actions that have been taken as a result of the Motion previously passed.

45 Amending Motions

- (1) A Member may not amend a Motion or make an amendment which:
 - (a) does not relate to the subject matter of the main Motion; or
 - (b) is contrary to the main Motion.
- (2) Only one amendment to the main Motion and only one amendment to that amendment shall be allowed.

- (3) The amendment to the amendment must be voted on before the amendment.
- (4) An amendment to an amendment must be relevant to the amendment.
- (5) The main Motion shall not be debated until all amendments to it have been voted on.
- (6) Amendments shall be put in the reverse order to which they have been moved.
- (7) With the exception of a Friendly Amendment, a Member, who moved a Motion, may not move an amendment to it.
- (8) No amendments shall be made to the following Motions:
 - (a) to refer;
 - (b) to postpone, except as to time;
 - (c) to adjourn; or
 - (d) for the first and third readings of a bylaw or authorization for third reading;

46 Friendly Amendments

- (1) Except as provided elsewhere in this bylaw, a Member, after a Motion is moved, may with the unanimous consent of Members present:
 - (a) on a Member's initiative while speaking on the Motion, or
 - (b) when requested by another Member speaking on the Motion;

make minor changes to the Motion wording or agree to a minor change proposed by another Member, if the change does not alter the intent of the Motion.

(2) Friendly Amendments, agreed to by the mover, shall not be recorded in the Meeting Minutes.

47 Motions Out of Order

- (1) It is the duty of the Chair to determine what Motions are amendments to a main Motion that are in order subject to challenge by a Member, and decline to put a Motion deemed to be out of order
- (2) The Chair shall advise the Member that a Motion is out of order and cite the applicable rule or authority without further comment.
- (3) The Chair may refuse to accept a Motion to refer, that has the effect of defeating the Motion to which it refers, e.g. time constraints.

- (4) The following Motions are out of order:
 - (a) a Motion, similar to a motion voted on in the previous six (6) months, without reconsidering the original Motion;
 - (b) a Motion contrary to law or a previous Motion;
 - (c) a Motion similar to an item which has been tabled;
 - (d) a Motion to reconsider a Motion to reconsider;
 - (e) a motion referring an item to a Committee, if the final report of the Committee is complete; and
 - (f) a Motion which is out of scope of Council or Committee business.
- (5) Once a Motion has been voted on, a similar Motion may not be made for six (6) months without first reconsidering the original Motion.
- (6) If a Motion is contrary to the procedures and privileges, the Chair may refuse to accept it and must cite the rule or authority applicable without other comment.
- (7) A Motion containing several distinct recommendations is not out of order for that reason alone.

48 Motion to Suspend the Rules

- (1) A Motion to Suspend the Rules is used to temporarily suspend the rules of procedure set out in this Bylaw in order to allow Council or Committee to take up a question or do something that would be in violation of this Bylaw and is not debatable.
- (2) In the absence of any statutory obligation, any provision of this Bylaw may be waived by Special Resolution (two-thirds majority vote).
- (3) A Resolution waiving any provision of this Bylaw shall only be effective for the Meeting during which it is passed.

49 Motion to Waive Notice

- (1) A Motion to Waive Notice is presented to request the waiver of the requirements of providing written notice of a Special Meeting.
- (2) A motion to Waive Notice requires a two-thirds vote of all Members.

50. Motion to Move In Camera

(1) A Member may make a motion to move In Camera which must:

- (a) be in accordance with the *Freedom of Information and Protection of Privacy Act*;
- (b) include the title or subject of the matters(s) to be discussed; and
- (c) include the reason for the In Camera Meeting
- (2) When Council meets In Camera, it is meeting as the Committee of the Whole.

51 Voting on Motions

- (1) Unless otherwise specified in this Bylaw, a Motion shall be carried when a simple majority of the Members present at a Meeting vote in favour of a Motion.
- (2) Each Member present at a Meeting shall vote on every Motion unless the Member is required or permitted to abstain from voting by the *Municipal Government Act* or other legislation.
- (3) If a Motion cannot be voted on because there would be no Quorum due to any abstention allowed or required by the *Municipal Government Act* or other legislation, then the matter shall be dealt with as Unfinished Business and proceeded with at the next regular Meeting.
- (4) It is necessary for each Member to express a voice vote separately on a Recorded Vote. In every other case, the decision may be expressed by the raising of the hand.
- (5) No Member shall change a vote on a Motion unless:
 - (a) there is unanimous consent of the Members present; and
 - (b) the request is made at the same Meeting as the original vote.
- (6) When this or another Bylaw, Regulation, *Municipal Government Act* or other legislation requires greater than a simple majority to pass a Motion, the Motion may not be rescinded or amended by less than the majority required to pass it.
- (7) A Motion shall be declared passed when it receives the required number of votes.
- (8) A Motion shall be declared lost when it:
 - (a) does not receive the required number of votes; or
 - (b) receives a tie vote.
- (9) All Motions shall be Recorded Votes unless the Motion receives a unanimous vote.

- (10) Each Member shall vote by the raising of the hand or in the use of an electronic or computerized voting system or in the case of an electronic meeting, verbally or other method agreed to by Council.
- (11) After a Motion has been put to a vote by the Chair, no Member shall speak to the question, nor shall any other Motion be made until after the results of the vote have been declared.

PART SIX - PUBLIC HEARINGS

52 Advertising of Public Hearings

- (1) The advertised notice of the Public Hearing must allow for not less than fifteen (15) days for written submissions to be provided to the County.
- (2) The deadline for written submissions to be included in the Agenda Package shall be included in the advertised notice.

53 Written Submissions and Group Petitions

- (1) Written Submissions
 - (a) Written submissions received in response to the Notice of Public Hearing shall become a public record, and shall be made available to the public.
 - (b) Written submissions submitted after the advertised deadline or submitted during the Public Hearing by the author or spokesperson, along with twenty (20) copies for distribution, may be accepted on a Motion of Council.
 - (c) Written submissions that contain personal attacks or have a derogatory tone shall not be included in the Agenda package and if submitted at the Public Hearing shall not be received by Council.
 - (d) Individuals who have submitted a letter may only address Council on new information not contained in the letter.

(2) Group Petitions

- (a) Individuals who have signed a petition are deemed to have had their position advanced by the petition and may only address Council on new information not contained in the petition statement.
- (b) Group Petition requirements:
 - (i) statement of the purpose of the petition on each page of the petition;

- (ii) the printed surname and printed given names or initials of the petitioner;
- (iii) The petitioner's signature;
- (iv) The municipal address of the petitioner or the legal description of the land on which the petitioner lives:
- (v) the date on which the petitioner signs the petition;
- (vi) each signature shall be witnessed by an adult person who must:
 - (a) sign opposite the signature of the petitioner, and
 - (b) take an affidavit that to the best of the person's knowledge the signatures witnessed are those of persons entitled to sign the petition; and
- (vii) a signed statement attached to the petition stating that:
 - (a) the person is the representative of the petitioners, and
 - (b) the municipality may direct any inquiries about the petition to the representative.

54 Commencement of Public Hearings

- (1) Public Hearings shall be held during regular Council Meetings.
- (2) Public Hearings shall be held prior to first reading of the proposed bylaw or prior to a Motion to adopt by resolution.

55 Presenting to Council

- (1) Persons interested in speaking at a Public Hearing should register their name on the appropriate Speakers List (in support or in opposition) located in Council Chambers prior to the Public Hearing.
- (2) Persons addressing Council regarding the proposed bylaw or resolution shall state:
 - (a) their name and legal or municipal address;
 - (b) an indication as to whether they are speaking on their own behalf or for another person or for a group;
 - (c) an indication as to whether they are speaking in support of or in opposition to the proposed bylaw or resolution;
 - (d) how they are affected by the proposed bylaw or resolution; and
 - (e) address the Chair when responding to questions or providing information.

- (3) A person may authorize another individual to speak on their behalf if:
 - (a) such authorization is in writing; or
 - (b) the speaker names the individual(s) being represented.
- (4) An individual may only speak once on an item.
- (5) Presentations by the applicant and the public may be made verbally, in writing or electronically.
- (6) The use of maps, videos, Power Point presentations and written presentations shall be collected by the Municipal Clerk to be included in the Corporate Records for the meeting and may be made available to the public upon request.

56 Public Hearing Procedures

- (1) The Chair shall call for a motion to go into Public Hearing.
- (2) The Chair shall outline Public Hearing procedures.
- (3) Administration shall introduce the proposed bylaw or question.³
- (4) The Municipal Clerk or designate shall confirm the Public Hearing has been advertised in accordance with applicable legislation.
- (5) The Chair shall call upon the applicant to present the application.
- (6) The applicant shall state their name and present their application within a time period of 20 minutes. An extension may be granted by a motion of Council.
- (7) The Chair shall allow questions of clarification from Members to the applicant.
- (8) The Chair shall then open the floor to presentations from the public.
 - (a) The Chair shall call upon those persons who have registered on the Speaker's List in favour of the proposed bylaw.
 - (b) The Chair shall then call upon those persons who have registered on the Speaker's List in opposition to the proposed bylaw.
- (9) Speakers shall state their name and address and may speak for a maximum of 5 minutes. A spokesperson speaking on behalf of a group petition or group may speak for a maximum of 10 minutes.

³ Bylaw Amendment C-7351-2014 – February 11, 2014

- (10) The Chair shall allow questions of clarification from Members to the individuals speaking to the proposed bylaw or resolution.
- (11) After hearing from those persons on the Speaker's List in support or in opposition, the Chair shall ask if anyone else present wishes to speak in support or in opposition to the proposed bylaw or resolution.
- (12) The Chair shall invite the applicant for any rebuttal to the points raised by those who spoke in opposition to the application. The rebuttal period shall last no longer than 10 minutes unless approved by a motion of Council.
- (13) Following any rebuttal from the applicant the Chair shall ask for a Motion to close the Public Hearing.
- (14) Statutory Public Hearings must be close before Council votes on the bylaw.
- (15) After the Public Hearing is closed, Council may debate the proposed bylaw or resolution and may do one of the following:
 - (a) amend the bylaw or resolution;
 - (b) pass the bylaw or resolution; or
 - (c) defeat the bylaw or resolution.
- (16) Members who are absent for the whole Public Hearing must abstain from voting on the matter.
- (17) Members who are absent for a part of the Public Hearing may abstain from voting on the matter.
- (18) If the number of Members present at a Meeting is less than Quorum after those Members referred to in subsection (16) and (1) leave, the debate and vote is adjourned to the time of the next regular Meeting.

