

Council Meeting Agenda

July 9, 2019

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. June 25, 2019 Council Meeting

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B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the following public hearings were advertised in the June 11, 2019 and June 18, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20170012 (06826041/042) – Bylaw C-7869-2019 – Redesignation Item – Residential Two District to Residential One District

Staff Report

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2. Division 9 – File: PL20180152 (06716013) – Bylaw C-7897-2019 – Conceptual Scheme Item – Glendale Ranch

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

Staff Report

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3. Division 9 – File: PL20180151 (06716013) – Bylaw C-7896-2019 – Redesignation Item – Ranch and Farm District to Residential Three District

Note: this item should be considered in conjunction with item C-2

Staff Report

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D GENERAL BUSINESS

1. All Divisions – File: N/A – Quarterly Report – Building Services

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2. All Divisions – File: 6000-100 – Quarterly Report – Agricultural and Environmental Services
Staff Report Page 153
3. All Divisions – File: 5020-100 – Quarterly Report – Utility Services Update
Staff Report Page 168
4. Division 5 – File: 03325006 – Pho Duc Vietnamese Buddhist Cultural Tax Relief Request
Staff Report Page 172
5. All Divisions – File: N/A – Response to Notice of Motion – Review and Disposal of Surplus County Land
Staff Report Page 176
6. Divisions 4 to 7 – File: N/A – Response to Notice of Motion – Live/Work Land Use District
Staff Report Page 180
7. All Divisions – File: N/A – Family and Community Support Services Policy C-131
Staff Report Page 191
8. All Divisions – File: 6000-100 – Right to Farm Policy C-508
Staff Report Page 219
9. All Divisions – File: 6000-100 – Agricultural Pest and Nuisance Awareness, Enforcement, and Control Policy C-502
Staff Report Page 225
10. All Divisions – File: 4050-100/4050-200 – Road Stabilization and Surfacing Policy C-422
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11.All Divisions – File: 4050-100 – Seeding of Municipal Roadsides, Borrow Areas, and Reclamation Sites Policy C-414

Staff Report

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12.All Divisions – File: 4050-100 – Installation and Operation of Street Lighting Policy C-417

Staff Report

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13.All Divisions – File: 4050-100 – Roadside Memorials Policy C-457

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14.All Divisions – File: 4050-100 – Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319 and Inspection and Maintenance of County Lands Policy C-320

Staff Report

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15.All Divisions – File: N/A – Board and Committee Appointments

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16.All Divisions – File: 0194 – Electoral Boundary & Governance Review

Staff Report

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17.All Divisions – File: 0205 – List of Electors (Voter List)

Staff Report

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E BYLAWS
- None

F UNFINISHED BUSINESS
- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION
- None

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J SUBDIVISION APPLICATIONS

1. Division 8 – File: PL20180128 (05736025) – Subdivision Item – Residential One District Subdivision Creating Seven New Lots

Staff Report

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2. Division 5 – File: PL20180048 (03332002/003) – Subdivision Item – Industrial – Direct Control District 153 – Emcor Industrial Park

Staff Report

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3. Division 8 – File: PL20190033 (06713016) – Subdivision Item - Creation of Two R-1 Parcels

Staff Report

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K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2019-19

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

Section 21 – Disclosure harmful to intergovernmental relations
Section 24 – Advice from officials

2. RVC2019-18

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

Section 21 – Disclosure harmful to intergovernmental relations
Section 24 – Advice from officials

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3. 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 24 – Advice from officials

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

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 25, 2019

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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on June 25, 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:

- B. Riemann, A/Chief Administration Officer
- K. Robinson, Executive Director, Corporate Services
- G. Kaiser, Executive Director, Community and Business
- B. Beach, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Cochran, Manager, Recreation, Parks, and Community Support
- M. Wilson, Manager, Planning and Development
- D. Hafichuk, Manager, Capital Project Management
- J. Fleischer, Manager, Agricultural and Environmental Services
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- G. Nijjar, Engineering Supervisor, Planning and Development
- D. Kazmierczak, Policy Supervisor, Planning and Development
- S. Kunz, Senior Planner, Planning and Development
- O. Newmen, Planner, Planning and Development
- J. Anderson, Planner, Planning and Development
- X. Deng, Planner, Planning and Development
- J. Kwan, Planner, Planning and Development
- J. Kirychuk, Planner, Planning and Development
- K. Smigelski, Agricultural Services Officer, Agricultural and Environmental Services
- A. Pare, Engineering Support Technician, Planning and Development

Call to Order

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

1-19-06-25-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the June 25, 2019 Council meeting agenda be amended as follows:

- Remove Item J-2 – Subdivision Item – Langdon East Conceptual Scheme – Direct Control 97

Carried

MOVED by Deputy Reeve Schule that the June 25, 2019 Council meeting agenda be approved as presented.

Carried

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1-19-06-25-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the June 11, 2019 Council meeting minutes be approved as presented.

Carried

1-19-06-25-10 (D-1)

All Divisions – 2018 Agricultural Service Board Annual Report

File: 6000-300

MOVED by Councillor Henn that the 2018 Agricultural Service Board Annual Report be received for information.

Carried

1-19-06-25-11 (D-2)

Division 6 – Development Permit – Construction of *Trail Infrastructure* (Meadowlark Trail)

File: PRDP20185144 (07127017/07128021/08103007)

MOVED by Councillor Wright that the late letters in support be received.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke

MOVED by Deputy Reeve Schule that Development Permit No. PRDP20185144 be approved with the conditions noted in Attachment 'A':

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

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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:
 - a) Department of Fisheries and Oceans; and
 - b) 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.

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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.

Carried

1-19-06-25-12 (D-3)

All Divisions – Status Update – County Wide Recreation Model

File: N/A

MOVED by Councillor McKylor that Administration be granted an extension to July 23, 2019, to develop a comprehensive County wide Recreation Governance model for Council's consideration.

Carried

1-19-06-25-13 (D-4)

Divisions 4 and 5 – Notice of Motion Response – Joint Highway 1 Corridor Area Structure Plan

File: N/A

MOVED by Councillor Gautreau that Administration explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County, to also include the City of Chestermere and the Town of Strathmore.

Carried

In Favour:

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

Opposed:

Councillor Wright

MOVED by Councillor McKylor 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 four municipalities.

Carried

In Favour:

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

Opposed:

Councillor Wright

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1-19-06-25-14 (D-5)

All Divisions – Governance and Priorities Committee Terms of Reference Amendments

File: N/A

MOVED by Deputy Reeve Schule 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”

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MOTION ARISING:

MOVED by Councillor Wright that Rocky View County Council invite the Honourable Kaycee Madu, Minister of Municipal Affairs, to conduct a ministerial inspection into the management, administration, and operations of Rocky View County.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOTION ARISING:

MOVED by Deputy Reeve Schule that the Policy Review Subcommittee and its terms of reference be rescinded.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-06-25-15 (D-6)

All Divisions – Quarterly Report – Capital Projects Management Update

File: 1025-700

MOVED by Deputy Reeve Schule that Item D-6 be tabled until after the public hearings.

Carried

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The Chair called for a recess at 10:09 a.m. and called the meeting back to order at 10:14 a.m. with all previously mentioned members present.

1-19-06-25-03 (C-1)

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

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:15 a.m.

Carried

Person(s) who presented: Rod Potrie, Planning Protocol 3 Inc. (Applicant)

Person(s) who spoke in favour: None

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

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Rod Potrie, Planning Protocol 3 Inc. (Applicant)

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:56 a.m. with all previously mentioned members present.

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:56 a.m.

Carried

MOVED by Councillor Henn 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.

Carried

1-19-06-25-04 (C-2)

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

1-19-06-25-05 (C-3)

Division 2 – Bylaw C-7864-2019 Redesignation Item – Ranch and Farm District to Direct Control District
File: PL20170171 (04717004/04717005)

MOVED by Councillor McKylor that the public hearing for items C-2 and C-3 be opened concurrently at 11:04 a.m.

Carried

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Person(s) who presented: Robert Price, Price Boychuk & Jackson Corp. (Applicant)
Jeff Boychuk, Price Boychuk & Jackson Corp. (Applicant)
Lyndon Boychuk, Price Boychuk & Jackson Corp. (Applicant)
Art Price (Owner)

Person(s) who spoke in favour: Holly Marshall
Ryan Smith
Ryan Smith
Richard Lindseth
Lynn Thurlow
Lindsay Skabar
Rod Renaud
Byron Brooks

MOVED by Councillor Kamachi that the late letters in support be accepted.

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Councillor McKylor
Councillor Hanson	Reeve Boehlke
Councillor Gautreau	
Deputy Reeve Schule	
Councillor Henn	
Councillor Kissel	
Councillor Wright	

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 12:04 p.m. with all previously mentioned members present.

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-2 and C-3 be closed at 12:04 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be given first reading.

Carried

MOVED by Councillor McKylor that application PL20170170 be tabled to allow for the outstanding matters to be addressed including submission of:

- a) a stormwater management plan;
- b) a servicing strategy;
- c) a revised transportation network; and
- d) a revised conceptual scheme.

Carried

MOVED by Councillor McKylor that Bylaw C-7864-2019 be given first reading.

Carried

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MOVED by Councillor McKylor that the Applicant be directed to address the outstanding matters including submission of:

- a) a revised direct control district with associated mapping; and
- b) demonstration of consistency with relevant statutory plans;
- c) a stormwater management plan;
- d) a servicing strategy;
- e) revised transportation network; and
- f) revised conceptual scheme.

Carried

The Chair called for a recess at 12:10 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

1-19-06-25-06 (C-4)

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

MOVED by Councillor Kissel that the public hearing for item C-4 be opened at 1:33 p.m.

Carried

Person(s) who presented: George Stewart, S7 Ranch Ltd. (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Tara Normand, on behalf of John Moriarity, Glen & Nicola Howard, and
Leslie, Kiera, & Kyle Jackson

Person(s) who spoke in rebuttal: George Stewart, S7 Ranch Ltd. (Applicant/Owner)

MOVED by Councillor Kissel that the public hearing for item C-4 be closed at 2:06 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7900-2019 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7900-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7900-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7900-2019 be given third and final reading.

Carried

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1-19-06-25-07 (C-5)

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

MOVED by Councillor McKylor that the public hearing for item C-5 be opened at 2:14 p.m.

Carried

Person(s) who presented: Tara Steell, Stantec Consulting (Applicant)
Birol Fisecki, Bordeaux Properties
Elise Harlick, Harmony Developments Inc.

Person(s) who spoke in favour: Kathy Cameron

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for item C-5 be closed at 2:27 p.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7884-2019 be given first reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7884-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7884-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7884-2019 be given third and final reading.

Carried

1-19-06-25-08 (C-6)

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

1-19-06-25-09 (C-7)

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

MOVED by Councillor Gautreau that the public hearing for items C-6 and C-7 be opened concurrently at 2:30 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

MOVED by Councillor Gautreau that the public hearing for items C-6 and C-7 be closed at 2:36 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7893-2019 be given first reading.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7893-2019 be given second reading. Carried

MOVED by Councillor McKylor that Bylaw C-7893-2019 be considered for third reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7893-2019 be given third and final reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7898-2019 be given first reading. Carried

MOVED by Deputy Reeve Schule that Bylaw C-7898-2019 be given second reading. Carried

MOVED by Councillor Henn that Bylaw C-7898-2019 be considered for third reading. Carried

MOVED by Councillor Gautreau that Bylaw C-7898-2019 be given third and final reading. Carried

The Chair called for a recess at 2:39 p.m. and called the meeting back to order at 2:50 p.m. with all previously mentioned members present.

1-19-06-25-15 (D-6)
All Divisions – Quarterly Report – Capital Projects Management Update
File: 1025-700

MOVED by Deputy Reeve Schule that item D-6 be lifted from the table. Carried

MOVED by Councillor Henn that the Capital Project Management Quarterly report be received as information. Carried

1-19-06-25-16 (E-1)
Division 1 – Further Consideration of Bylaw C-7795-2018 – Road Closure of a Portion of Plan 731 338 in Circle 5 Estates
File: PL20180020

MOVED by Councillor Kamachi that Bylaw C-7795-2018 be amended as follows:

“THAT PORTION OF ROAD PLAN 731 ~~388~~ 338” Carried

MOVED by Councillor McKylor that Bylaw C-7795-2018, as amended, be given second reading. Carried

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MOVED by Councillor Gautreau that Bylaw C-7795-2018, as amended, be given third and final reading;

AND THAT the 0.20 acre portion of land be transferred to the applicant Chris Chornohos subject to:

- a) 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.

Carried

1-19-06-25-17 (E-2)

All Divisions – Bylaw C-7907-2019 – Procedure Bylaw

File: N/A

MOVED by Deputy Reeve Schule that section 53 of Bylaw C-7907-2019 be amended to reduce the deadline requirement for Notices of Motion from 15 days to 10 days.

Carried

MOVED by Councillor Gautreau that section 54 of Bylaw C-7907-2019 be amended to require Notices of Motion to be seconded.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7907-2019, as amended, be given first reading.

Carried

MOTION TO REFER:

MOVED by Councillor Gautreau that Bylaw C-7907-2019 be referred back to Administration for further amendments.

Carried

1-19-06-25-18 (I-1)

All Divisions – Notice of Motion – Councillor Gautreau and Deputy Reeve Schule – Live/Work Land Use District

File: N/A

Notice of Motion: Read 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

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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.

1-19-06-25-19 (I-2)

All Divisions – Notice of Motion – Councillor McKylor – Review and Disposal of Surplus County Land
File: N/A

Notice of Motion: Read 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.

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1-19-06-25-20 (J-1)

Division 2 – Subdivision Item – Single Lot Residential Subdivision

File: PL20180155 (04721021)

MOVED by Councillor McKylor that Subdivision Application PL20180155 be approved with the conditions noted in Appendix 'A':

- 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

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

Accessibility to a Road

- 2) The Owner shall 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 aquifer 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:

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
June 25, 2019

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-
- 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*.

Carried

1-19-06-25-21 (K-1)

Division 9 – Confidential In Camera Item – Water and Wastewater Servicing at Cochrane Lakes

File: RVC2019-17

1-19-06-25-22 (K-2)

All Divisions – Confidential In Camera Item – Personnel Matter

File: RVC2019-14

ROCKY VIEW COUNTY
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MOVED by Councillor McKylor that Council move in camera at 4:00 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – Water and Wastewater Servicing at Cochrane Lakes

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

K-2 – Personnel Matter

- Section 19 – Confidential Evaluations
- Section 24 – Advice from officials

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: B. Riemann, A/Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
G. Kaiser, Executive Director, Community and Business Connections
B. Beach, A/Executive Director, Community Development Services
C. Nelson, Manager, Corporate Business Development
S. Jewison, Manager, Utility Services
S. Seroya, Strategy & Customer Service, Utility Services

Council held the in camera session for confidential item K-2 without any additional persons in attendance.
MOVED by Councillor Gautreau that Council move out of in camera at 5:09 p.m.

Carried
Absent: Councillor Henn

MOVED by Councillor Gautreau that the meeting proceed past 5:00 p.m.

Carried
Absent: Councillor Henn

Councillor Henn returned to the meeting at 5:11 p.m.

MOVED by Councillor Gautreau that Administration be directed to continue its negotiations with Horse Creek Water Services Inc. under the terms outlined in the in camera report.

Carried

Adjournment

MOVED by Councillor Gautreau that the June 25, 2019 Council meeting be adjourned at 5:12 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** 9
TIME: Morning Appointment
FILE: 06826041/042 **APPLICATION:** PL20170012
SUBJECT: Redesignation Item – Residential Two District to Residential One District

¹POLICY DIRECTION:

The proposal was evaluated against the residential infill policies found within the Cochrane North Area Structure Plan (CNASP).

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders.

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws, with the exception of:
 - Policy 6.1.10 of the Cochrane North Area Structure Plan, because connection to a regional municipal or co-op water utility system is not provided;
- Council has the ability to waive the requirement for a regional municipal or co-op water utility connection;
- If Council elects to waive the requirement for connection, it is suggested that the policy is set aside by motion (Option # 2) to ensure the Subdivision Authority is able to approve the subdivision application.
- All other technical matters required at this stage of the application process are satisfactory.

DATE APPLICATION RECEIVED: October 10, 2018

PROPOSAL: To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders.

LEGAL DESCRIPTION: Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M

GENERAL LOCATION: Located east of the Hamlet of Cochrane Lake, 0.4 km (0.25 mile) north of Camden Lane, on the west side of Camden Drive.

APPLICANT: Warnock, Alan & Lucinda

¹ **Administration Resources**

Stefan Kunz & Angela Yurkowski, Planning and Development Services

OWNERS:	Warnock, Alan & Lucinda Zieman, Eric & Mardelle
EXISTING LAND USE DESIGNATION:	Residential Two District
PROPOSED LAND USE DESIGNATION:	Residential One District
GROSS AREA:	± 11.88 acres
SOILS (C.L.I. from A.R.C.):	Class 3, C, W - Moderate limitations due to adverse climate and excessive wetness/poor drainage. Class 4, T - Severe limitations due to adverse topography (steep and/or long uniform slopes).

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 148 adjacent landowners, and two responses were received (Appendix 'D'). The application was also circulated to a number of internal and external agencies and responses are available in Appendix 'A'.

HISTORY:

- 2008** Plan 0812064 is registered, resulting in the creation of 12 lots within Block 2 of Plan 7510615. The lots range in size between 3.95 acres and 8.33 acres, and are serviced by an internal subdivision road (Camden Drive).
- 1975** Plan 7510615 is registered, resulting in the creation of a 40.00 acre parcel.