57 Record of Names at a Public Hearing

- (1) The Meeting Minutes shall record the names of all persons who:
 - (a) spoke for or against; and
 - (b) provided written submissions in response to the Notice of Public Hearing for or against

the proposed bylaw.

PART SEVEN - BYLAWS

58 Basic Requirements

- (1) All proposed bylaws shall:
 - (a) have a bylaw number assigned by the Municipal Clerk;
 - (b) have a concise title indicating the purpose of the bylaw;
 - (c) be presented in its entirety to all Councillors present at the Meeting prior to any Motion for first reading;
 - (d) have three (3) separate and distinct readings;
 - (e) be presented in its entirety including any amendments passed after first reading to all Councillors present at the Meeting prior to any Motion for third reading; and
 - (f) not be given more than two (2) readings at one (1) meeting, unless the Councillors present at the Meeting unanimously agree to a Motion authorizing third reading.

59 Introducing a Bylaw

- (1) Council shall hear an introduction of the proposed bylaw or resolution from Administration prior to first reading.
- (2) After first reading has been given, any Member may move the bylaw be read a second time.
- When a bylaw is subject to a statutory Public Hearing, the Public Hearing shall be held prior to first reading.

60 Amendments to Bylaws

- (1) Any amendments to the bylaw that are carried prior to the vote on third reading shall be considered to have been given first and second reading and shall be incorporated into the proposed bylaw.
- (2) Once a bylaw has been passed, it may only be amended or repealed by another bylaw made in the same way as the original bylaw, unless another method is specifically authorized by this Bylaw or another enactment.
- (3) Proposed deletions to a bylaw shall be noted by "strikeout" and all proposed additions or amendments shall be reflected in red print.

61 Defeated Bylaws

(1) If a bylaw is defeated on third reading the previous readings shall be rescinded.

(2) A bylaw shall be rescinded if the bylaw does not receive third reading within two years from the date of the first reading.

62 Effective Date

(1) A bylaw is effective from the date of third reading unless the bylaw or any applicable statute provides for another effective date.

63 Bylaws Signed and Sealed

(1) The Chair and the Chief Administrative Officer or designate shall sign and seal the bylaw as soon as reasonably possible after third reading.

64 Consolidation of Bylaws

- (1) The County Manager or designate is designated to consolidate one or more bylaws as deemed convenient and in doing so, must:
 - (a) incorporate all amendments to the bylaw into one bylaw; and
 - (b) omit a provision that has been repealed or that has expired.

PART EIGHT - CONDUCT IN MEETINGS

65 Public Conduct

- (1) The members of the public during a Meeting shall:
 - (a) not approach or speak to Council or Committee without permission of the Chair;
 - (b) not speak on any matter for longer than 10 minutes unless permitted by the Chair;
 - (c) maintain order and quiet; and
 - (d) not interrupt a speech or action of Council, Committee or another person addressing the Members.
- (2) The Chair may order a member of the public who creates a disturbance or acts improperly to be expelled from the Meeting.

66 Member Conduct

- (1) During a Meeting, Members shall not:
 - (a) speak disrespectfully, use offensive words, or un-parliamentary language;
 - (b) address Members without permission;

- (c) break the rules of Council or Committee or disturb the proceedings;
- (d) leave their seat or make any noise or disturbance while a vote is being taken or the result declared; or
- (e) disobey the decision of the Chair on any question or order, practice or interpretation.

67 Breach of Conduct

- (1) A Member who persists in a breach of subsection 66(1), the Chair may request that the Deputy Reeve or in the case of a Committee the Vice Chair, to move a Motion to remove the unruly Member from either the balance of the Meeting or until a time stated in the Motion.
- (2) If the Resolution passes, the Chair shall direct the Member to leave the Meeting.
- (3) Where the Chair has directed a Member to leave the Meeting and the Member makes a satisfactory explanation and apology, the Members may, by Resolution, allow the offending Member to remain in or return to the Meeting.

68 Challenge to the Ruling of the Chair

- (1) Any Member may challenge the decision of the Chair on a point of order or privilege and if the decision of the Chair is challenged, the Chair shall briefly state the reason for the Chair's decision and then put the question to Council or Committee 'Is the ruling of the Chair upheld?".
- (2) Council or Committee shall decide the challenge without debate by voting and the decision of Council or Committee is final.

PART NINE - TRANSITIONAL

69 Bylaw C-6095-2005 is hereby repealed.

READ A FIRST TIME IN COUNCIL this	24th	day of	September, 2013.
READ A SECOND TIME IN COUNCIL this	24th	day of	September, 2013.
PERMISSION FOR THIRD READING this	24th	day of	September, 2013.
READ A THIRD TIME IN COUNCIL this	24th	day of	September, 2013.

Bylaw C-7295-2013 – Procedure Bylaw

"ROLLY ASHDOWN"	"NONA HOUSENGA"
Reeve	Municipal Clerk

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Bylaw C-7295-2013 – Procedure Bylaw

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Notice of Motion: To be read in at the June 25, 2019 Council Meeting

To be debated at the July 9, 2019 Council Meeting

Title: Live/Work Land Use District

Presented By: Councillor Gautreau, Division 5

Deputy Reeve Al Schule, Division 4

WHEREAS the majority of industrial activity in Rocky View County is

located within the Central East Rocky View Region, as defined

in the County Plan;

AND WHEREAS the County Plan details the challenges in this region by stating

that "Overall, agriculture continues to be challenged by the residential and commercial activity in this region, but adverse impacts are reduced by a focus on buffering of the non-

agricultural uses";

AND WHEREAS in these challenging economic times, there are more

individuals turning back to self-employment, not only in office

related jobs but also in the trades;

AND WHEREAS these individuals need affordable, accessible properties on

which to conduct their business and raise their families:

AND WHEREAS the current Home-Based Business Type I and Type II are very

restrictive for trades based businesses and make investment in

the property challenging due to their time limits;

THEREFORE BE IT RESOLVED THAT Administration be directed to prepare a Live/Work land use district for inclusion in the Land Use Bylaw to allow for more intensive but controlled businesses activity on appropriate residential parcels in the Central East Rocky View Region.

SECTION XX ACREAGE LIVE/WORK (ALW)

XX.1 Purpose and Intent

The purpose and intent of this district is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel shall be located in the Central East Rocky View Region in locations where adjacent development or activity is industrial or commercial in nature.

XX.2 Uses, Permitted

Accessory Buildings Dwelling, single detached

XX.3 Uses, Discretionary

Automotive Services

Contractor, general

Contractor, limited

General Industry Type I

General Industry Type II

Outdoor storage, recreational vehicle

Outdoor storage, truck trailer

Outside storage

Storage area

Truck trailer service

Warehouse

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.

XX.4 Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12.

XX.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

XX.6 Minimum and Maximum Requirements

- (a) Parcel Size:
 - (i) The minimum *parcel* size *shall* be 1.01 hectares (2.50 acres), unless the *parcel* is located adjacent to a primary or secondary highway, in which case the minimum *parcel* size *shall* be 2.02 hectares (4.99 acres).
 - (ii) The maximum parcel size shall be 10.00 hectares (24.70 acres).

(b) Minimum Yard, Front for Buildings:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;

(iii) 15.0 m (49.2 ft.) from any road, internal subdivision or road, service.

(c) Yard, Side:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
- (iv) 6.00 m (19.69 ft.) all other.

(d) Yard, Rear:

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 15.00 m (49.21 ft.) all other.

XX.7 Building Height

(a) Maximum of 10.00 m (32.81 ft).

XX.8 Other Requirements

- (a) A Development Authority may require a greater building setback for a proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites;
- (b) A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.
- (c) A maximum of 50% of the parcel shall be used for industrial and commercial purposes with the remainder to be used for residential and storm water purposes. The industrial portion shall ideally be located at the rear of the parcel and be distinct from the residential portion.

AUTOMOTIVE SERVICES means a *development* used for the rental, lease, sale, service, restoration, mechanical repair and the retail sale of parts and petroleum products for motorized vehicles including automobiles, trucks, trailers, motorcycles, and recreation vehicles;

COMPREHENSIVELY-PLANNED AREA means areas of the *County* that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved;

CONTRACTOR, GENERAL means *development* used for industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and *maintenance* contractors, building construction, *landscaping*, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas *shall* be accessory to the principal general contractor use;

CONTRACTOR, LIMITED means *development* used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed *building*, and there are no accessory manufacturing activities or fleet storage of more than four vehicles;

GENERAL INDUSTRY means the following activities:

- (a) the processing of raw, value added or finished materials;
- (b) the manufacturing or assembling of goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial *businesses* or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- (d) the storage or transhipping of materials, goods and equipment, including petro-chemical products and supplies; and
- (e) the training of personnel in general industrial operations.
- (f) It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the *general industrial* uses.

GENERAL INDUSTRY SHALL BE CLASSIFIED AS FOLLOWS:

- 1. General Industry Type I means those *developments* where activities and uses are primarily carried on within an enclosed *building* and no significant nuisance factor is created or apparent outside an enclosed *building*. Any *development*, even though fully enclosed, where, in the opinion of a *Development Authority*, there is significant risk of interfering with the amenity of adjacent *sites* because of the nature of the *site*, materials or processes, *shall* not be considered a *General Industry Type I*.
- 2. General Industry Type II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as

noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated, shall be considered a General Industry Type III.