BACKGROUND:

The subject lands are located east of the Hamlet of Cochrane Lake, 0.4 km (0.25 mile) north of Camden Lane, on the west side of Camden Drive. This is an area of the County that features mixed land uses, but primarily consists of residential uses in the immediate vicinity of the lands. Aside from country residential development, smaller residential parcels are located within the Hamlet to the west. Agricultural parcels in the area vary in size from unsubdivided quarter sections to 20 acre Agricultural Holdings parcels.

The lands currently contain two parcels. The southern parcel contains a dwelling, with servicing provided by means of a water well and private sewage treatment system. The northern parcel is currently undeveloped. Access to both lots is provided by separate approaches accessing Camden Drive. Although the northern lot is currently undeveloped, the approach providing access to this lot is used by an adjacent parcel. The application proposes the creation of two new parcels, one from each of the existing lots. These parcels are also proposed to be serviced by means of water wells and private sewage treatment systems.

The topography of the lands slopes gradually from east to west, from Camden Drive towards Highway 22. The slopes are not significant enough to pose concern with regard to developability of the site. There are no waterbodies or drainage courses that would inhibit further development.

POLICY ANALYSIS:

The lands are located within the policy area of the Cochrane North Area Structure Plan, and as such, the application has been evaluated in accordance with the policies and guidance within that document. The Land Use Bylaw has also been evaluated.

Interim Growth Plan

The *Municipal Government Act* includes provisions to ensure that municipalities are making decisions that are in line with a growth plan for the region. Section 708.12(1) states that;

“No participating municipality shall take any of the following actions that conflict or are inconsistent with a growth plan:

(c) Make a bylaw or pass a resolution.”

The effect of a redesignation is to pass a bylaw amending the land use of a parcel of land. There is the potential that the effect of the bylaw in question could be inconsistent with a growth plan for the region, resulting in increased risk for the County for any subsequent development activities that may take place.

Cochrane North Area Structure Plan

The CNASP identifies three Residential Infill Policy Areas that are intended to, *“protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses.”* The subject lands are identified within the Residential Infill B Policy Area on Figure 6: Land Use Concept, and as such have a minimum parcel size of 2 acres.

Policy 6.1.6 states that Council may require the preparation of conceptual schemes in accordance with the requirements within Section 5.3. Policy 5.3.1 outlines criteria that may be taken into consideration when determining whether or not a conceptual scheme is required.

As the lands are the first to propose R1 parcels within the Camden Drive development, a Conceptual Scheme would benefit the area. Comprehensive planning would allow for infill of the area in a manner that is sensitive to existing development, and would ensure that the newly created parcels can be effectively and efficiently provided with piped servicing infrastructure.

Servicing in the area is provided by water wells and Private Sewage Treatment Systems. While this is considered an appropriate means of servicing the existing lots, Policy 6.1.10 states that “new lots less than four (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.” This means that the proposed method of servicing the new lots is not supported by the CNASP.

As currently proposed, the application does not comply with policies of the Cochrane North Area Structure Plan. As the required piped servicing is most effectively managed in the context of a comprehensive plan, an option to table the application pending submission of a Conceptual Scheme has been provided as Option #3.

Land Use Bylaw

The lands are proposed to be redesignated to Residential One District (R-1). The minimum parcel size of the R-1 District is 1.98 acres, which means that there would be the potential for the creation of two new lots to be created on the subject lands.

CONCLUSION:

This Land Use Amendment proposes the redesignation of the subject lands from Residential Two District to Residential One District in order to facilitate the creation of two ≥ 1.98 acre parcels with two ≥ 1.98 acre remainders. The proposal was evaluated against the Cochrane North Area Structure Plan, which allows for the creation of Residential One District parcels in the Residential Infill B Policy Area, provided that they are serviced by a regional, municipal or co-op water utility system. As the application proposes the use of private sewage treatment systems and individual water wells, it is inconsistent with County Policy.

OPTIONS:

- | | | |
|-------------|-----------|---|
| Option # 1: | Motion #1 | THAT Council concludes that the proposed development is consistent with Cochrane North Area Structure Plan policy for the Residential Infill B Policy Area. |
| | Motion #2 | THAT Bylaw C-7869-2019 be given first reading. |

- Motion #3 THAT Bylaw C-7869-2019 be given second reading.
- Motion #4 THAT Bylaw C-7869-2019 be considered for third reading.
- Motion #5 THAT Bylaw C-7869-2019 be given third and final reading.
- Option # 2: Motion #1 THAT Council sets aside Policy 6.1.10 of the Cochrane North Area
Structure Plan.
- Motion #2 THAT Bylaw C-7869-2019 be given first reading.
- Motion #3 THAT Bylaw C-7869-2019 be given second reading.
- Motion #4 THAT Bylaw C-7869-2019 be considered for third reading.
- Motion #5 THAT Bylaw C-7869-2019 be given third and final reading.
- Option #3: THAT application PL20170012 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community and Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7869-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation at the time of subdivision.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Infrastructure	No comment.
Alberta Energy Regulator	No comment.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No comment.
AltaLink Management	No comment.
FortisAlberta	No concern, no easement required.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
City of Calgary	No comment.

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No concerns.
Agricultural Fieldmen	No concerns.
Ranch Lands Recreation Board	As municipal reserves were previously provided on Plan 0812064, Ranch Lands Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	There are no concerns with the land use redesignation application as presented.
Development Authority	No comment.
GIS Services	No comment.
Building Services	No comment.
Development Compliance	No concerns.
Fire Services & Emergency Management	No concerns.
Planning and Development Services – Engineering	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering has concerns that one contiguous acre of developable land would not be available for future subdivision of Lot 8 due to an overland drainage right of way on the subject lands. • At future subdivision stage, the applicant will be required to demonstrate 1 contiguous acre is available for development for the proposed subdivision of all lots in accordance with the County Servicing Standards. • The Applicant submitted a Shallow Subsurface Conditions report prepared by Almor Engineering Associates Ltd dated May 22, 2007 which indicated that the onsite soils are generally suitable to support the proposed development

AGENCY	COMMENTS
	<p>Transportation:</p> <ul style="list-style-type: none"> The Applicant is proposing to access the future subdivision via panhandles accessing Camden Drive, a paved local Country Residential Road. The proposed panhandles are less than 12.5m which is the minimum requirement per the County Servicing Standards. Engineering therefore cannot support the current proposal and recommends that at future subdivision stage: <ul style="list-style-type: none"> The proposed panhandles be revised to 12.5m in width to comply with the Engineering Servicing Standards, or 25m of road right of way be dedicated (12.5m from each of the existing Lot 7 and 8) and the applicant enter into a Development Agreement for the construction of a Country Residential Road to provide access to the proposed lots. Transportation offsite levy has previously been collected on the subject lands. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> At the future Subdivision stage, prior to going to Council, the Applicant/Owner is required to submit a Level 3 PSTS assessment in accordance with the Model Process for Subdivision Approval and Private Sewage and the County Servicing Standards for the newly proposed lots. As well, the applicant will be required to submit a Level 1 Assessment Variation reports for the existing systems. In accordance with Policy 449, a Packaged Sewage Treatment Plant which meets the Bureau de Normalisation du Quebec (BNQ) standard for treatment will be required for the proposed lots. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The subject lands are located in Residential Infill Area B of the Cochrane North ASP. Section 5.2 (Land Use Policy Areas) requires that lots less than four (4) acres in size be connected to municipal, water co-op, or regional potable water servicing. <ul style="list-style-type: none"> As piped servicing is not available in this area, should the application be approved, prior to going to Council, Engineering recommended the Applicant/Owner submit an update to the Phase 1 Supply Evaluation report prepared by Sabatini Earth Technologies Inc., dated January 2008 to demonstrate adequate water supply is available for the proposed additional lots. At the time of report preparation, this information has not yet been provided therefore adequate supply of groundwater

AGENCY	COMMENTS
	<p>for the proposed change in land use has not been demonstrated.</p> <ul style="list-style-type: none"> As a condition of future Subdivision, the Applicant/Owner will be required to provide an Aquifer Testing Phase II report with a well drilled on each lot with Well Driller's report confirming flow of 4.5 L/in (1 igpm) or greater as well as chemical and bacteriological testing water testing by a certified laboratory. <p>Stormwater Management:</p> <ul style="list-style-type: none"> As a condition of future Subdivision, the applicant will be required to submit a Site Specific Stormwater Plan or provide an update to the Storm Drainage Plan prepared by Torus Engineering, dated March 2007 to demonstrate that the existing infrastructure can support the proposed subdivision. If the report requires further improvements, the Applicant will be required to enter into a Development Agreement and/or Site Improvements Servicing Improvements for the storm water infrastructure required as a result of the development. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.
Capital Project Management	No concerns.
Operational Services	No concerns.
Utility Services	No concerns.

Circulation Period: October 24, 2018 – November 15, 2018



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7869-2019

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-7869-2019.

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. 68 & 68-NE, of Bylaw C-4841-97 be amended by redesignating Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M, from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lots 7 & 8, Block 23, Plan 0812064, SW-26-26-4-W5M, are hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7869-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 9

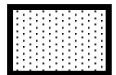
File: 06826041/042 - PL20170012

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

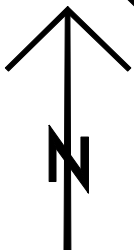
Reeve

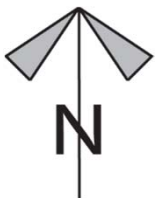
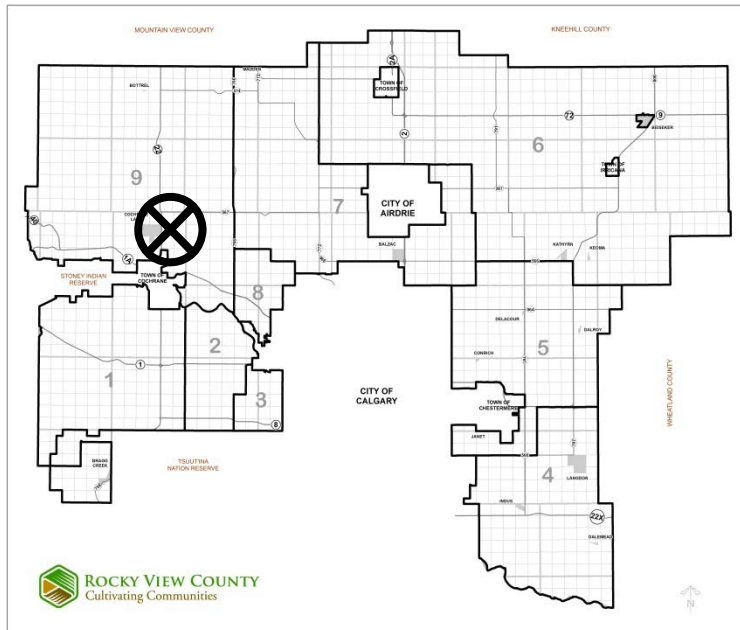
CAO or Designate

Date Bylaw Signed

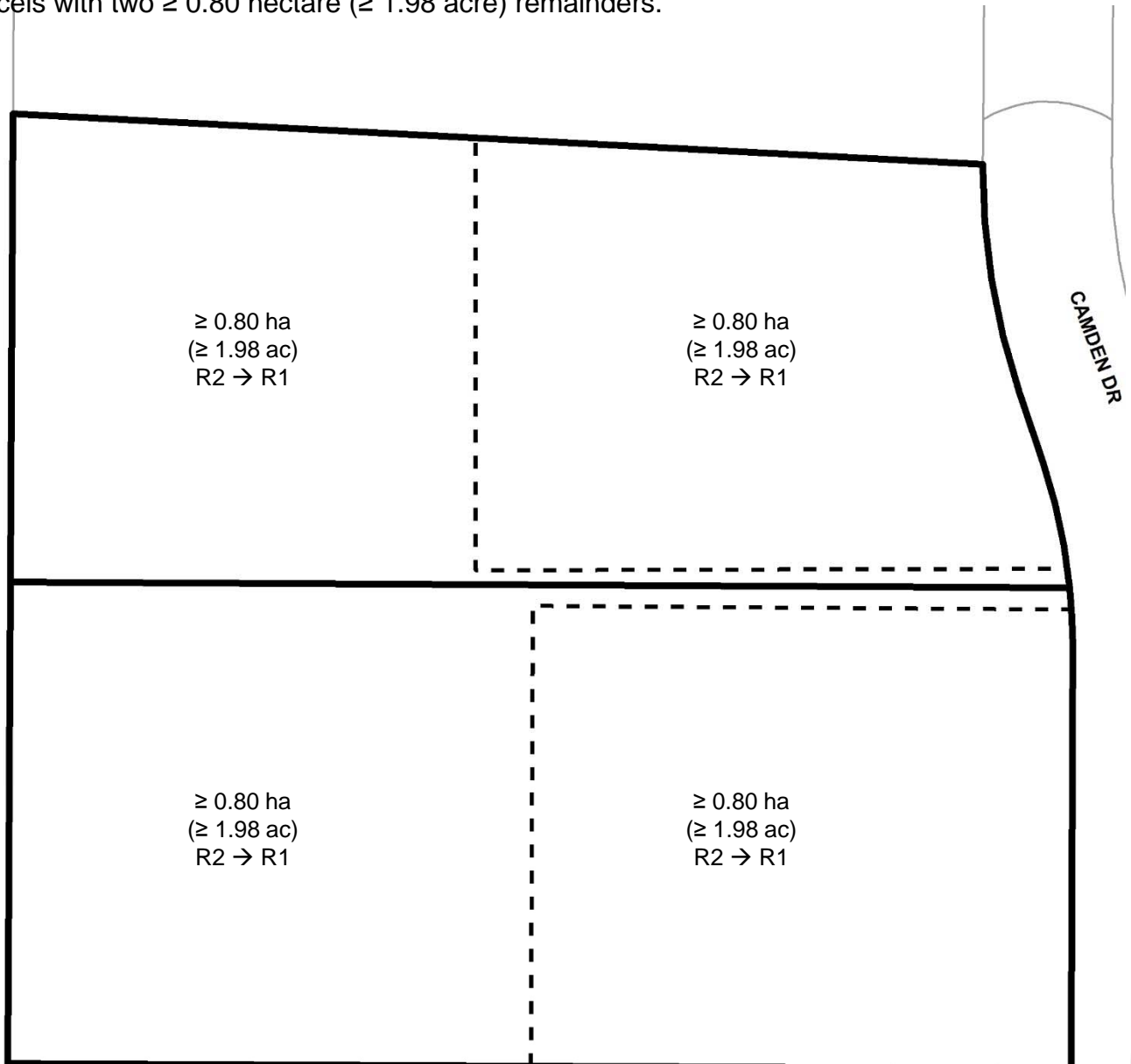
SCHEDULE "A"**BYLAW:** C-7869-2019**AMENDMENT****FROM** Residential Two District **TO** Residential One District

Subject Land _____

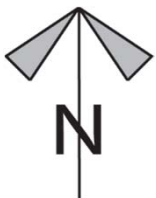
**LEGAL DESCRIPTION:** Lots 7 & 8, Block 23,
Plan 0812064, SW-26-26-4-W5M**FILE:** 06826041/042 - PL20170012**DIVISION: 9****ROCKY VIEW COUNTY**
Cultivating Communities

**SW-26-26-4-W5M****Lot:7 & 8 Block:23 Plan:0812064**Date: 24-Jun-19Division # 9File: 06826041/042

Redesignation Proposal: To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of two ≥ 0.80 hectare (≥ 1.98 acre) parcels with two ≥ 0.80 hectare (≥ 1.98 acre) remainders.



DEVELOPMENT PROPOSAL



SW-26-26-4-W5M

Lot:7 & 8 Block:23 Plan:0812064

Date: 24-Jun-19

Division # 9

File: 06826041/042



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

LAND USE MAP

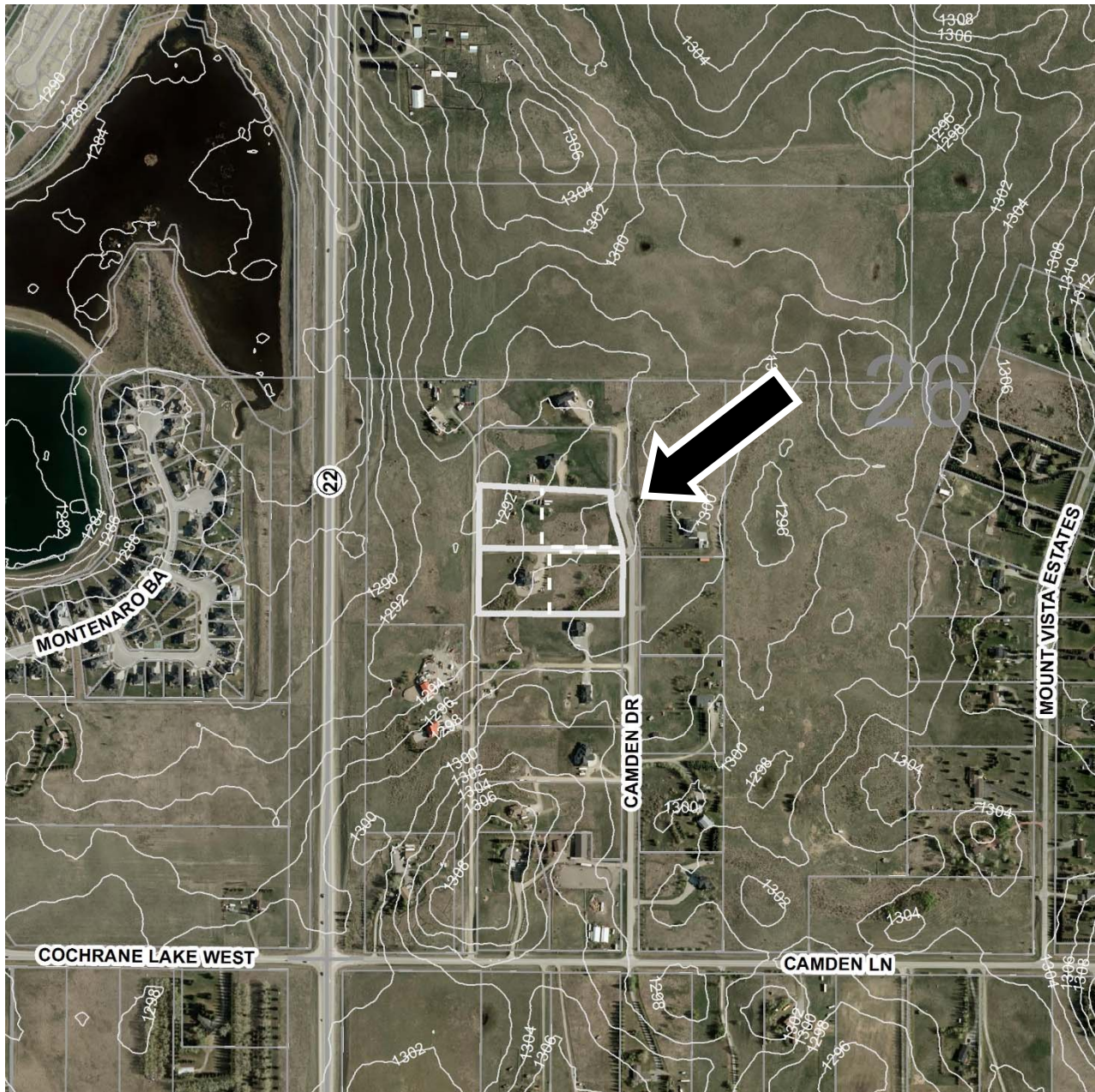
SW-26-26-4-W5M

Lot:7 & 8 Block:23 Plan:0812064

Date: 24-Jun-19

Division # 9

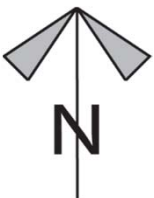
File: 06826041/042



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



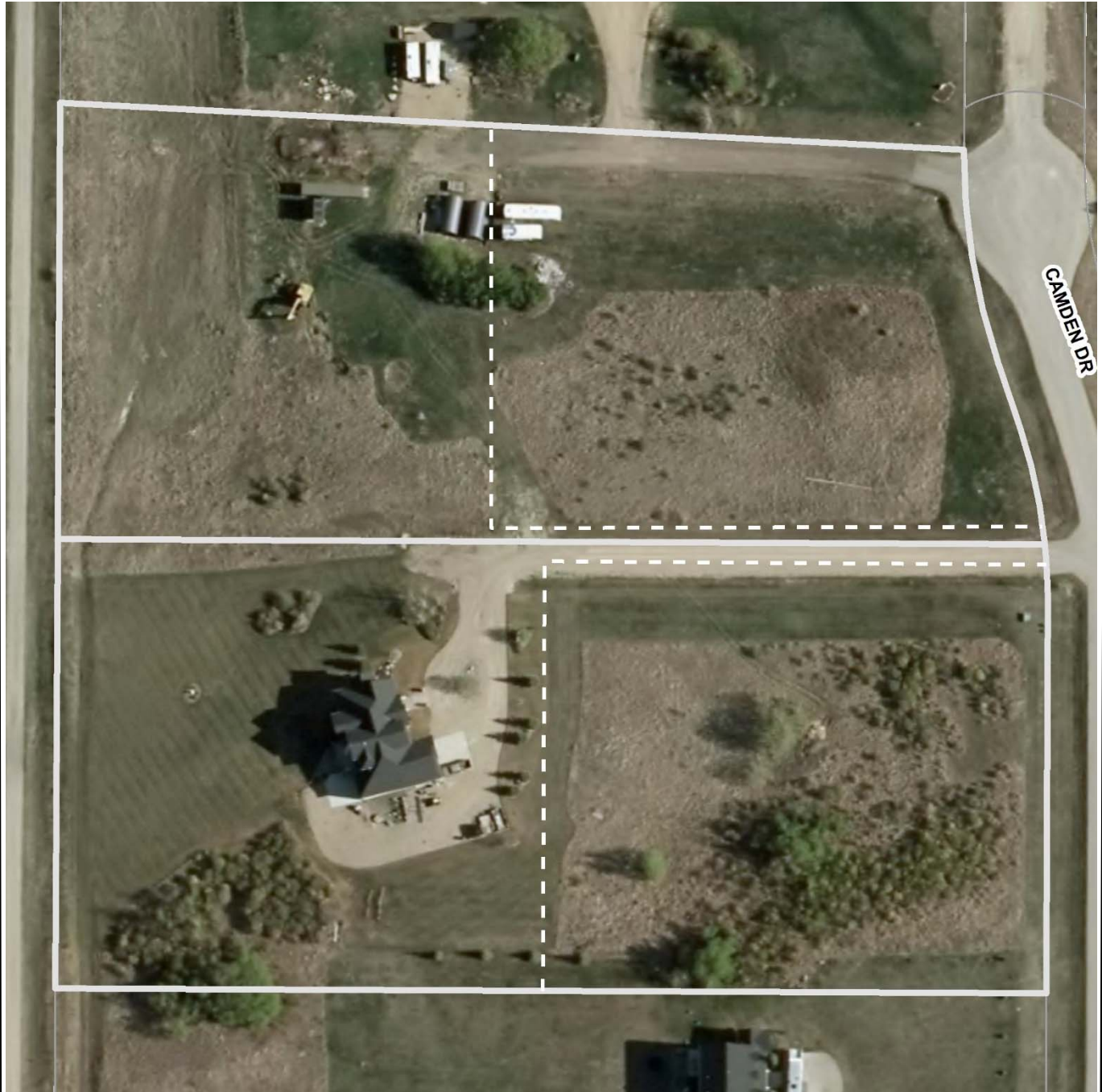
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Lot:7 & 8 Block:23 Plan:0812064

Date: 24-Jun-19

Division # 9

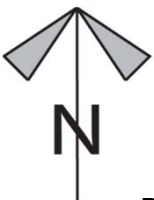
File: 06826041/042



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

AIR PHOTO

Spring 2018



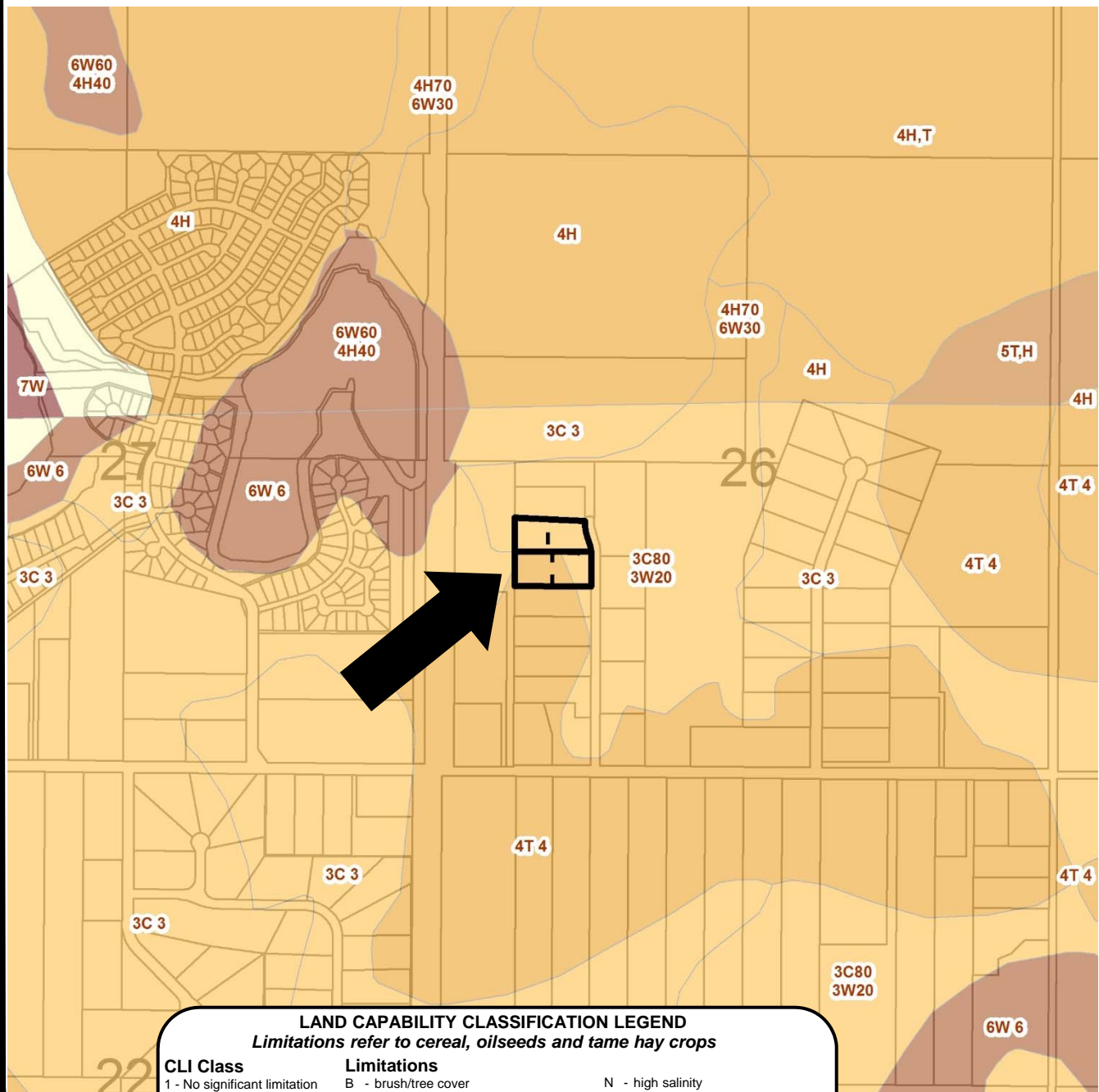
SW-26-26-4-W5M

Lot:7 & 8 Block:23 Plan:0812064

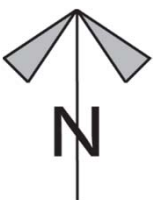
Date: 24-Jun-19

Division # 9

File: 06826041/042



SOIL MAP



SW-26-26-4-W5M

Lot:7 & 8 Block:23 Plan:0812064

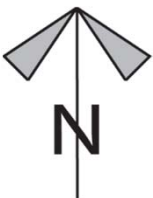
Date: 24-Jun-19

Division # 9

File: 06826041/042

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**SW-26-26-4-W5M****Lot:7 & 8 Block:23 Plan:0812064**Date: 24-Jun-19Division # 9File: 06826041/042



AGENDA
Page 38 of 353

TO: Rocky View County
Attention: Stefan Kunz via email - skunz@rockyview.ca



RE: Application # PL20170012
Warnock/Zieman, Legal Lots 7 & 8, Block 23, Plan 0812064

Dear Mr Kunz,

Please be advised, as neighbours of the above noted applicants, and owners of lands close to the subject lands, we are supportive of the application to redesignate the lands to R1 (2+/-acre) parcels. We believe the R1 designation is consistent with the North Cochrane Area Structure Plan and is compatible with the existing uses in the neighbourhood (R2). We are supportive even if the intended provision of water for the newly created lots are individual water wells.

AL + PAT KUTTAN
Name Signature

264012 CAMDEN DRIVE
Address

[Redacted]

Email

[Redacted]

Phone

Dated: 10th day of November, 2018

TO: Rocky View County
Attention: Stefan Kunz via email - skunz@rockyview.ca

RE: Application # PL20170012
Warnock/Zieman, Legal Lots 7 & 8, Block 23, Plan 0812064

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Carley Zenner

Name

[Signature]

Signature

264065 Camden dr. Cochrane.

Address

[Redacted Address]

Email

[Redacted Email]

Phone

Dated: 10 day of November, 2018

TO: Rocky View County
Attention: Stefan Kunz via email - skunz@rockyview.ca

RE: Application # PL20170012
Warnock/Zieman, Legal Lots 7 & 8, Block 23, Plan 0812064

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QBE BASI MARIA B. HAWK/CAK QBE BASI
Name Signature

264043 CAMDEN DRIVE
Address

[REDACTED]
Email

[REDACTED]
Phone

Dated: 10 day of November, 2018

TO: Rocky View County
Attention: Stefan Kunz via email - skunz@rockyview.ca

RE: Application # PL20170012
Warnock/Zieman, Legal Lots 7 & 8, Block 23, Plan 0812064

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MARIA STRACZEK [Signature]
Name Signature
RR #1 COCHRANE AB T4C 1A1
Address 41228 CAMDEN LANE

[Redacted]
Email

[Redacted]
Phone

Dated: 10 day of November, 2018

Stefan Kunz

From: Yolanda Bosma [REDACTED]
Sent: Friday, November 9, 2018 8:17 AM
To: Stefan Kunz
Subject: Land Redesignation

Atten: Planning Services Department Rockyview County

Good Moring Stefan,

RE: File #06826041/042
Application# PL20170012

I'm writing regarding this application. My husband and my home is located in the same cul-de-sac as the applicants. I am curious as to how this subdivision of land is going to affect the way we access our water. Currently, each 4-acre property has its own well. Last I understood, if we were to subdivide, it would mean moving to a water coop. This is not something we are in favor of. However, the applicants have informed us that they may be allowed to drill a new well on each of the "new" properties. Is this the case, and will we be afforded that same permission if we decide in a few years to subdivide our property?

Warm Regards,
John and Yolanda Bosma

TO: Rocky View County
Attention: Stefan Kunz via email - skunz@rockyview.ca

RE: Application # PL20170012
Warnock/Zieman, Legal Lots 7 & 8, Block 23, Plan 0812064

Dear Mr Kunz,

Please be advised, as neighbours of the above noted applicants, and owners of lands close to the subject lands, we are supportive of the application to redesignate the lands to R1 (2+/-acre) parcels. We believe the R1 designation is consistent with the North Cochrane Area Structure Plan and is compatible with the existing uses in the neighbourhood (R2). We are supportive even if the intended provision of water for the newly created lots are individual water wells.

Brent Schartner

Name



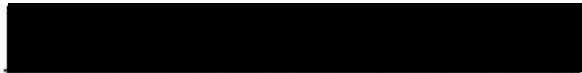
Signature

264046 Camden Drive

Address

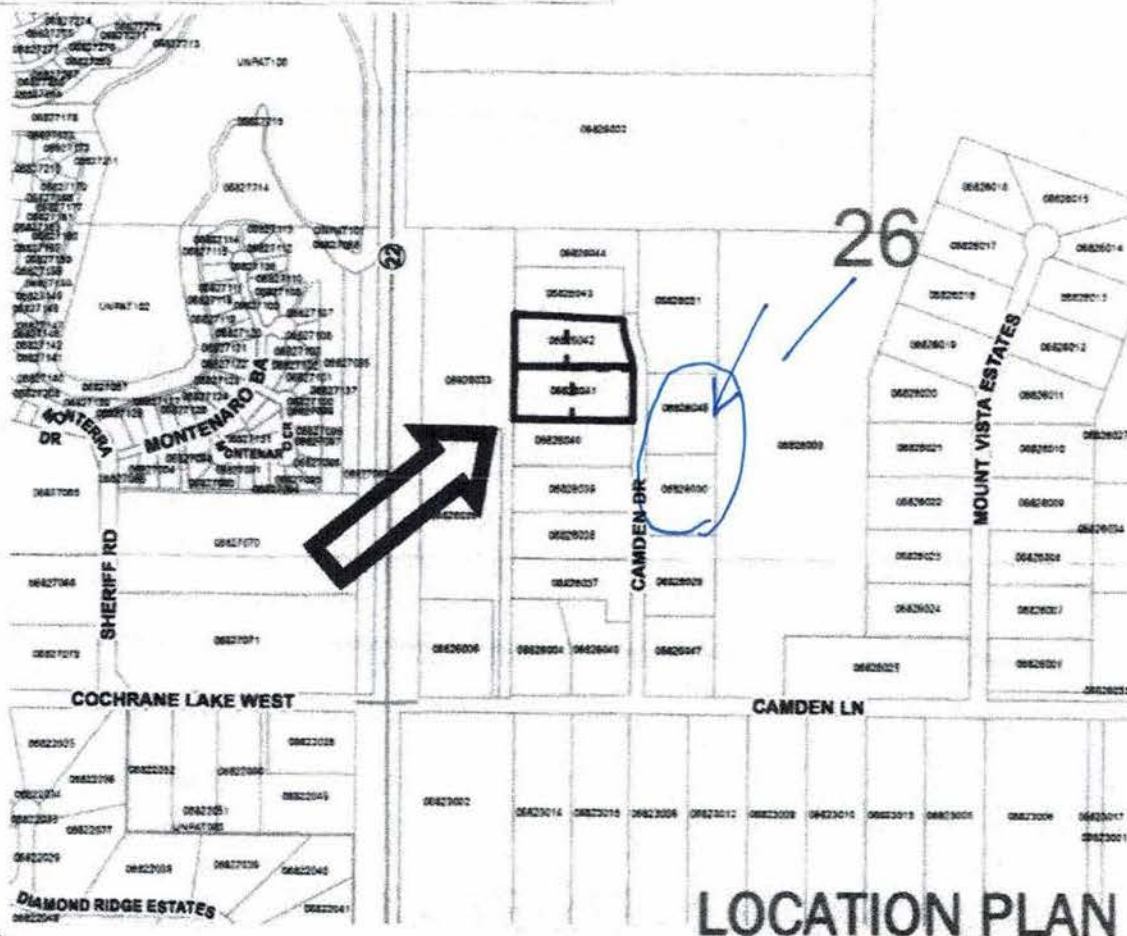
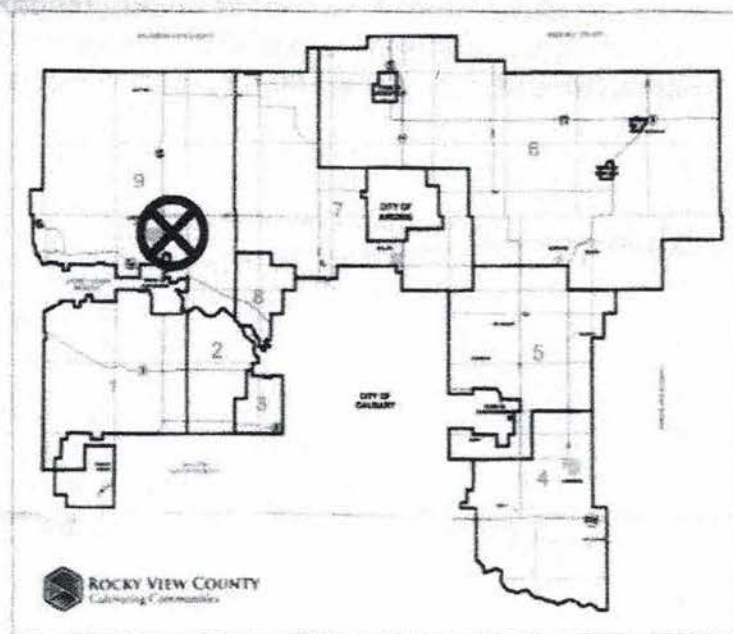


Email



Phone

Dated: 15 day of November, 2018



SW-26-26-4-W5M

Lot:7 & 8 Block:23 Plan:0812064

Date: 24-Oct-18

Division # 9

File: 06826041/042

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** 9
TIME: Morning Appointment
FILE: 06713016 **APPLICATION:** PL20180152
SUBJECT: Conceptual Scheme – Glendale Ranch
Note: This application should be considered in conjunction with PL20180151:
Glendale Ranch Redesignation Application

¹POLICY DIRECTION:

The application was evaluated against the policies of the County Plan and Bearspaw Area Structure Plan (BASP).