OUTDOOR STORAGE, RECREATIONAL VEHICLE means an industrial area of land set aside or otherwise defined for the outdoor storage of *vehicle*, *recreation and vehicle*, *motor sport*;

OUTDOOR STORAGE, TRUCK TRAILER means an industrial area of land set aside or otherwise defined for the outdoor storage of *truck trailers*;

OUTSIDE STORAGE means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements;

TRUCK TRAILER means all vehicles and/or trailers which may or may not be joined and has a *gross* vehicle weight of 12 000 kilograms or greater;

TRUCK TRAILER SERVICE means a facility for the *maintenance of truck trailers* and *may* include temporary storage of *truck trailers* when associated with *maintenance*;

WAREHOUSE means the use of a *building* or portion thereof for the storage and distribution of materials, goods or products, but does not include a *warehouse store*;

26.0 CENTRAL EAST ROCKY VIEW

Characteristics

Stretching along the east boundary of Calgary and northward to Airdrie and Crossfield, the Central East region (Map 3) is dominated by its interaction with Rocky View's urban neighbours. Geographically, the region is similar to the East Rocky View region with prairie grasslands and major wetland complexes. Agriculture is characterized by large and small scale operations interspersed with a number of informal residential and small agricultural subdivisions. More formal, planned country residential communities have been built in the Butte/Sharp Hills and Conrich areas. This region contains the County's key commercial areas of Balzac, Conrich, and Janet. Defining characteristics are the Queen Elizabeth 2 Highway corridor and the adjacent cities and towns (Calgary, Airdrie, Chestermere, and Crossfield), all of which place significant growth pressure on the County.

Residents of this region indicated that their top priorities included road maintenance, agricultural viability, fire protection, protective services, and watershed management.²¹

The boundary between urban and rural land is an important consideration in this area as is the future growth of the urban municipalities. Continued growth pressure for non-residential development is expected in this region, with residential and business pressure currently focused on the Conrich area.

Vision of the Future

Development in the Central East region is characterized by business development that supports the County's financial goals, while successfully integrating with adjoining residential communities. Regional business centres in East Balzac, Conrich, and Janet are vital centres of commercial and industrial activity that provide employment to the local community and region. The Hamlet of Conrich, with its redesigned central gathering place and integration with the CN rail yard, is a thriving rural community. A number of small scale agriculture operations are successfully developed. Overall, agriculture continues to be challenged by the residential and commercial activity in this region, but adverse impacts are reduced by a focus on buffering of the non-agricultural uses.

²¹ County Plan Engagement Priority Report, 2012, Rocky View County

Stormwater management and conveyance is a key infrastructure consideration for successful development in this area, with adjoining municipalities and agencies working together to successfully resolve this challenge. The growth patterns and future needs of adjacent municipalities in this region, including Chestermere, Calgary, Airdrie, and Crossfield, are recognized and respected. Good communication, partnerships, and well-designed transitions between adjoining municipalities characterize the County's relationship with its urban neighbours.

Key Directions

- Encourage new development to focus on high quality boundary design between agriculture, commercial/industrial, and residential uses.
- New development proposals are to respect and carefully consider boundary planning with adjacent municipalities as well as the future growth needs of those municipalities.
- Support new residential, business, and commercial development described in the County Plan.
- · Comprehensive stormwater management plans and solutions are needed to guide and allow for development.
- Encourage fragmented quarter sections to develop in a manner that increases land use efficiency and provides attractive development for acreage owners.

Notice of Motion: To be read in at the June 25, 2019 Council Meeting

To be debated at the July 9, 2019 Council Meeting

Title: Review and Disposal of Surplus County Land

Presented By: Councillor McKylor, Division 2

WHEREAS Rocky View County owns a number of fee-simple lands that are

deemed surplus and not needed for any current or future

municipal purpose;

AND WHEREAS these surplus lands have significant monetary value to Rocky

View County;

AND WHEREAS Rocky View County has significant costs associated with

providing recreational and cultural facilities and services to

County residents;

AND WHEREAS Rocky View County also has significant costs associated with

contributing funding to recreational and cultural facilities provided by municipalities in the surrounding region;

THEREFORE BE IT RESOLVED THAT Administration be directed to prepare and provide Council with a complete list of fee-simple lands owned by Rocky View County that are deemed surplus and not needed for any current or future municipal purpose;

AND THAT once completed, Council consider the list of surplus lands for disposal by sale at fair market value, with any net proceeds from the sale to be placed in a separate fund for special recreational and cultural capital projects within Rocky View County. This fund will be utilized as one source of funds to support recreation in conjunction with other funding availability;

AND THAT Administration be directed to prepare a policy that guides the dispersal of these funds by Council for the benefit of Rocky View County residents and the region.



PLANNING & DEVELOPMENT

TO: Subdivision Authority

DATE: June 25, 2019 **DIVISION:** 2

FILE: 04721021 **APPLICATION:** PL20180155

SUBJECT: Subdivision Item – Single lot residential subdivision.

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, the policies found within the Springbank Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to create a \pm 2.00 acre parcel (Lot 1) with a \pm 2.00 acre remainder parcel (Lot 2).

The subject lands consist of a 4.00 acre parcel, which is accessed from Hillcrest Estates. The existing parcel contains a dwelling, (located within proposed Lot 2), which is serviced by a private groundwater well and a private sewage disposal system. The new parcel (proposed Lot 1) would be serviced by the existing potable water well and a packaged sewage treatment plant; therefore, a new water well would be required to service the existing dwelling on Lot 2.

Administration determined that the application is consistent with policy, and all technical matters would be addressed in conditions of approval outlined in Appendix A to this report.

PROPOSAL: To create a ± 2.00 acre parcel with a ± 2.00 acre remainder parcel.	GENERAL LOCATION: Located in Springbank on the north side of Hillcrest Estates and ±0.41 kilometres (0.26 miles) west of Range Road 33.
LEGAL DESCRIPTION: Lot 15, Plan 9612476 within NE-21-24-03-W5M.	GROSS AREA: ±1.62 hectares (4.00 acres).
APPLICANT: Kellam Berg Engineering & Surveys Ltd. OWNER: Parvaneh Jangi and Ali Farhadbakht.	RESERVE STATUS: Municipal Reserves for the parcel were paid in full when it was subdivided in 1996 (Plan 9612476).
LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off- Site Levy is applicable in this case
DATE APPLICATION RECEIVED: December 13, 2018. DATE DEEMED COMPLETE: December 27, 2018.	APPEAL BOARD: Municipal Government Board.

¹ Administration Resources

Dominic Kazmierczak & Gurbir Nijjar, Planning & Development



TECHNICAL REPORTS SUBMITTED:

- Level I Variation Private Sewage Treatment System Model Process Assessment (March 25, 2019)
- Level III Private Sewage Treatment System Model Process Assessment (March 8, 2019).

LAND USE POLICIES AND STATUTORY PLANS:

- Central Springbank Area Structure Plan (Bylaw C-5354-2001).
- Rocky View County Plan (Bylaw 7280-2013).

PUBLIC & AGENCY SUBMISSIONS:

Notification of the application was sent to 119 adjacent landowners and no letters were received. The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

November 26, 1996 Subdivision to create a the subject 4.00 acre parcel from an 18.95 acre parcel

(Application 93-RV-243).

1981 Single family dwelling was constructed on the subject lands.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The subject lands are generally flat and there are no constraints for the application in relation to topography.

Conditions: None.

b) The site's soil characteristics

There are no constraints to the proposed subdivision due to the soil characteristics of the lands.

Conditions: None

c) Stormwater collection and disposal

As a condition of subdivision, the applicant is required to submit a Site-Specific Stormwater Implementation Plan (SSIP) and undertake any required improvements as recommended by the SSIP.

Condition: 6

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

There are no constraints with respect to flooding, subsidence or erosion of the land.

Conditions: None

e) Accessibility to a road

The applicant shall be required to provide a new paved approach to Lot 2, as the existing approach will serve proposed Lot 1.



Transportation Offsite Levy

Payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is required to be paid on both Lot 1 and Lot 2.

Base Levy = \$4,595/acre. Acreage = 4.00 acres. Estimated TOL payment = (\$4,595/acre)*(4.00 acres) = \$18,380.

Conditions: 2 and 7

f) Water supply, sewage and solid waste disposal

The existing dwelling is serviced by a water well which would be located on the proposed new lot (Lot 1). A new well is therefore required for Lot 2 to serve this existing dwelling.

A packaged sewage treatment system is required for the proposed lot (Lot 1) in accordance with Council Policy 449.

The applicant is also required to enter into a Deferred Services Agreement for potable water and waste water to ensure that both lots connect to municipal services when they become available.

Conditions: 3, 4 and 5,

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

The subject lands hold the relevant land use (Residential One District) for this subdivision and the proposal is consistent with the policies of the Central Springbank ASP.

Conditions: None

h) Other matters

Municipal Reserve has previously been provided.

Conditions: None

POLICY CONSIDERATIONS:

Central Springbank Area Structure Plan

The subdivision is supported by Policy 2.9.3 of the ASP which allows lot sizes to a minimum of 2 acres within Infill Residential Areas. As a single lot subdivision with direct road access, no conceptual scheme is required for this application, as per Policy 2.9.2 (f).

CONCLUSION:

This application conforms with all relevant statutory plans and the land use bylaw. Further, all technical matters are addressed by the proposed conditions of approval in Appendix A.

OPTIONS:

OPTION #1: THAT Subdivision Application PL20180155 be approved with the conditions noted in

Appendix A.

OPTION #2: THAT Subdivision Application PL20180155 be refused per the reasons noted.



Respectfully submitted,

Concurrence,

"Richard Barss"

Al Hoggan"

Chief Administrative Officer

Acting Executive Director
Community Development Services

DK/IIt

APPENDICES:

APPENDIX 'A': Approval Conditions APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set



APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1) with a ± 0.81 hectare (± 2.00 acre) from Lot 15, Plan 9612476 within NE-21-24-03-W5M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the Central Springbank Area Structure Plan;
 - 2. The subject lands hold the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements;
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Accessibility to a Road

2) The Owner shall construct a new paved approach on Hillcrest Estates in order to provide access to Lot 2, as shown on the approved Tentative Plan.

Water Servicing

- 3) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided demonstrating a minimum flow rate of 1.0 IGPM, and including aquifer testing and the locations of the well Lot 1; and
 - b) The results of the aguifer testing meet the requirements of the Water Act.

Waste Water Servicing

- 4) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of a Packaged Sewage Treatment Plant in accordance with the recommendations of the Level III PSTS Assessment prepared by Groundwater Information Technologies Ltd., March 8, 2019).



Deferred Services Agreement

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

Storm Water

- 6) The Owner is to provide a Site-Specific Storm Water Implementation Plan (SSIP). Implementation of the SSIP shall include:
 - a) If the recommendations of the SSIP require improvements, then a Site Improvements / Services Agreement shall be entered into;
 - 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;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Payments and Levies

- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided, as shown on the Plan of Survey.
- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of One new Lot.

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



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
Province of Alberta	
Alberta Environment	No response.
Alberta Transportation	Not required for circulation.
Alberta Health Services	No concerns.
Public Utility	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.
FortisAlberta	No easement is required.
Telus Communications	No response.
TransAlta	No response.
Other External Agencies	
EnCana Corporation	No response.
Enmax	No response.



AGENCY

COMMENTS

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldman

No response.

Rocky View West Recreation Board

No comments.

Internal Departments

Recreation, Parks & Community Support

No concerns.

GIS Services

No response.

Fire Services & Emergency Management

No comments.

Planning & Development - Engineering

General:

 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.

Geotechnical:

Engineering has no requirements.

Transportation:

 The parcel is currently accessed from an existing approach off of Hillcrest Estates, which is a paved road.

As a condition of subdivision, as individual approaches are proposed, the applicant shall construct a new paved approach from Hillcrest Estates, to provide access to proposed Lot 2 (remainder). The existing approach shall be used for access to proposed Lot 1. The driveways for proposed Lots 1 &2 shall be constructed/reclaimed such that each is contained entirely within their respective property lines.

 As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in



AGENCY

COMMENTS

accordance with the applicable levy at time of subdivision approval for the total gross acreage proposed to be subdivided

- Base TOL = \$4595/acre. Acreage =4 acres. TOL payment = (\$4595/acre)*(4 acres) = \$18,380.
- In accordance with TOL Bylaw clause 6.c.i, the subject lands are exempt from the Special Area 4 Levy, as the applicant is proposing to subdivide one lot from a residential parcel that is less than 5 acres in size.

Sanitary/Wastewater:

- The applicant submitted a Level 1 PSTS Assessment Variation, which indicates that the existing system meets setback distances and is good working condition. Engineering has no further concerns.
- The applicant submitted a Level 3 PSTS Assessment (Groundwater Information Technologies Ltd. – March 8, 2019), which concludes that the subject lands are suitable for a PSTS and recommends the use of a Package Sewage Treatment System
- As a condition of subdivision, the Applicant shall enter into a Site Improvement / Site Services Agreement with the County, to ensure the installation of a packaged sewage treatment system on proposed Lot 1, in accordance with the Level 3 PSTS Assessment (Groundwater Information Technologies Ltd. – March 8, 2019).
 - o It is noted that within a 600 metre radius of the subject lands, there are 63 existing parcels and 2 proposed parcels. In accordance with Policy 449, where density exceeds 60 lots within a 600 metre radius of the subject lands, the County will require connection to a Decentralized or Regional Wastewater Treatment System. However, if neither of these two options are feasible, a Packaged Sewage Treatment Plant must be used with a Deferred Services Agreement. Given there are no Regional Wastewater Services in the area, Engineering considers a Packaged Sewage Treatment Plant as suitable.
 - In accordance with Policy 449, as the proposed new lot is between 1.98 & 3.95 acres, the use of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards shall be required.



AGENCY

COMMENTS

- In the Alberta Merged Wetland Inventory, there is a small wetland identified on the subject lands, which triggers the need for a Level 3 PSTS Assessment.
- As a condition of subdivision, a Deferred Services
 Agreement shall be registered against each new
 certificate of title (lot) created, requiring the owner to tie
 into municipal services when they become available.

Water Supply and Waterworks:

- As part of the previous land use redesignation application (PL20180065), the applicant submitted a Phase 1 Groundwater Supply Evaluation (Groundwater Information Technologies Ltd. – July 30, 2018). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the proposed subdivision can supply water at a rate of 1250m3/year without causing adverse effects on existing users.
- The applicant has proposed that the existing groundwater well will service the new dwelling, and the existing dwelling will be serviced by new well. Engineering considers the use of groundwater wells acceptable as the Westview Water Coop distribution line is not feasible at this time (approx. 520 meters south of the subject lands)
- As a condition of subdivision, the applicant will be required to drill a new well on Lot 2 (Remainder) as the existing well will service the new Lot 1. The applicant shall provide the County with a Phase 2 Aquifer Testing Report for the new well, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for each well.

As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.

Stormwater Management:

- As a condition of subdivision, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP).
 - If required, the Applicant shall enter into a Site Improvement / Site Services Agreement to ensure any improvements are made in accordance with the SSIP.



COMMENTS

- The SSIP shall demonstrate how any negative impacts to the wetland on the subject lands will be mitigated.
- The SSIP shall be in accordance with the requirements of the Springbank MDP.

Environmental:

- The Alberta Merged Wetland Inventory identifies a small wetland on the subject lands.
- The wetland does not bisect the lands such that they are discontiguous, and there is sufficient developable area to allow for the wetland to be undisturbed.
- Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.

Transportation Services No comments.

Capital Project Management No concerns.

Operational Services Applicant to confirm how he plans to access the two parcels. If

shared driveway to be used, land title for each of the two parcels should contain caveat to that effect to guarantee access if lots

are sold to different landowners.

Note: Condition 2 of Appendix A addresses this matter, requiring

a new paved approach to Lot 2.

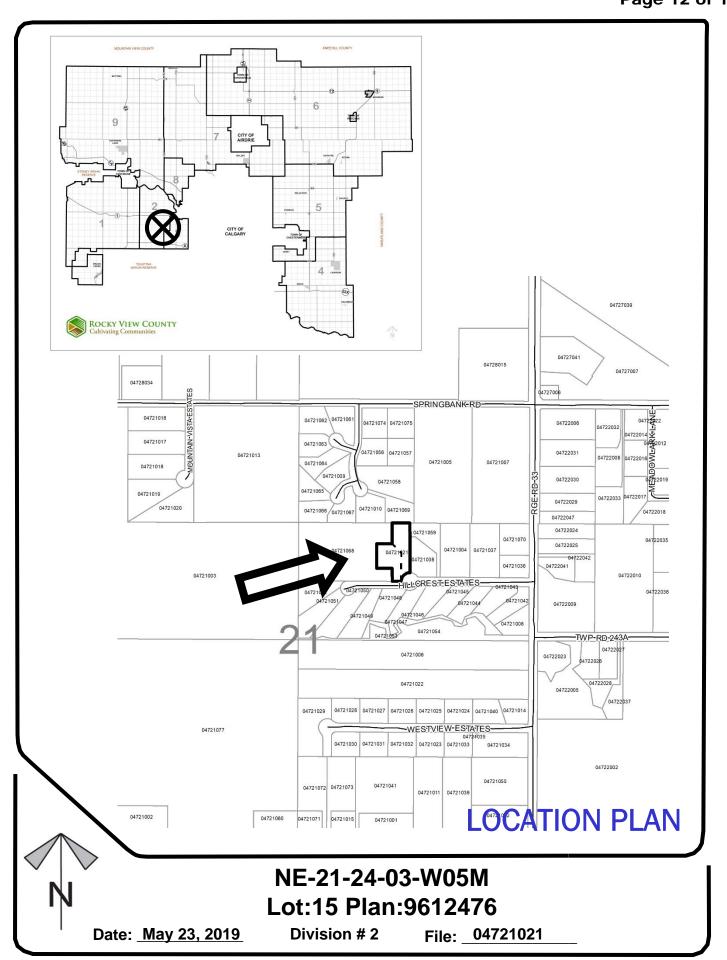
Utility Services No concerns.