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Glendale Ranch Conceptual Scheme to provide a policy framework to facilitate the future subdivision and development of seven country residential lots. The conceptual scheme application was submitted in conjunction with redesignation application PL20180151 to redesignate the subject lands to the Residential Three District. This application also proposes to amend the BASP by appending the Conceptual Scheme to Section 10.0.

This report focuses primarily on the technical aspects of the proposal, including all development related considerations, while the corresponding redesignation report (PL20180151) focuses on the compatibility with the relevant statutory plans.

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws; and
- All other technical matters required at this stage of the application process are satisfactory.

DATE APPLICATION RECEIVED: December 10, 2018
DATE DEEMED COMPLETE: March 27, 2019

PROPOSAL: To adopt the Glendale Ranch conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-16-26-03-W05M

LEGAL DESCRIPTION: SW-16-26-03-W05M

GENERAL LOCATION: Located at the northeast junction of Glendale Road and Township Road 262.

APPLICANT: Frank Liszczak

OWNERS: Lshall Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

¹ **Administration Resources**

Paul Simon & Angela Yurkowski, Planning and Development Services

PROPOSED LAND USE DESIGNATION: Residential Three District

GROSS AREA: ± 74.70 acres

SOILS (C.L.I. from A.R.C.): **3C, 4T** – Moderate to severe limitations due to climate and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 84 landowners in the area, from whom one letter in opposition was received in response. All responses are attached to Appendix 'D' within this report. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

July 23, 2017 Applications PL20140127/128 were submitted for the Glendale Ranch Conceptual Scheme, to facilitate the development of 46 one acre lots, and 32 units providing senior accommodation (semi-detached housing and/or cottage style compact cluster).

- This application was withdrawn by the applicant prior to a Public Hearing.

BACKGROUND:

In accordance with the policies of the BASP, the Glendale Ranch Conceptual Scheme, which provides the supporting rationale and details for redesignation and subdivision, was submitted with redesignation application PL20180151 to provide a policy framework to guide the future subdivision and development. Application PL20180151 addresses the redesignation of the subject lands from Ranch and Farm District to Residential Three District. Further background analysis is provided in the associated staff report.

CONCEPTUAL SCHEME OVERVIEW:

The proposed Conceptual Scheme provides a comprehensive land use concept for the subject lands, addressing matters such as municipal reserves, and technical considerations including servicing, stormwater, and transportation.

Proposed Land Use Concept

The proposed Glendale Ranch Conceptual Scheme would allow for the future subdivision of county residential parcels, accessing from an internal road from the west, which connects to Glendale Road. Each parcel would be approximately (± 10.00 acres). Pathways and open space are not required for this development based on open space plans, and therefore reserves will be provided through a cash-in-lieu payment at the time of subdivision.

The Applicant is proposing to register Architectural Design Guidelines and corresponding Site Development Guidelines enforced by the developer at future subdivision stage, which include:

- Requirements for building sprinklers;
- Construction/building envelope for each lot;
- Overall landscape plan; and
- Mitigation measures as per the recommendations of the biophysical impact assessment.

Transportation and Access

The main access into the Glendale Ranch development is from Glendale Road to the west via a 25.0 m wide internal county roadway. To provide future connectivity to the parcel immediately east, at future subdivision stage, a Road Acquisition Agreement and associated Restrictive Covenant may be registered to restrict development in this area that could serve as a future roadway. The Applicant submitted a

Traffic Impact Assessment with the application, which concludes that no significant offsite infrastructure upgrades are required to support this development.

Servicing

Water is to be supplied to the new lots via water wells. While the Owner has retained a capacity unit from the Rocky View Water Co-op for each parcel, the distribution line is current in excess of one kilometer from the site therefore extension of the line has been deemed as not feasible at this point for only seven lots. The Applicant submitted Groundwater Supply Evaluation Reports in support of the servicing strategy and has drilled wells on each of the proposed lots. For some parcels, cisterns are recommended to ensure uninterrupted water supply as some of the wells that have been drilled are considered 'low-flow'. At future subdivision stage, it is recommended that a caveat be placed on title to ensure future purchasers are aware of this limitation.

Wastewater servicing is to be provided via the use of onsite private sewage system. A Level 4 PSTS Report was submitted in support of this strategy and confirms the suitability of the lands for onsite wastewater treatment.

Storm Water Management

The Applicant submitted a conceptual level Stormwater Management Report in support of the application. The report identifies best management practices to ensure post-development flows do not exceed pre-development flow. These strategies will be confirmed through the submission of a site specific stormwater management plan at future subdivision stage.

Emergency Services

The primary concern from an emergency management perspective is with respect to fire protection. The Bearspaw Emergency Services Hall is within approximately 6.0 km of the subject lands. Architectural Controls at the subdivision stage will ensure that each residence is sprinklered.

Land Use District

The Applicant proposes to redesignate to the Residential Three District to facilitate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20180151. The district is consistent with the proposed Glendale Ranch Conceptual Scheme and provides the appropriate regulations to implement the objectives to establish a country residential development.

BEARSPAW ASP AMENDMENT:

As per Section 8.1.12 of the BASP, all Conceptual Schemes must be adopted by amendment to the BASP. The attached bylaw would add the "Glendale Ranch Conceptual Scheme" to Section 10.0 Concept Plans. No further amendments to the BASP are required to facilitate this development.

CONCLUSION:

The lands are located within an area identified by the County Plan as suitable for Country Residential Development - the Bearspaw Area Structure Plan, and the application was evaluated in accordance with both plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subsequent subdivision stage. The detailed policy analysis is included with the associated redesignation application (PL20180151). Administration determined that the application meets policy.

OPTIONS:

- | | | |
|------------|-----------|---|
| Option #1: | Motion #1 | THAT Bylaw C-7897-2019 be given first reading. |
| | Motion #2 | THAT Bylaw C-7897-2019 be given second reading. |



Motion #3 THAT Bylaw C-7897-2019 be considered for third reading.

Motion #2 THAT Bylaw C-7897-2019 be given third and final reading.

Option # 2: THAT Application PL20180152 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services
PS/lt

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7897-2019 and Schedules ‘A’ and ‘B’

APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Transportation	Alberta Transportation has no concerns or requirements with respect to this proposal, which is greater than 1600 metres from a provincial highway.
Alberta Energy Regulator	No comments received.
Alberta Health Services	<p>Alberta Health Services (AHS) understands that this application is proposing to re-designate the subject lands from Ranch and Farm District (RF) to Residential Three District (R-3) in order to facilitate the creation of seven single-detached homes on lots of no less than 9.88 acres AND adopt the proposed Glendale Ranch Conceptual Scheme.</p> <p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The Executive Summary section of the proposed Glendale Ranch Conceptual Scheme states that, <p>...the developer has also retained an existing “capacity unit” from the Rocky View Water Coop (RVWC) for each proposed parcel. This provides the option for each lot owner to connect to a looped waterline system extension west along Township Road 262 and south along Glendale Road at some point in the future.”</p> <p>However, the planned drinking water supply is individual wells with varying water quality (i.e., elevated levels of total dissolved solids, iron, manganese and fluoride) that will require treatment to meet acceptable drinking water standards.</p> <p>Whenever possible, AHS supports the regionalization of potable water and wastewater utilities; in particular, the connection to existing Alberta Environment and Parks-approved municipal or regional systems. If this development is approved with individual wells to provide drinking water,</p>

AGENCY	COMMENTS
	<p>please note that the drinking water source(s) should conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003.</p> <p>2. Also note that any proposed private sewage disposal system(s) must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Public Utility</i>	
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.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	No comments on PL20180152.
Town of Cochrane	We have received and reviewed your letter to provide comments for the above application for a redesignation to create 7 single-detached homes on lots no less than 9.88 acres in size from

AGENCY	COMMENTS
Rocky View County Boards and Committees	<p>Ranch and Farm District (RF) to Residential Three District (R-3). The lands located at the northeast junction of Glendale Road and Township Road 262 are within the 3.2kms from the Town boundary identified in the Intermunicipal Development Plan area for referral.</p> <p>The Town of Cochrane has no issues or concerns with the proposed re-designation of the above-mentioned lands and appreciates the opportunity to review the application and provide comments.</p>
ASB Farm Members	No comments received.
Agricultural Fieldman	No comments received.
Rocky View Recreation Board (All)	The Bears paw Glendale Recreation District Board has no comments on this circulation.
Internal Departments	
Recreation, Parks and Community Support	<p>Application PL20180151- Redesignation:</p> <p>There are no concerns with the land use redesignation application as presented.</p> <p>Application PL20180152- Conceptual Scheme:</p> <p>Pursuant to Policy 4.4.1 of the presented Glendale Ranch Conceptual Scheme which indicates: <i>"Municipal Reserve (MR) will be dedicated as cash in lieu as provided for in the Municipal Government Act."</i> As there are no planned parks, open space or active transportation networks affected; there are no concerns with the proposal to provide cash in lieu of reserve dedication. Applicable cash in lieu calculation and compensation is to be in accordance to the terms of the Municipal Government Act.</p>
Development Authority	No comments received.
Agriculture & Environmental Services	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No concerns at this time.
Development Compliance	No concerns.

AGENCY	COMMENTS
<p>Planning and Development Services - Engineering</p>	<p>General</p> <ul style="list-style-type: none"> As a condition of future 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: <ul style="list-style-type: none"> a) Construction of a public internal road system (Country Residential Road) including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with the County Servicing Standards; b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; c) Construction of storm water facilities in accordance with the recommendations of an approved Site Specific Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Plan. d) Installation of other shallow utilities necessary to support the development including power, natural gas, and telephone lines As a condition of subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available. <i>Please see separate Engineering comments to the Conceptual Scheme Document</i> <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> The applicant has submitted a Geotechnical Investigation prepared by Sabatini Earth Technologies Inc. in 2010. The findings of the report indicated soil condition were adequate to accommodate residential development including building foundations and road construction. Additionally, a high groundwater table was not detected at the time of drilling. The report does not however provide comment on slope stability for the subject lands, however the slope assessment map submitted with the Conceptual Scheme identifies a small portion of the subject lands with slopes in excess of 15%. <ul style="list-style-type: none"> At future subdivision stage, the applicant will be required to provide a limited scope slope stability assessment for the locations on the subject lands which exceed 15% slope. This shall provide setback limits or recommendations for development on the slopes based on a recommended factor of safety.

AGENCY	COMMENTS
	<p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The applicant submitted a Traffic Impact Assessment prepared by McElhanney Consulting Services dated September 2018. This TIA noted that poor operations (LOS F) for certain movements are expected by the 2020 and 2040 horizons at Highway 1A and Glendale Road, however this is related to background traffic growth. The proposed development will generate very low volumes of traffic therefore will not have a measurable impact to traffic in the area. • The applicant is proposing two additional access points off of Glendale Road. In accordance with the County's Road Access Control Policy (Policy #410), subdivision application is to be reviewed to ensure they do not unnecessarily increase the number of access points to County Roads. Engineering therefore recommends that the layout be modified to a dead end road with a cul-de-sac, rather than a through road. This will reduce the number of access points to one (1) access point off of Glendale Road. • At future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a Country Residential Road in accordance with the County Servicing Standards. • The County's long range transportation study under the current Transportation Offsite Levy Bylaw (C-7356-2014) identifies Township Road 262 as a Network B Road requiring 30m right of way. The existing right of way is 30m therefore no future road dedication is required. <ul style="list-style-type: none"> ○ The applicant should be advised that the proposed changes to the Transportation Offsite Levy Bylaw identify Glendale Road as a future Network A road requiring 36m ROW. Therefore, should the new TOL bylaw be adopted by Council prior to approval of future subdivision, the applicant will be required to dedicate 3m along the entire west boundary of the site for future road widening as a condition of subdivision. • 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, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant is proposing to service the future lots by individual septic system and has submitted a Level 4 PSTS report prepared by Groundwater Information Technologies. The PSTS report confirms that the soil conditions on site are

AGENCY	COMMENTS
	<p>suitable for traditional septic fields receiving primary or secondary treated effluent.</p> <ul style="list-style-type: none"> ○ In accordance with County Policy 449, for residential developments relying on PSTS where lot sizes are equal to or greater than 4 acres but less than 10 acres, the County encourages the use of Packaged Sewage Treatment Plant methods that meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in Procedure 449, but permits the use of conventional PSTS systems unless a Packaged Treatment System is recommended by the Assessment conducted under the Model Process. • At future subdivision stage, the Owner shall enter into a Development Agreement/Site Improvement Services Agreement for the construction of packaged sewage treatment systems on each lot, in accordance with the Almour Geotechnical Report and County Policy 449.
	<p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The County's preferred servicing solution for potable water is tie in to a piped water system. Currently the applicant is proposing to utilize groundwater wells however has committed to reserving capacity from the nearby Rocky View Water Co-op (with servicing located in the adjacent quarter section). • County Policy 415 states that the County is committed to taking all reasonable steps to support long-term, safe and reliable potable water supply for its residents. The Bearspaw Area Structure Plan does not require that proposed development be tied into piped infrastructure, although Policy 8.9.5 of the ASP states that where the Municipality considers it appropriate, the extension of infrastructure shall be the responsibility of the applicant. At this time due to the number of lots proposed and the proximity to the existing water co-op, the applicant's proposal to utilize groundwater wells meets the requirements of County Policy <u>subject to the demonstration of adequate groundwater supply</u>. Engineering recommends that a deferred service agreement be placed on title to require future landowners of the requirement to connect to regional water servicing when it becomes available • The Applicant has submitted Groundwater Supply Evaluation Reports complete with well drillers and aquifer testing to support their proposal. A total of 7 new wells which have been drilled on the subject lands (one for each of the proposed lots).

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ <i>Engineering has comments to the groundwater evaluations submitted in relation to pump rates, drawdowns, aquifer productivity and water quality. These comments shall be addressed prior to moving forward to Council.</i> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The applicant has submitted a Conceptual Stormwater Management Plan prepared by McElhanney Consulting dated October 2018. This report provides recommendation for on-lot BMPs as well as end of pipe solutions (retention ponds) that will ensure post development flows from the site will closely mimic the pre-development conditions. The report is conceptual in nature and an updated Site Specific Stormwater Plan that meets the requirement of the County Servicing Standards and the Bearspaw Glenbow MDP will be required at future subdivision stage. <ul style="list-style-type: none"> ○ The storm water management concept is proposing individual lot rainwater harvesting and storage to be used for irrigation. While this concept aligns with the recommendations of the Bearspaw Glenbow Master Drainage Plan, based on County experience, individual lot solutions have not proven to be the most successful mechanism for storm water management as it places a high level of responsibility on the home builder/lot owner and requires long term operation and maintenance by the homeowner. Engineering therefore recommends a centralized solution be considered at future subdivision stage to ensure the long term success of the storm water management concept. • At future subdivision stage, the applicant will be required to enter into a Development Agreement for any storm water infrastructure required as a result of the development and outlined in the final approved Storm Water Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. • The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure including registration of the facilities and discharge. <p>Environmental</p> <ul style="list-style-type: none"> • A BIA was undertaken on the subject lands by Corvidae Consulting in 2017. The BIA identified potential impacts and associated mitigation measures which are recommended to be implemented at future subdivision and construction phases of the project. These recommendations have generally been followed as part of the proposed Conceptual Scheme.