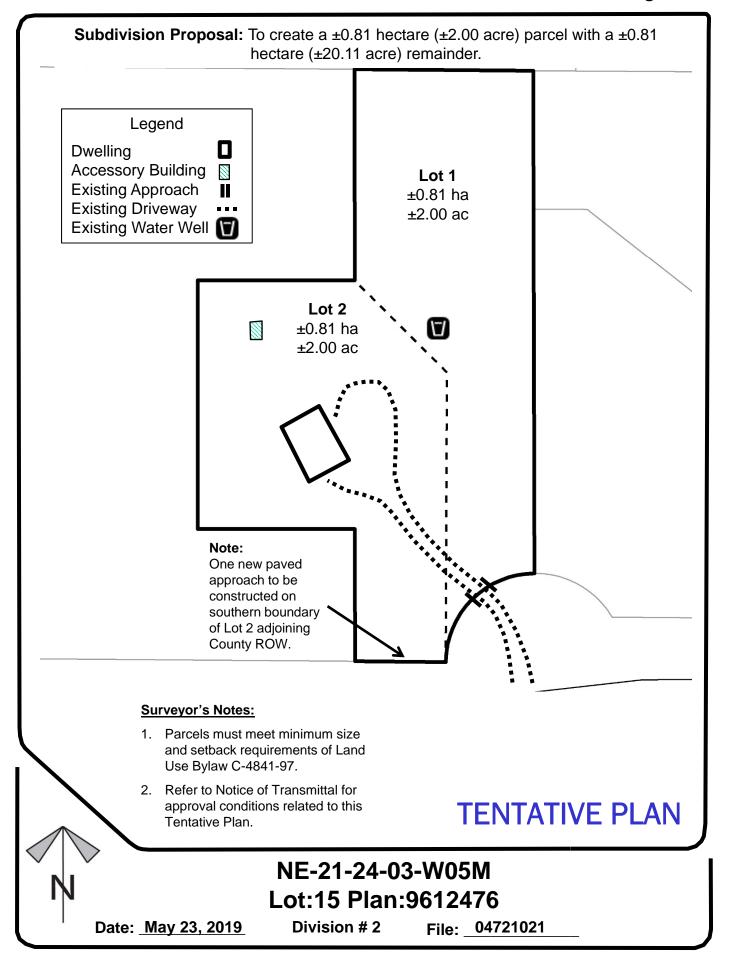
Agriculture & Environment

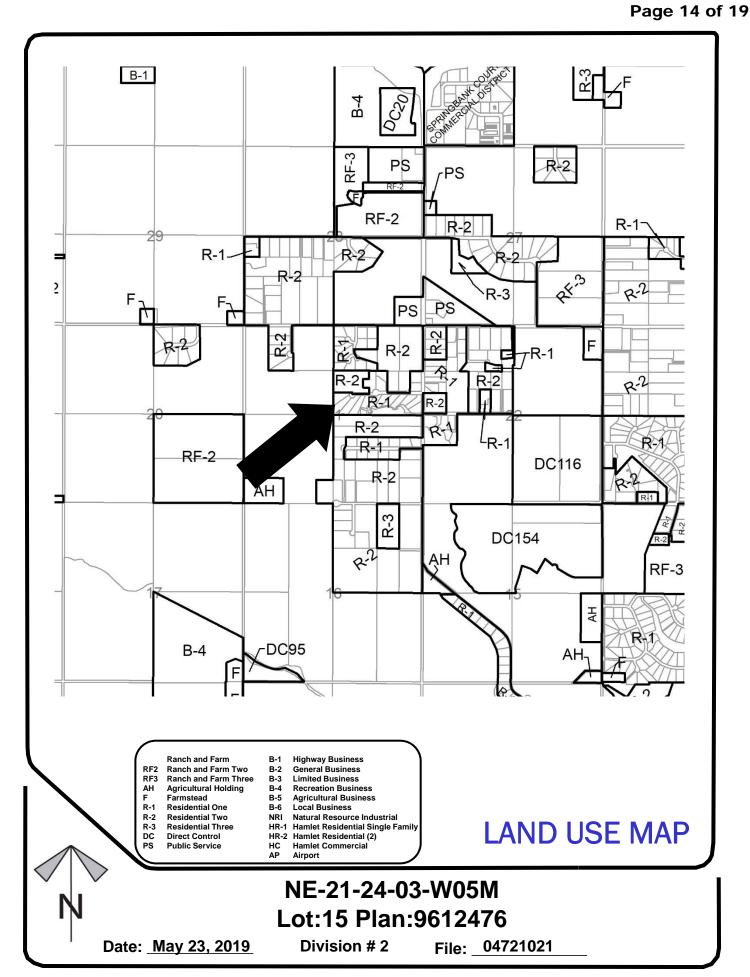
Services

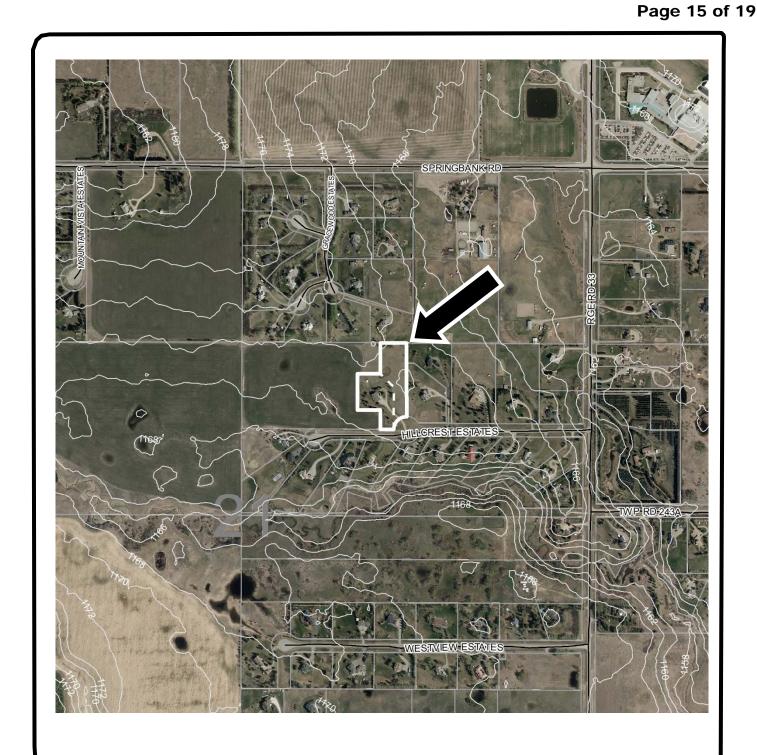
No response.

Circulation Period: January 11, 2019 – February 1, 2019.









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

NE-21-24-03-W05M Lot:15 Plan:9612476

Date: May 23, 2019 Division # 2 File: 04721021



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

AIR PHOTO

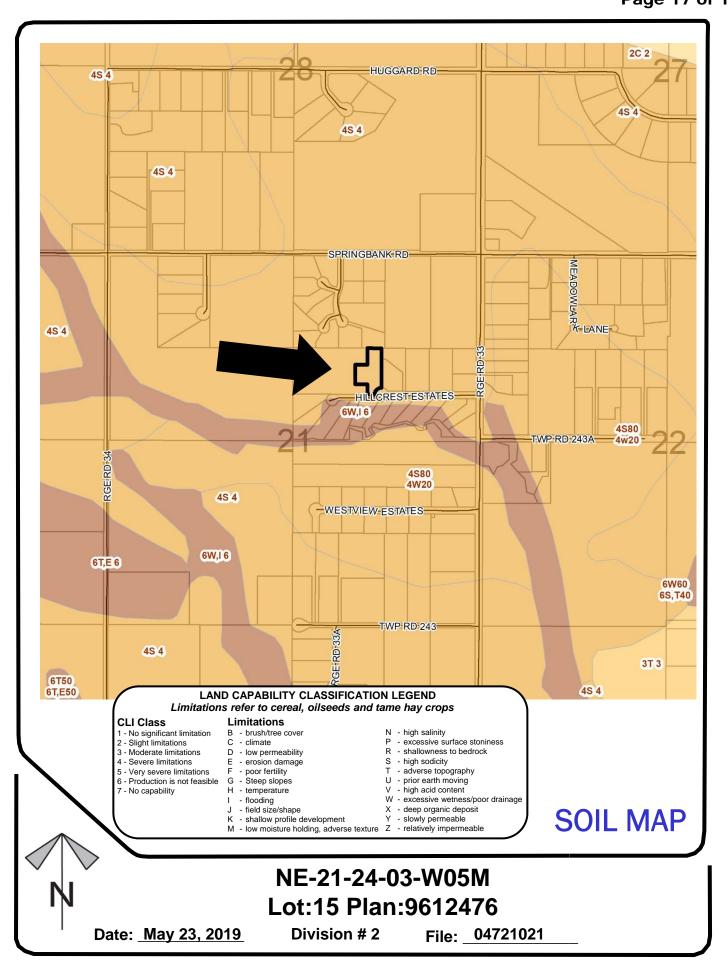
Spring 2018

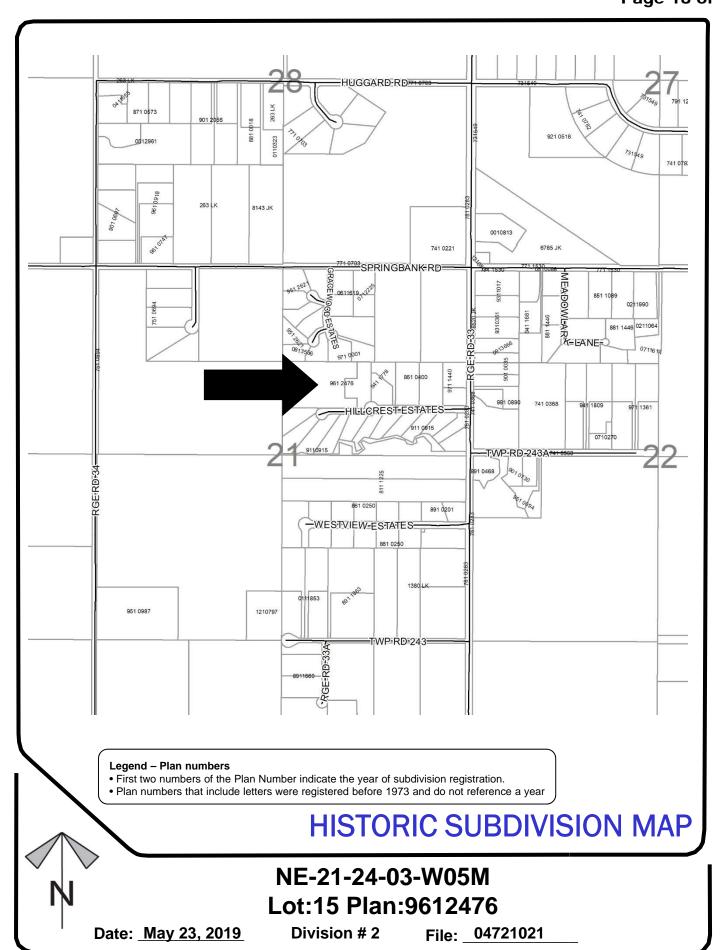
NE-21-24-03-W05M Lot:15 Plan:9612476

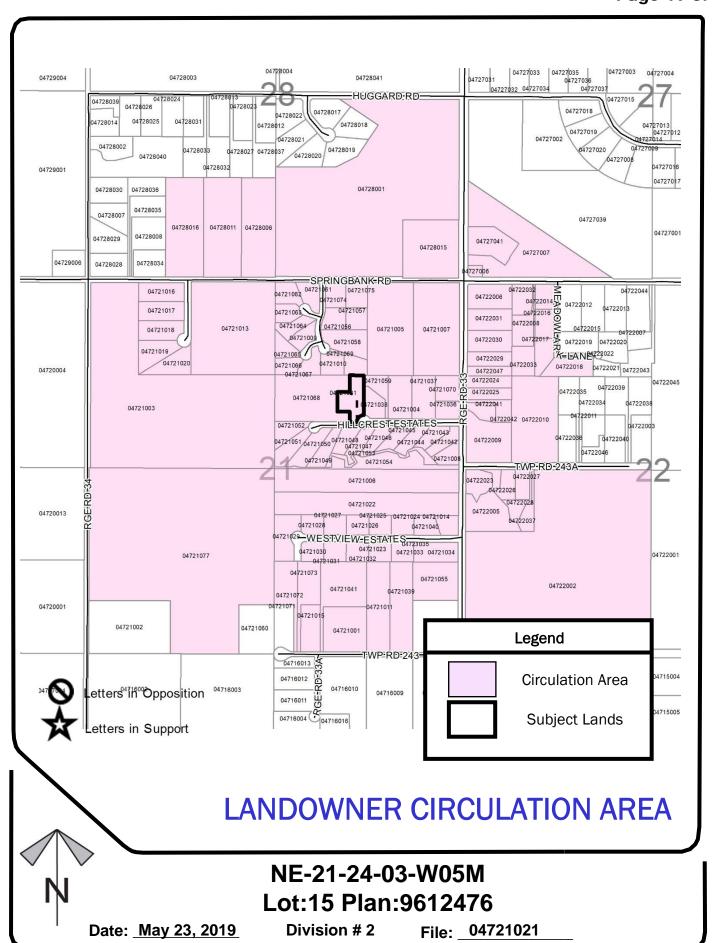
Date: May 23, 2019

Division # 2

File: 04721021









PLANNING & DEVELOPMENT

TO: Subdivision Authority

DATE: June 25, 2019 **DIVISION**: 4

FILE: 03223004 **APPLICATION**: PL20180108

SUBJECT: Subdivision Item – Langdon East Conceptual Scheme – Direct Control 97

¹POLICY DIRECTION:

The application was evaluated against Section 12 of the Subdivision and Development Regulations, the Langdon Area Structure Plan (LASP), and the Langdon East Conceptual Scheme (LECS)

EXECUTIVE SUMMARY:

The Development of the subject lands has been guided by the Langdon East Conceptual Scheme. The lands are designated as Direct Control District (DC), which provides for a comprehensively planned residential and commercial development that will develop in phases. The proposed subdivision would constitute the final phase of the residential component of the plan.

The proposed subdivision would be serviced by piped water (Langdon Waterworks Ltd.) and wastewater services (Langdon Wastewater Treatment Facility). Stormwater would be directed to the existing stormwater management facility east of the development. The development would have direct access off Hanson Drive, which is an urban collector standard road.

The proposal generally meets the intent of the Langdon East Conceptual Scheme and Langdon Area Structure Plan; however, the application was determined to be non-compliant as it creates 14 single family residential units within 300 metres of the Langdon Waste Water Treatment Facility, which is contrary to Section 12 (2)(a) of the Subdivision and Development Regulations and Section 6.1.3 of the Langdon East Conceptual Scheme. If this application were to be approved, the closest distance measured from the rear lot lines of proposed lots 12, 13, and 14 to the western property line of the "working area" is approximately 225 metres.

Written consent of the Deputy Minister of Environment and Sustainable Resource Development would be required if this application were to be approved for the requested relaxation. Option 1 would direct administration to apply on the Applicant's behalf.

PROPOSAL: To implement a portion of Phase 2 of the Langdon East Conceptual Scheme to create 14 single-family lots ranging from ± 0.21 acres to ± 0.28 acres.	GENERAL LOCATION: Located on the east side of the hamlet of Langdon.
LEGAL DESCRIPTION: NE-23-23-27-W04M	GROSS AREA: 59.72 acres
APPLICANT: Tronnes Geomatics OWNER: 1518372 Alberta Ltd. / DJ WILL HOLDINGS LIMITED.	RESERVE STATUS: Municipal Reserves are to be deferred by caveat.

¹ Administration Resources

Jamie Kirychuk and Gurbir Nijjar, Planning & Development Services



LAND USE DESIGNATION: Direct Control 97 (Development Cell 2 – Multi-Family Residential	LEVIES INFORMATION: The Waste Water, Storm Water Off-Site, and Transportation Off-Site Levy are applicable.
DATE APPLICATION RECEIVED: September 5, 2018 DATE DEEMED COMPLETE: April 26, 2019	APPEAL BOARD: Municipal Government Board
 TECHNICAL REPORTS SUBMITTED: Qualitative Odor Assessment (January 2017); Geotechnical Evaluation (December 2015); and Preliminary Subdivision Design Drawings – Hanson Park Phase 3A (July 2018). 	LAND USE POLICIES AND STATUTORY PLANS: • Langdon Area Structure Plan • Langdon East Conceptual Scheme • Direct Control 97

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 772 adjacent landowners. No letters in response were received. The application was also circulated to a number of internal and external agencies (Appendix 'B').

HISTORY:

2006 – 2013 Phase 1, portions of Phase 2, Phase 3 and Phase 4 were developed.

2005 Council adopted the Langdon East Conceptual Scheme and redesignated the subject

lands to Direct Control District (DC-97) NE-23-23-27-W4M. Gross area is ±120.62

acres.

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 planning area is characterized by low relief and undulating topography. These lands are relatively flat.

Conditions: None.

b) The site's soil characteristics:

Historically, the lands were used for farming, pasturing, and grazing. An environmental assessment was conducted as part of the Conceptual Scheme process and concluded that there are "no adverse man-made environmental impacts that would have a detrimental impact on the health of future residents". The site contains Class 3 soils, which have moderate limitations to cereal crop production due to poor drainage and wetness.

Conditions: None

c) Storm water collection and disposal:

Storm water management would be directed via a series of concrete swales, catch basins and underground stormwater infrastructure that would convey flows to the existing storm water



management facility to the east. All storm water for the area would ultimately be directed to Weed Lake to the northeast of the hamlet.

The applicant provided the preliminary civil design drawings for the proposed development, which includes the use of grading and rear yard swales to adequately manage storm water runoff from the proposed lots

As a condition of subdivision, the Applicant would be required to provide payment of the Storm Water Offsite Levy in accordance with County Bylaw C-7535-2015, for proposed Lots 1-14 (inclusive).

• The estimated levy payment owed at time of subdivision endorsement is \$15,146 (CSMI Levy = \$5,488/ac x 3.25 ac = \$17,836).

Conditions: 4, 9

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

The County's wetland mapping indicates that there are no wetlands on the subject site.

The Applicant provided a Geotechnical Evaluation for Hanson Park Phase 4 and 5 prepared by Mcintosh Lalani Engineering Ltd. This development would be required to adhere to the findings and recommendations provided therein. No further geotechnical investigation is warranted for the current subdivision.

Conditions: None

e) Accessibility to a road:

The proposed subdivision would include direct access from Hanson Drive. Hanson Drive is a collector road with curb and gutter design including sidewalks.

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 acreage of the lands to be subdivided.

• The estimated levy payment owed at time of subdivision endorsement is \$15,122 (Base = \$4,595/ac x 3.25 ac = \$14,933.75; Special Area 7 = \$884/ac x 3.25 ac = \$2,873).

Conditions: 8

f) Water supply and sewage:

Water

As a condition of subdivision, the Applicant would be required to provide confirmation of tie-in to the Langdon Water Works Ltd. water distribution system for the proposed subdivision.

Waste Water

Waste Water would be collected via the existing gravity collection system on Hanson Drive eventually conveying flows to the Municipal Waste Water Treatment Facility south east of the subject lands.

As a condition of subdivision, the Applicant would be required to provide payment of the Wastewater Offsite Levy in accordance with Bylaw C-7273-2013 for the total wastewater to be generated by the proposed subdivision estimated at 12 cubic meters per day (0.855 cubic meters per lot x 14 lots).

• The estimated levy payment owed at time of subdivision endorsement is \$173,327 plus applicable interest (Schedule C-1 - Langdon WWTP = \$13,685.67/m³ x 11.97 m³ =



163,817; Schedule C-3 – Langdon Wastewater Utilities – Area 2 = 794.46/m³ x 11.97 m³ = 9,509).

The County will assess the available capacity of the Langdon Waste Water Treatment Facility when the Wastewater Off-Site Levy has been paid. In the event the facility does not have sufficient capacity to service the development at the time, the Applicant would 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. 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.

A Qualitative Odor Assessment was provided in support of the application, which documented the strength and character of odors produced from the Langdon Waste Water Treatment Facility. Testing equipment was used at various distances from the plant during normal operating conditions, with weather and historical data taken into account. The report also included a resident survey to gain qualitative feedback and verify the findings of the assessment. The summary of the findings showed that the residents periodically experience nuisance odors that may originate from the facility; however, other odors from nearby agricultural operations and wetlands were also noted. The residents confirmed that the odors were not regular and were encountered periodically, which was consistent with the findings of the Odor Assessment. The summary further concludes that the residents are generally not bothered by the odors in the area.

Conditions: 3, 10

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

Residential development exists to the north and west of the proposed subdivision. The area immediately to the west was previously approved as Phase 1 and 2 (portion) of the Langdon East Conceptual Scheme. Lands immediately to the north include a public utility lot, and a future school site. The remainder lands to the east would remain vacant for future implementation of subsequent phases of the Langdon East Conceptual Scheme.

The Langdon Waste Water Treatment Facility, Langdon East Storm Water Management Facility, and the Solid Waste Transfer Site are located east of the proposed subdivision.

Conditions: None

h) Other matters:

Municipal Reserves

Municipal reserves would be deferred to Phase 5 as part of the open space and park plan.

Architectural Controls

The Langdon East Conceptual Scheme establishes goals for developing a community that has a sense of place, a community with a built from that is identifiable in character, and is sensitive to the history of the hamlet. Section 7 of the Conceptual Scheme provides an urban design strategy based on this goal and requires that buildings should be of similar scale to existing residential development, with front patios and porches, recessed garages from the front facade of the homes, and streetscape that are defined and framed to give a comfortable pedestrian environment. As a condition of subdivision, the developer would be required to address these design concepts through the provision of architectural guidelines, to be registered on title of all proposed residential lots.

Solid Waste

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



Conditions: 11, 12

POLICY CONSIDERATIONS:

The application was assessed based on the Subdivision and Development Regulations, Langdon Area Structure Plan (Bylaw C-7564-2016), Langdon East Conceptual Scheme (C-6135-2005), and Direct Control Bylaw 97 (C-6136-2005).

Subdivision and Development Regulations

The proposed application was assessed against the Subdivision and Development Regulations provided in the Municipal Government Act. The subdivision proposal does not align with Section 12 (2) (a), which requires a 300 metre setback from an existing wastewater facility to a residential use.

This subdivision proposal would create a residential use within 300 metres of the Langdon Wastewater Treatment Facility. The closest distance measured from the rear lot lines to the western property line of the "working area" is approximately 225.00 metres.

In accordance with Section 12 (5), as the lands are within 300 metres of the "working area" of the Langdon Wastewater Treatment Facility, written consent of the Deputy Minister of Environment and Sustainable Resource Development would be required if this application were to be approved.