AGENCY	COMMENTS
	<ul style="list-style-type: none">The BIA classified the existing water body in the far NW corner of the land as a manmade Class V wetland. Alterations to this wetland, if required as part of the detailed Site Specific Storm Water Plan, will require the approval from AEP.
Utility Services	No concerns.
Capital Project Management	No concerns.
Transportation Services	<p>Recommend removal of the 2 existing field approaches (currently positioned 40 m and 620 m north of Twp. Rd. 262) that currently provide access off Glendale Road onto the said lands. Proposed new access road construction to the said lands makes the 2 existing field approaches redundant.</p> <p>Applicant to confirm if mailbox pullout area is required to service the new lots. If required, to be constructed to current County Servicing Standards.</p>
Solid Waste & Recycling	No comments received.

Circulation date: December 20, 2018 – January 15, 2019



BYLAW C-7897-2019

A Bylaw of Rocky View County known as the Glendale Ranch Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7897-2019.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in the Bearspaw Area Structure Plan (Bylaw C-4129-93), Land Use Bylaw C-4841-97, and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-4129-93, known as the “Bearspaw Area Structure Plan”, be amended in accordance with amendments contained in Schedule ‘A’, attached to and forming part of the Bylaw; and,

THAT Bylaw C-7897-2019, being the “Glendale Ranch Conceptual Scheme”, affecting a portion of SW-16-26-03-W05M, be adopted as defined in Schedule ‘B’, which is attached to, and forms part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7897-2019 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: 9
File: 06716013/PL20180152

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20XX</i>
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 20XX</i>
READ A THIRD TIME IN COUNCIL this	day of	, 20XX

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7897-2019

Amendment #1

Add the following to section 10.0 Concept Plans:

Glendale Ranch Conceptual Scheme – Adopted (Month, Day, Year)

SCHEDULE 'B'

FORMING PART OF BYLAW C-7897-2019

A Conceptual Scheme affecting a portion of SW-16-26-03-W05M, herein referred to as the Glendale Ranch Conceptual Scheme.

Glendale Ranch Conceptual Scheme

March 27, 2019

Pt. W1/2, SW16-26-3-W5M



ROCKY VIEW COUNTY
Cultivating Communities

EXECUTIVE SUMMARY

Country Residential Land Use - Glendale Ranch is envisioned as a larger-parcel country residential retreat comprising seven single-family residential parcels of approximately 4.05 hectares (10 ac) each within a Plan Area of 30.354 hectares (74.99 acres). The single-family parcels offer couples and growing families the opportunity for a rural lifestyle with potential for additional general agricultural uses and home-based business uses as provided in the County's R3 District of the Land Use Bylaw. The generous lot sizes and low density provides a transition between higher rural densities to the east and south and lower residential densities to the west and north.

Transportation and Access - The Plan Area is located at the northeast intersection of two paved roads - Glendale Road and Township Road 262. Internal access is proposed to be a paved, public, single access crescent road off Glendale Road and designed to County standards. A recent Transportation Impact Assessment concluded that the Glendale Ranch residential subdivision is expected to generate a very low volume of traffic in the future, which will not have a significant effect on traffic operations at buildout. A potential second access will be reserved through a road acquisition agreement at subdivision approval stage.

Water Supply - Each proposed parcel contains a production water well that meets County standards. The developer has also retained an existing "capacity unit" from the Rocky View Water Coop (RVWC) for each proposed parcel. This provides the option for each lot owner to connect to a looped waterline system extension west along Township Road 262 and south along Glendale Road at some point in the future.

Wastewater Management - In terms of wastewater management, engineering studies confirm individual private sewage treatment systems are suitable for each parcel. A conceptual stormwater management plan concludes that the anticipated low level of development will ensure the predevelopment and post development flows remain the same.

Emergency Services – The developer will work with the County to provide a fire suppression strategy that meets County needs. As a fire protection measure, sprinkler systems will be required for each home as part of the developer's architectural design guidelines. The subject parcel is within the 8-minute response zone of the Bearspaw Fire Station #103.

Design, Landscaping and Conservation - Each homesite has the opportunity for views, privacy, ease of access to the internal road and proximity to existing water wells. Architectural design guidelines at subdivision approval stage will ensure the high-quality development standards expected by the Bearspaw community. Dark sky principles will reduce unnecessary glare. The developer will work with lot owners to ensure appropriate, native vegetation landscaping. Moreover, water conservation measures will be specified in design guidelines for each residential parcel, including in-ground rainwater cisterns for landscape irrigation.

Community Consultation – The proponent conducted an open house on January 17, 2019 at the Bearspaw Hall. An invitation/ notification letter was sent through Rocky View County mailing services to 87 landowners within 1 mile radius of the application. The meeting was also publicized in 2 issues of the Rocky View Weekly.

Approximately 18 people attended the open house. The landowners and consultant were on hand to listen to visitor comments and answer questions. A comment sheet was available for landowners to either fill out at the open house or return at a later date by mail or electronic means. Two written comments were received by the applicant.

Rocky View County
GLENDALE RANCH CONCEPTUAL SCHEME

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Figure 1
Glendale Ranch Plan Area looking north

1.0 INTRODUCTION

1.1 Organization of the Conceptual Scheme

This Conceptual Scheme is divided into three Sections:

- The Background information (Sections 1,2,3);
- An explanation of the Plan Concept and a set of specific Policies that will guide the subdivision and development authorities in their decisions (Section 4);
- A description of the community engagement process (Section 5).

1.2 Conceptual Scheme Purpose

The Glendale Ranch Conceptual Scheme serves as a guide to the future development of land in Part of Southwest 16-26-3-W5M. The planning area is located on the northeast corner of Glendale Road and Township Road 262. The Conceptual Scheme is a document approved as a bylaw by Rocky View County Council that describes the future allocation of land-use and servicing provisions on the quarter section. The document is also in conformity with the existing Bearspaw Area Structure Plan, 1994. The Conceptual Scheme informs the land use redesignation application, the subdivision application and future development permit applications. Land-use policy statements in the Conceptual Scheme provide direction for approving authorities and the developer to ensure relevant planning issues and considerations are addressed and implemented to the satisfaction of Rocky View County.

1.3 Glendale Ranch Vision

Glendale Ranch proposes to subdivide the existing parcel into seven single-family residential parcels with on-site servicing. Each parcel will be approximately 4 hectares (9.88 acres). The design will reflect traditional, low-density, high-quality development typical throughout the Bearspaw community. The residential concept will be consistent with the current Residential Three (R-3) land-use bylaw district.

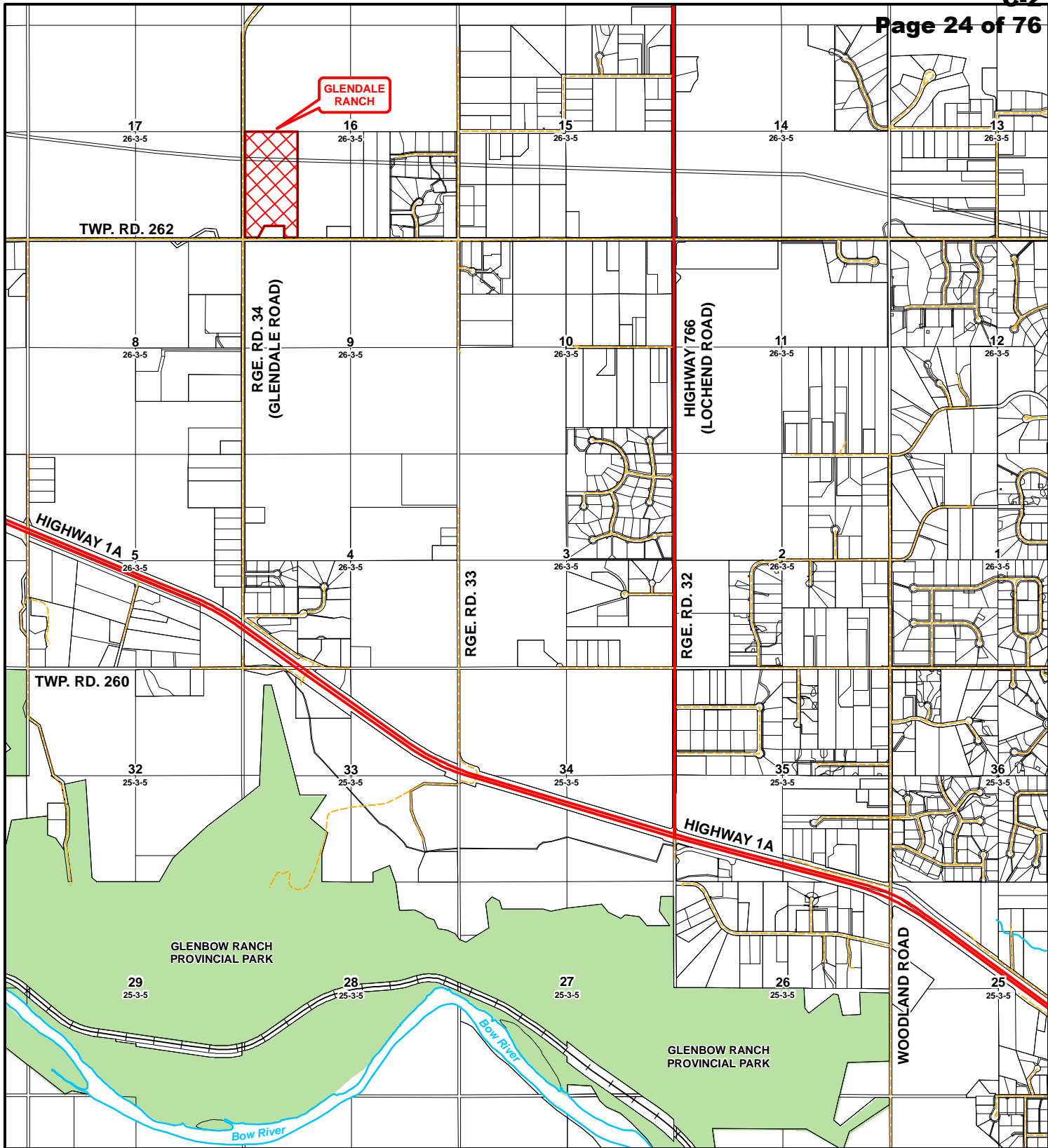
1. 4 The Glendale Ranch Context (Map 1)

The Conceptual Scheme area is in Rocky View County in SW16-26-3-W5M on the northeast corner of Glendale Road and Township Road 262, 2.4 kilometres (1.5 miles) west of Lochend Road. The residential planning area comprises part of the west half of SW16-26-3-W5M, contained under a separate title, comprises 30.255 hectares (74.76 acres).

Three other parcels are located on the quarter section, but these parcels are owned separately and are not part of the Conceptual Scheme. Part of the East half of SW 16-26-3-W5M comprises 30.6 ha (75.6 acres). A second 1.63-hectare (4.02-acre) parcel is located at the south end of the west half of SW16-26-3-W5M. Another 1.63-hectare (4.02-acre) parcel is located at the south end of the east half of SW16-26-3-W5M. All three parcels currently contain dwellings and have direct access onto Township Road 262.

Table 1 - Glendale Ranch Planning Areas in Title

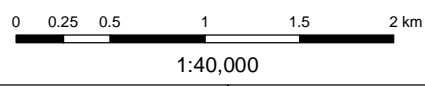
Legal Description	Certificate of Title #	Titled Area In Hectares (acres)
Pt. West half of SW16-26-3-W5M	051 384 548	30.255 ha (74.76ac)
Road PLAN 8410764		0.416 ha (1.028ac)
Road PLAN 9911043		0.099 ha (0.25 ac)



- Legend**
- GLENDALE RANCH
 - PROVINCIAL PARK
 - PRIMARY ROAD
 - OTHER ROAD
 - RAILWAY



GLENDALE RANCH
MAP 1
GLENDALE RANCH LOCATION
Pt. W1/2 SW16-26-3-W5M



1.5 Existing Policy Framework and Land-Use Districts

The Glendale Ranch Conceptual Scheme was prepared in consideration of the County's two major statutory plans: the Rocky View County Plan, 2013 (being bylaw C-7280-2013) as amended and the Bearspaw Area Structure Plan, 1994 (ASP). Both policy documents are reviewed for conformity by the Glendale Ranch Conceptual Scheme.

1.5.1 Municipal Development Plan, 2013 (The County Plan)

The County Plan generally recognizes the continuation of rural residential subdivision and development in appropriate locations. Specifically, Policy Section 10.3 states *"Encourage and support country residential communities in providing a high-quality built environment while maintaining rural character."*

With respect to the Bearspaw area, The County Plan 2013 (Section 5.0 Goal) directs... *"the majority of residential growth to those areas identified on Map 1, over the time frame of this Plan"*. Section 5.8 of the County Plan supports *"...the development of existing country residential communities (identified on Map 1) in accordance with their area structure plan"*. As such, the County Plan identifies the Plan Area as part of a "Country Residential" community area in Map 1.

The Planning Framework of the County Plan (Section 4) provides guidance on the hierarchy of plans used in Rocky View County. Section 4 states; *"Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan."*

In concert with this policy direction, Section 24 (Key Directions) of the County Plan states; *"Direct new multi-lot residential development to existing area structure Plan Areas, as described in the County Plan."* Within the Glendale Ranch Conceptual Scheme Plan Area, the existing Bearspaw Area Structure Plan (1994) is located within the "Country Residential" community in Map 1 of the County Plan. The Bearspaw ASP is therefore identified as the most detailed expression of policy intent to guide the Conceptual Scheme.

Appendix C of The County Plan 2013 identifies specific Technical and Conceptual Scheme Submission Requirements. The Glendale Ranch Conceptual Scheme is written to meet these requirements. Technical reports supporting the requirements of Appendix C have been prepared and submitted for County review as a separate Appendices document.

With the Conceptual Scheme being in conformity with Appendix C of the County Plan and the Bearspaw ASP requirements, it is anticipated that no amendment is required to the Bearspaw Area Structure Plan and therefore the Conceptual Scheme would not be required to become a statutory plan.

1.5.2 Bearspaw Area Structure Plan

The Glendale Ranch Conceptual Scheme is within the boundaries of the Bearspaw Area Structure Plan, 1994, that being bylaw C-4129-93. The following policy sections of that plan are relevant:

- *Section 8.1, Country Residential* contains policy for the evaluation of lands identified as appropriate for country residential use and the preparation of Concept Plans.
- *Section 8.1.1* states that country residential land uses may be considered appropriate within the ASP area subject to the provisions of the ASP.
- *Section 8.1.20* states that within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.
Figure 7, Future Land-Use Scenario identifies SW16-26-3-W5M as suitable for country residential use.
- *Figure 3, Concept Plans* identifies SW16-26-3-W5M as requiring the preparation of a Concept Plan.
- *Figure 8, Phasing* identifies SW16-26-3-W5M as Development Priority Area 3. The map further notes... “*this map is a general indication of development priority only*”. This statement assigns flexibility for development phasing on a case by case basis. In the case of Glendale Ranch, the following points are offered for consideration;
 - ✓ Glendale Ranch is a low-impact land use plan that provides a reasonable density transition between the traditional 2-4 acre country residential parcels to the east and lower density residential uses to the west.
 - ✓ The Silverhorn residential subdivision is located 2 miles to the east. Approved in

2009, Silverhorn is a significantly more intensive project that covers 93 hectares (230 acres), contains 85 residential parcels and the land use district allows a minimum parcel size of 0.40hectares (0.98 ac). This Concept Plan is also located within a Priority 3 Area.

- ✓ Southbound Glendale Road is fronted by at least a dozen or more existing parcels of similar size to what is being proposed. These areas all lie within Priority Area 3.
- ✓ The Glendale Ranch quarter section is adjacent to a Priority Area 1 quarter section, which contains approximately 24 parcels and which had in the past been approved by the County for a total density of 35 parcels on the quarter section.
- ✓ The Plan Area is bounded by paved roads on both sides. Access is excellent and dust concerns are minimized.
- ✓ Each of the seven parcels is provided with one 'Capacity Unit' with the Rocky View Water Coop (RVWC). The RVWC has identified plans to extend a piped water line from Lochend Road (Hwy 766) west along Twp. Road 262 and south along Glendale Road to loop their existing distribution system. This capacity unit incentive aligns with the County Plan goal to *"Provide for a long-term, safe, and reliable potable water supply"* (sec. 17.0 Utility Services, third goal).
- ✓ Availability of 4 hectare (10 acre) parcels in the Bearspaw area is at a premium compared to the existing inventory of much smaller country residential parcels. Within a three mile radius of Glendale Ranch, there are approximately 11 parcels with an R-3 designation.

The Glendale Ranch Conceptual Scheme is prepared in accordance with the policies of the Bearspaw Area Structure Plan.