Langdon Area Structure Plan (C-7564-2016)

The proposed subdivision is consistent with the objectives identified for residential development in the current Langdon ASP.

Langdon East Conceptual Scheme (C-6135-2005)

The Langdon East Conceptual Scheme was approved in 2005 and provides the vision and policy framework for the development of these lands. Phase 1, 2 (portion), 3, and 4 were previously approved and have been constructed. This application continues the process of phasing in a logical and sequential order for development as the area begins to build out from west to east. This proposal would complete the Phase 2.

Policy 6.1.3 states that residential land uses shall be setback 300 metres from the existing waste water treatment facility as per Alberta Environment regulations, and as stated in Section 7.1 of the Hamlet of Langdon Area Structure Plan. Although the proposed development meets the intent of the phasing plan and planned use, the development is non-compliant with Policy 6.1.3 as it would be within 300 metres from the existing waste water facility.

Direct Control District (C-6136-2005)

Direct Control Bylaw (DC97) was approved in 2005 to provide the land use framework and requirements for the Langdon East Conceptual Scheme area. The subject lands fall within Cell 1, which identifies the use as Single Family Residential. The proposal is consistent with the minimum parcel size and other regulations provided within the Direct Control Bylaw.

CONCLUSION:

The application was evaluated against the terms of Section 12 of the Subdivision and Development Regulations found within the *Municipal Government Act*, as well as the policies found within the Langdon Area Structure Plan, and the Langdon East Conceptual Scheme. While the application generally meets the intent of the Langdon East Conceptual Scheme and Langdon Area Structure Plan, the proposal does not meet Section 12 (2) (a) of the Subdivision and Development Regulations or Policy 6.1.3 of the Langdon East Conceptual Scheme.



O	P1	ΓI(10	V	S	

Option #1: THAT Subdivision Application PL20180108 be approved with the conditions noted in

Appendix 'A'.

Option #2: THAT Subdivision Application PL20180108 be refused.

Respectfully submitted, Concurrence,

"Richard Barss" "Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

JK/IIt

APPENDICES

APPENDIX 'A': Conditions of Subdivision Approval

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set



APPENDIX A: CONDITIONS OF SUBDIVISION APPROVAL

- A. Should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
 - 1. Section 12 (2) (a) of the Subdivision and Development Regulations and Policy 6.1.3 of the Langdon East Conceptual Scheme are relaxed from 300 m to 225 m subject to Alberta Environment and Sustainable Resource Development confirmation;
 - 2. The subject lands old the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements;
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

1) Subdivision 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 is to enter into a Development Agreement for provision of the following infrastructure and improvements:
 - a) Implementation of the recommendations of the examined Building Grade Plan;
 - b) Verification of the installation of the necessary water and wastewater service stubs to each of the proposed lots;
 - c) Installation of any necessary fire hydrants to support the proposed lots (if required);
 - d) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
 - e) Construction of all necessary storm water management infrastructure in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan;
 - f) Implementation of the recommendations of the approved ESC Plan;



- g) Implementation of the recommendations of the approved Construction Management Plan; and
- h) Verification of the installation of power, natural gas, and telephone lines.

Site Servicing

- 3) The Owner is to provide confirmation of the tie-in for connection to Langdon Waterworks Ltd. for Lots 1 14 (inclusive), as shows on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from Langdon Water Works that adequate and continuous piped water supply is available for proposed Lots 1 14 (inclusive).
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 14 (inclusive).
 - 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).

Developability

- 4) The Owner is to provide and implement a Stormwater Management Plan, which meets the requirements of the Stormwater Management Plan for the Langdon East Development. Implementation of the Stormwater Management Plan shall include:
 - a) Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement);
 - b) Identify any necessary easements and/or utility rights-of-way; and
 - Meet the requirements of the Stormwater Management Report for the Hanson Park development and County Servicing Standards

Site Construction

- 5) 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.
- 6) 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

- 7) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 14 new lots.
- 8) 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 Lots 1 14 (inclusive) as shown on the Plan of Survey.
- 9) 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 Lots 1 14 (inclusive) as shown on the Plan of Survey.
- 10) 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 14 (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

11) Reserves owing on the subject lands as per Deferred Reserve Caveat 121277397, are to be deferred by Caveat to the remainder of the lands pursuant to Section 669(2) of the *Municipal Government Act*.

Architectural Controls

12) 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 Architectural Controls in accordance with Section 7 (Urban Design) of the Langdon East Conceptual Scheme (Bylaw C-6135-2005) and the Langdon Area Structure Plan (Bylaw C-5049-99).

Taxes

13) 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.
- E. The Subdivision Authority hereby requests Alberta Environment to consider a variance to subsections (2) and (4), section 12, of the Subdivision and Development Regulations, and grants a minimum setback of:
 - a) 225.00 m (from 300 m) from the wastewater treatment facility to the nearest future residential lot.



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
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.
Province of Alberta	
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	I would like to confirm that Alberta Health Services, Environmental Public Health has received the abovenoted application to implement Phase 2 of the Langdon East Conceptual Scheme for 14 single family lots. At this time we do not have any concerns with the information as provided. Please contact me if the application is changed in any way, or you have any questions or concerns.
Public Utility	
ATCO Gas	No comments provided.
ATCO Pipelines	No comments provided.
AltaLink Management	No comments provided.
FortisAlberta	Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.
	FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through



AGENCY	COMMENTS
	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.
Other External Agencies	
EnCana Corporation	No comments provided.
City of Calgary	Not required for circulation.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Recreation Board	The Bow North Recreation Board recommends taking MR
Internal Departments	
Recreation, Parks and Community Support	With regards to Cell 1 of the Langdon East Conceptual Scheme:
	 This proposed subdivision looks to complete the build out of Cell 1;
	 dedication of Municipal Reserve has been previously accommodated, and
	 additional Municipal Reserve will be dedicated in development of other cells within the plan boundary.
	The Municipal Lands office recommends deferral of reserves owning associated with this proposed subdivision to accommodate future dedication of Municipal Reserves to support the parks and pathway concept identified in Cell 3 and Cell 4 of the Langdon East Conceptual Scheme. The Municipal Lands Office has no concerns with this subdivision application as applicable reserves have been previously dedicated as



AGENCY	COMMENTS
	per Plan 9012421.
Development Authority	No comments provided
GIS Solutions	No comments provided.
Building Services	No comments provided.
Municipal Enforcement	No comments provided.
Fire Services & Emergency Management	 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.
Planning & Development Services -	General
Engineering	 The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.
	• The subject lands are near to the County's Langdon Wastewater Treatment Facility and currently fall within the 300m setback area as required by AEP measured from the NW corner of the Langdon Wastewater Treatment Facility ("WWTP") parcel. The applicant has had previous discussions with the County in regards to the location of the setback as portions of the Langdon WWTP parcel have been decommissioned and reclaimed as the mandated setback is to be applied from the working area of the plant. At this time, the active working area of current plant operations is greater than 300m from the boundaries of the proposed subdivision however, should the subdivision proceed, a portion of the Langdon WWTP parcel would be neutralized and would not be able to be used for future expansions to the Treatment Facility.



- The applicant previously provided a Qualitative Odor Assessment, prepared by RWDI Consulting Engineers & Scientists dated January 2017, which documented the strength and character of odors produced from the WWTP during normal operating conditions using scientific testing equipment at various distances from the WWTP taking into consideration weather conditions (ie. wind direction) and historical data. Furthermore, the applicant provide a summary of resident interviews, prepared by CIMA+ dated February 2018, which consisted of a summary of resident surveys of residing along Hanson Drive to gain their feedback on odors produced from the nearby Langdon WWTP and to verify the findings of the Odor Assessment. The summary of the findings showed that the residents periodically experience nuisance odors that may originate from the Langdon WWTP however, other odors from nearby agricultural operations and wetlands were also noted. The residents confirmed that the odors were not regular and were encountered periodically which was consistent with the findings of the Odor Assessment
- It is to be noted that the applicant has submitted the necessary engineering drawings and plans for the necessary infrastructure to support the proposed subdivision. Engineering has performed a preliminary review of the plans and has no further concerns at this time
- As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following:
 - a) Implementation of the recommendations of the examined Building Grade Plan;
 - Verification of the installation of the necessary water and wastewater service stubs to each of the proposed lots;
 - Installation of any necessary fire hydrants to support the proposed lots (if required);



- Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County;
- e) Construction of storm water facilities in accordance with the recommendations of the approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan;
- f) Implementation of the recommendations of the approved ESC Plan;
- g) Implementation of the recommendations of the approved Construction Management Plan; and
- h) Verification of the installation of power, natural gas, and telephone lines;
- 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

Geotechnical - Section 300.0 requirements:

 The applicant is implement the recommendations of the geotechnical report prepared in support of the Hanson Park development. No further geotechnical investigation is warranted for the current subdivision

Transportation - Section 400.0 requirements:

• As a condition of subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands to be subdivided. The estimated levy payment owed at time of subdivision endorsement is \$15,122 (Base = \$4,595/ac x 3.25 ac = \$14,933.75; Special Area 7 = \$884/ac x 3.25 ac = \$2,873).



 The proposed subdivision is accessible from Hanson Drive. Engineering has no further concerns

Sanitary/Waste Water - Section 500.0 requirements:

- As a condition of subdivision, the applicant is required to provide payment of the Wastewater Offsite Levy in accordance with Bylaw C-7273-2013 for the total wastewater to be generated by the proposed subdivision estimated at 12 cubic meters per day (0.855 cubic meters per lot x 14 lots). The estimated levy payment owed at time of subdivision endorsement is \$173,327 plus applicable interest (Schedule C-1 Langdon WWTP = \$13,685.67/m3 x 11.97 m3 = \$163,817; Schedule C-3 Langdon Wastewater Utilities Area 2 = \$794.46/m3 x 11.97 m3 = \$9,509).
- 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 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.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- 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:
 - a) Confirmation from Langdon Water Works



that adequate water supply is available for the proposed subdivision;

- b) Documentation showing that the necessary water supply has been purchased for all proposed lots; and
- c) 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).