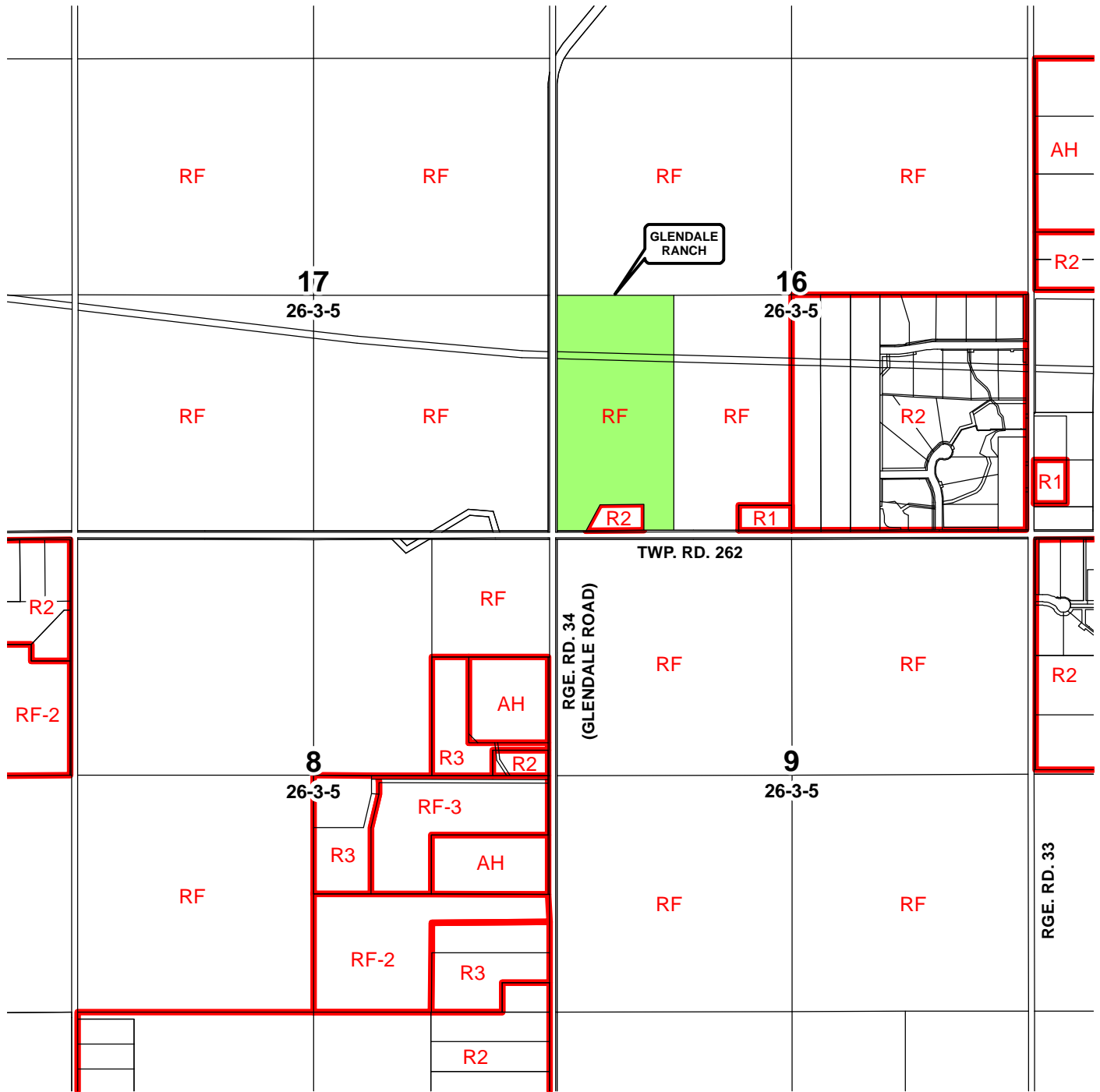
1.5.3 Rocky View County Land-Use Bylaw Districts (Map 2)

Map 2 shows the land-use bylaw district for the Glendale Ranch planning area as Ranch and Farm District (RF).

A 1.63-hectare (4.02-acre) parcel is designated R-2 in the west half of SW16-26-3-W5M while a second 1.62-hectare (4-acre) parcel is designated R-1 in the east half of the quarter section. To the east, the Mountain Glen subdivision is designated R-2. All other land-use districts adjacent to the Glendale Ranch planning area are designated as RF.

Along Twp. Road 262, two quarter sections of land 2 miles to the west of the Plan Area are designated R-2 while a heavy density of mostly R-1 and R-2 zoning starts 2 miles to the east. A third cluster of larger, multi-parcel country residential zoning lies south of the Plan Area along the west side of Glendale Road. This strip contains a wide range of land use districts including AH, RF-2, RF-3 to R-1, R-2 and R-3.

In summary, to the east, west and south, the Plan Area vicinity contains heavily subdivided quarter sections along major roads interspersed with blocks of un-subdivided quarter sections.



Legend

- RF** RANCH AND FARM DISTRICT
- R1** RESIDENTIAL ONE DISTRICT
- R2** RESIDENTIAL TWO DISTRICT
- R3** RESIDENTIAL THREE DISTRICT
- RF-2** RANCH AND FARM TWO DISTRICT
- RF-3** RANCH AND FARM THREE DISTRICT
- AH** AGRICULTURAL HOLDING DISTRICT



GLENDALE RANCH
MAP 2
EXISTING LAND USE DISTRICTS
Pt. W1/2 SW16-26-3-W5M

0 100 200 400 600 800 1,000 Meters

1:20,000

File: GlendaleRanch_002

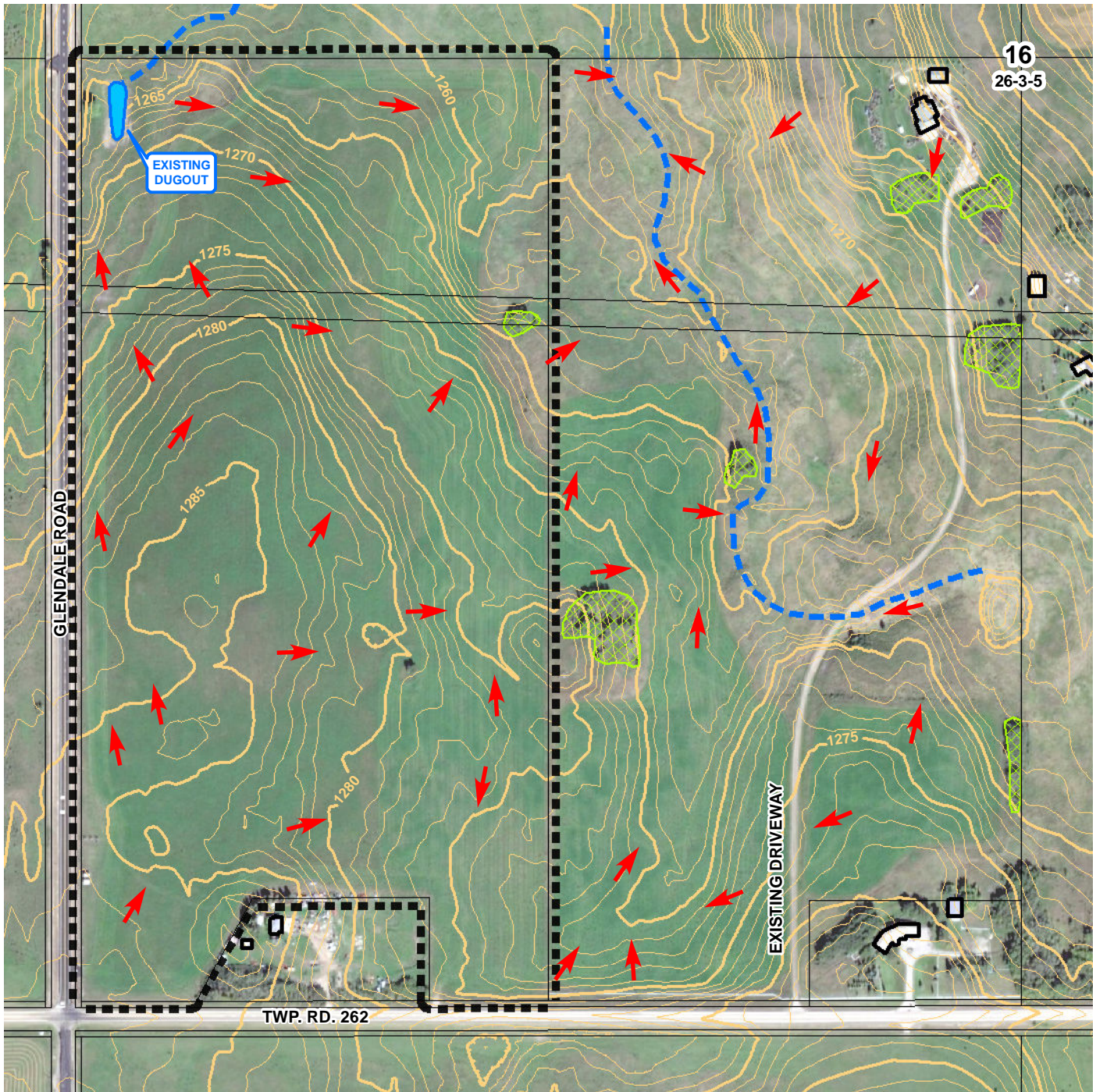
Date: 2018 **AGENDA**

2.0 EXISTING PHYSICAL SITE CHARACTERISTICS







2.1 Topography (Map 3)

The planning area for Pt W1/2, SW16-26-3-W5M is composed of gently rolling topography. The overall elevation difference across the site is approximately 28 metres (92 feet). The Plan Area is located on a ridge plateau in the south and west half of the parcel and provides excellent mountain views to the west. This ridge slopes down gently to the north and east property line, providing pleasant views eastward across a valley (referred to as “the Vale”). Small remnant poplar clusters are in the central portion of the quarter section east of the Plan Area. The Plan Area has been seeded to hay for many years.

A slope assessment was prepared for the Conceptual Scheme and is identified in Map 4. Most of the Plan Area contains slopes of less than 10 per cent. Minor slopes in excess of 15 per cent occur in the northeast sector of the Plan Area. Overall, 0.934ha (2.31 ac), of the Plan Area contains slopes of 15% or greater. This represents approximately 3 percent of the Plan area.

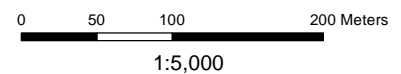


Legend

-  OVERLAND FLOW DIRECTION
-  PLAN AREA BOUNDARY
-  EPHEMERAL DRAINAGE COURSE
-  EXISTING DUGOUT
-  ASPEN VEGETATION
-  EXISTING BUILDING

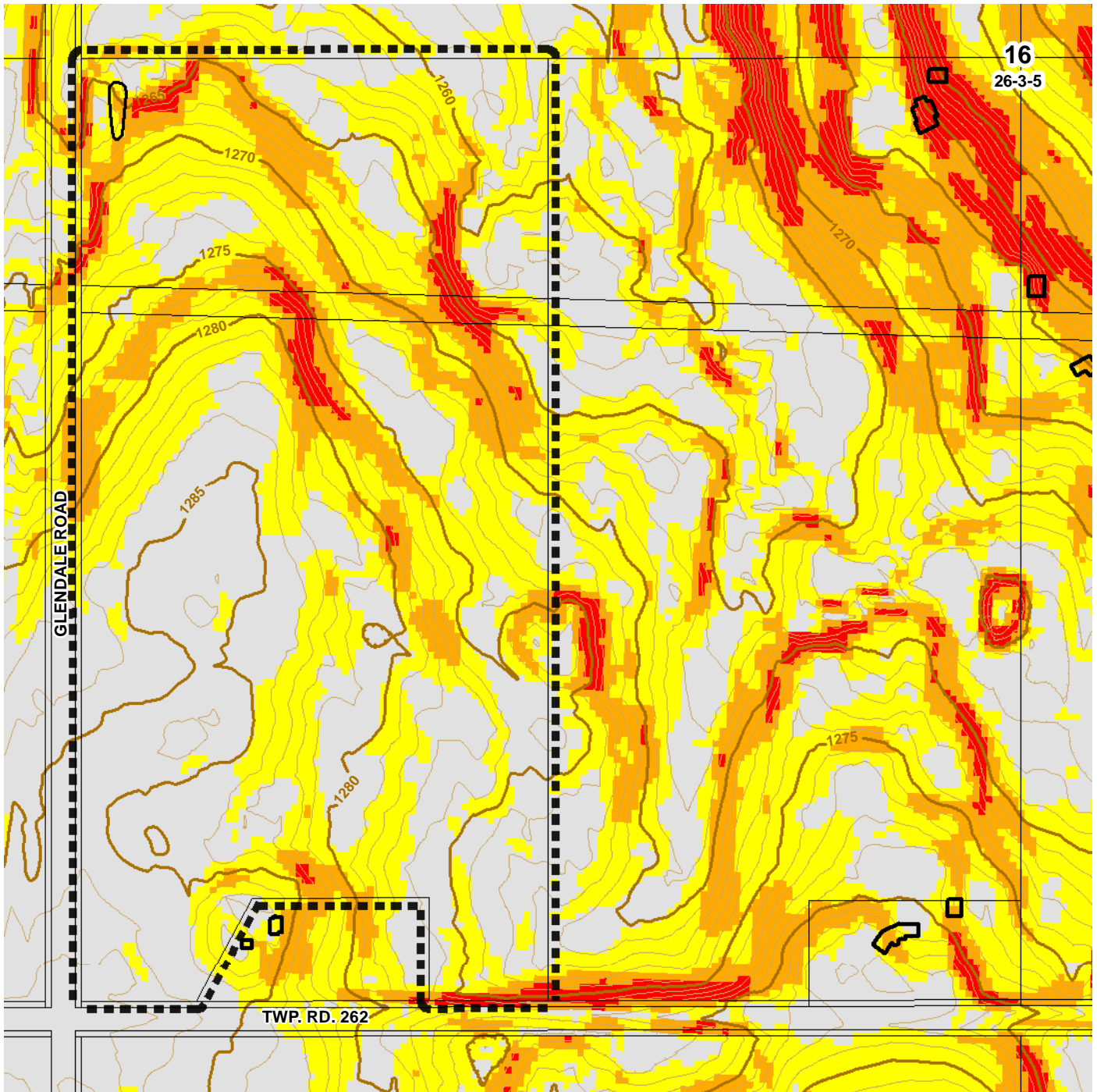


GLENDALE RANCH
MAP 3
TOPOGRAPHY AND DRAINAGE
Pt. W1/2 SW16-26-3-W5M







File: GlendaleRanch_003





Date: 2018 **AGENDA**



Legend

-  CONTOUR (5m)
-  CONTOUR (1m)
-  PLAN AREA BOUNDARY
-  EXISTING BUILDING

Slope Analysis

-  0 - 5%
-  >5% to 10%
-  >10% to 15%
-  >15%

GLENDALE RANCH

MAP 4

SLOPE ASSESSMENT

Pt. W1/2 SW16-26-3-W5M

0 50 100 200 Meters

1:5,000



File: GlendaleRanch_004

Date: 2018 **AGENDA**

2.2 Existing Drainage

Based on vegetation, drainage patterns and the landowner's recollection, little or no naturally occurring standing water collects on the parcels from year-to-year. On the east half of the quarter section, a natural draw runs downhill to the north and forms part of the West Nose Creek watershed. Most of the natural drainage is channeled north through this gentle valley known as the Vale. Some natural drainage is contributed to the Vale (located east of the Plan Area) from a minor draw located in the east-central portion of the quarter section coming from the Mountain Glen subdivision in SE16-26-3-W5M.

The County's Bearspaw Glenbow Master Drainage Plan 2010 (prepared by Worley Parsons) and the Nose Creek Watershed Water Management Plan 2008, (compiled by Palliser Environmental Services Ltd.) were reviewed for the Plan Area. On a watershed scale, drainage is contributed from the south and east of the Plan Area largely from Section 9-26-3-W5M. In a storm event, two culverts (one adjacent to the Vale and the other adjacent to SE16-20-6-W5M) would channel drainage under Township Road 262. Part of the mapping of the County Nose Creek Watershed drainage plan indicated that the Glendale Ranch planning area was neither part of an 'ineffective sub-watershed' (ie. prone to standing water) nor considered an area of potential flooding.

An existing, man-made dugout located in the far northwest corner of the planning area collects water upstream and west of Glendale Road through a culvert under Glendale Road. The dugout then channels water downstream to the northeast and meets the Vale on the next quarter section to the north. This pond volume is estimated at 600m³ of water at normal full volume.

A conceptual stormwater management Plan was prepared by McElhanney Consulting in October 2018. This engineering report is referenced in greater detail in section 4 of this Plan.

2.3 Biophysical and Historical Resources

2.3.1 Historical Resources Impact Assessment (HRIA) and Biophysical Resources Impact Assessment (BRIA)

A Biophysical Impact Assessment (BIA) was undertaken for the Plan Area by Corvidae Consulting.

The BIA provides the following:

- Comprehensive assessment of the biophysical features;
- Historical resources present in the project area;
- Correlation of the project to existing policies; and
- Mitigations for the potential impacts of the project.

The BIA was prepared in accordance with the requirements of the Rocky View County Servicing Standards 2013, Section 900 - Environmental and Historical Assessments.

A series of field inspections was conducted in the summer of 2010 by the consultants. They assessed the biophysical aspects of the entire SW 16 quarter section in 2010, 2011, 2014 and subsequently the current, reduced Plan Area in 2017. The most recent wildlife assessment for SW16 was completed on July 29, 2017 to reflect the currently proposed Conceptual Scheme terms of reference.

It should be noted that since the submission of the revised BIA in November 2017, the Conceptual Scheme was revised to be serviced by on-site sewage disposal and individual wells rather than a piped water and sewage system. Seven production wells have subsequently been drilled and evaluated under a separate report. This change does not have a material impact on the BIA content or conclusions.

From the assessments and review of the project plans, the consultant provided this Biophysical Impact Assessment with recommendations to minimize project impacts and preserve the environment. The consultant's earlier reports included an Historical Resources Impact Assessment (HRIA) in November 2011. The listing of historical resources (formerly known as the listing of significant historical sites in areas) revealed that the entirety of SW16-26-03 W5M

has a historical resource value of 5. Over half the property has been ploughed and seeded to agricultural crop species. The ploughed areas are on the ridge and hilltops. If there were historical artifacts in these locations, they would have been destroyed during the ploughing. This triggered the need for a detailed historical resources impact assessment (HRIA) of the site. The HRIA was submitted and no archaeological artifacts were found. Subsequently, the Province provided a clearance letter in 2011.

2.3.2 Vegetation

The entire SW16 quarter section is characterized by open grasslands and grass-shrub communities interspersed with shrub and Aspen/conifer tree stands. There are patches of Aspen and spruce forest areas, open grasslands and rocky outcrops (Downing and Pettapiece, 2006). During field assessment, a series of soil pits were prepared. Soils in the project area are well to imperfectly drained clay loam to silty-clay loam textured Chernozems with horizons averaging 23 centimetres (9 inches) in depth. This generally indicates good but not excessive moisture percolation through the soil. During the site inspections, five common vegetative communities were identified: improved pasture, Aspen forest patch, coulee, red fescue/cinquefoil and a dugout. No rare plant species were identified during the vegetation survey.

2.3.3 Wildlife

The literature search and subsequent field inspection resulted in identification of several common bird, amphibian and mammal species. The immediate surrounding area consists of fragmented landscapes and pre-existing disturbances. No sightings or evidence of endangered species or species at risk were observed nesting or burrowing on the site. The project is not considered to be within a wildlife corridor.

2.3.4 Wetlands

The field assessment surveyed for the presence of wetlands. One dugout was identified as a Class V wetland in the far northwest corner of the quarter section. Other surficial water features are limited, as there are no identifiable active channels within the quarter section. The property is located within the Big Hills Creek drainage area. It is characterized by a series of ephemeral

draws sloping predominantly downward to the north and originating in the southeast corner of the quarter section. Ephemeral drainages were completely vegetated with no sign of a defined channel present throughout. A culvert located on the existing access driveway on the east half of the quarter section likely maintains hydraulic conductivity on the property during periods of heavy rainfall and snowmelt. Additionally, the property was surveyed for the existence of groundwater recharge areas and seepages, but none were identified.

As a result of the absence of a channel and suitable fish habitat in the man-made dugout located in the northwest of the site, the Plan Area was determined to be unsuitable for supporting resident populations of fish. Therefore, fish habitat mapping and a characterization of the channel was not undertaken as part of the assessment. There will be no cumulative effects to wetlands, hydrology and aquatic resources as a result of project activities.

The BIA identified potential impacts and associated mitigations that should be considered during the construction phases of the project.



Figure 2
Looking northwest from Mountain Glen Estates;
Aspen stand in centre right of photo forms east boundary of plan area



Figure 3
SW corner of Plan area looking northeast across the Ridge from Glendale Rd.
towards the Roger Laing residence on the east half of the quarter section.

2.4 Geotechnical Assessments

2.4.1 Private Sewage Treatment System Report (PSTS)

In the fall of 2018, A Private Sewage Treatment System Report (PSTS) was undertaken specifically for the current Conceptual Scheme by Groundwater Information Technologies Ltd. (GRIT). The PSTS assessment was completed following the 2015 Alberta Private Sewage Systems Standard of Practice (SOP) and the Model Process for Subdivision Approval (Alberta Association of Municipal District and Counties, 2011).

On October 10, 2018 personnel from GRIT logged the soil profile in fourteen test pits (TP-1 to TP-14) within accessible areas of the quarter. Locations were selected to provide the best coverage to assess the type of soil at the site. Test pits were completed to a maximum depth of 2.5 m below grade. Generally, one soil sample was collected from each test pit for grain size analysis. Subsequent measurements of the depth to shallow groundwater were completed. All test standpipes were dry, indicating a shallow water table will not be a barrier to installation of traditional septic field systems on the Site.

Soil texture and structure within the areas investigated indicate that the Site is acceptable for traditional septic fields with primary or secondary treated effluent. No impervious soils that would limit infiltration capacity were identified during the site assessment. No shallow groundwater that would limit vertical separation was encountered. All Site Suitability Variables were rated as 'moderate' or 'very' suitable for Private Sewage Treatment Systems.

The report concluded that the Plan Area is suitable for conventional treatment fields using pressure distribution.

As additional supporting information, multiple subsurface soil, groundwater and hydrogeological assessments were undertaken between 2010 and 2014 for the entire quarter section. These reports as described below, were submitted to the County for review as part of a former Concept Plan. All past and current reports repeatedly confirmed the Plan area suitability to accept development. While these historical supporting reports are available for review upon request, they are not submitted as part of this Conceptual Scheme.

In 2010, Levelton Consultants (formerly Sabatini Earth Technologies Inc.) prepared a geotechnical investigation on SW16-26-3-W5M and for NE8-16-26-3-W5M. In 2011, Levelton consultants undertook a further study to further evaluate wastewater treatment capacity on the two quarter sections. At the same time, Levelton undertook a desktop assessment of potential groundwater aquifers. Finally, in 2014, SD Consulting Group built on the previous reports and undertook an even more detailed hydrogeological assessment.

The purpose of these studies was to provide in-depth information on the suitability of onsite wastewater treatment and disposal serving the Glendale Ranch project. Of particular interest was the suitability of soils to accept treated wastewater in an environmentally safe and sustainable manner. These multiple studies repeatedly confirm that treated sewage will not negatively affect surrounding surface and groundwater resources.

2.4.2 Geotechnical Assessments

In 2010, Levelton Consultants (formerly Sabatini Earth Technologies Inc.) prepared a geotechnical investigation on SW16-26-3-W5M and for NE8-16-26-3-W5M. The purpose of this report was to assess the suitability of the ground to accept asphaltic and concrete pavements for road construction and building foundations. This report (prepared for an earlier project) indicated 10 test holes across SW16-26-3-W5M, of which 3 were drilled within the current Plan Area. In general, all test holes were drilled to practical refusal in bedrock to depths ranging from 5.2 metres to 7.6 metres below ground surface. The soil profile generally consists of a thin layer of topsoil followed by clay till overlying siltstone and/or sandstone bedrock. Near-surface groundwater levels within the standpipes were recorded approximately 20 days after drilling completion. All test holes measured dry to depths ranging from 4.1 metres to 6.7 metres below ground surface.

Subgrade conditions are generally considered acceptable for construction of conventional asphaltic/ concrete pavements. For preliminary design purposes, conventional pavement design can be used. Grain-size analysis for septic treatment systems indicated that adverse conditions for conventional septic fields are not expected. Finally, there were no signs of slope instability noticed during the investigation.

2.4.3 Groundwater Supply Evaluation

In spring 2018, Aaron Drilling Inc. completed 7 production water wells - one for each of the 7 proposed lots. While previous aquifer assessments were undertaken in 2011, the actual drilling of production wells is intended to prove water volumes to the satisfaction of the County. The well data was subsequently submitted to Groundwater Information Technologies Limited (GRIT) for their review and interpretation. While more detailed groundwater results are provided in Section 4 of this Conceptual Scheme, the quantity of water available is considered sufficient by the consultant's report to meet County and Provincial requirements. Household treatment is recommended to improve aesthetic concerns surrounding total dissolved solids (TDS), manganese and address fluoride levels in some wells.

3.0 EXISTING HUMAN FEATURES

3.1 Existing Land Use and Surrounding Ownership Context (Map 5)

3.1.1 Land Use and Ownership Context on Pt W1/2 SW16-26-3-W5M

On the west half of the quarter section, the current landowner is LSHall Ltd, a consortium that includes landowners who have lived on the parcel next door to the quarter on NE8-26-3-W5M for 40 years. The owners of the east half of SW16-26-3-W5M (not part of the Plan Area) currently live on the land in a single-family house located in the northeast corner of the quarter section. The dwelling is accessed by a driveway extending the length of the quarter section down to Township Road 262.

Two smaller parcels of approximately 1.63 hectares (4 ac) have each been previously subdivided from the quarter section along Township Road 262 and are not part of the Glendale Ranch Plan Area. The southwest parcel and southeast parcels both contain dwellings.

3.1.2 Surrounding Land Use and Ownership

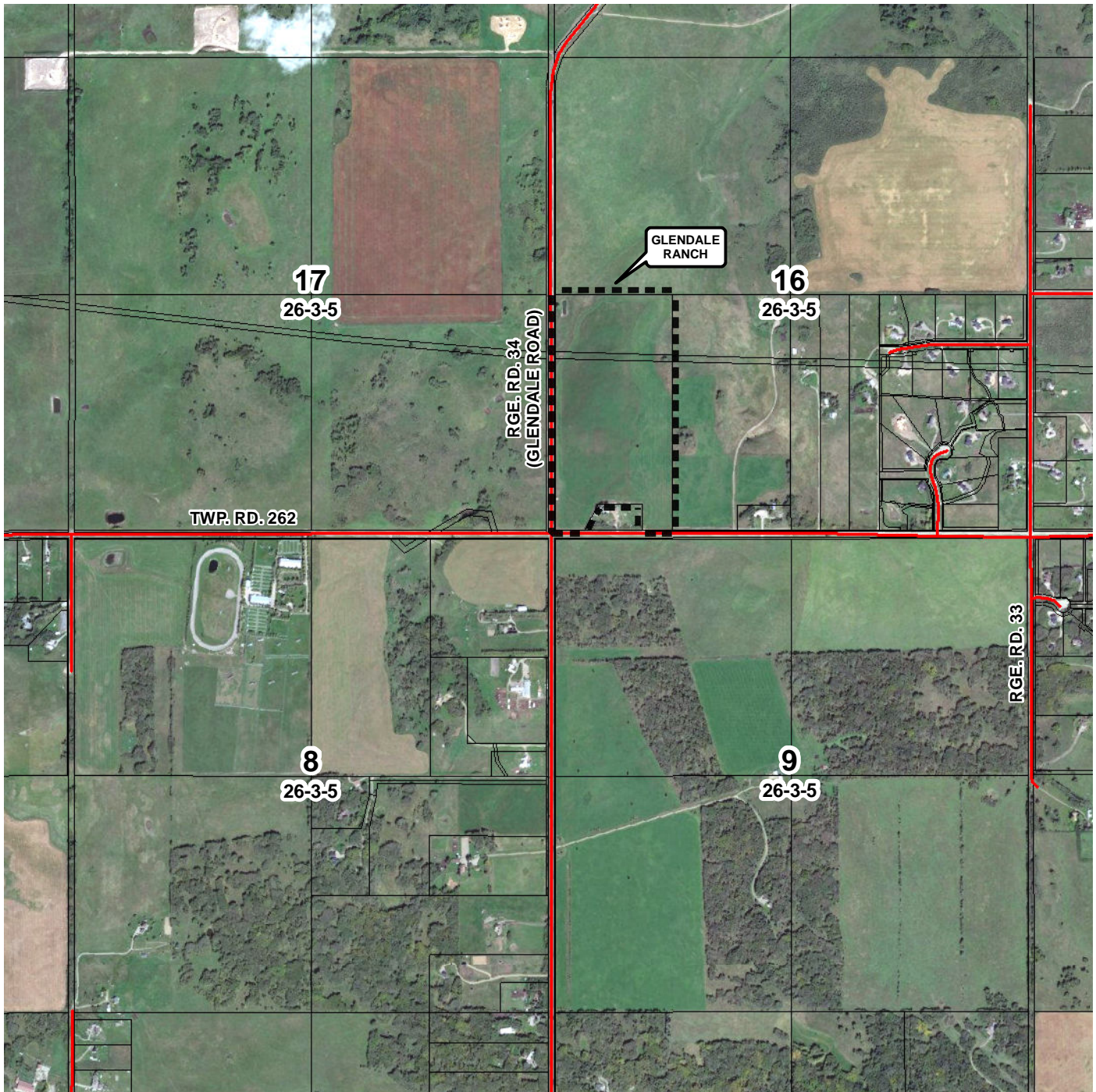
The surrounding area is located within the Bearspaw ASP area and is a mix of country residential development, grazing and crop land. The quarter sections to the north, south and west are owned by a single owner who currently graze cattle on the land as part of a larger operation on other quarter sections in the area. In addition, the northeast of NE15-16-26-3-W5M has historically been crop land.

The Mountain Glen multi-parcel country residential subdivision (R-2 district) is located on the quarter section to the east. In 2004, Council approved the re-designation and subdivision of 23 residential lots on 100 acres of this quarter section. In October 2006, Council approved the re-subdivision of the three remaining 20-acre parcels into 13 additional residential parcels of approximately four acres each, thereby creating a total of 36 parcels on the quarter section. As of October 2013, the most recent of numerous time extensions had lapsed and no additional lots had been registered with land titles. The subdivision approval required several conditions, including the provision of piped water to the new parcels. Currently, the subdivision is serviced with water by the Rocky View Water Co-op (RVWC) for the original 23 lots.

Further east on Township Road 262 toward Lochend Road, the land is subdivided into country residential parcels of various sizes. Quarter sections have been subdivided into AH (Agricultural Holding District), R-2 and R-3 country residential parcels, including the Silverhorn Residential District and the most recent R-1 Indigo Hills Conceptual Scheme has been approved for 55 residential parcels located on NW-11-26-3-5.

Along the west side of Glendale Road and south of the Plan Area, the east half of section 8-16-26-3-W5M has been subdivided into 11 country residential parcels variously designated as RF-2, R-3 and AH.

A gas transmission line located within Plan 355 JK crosses the Plan area in SW16-26-3-W5M. The certificate of title identifies ATCO gas as the holder of a caveat on title. The pipeline does not contain sour gas and no additional development setbacks are required outside the existing right-of-way. The current owner of the pipeline, TransCanada Pipelines, has requested that a seven-metre building setback be established from the pipeline right-of-way and that no development be allowed over top of the right-of-way. Discussions are underway with the landowners to re-develop and expand the diameter of the pipeline and to upgrade existing distribution lines in the vicinity. Discussions include the provision for future driveway access across the proposed pipeline.



Legend

- PLAN AREA BOUNDARY
- ROADS



GLENDALE RANCH
MAP 5
SURROUNDING LAND
OWNERSHIP CONTEXT
Pt. W1/2 SW16-26-3-W5M

0 100 200 400 600 800 1,000 Meters

1:20,000

File: GlendaleRanch_005B

Date: 2019 **AGENDA**

3.2 Existing Transportation Networks

3.2.1 Existing Access Points

Current access to the Glendale Ranch Plan Area is by way of three access points. One is located along Township Road 262 located adjacent to the southeast corner of the existing residential parcel. Glendale Road provides two additional approaches to access the Plan Area. The first one is located immediately north of Township Road 262. The second approach is located further north on Glendale Road approximately 600 metres north of the Township Road 262 intersection, providing an approach for the existing ATCO gas heater station. Other approaches along Township Road 262 provide access for the two existing country residential parcels located in SW16-26-3-W5M.

3.2.2 Existing Regional Transportation System

Access to the Plan Area is by way of Glendale Road. The intersection of Glendale Road and Township Road 262 is controlled by a two-way stop, with the stop control on Glendale Road. No turning lanes are provided and there is no illumination at this intersection. South of Township Road 262, Glendale Road is a paved, two-lane road on a nine-metre carriageway. To the north of Township Road 262, Glendale Road is also paved. In both cases, direct residential access is permitted. There is no illumination and there are no pavement markings.

Township Road 262 is designated as a two-lane, paved, primary collector road. It provides two travel lanes of 3.5 metres per lane and shoulders that are 0.5 metres (1.6 feet) wide. Illumination is not provided and direct residential access is permitted. The posted speed limit is 80 km/h.

Highway 1A is approximately three kilometres to the south of the subject site and Highway 766 (Lochend Road) is approximately 2.4 kilometres to the east. The intersection of Glendale Road and Highway 1A has been upgraded to a major/minor divided highway intersection in conjunction with ongoing Highway 1A twinning.

According to the Highway 1A Transportation Functional Study, 2010 prepared by ISL Engineering for Rocky View County, Township Road 262 is identified as a future four-lane primary collector for a future population scenario of 15,000 people. Glendale Road is identified

as a two-lane collector road up to the northwest corner of the Plan Area. North of SW16-26-3-W5M, the future road designation reverts to local road status. The study further shows Township Road 262 as a potential long-range transit route.

A Transportation Impact Assessment (TIA) was prepared by McElhanney Consulting in September 2018. The existing background traffic operations indicate that the intersection of Glendale Road and Township Road 262 currently operates at level of service (LOS) 'A' for all intersection approaches. This represents an average delay for intersection movements of 10 seconds or less per vehicle according to the Highway Capacity Manual (TRB, 2010). A site visit to the study intersections was carried out on August 14, 2018. A cursory review of sight lines from each approach at both intersections indicated that adequate sight lines are available in all directions.

4.0 *PLAN CONCEPT AND POLICIES*

4.1 Concept Evolution

The Glendale Ranch development evolved for years before being submitted for approval as a Conceptual Scheme. In 2014, the landowner submitted a Conceptual Scheme for a multi-lot subdivision complete with piped water and sewer for the entire quarter section. However, the original project was withdrawn in 2016. The current, proposed 2018 Conceptual Scheme proposes large lot country residential subdivisions in keeping with the surrounding rural residential character.