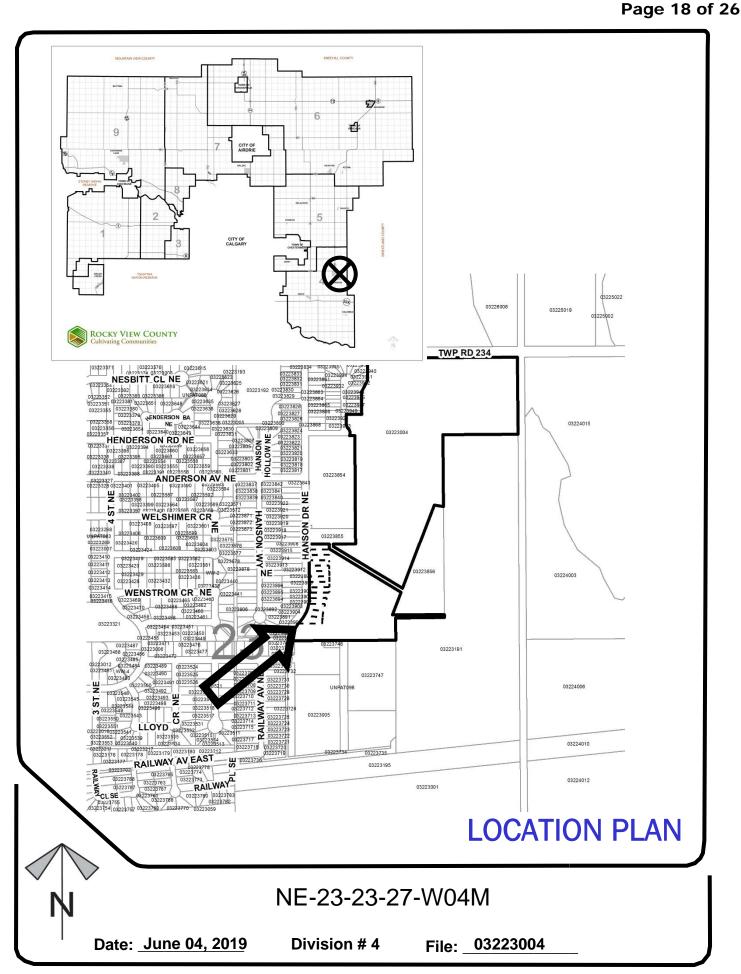
Storm Water Management – Section 700.0 requirements:

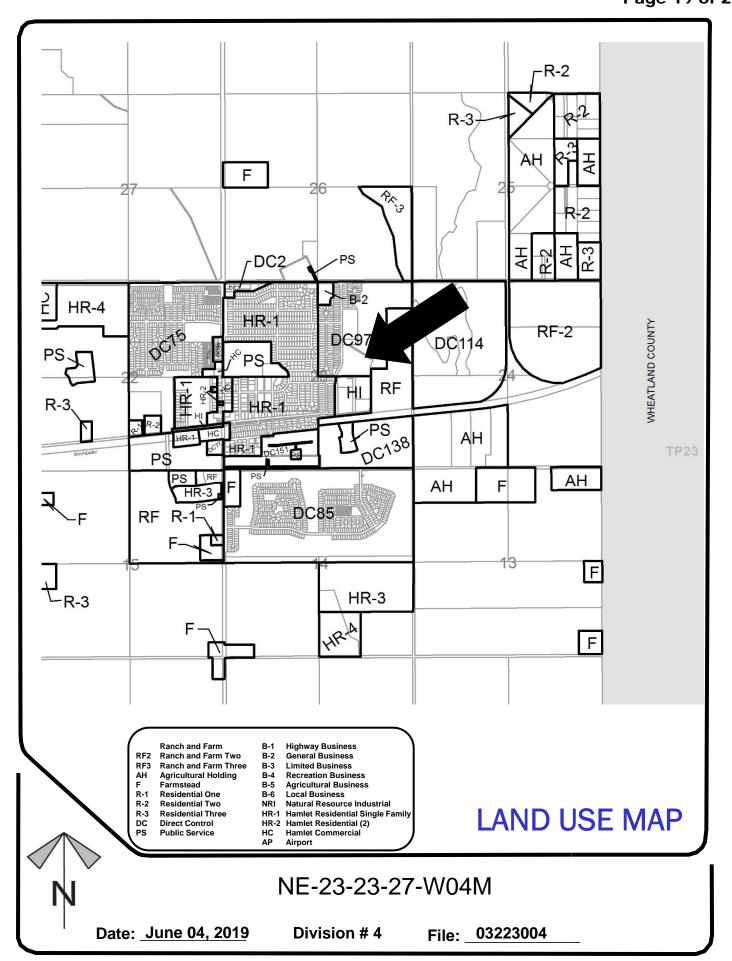
- As a condition of subdivision, the applicant is required to provide a Stormwater Management Plan for the proposed subdivision which and shall:
 - d) Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement);
 - e) Identify any necessary easements and/or utility rights-of-way; and
 - meet the requirements of the Stormwater Management Report for the Hanson Park development and County Servicing Standards
- 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 total gross acreage of the lands to be subdivided. The estimated levy payment owed at time of subdivision endorsement is \$15,146 (CSMI Levy = \$5,488/ac x 3.25 ac = \$17,836)
- 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

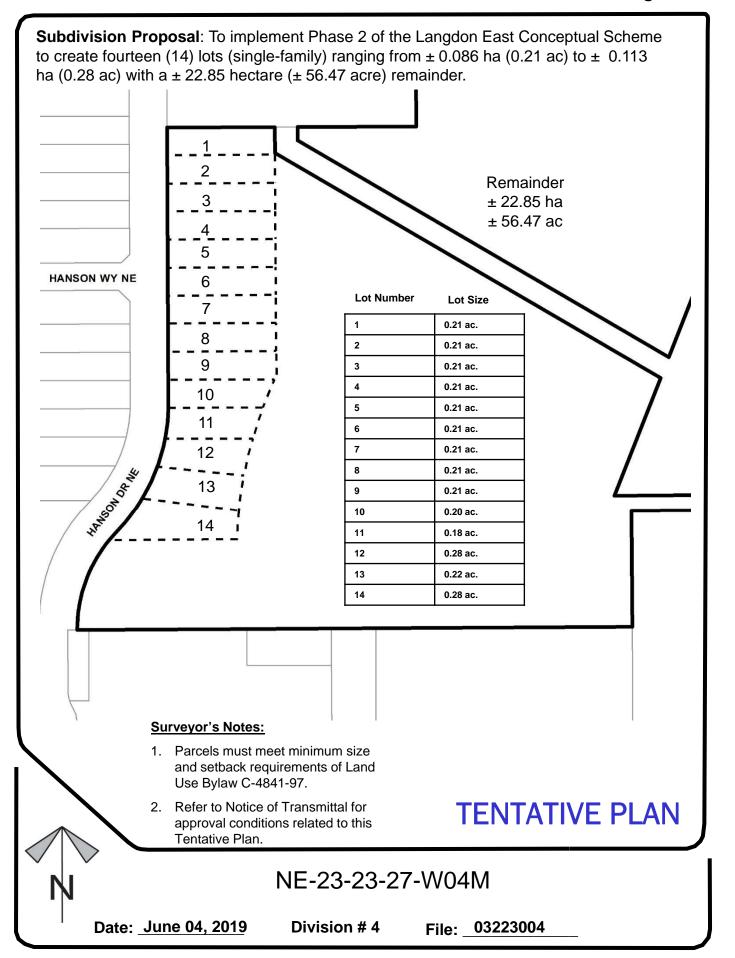


AGENCY	COMMENTS
	Environmental – Section 900.0 requirements:
	 ES have no requirements at this time.
Transportation Services	No comments provided.
Capital Project Management	No comments provided.
Utility Services	Utility Services is not in a position at this point in time to fully assess whether the wastewater treatment plant lands can be altered so that the working area of the plant falls outside of the 300 metre setback from the proposed subdivision without compromising future needs of the treatment facility expansions or improvements. Given this uncertainty, proposals to alter the wastewater treatment plant lands to accommodate the proposed subdivision should not be entertained at this time. While Utility Services would prefer not to have residential lots located in proximity to the wastewater treatment facility to minimize nuisance odor complaints, the applicants have conducted an odor assessment that somewhat mitigates these concerns. Should the application be approved in its current form however, the County would be required to obtain consent from Alberta Environment and Parks to relax the setback from 300 meters to 225 meters from the working area of the wastewater treatment plant site to accommodate the proposed subdivision.

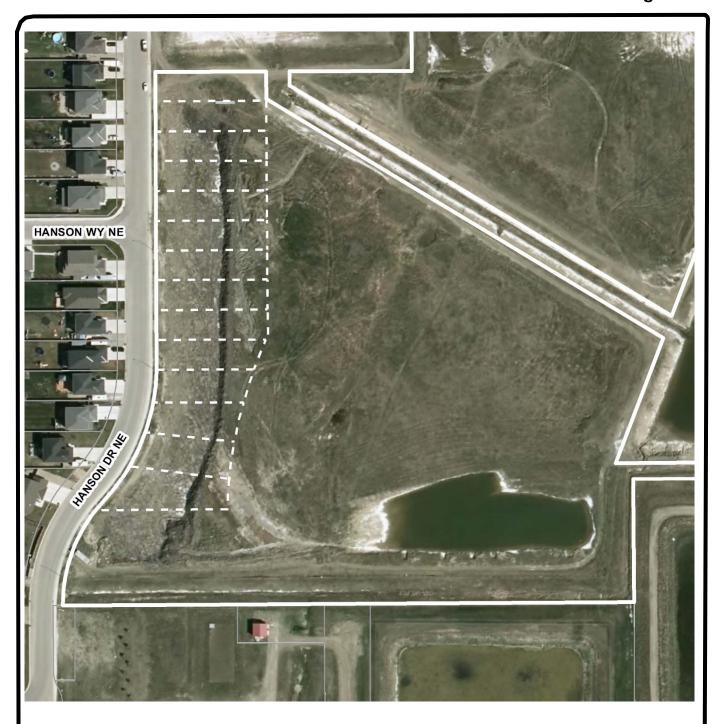
Circulation Period: August 1 – August 23, 2018.











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

AIR PHOTO

Spring 2018

NE-23-23-27-W04M

Date: June 04, 2019 Division # 4 File: 03223004



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

NE-23-23-27-W04M

Date: June 04, 2019 Division # 4 File: 03223004