4.2 Future Land-Use Concept (Map 6)

4.2.1 Overall Concept

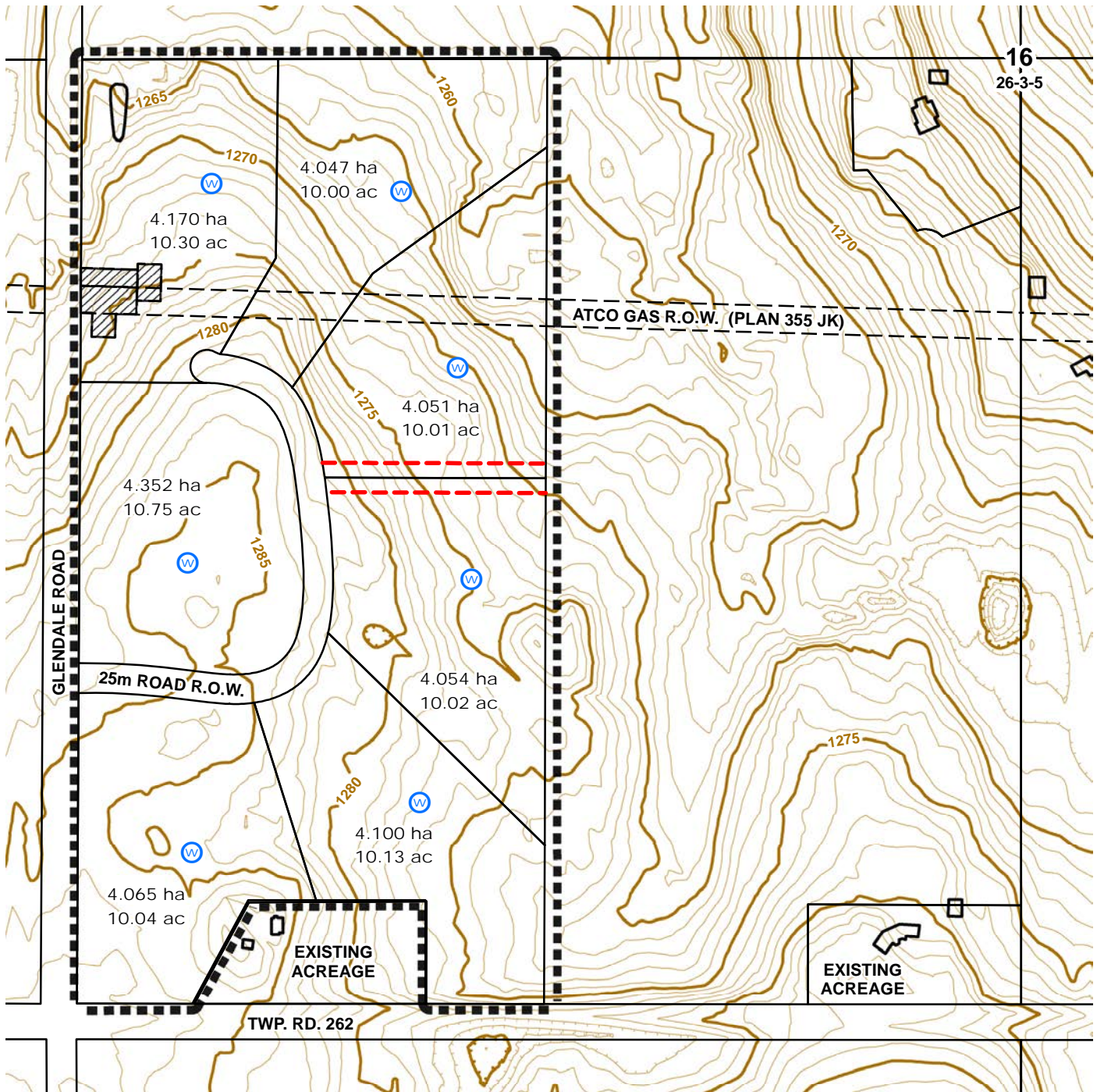
The concept proposes subdividing seven parcels of approximately 4.05 hectares (10 acres) or slightly larger, each to be serviced by individual wells and on-site sewage disposal systems in accordance with Provincial requirements and County standards. Proposed access is from Glendale Road by way of a public, internal road designed to County standards. Each parcel has been identified with an approximate home location (as a suggestion for potential purchasers). A production water well currently exists within 50 metres of each suggested homesite.

The single-family parcels offer couples and growing families the opportunity for a rural lifestyle with potential for additional general agricultural uses and home-based business uses as provided in the County's R3 District of the Land Use Bylaw. The generous lot sizes and low density provides a transition between higher rural densities to the east and south and lower residential densities to the west and north.

Proposed parcels offer mountain view potential, privacy and proximity to the internal subdivision road. Wherever possible, development has been designed to reduce the need for cut-and-fill for road construction. Individual residences are able to utilize slopes for residential walkouts to enhance views, privacy and architectural innovation.

4.2.2 Population and Staging

Based on the anticipated form of single family dwellings, the 2016 Statistics Canada Census reports an average of 3 people per private household within the Rocky View County Census Subdivision. Therefore, the population of the Plan area is expected to be approximately 21 persons at full build out. Staging is expected to occur as a single Phase.



Legend

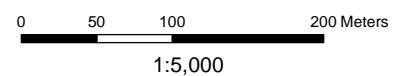
- PLAN AREA BOUNDARY
- ▨ ATCO GAS HEATER STATION (PROPOSED APPROX. LOCATION)
- ⊙ EXISTING WATER WELL
- CONTOUR (5m)
- CONTOUR (1m)
- LAND SUBJECT TO POTENTIAL FUTURE ROAD ACQUISITION
- == UTILITY ROW



GLENDAL RANCH

MAP 6

FUTURE LAND USE CONCEPT
Pt. W1/2 SW16-26-3-W5M



File: GlendaleRanch_006

Date: 2019 **AGENDA**

4.2.2 Overall Land-Use Policy

- a) The future land-use concept map is identified in Map 6. Future subdivision and development will be in accordance with the policies within this Plan and Maps 6 and 7.*
- b) The ASP Future Land-Use Concept Map is conceptual. Lot configuration and final road alignments will be designed prior to the subdivision approval stage. The actual size of lots will be determined at the subdivision approval stage in conformity with R-3 Land Use Bylaw Regulations.*
- c) Major deviations to the Conceptual Scheme design and policies will require an amendment to this Plan. Relaxations may be considered without an amendment where the reconfiguration of parcels, stormwater management options or road design would, in the opinion of the approving authority, maintain the overall intent of the plan policies.*

4.2.4 Single-Family Residential Policy

- a) Unless there is an amendment to this Plan, the Glendale Ranch concept will contain a maximum of 7 parcels, individual water wells and individual, on-site sewer service.*
- b) The internal access road will be maintained as a public road.*
- c) Single-family residential parcels will be a minimum of 4 hectares (9.88 acres) in size.*

4.3 Transportation Network

4.3.1 Onsite Access and Circulation

The internal subdivision road is designed to work with the existing topography and minimize the need for cut and fill, while retaining logical and convenient road access. The internal road will be on a 25-metre right-of-way with an 8-metre (26-foot) paved surface. Access from the County road system will be through one access point on Glendale Road just north of Township Road 262.

The access to Glendale Road is located approximately 260 metres (853 feet) north of Township Road 262. Based on Rocky View County's Servicing Standards, 2013 (Road Design Guidelines, sec. 400), a separation of at least 45 metres between the road approach and adjacent road is required.

4.3.2 Regional Traffic Assessment

As noted in Section 3 of this plan, a Transportation Impact Assessment (TIA) was prepared by McElhanney Consulting in September 2018. The study assessed the traffic impacts associated with the new concept plan for the Glendale Ranch development in order to identify potential deficiencies on the road network and recommend improvement options.

The TIA concludes that based on the results of the analysis conducted for this study, the proposed future development of the Glendale Ranch residential subdivision is expected to generate a very low volume of traffic in the future, which will not have a significant effect on traffic operations. Therefore, improvements to the existing road network are not required based on the additional traffic volumes generated by the planning area.

4.3.3 Transportation Policy

- a) *The public, internal subdivision road will be constructed by the developer to Rocky View County standards.***
- b) *Access to the development will be provided as per Rocky View County requirements and the recommendations of the Transportation Impact Assessment (TIA).***
- c) *At the time of subdivision approval, the developer will enter into an agreement to ensure that the road concept, as generally shown in Map 6, is constructed to County standards.***
- d) *A potential second access to the east will be reserved through a road acquisition agreement at subdivision approval stage.***

4.4 Reserve Land and Rights of Way

The County has indicated that it prefers to take Municipal Reserve as cash in lieu at subdivision stage. Discussions to date with County staff have not identified land that could be considered as creditable municipal reserve land for trails or open space. No Environmental Reserve land has been identified in the Conceptual Scheme.

4.4.1 Reserve Policy

- a) Municipal Reserve (MR) will be dedicated as cash in lieu as provided for in the Municipal Government Act.***

4.4.2 Existing Gas Pipeline Right-Of-Way

As noted in Section 3 of this plan, a gas transmission line (Plan 355JK) crosses the planning area in SW16-26-3-W5M. The certificate of title identifies Atco Gas and Pipeline Limited as the holder of a caveat on title. In addition, regardless of whether the pipe is decommissioned, Atco will retain the right-of-way and continue to request a seven-metre building setback from the edge of the right-of-way. Therefore, the gas line right-of-way will be considered open space.

The gas line operator is planning to increase the current capacity of the pipeline, upgrade the existing heater station and relocate existing service lines in the Plan area. The resulting line expansion will require protection of driveway access for the two most northerly proposed lots in order to allow crossing the pipeline by vehicles including emergency vehicle access. This is currently under discussion between the developer and the pipeline operator.

4.4.3 Existing Gas Pipeline Policy

- a) All buildings will require a minimum seven-metre setback from the edge of the gas transmission line right-of-way (Plan 355JK).***
- b) Development will not be allowed over Plan 355JK. except for driveway construction suitable for emergency vehicles and other large vehicles.***

4.5 Water Well Analysis

As noted in section 2, Aaron Drilling completed 7 production water wells in the spring of 2018. This represented one well for each of the 7 proposed lots. Thereafter the data was submitted to Groundwater Information Technologies Limited (GRIT) for their review and interpretation. In summary, the quantity and quality of water available is sufficient to meet Provincial requirements.

Pumping tests were undertaken on newly installed water wells within the Plan area in order to determine if the aquifer underlying the site can provide water at a sustained rate of at least 3.4 m³/ day, for an annual volume as defined in the Water Act, of 1250 m³. The 7 wells vary between 47m and 115 m in depth. The wells obtain water from sandstone aquifers of the Paskapoo Formation. The aquifers are overlain by a significant amount of shale and glacially deposited tills and clays, which aid in preventing surface water migration into the underlying aquifer. There are no existing groundwater licenses in the area. There is a moderate amount of residential development in the area, so the groundwater use in the area can be described as minimal. Based on water well drilling reports, the channel volume is such that hydraulic communication between aquifers is not expected.

Results of pump tests among the 7 wells varied between 1.2 to 93 imperial gallons per minute (IPGM). The consultant report states that all wells are in excess of the 1250m³ per year and each well can supply the necessary amount as required by the Water Act. In some parcels, cisterns will be recommended to ensure uninterrupted water supply. No adverse effects to existing domestic, licensed or traditional agricultural groundwater users should result due to production of water from these wells for domestic purposes.

The report states that levels of total dissolved solids (TDS) was elevated in some wells and that treatment is recommended for iron, manganese and fluoride in some of the wells. Overall, with appropriate treatment, water quality will meet acceptable concentrations (MAC) for drinking water standards.

4.5.1 Piped Water Supply Potential

While Glendale Ranch is serviced by individual wells, the Rocky View Water Co-op (RVWC) has indicated a long-term plan to extend a potable waterline from Lochend Road west along Township Road 262 to the Plan Area boundary and thence south along Glendale Road to loop the back line to the existing Glendale Booster station. The proponent has retained 7 capacity units (CU's) from the RVWC to be part of the purchase agreement should this long term water line extension be constructed. Map 7 identifies potential easement locations that can be established in favour of the RVWC at subdivision stage as needed.

4.5.2 Water Servicing Policies

- a) Water service to the Glendale Ranch development will be provided by individual wells in accordance with Provincial requirements.***
- b) The applicant will enter into a Deferred Servicing Agreement as a condition of subdivision approval outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing if and when such services become available.***
- c) While each water well meets requirements of the Water Act, a caveat will be registered on title at subdivision stage for parcels with wells producing below a defined yield.***

4.6 Wastewater Servicing

The proposed lots are intended to be serviced by individual, on-site sewage disposal systems in accordance with Provincial requirements.

4.6.1 Wastewater Management Policy

- a) Individual wastewater treatment systems shall be constructed in accordance with Provincial requirements.***

4.7 Stormwater Management Concept (Map 7)

4.7.1 Stormwater Drainage Flows

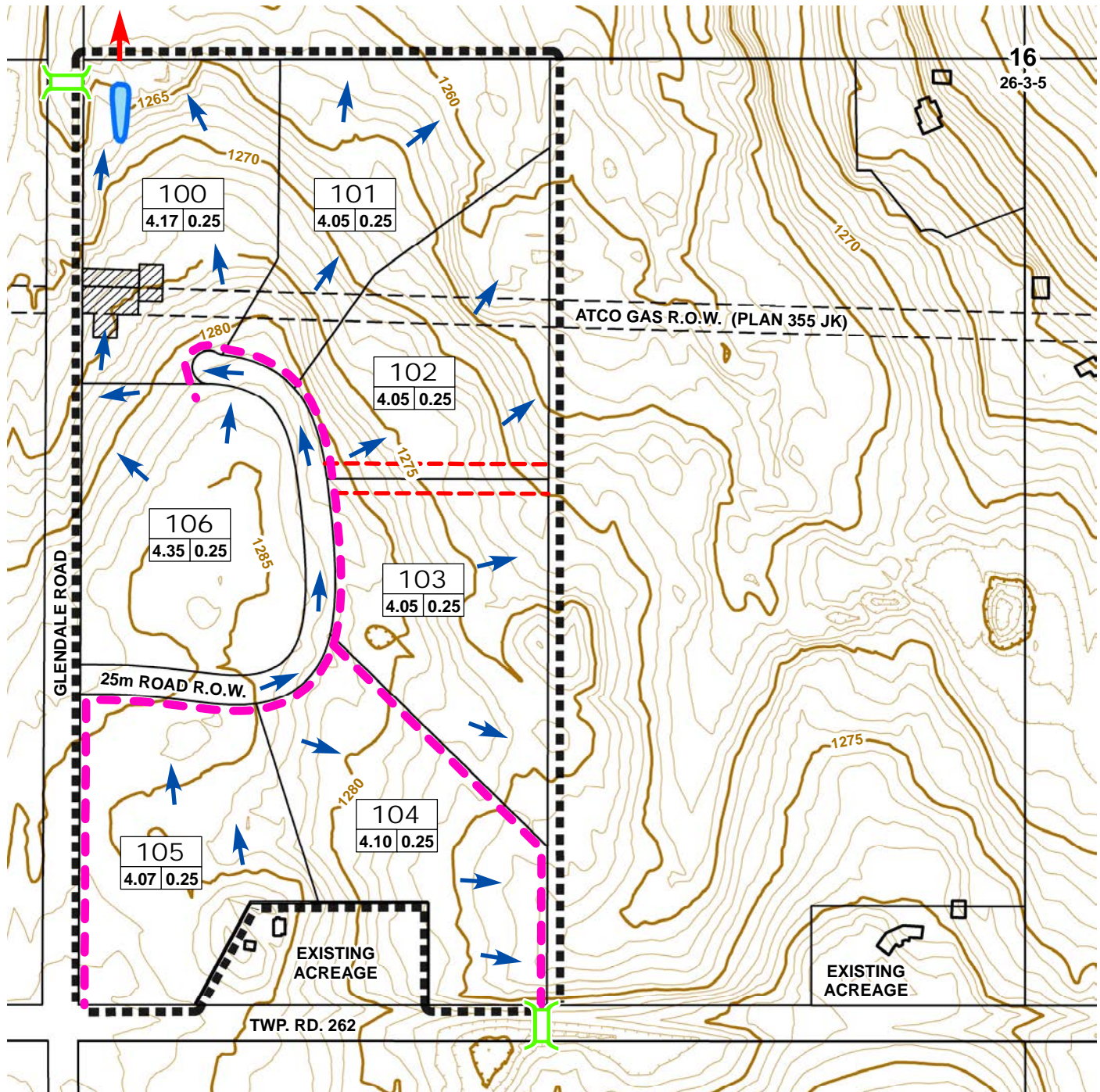
Map 7 shows the conceptual subdivision design, natural topography of the site and the conceptual stormwater management in accordance with County requirements. A conceptual stormwater management plan was prepared in October, 2018 by McElhanney Consulting Services. The Conceptual Stormwater plan is designed in accordance with the Nose Creek Watershed Water Management Plan (2008) and the Glenbow Ranch ASP Master Drainage Plan (2017). This conceptual SWM Plan covers the functional level design for SWM Plan at conceptual stage as required by Rocky View County. The civil design will be finalized at the subdivision stage with more input from other disciplines. The SWM Plan will also be updated and re-issued to include the finalized storm system infrastructure at the subdivision level.

Due to the relatively permeable soil horizon and low-density development proposed on this 30 hectare (74 acre) site, the stormwater concept plan will be able to match pre-development flows and post-development flows. Based on the subdivision location in the overall watershed, should the majority of the runoff be captured onsite, natural drainage to the Nose Creek will be considerably reduced. As a result, potential risk of starving the natural wetland system downstream will be increased. It will also increase the requirement of an extensive onsite stormwater storage facility.

Therefore, a low-impact development strategy is proposed for this subdivision. According to the Nose Creek Water Shed Water Management Plan, a development is considered “low impact” when the post-development runoff conditions mimic the pre-development rates and volumes. The release rates and volumes of the new subdivision will be equivalent to predevelopment, therefore reducing the impacts on the existing storm system which discharges to the West Nose Creek.

While the specifics will be determined during detailed subdivision design, one “green infrastructure” feature to be implemented is capture of roof drainage from each dwelling. Captured runoff will be stored in a stormwater storage facility (such as a cistern, rock garden or on site pond) for reuse, (e.g. irrigation), or encouraged to filter back into the ground, as it would have pre-development. A sample cistern system is shown in Figure 4 below.

The runoff generated on Map 7 at "DA200" (being the internal access road) will be directed towards the existing dugout on the northeast corner of the property. A stormwater conveyance system will consist of road-side ditches/culverts and vegetated swales as necessary. This will be more closely defined at the subdivision stage. The existing dugout can be utilized as a stormwater detention facility if required. Captured runoff can be released or returned to the original, natural hydrologic pathways through infiltration and evapotranspiration.



Legend

- PLAN AREA BOUNDARY
- EASEMENT OPTIONS FOR FUTURE RVWC PIPED WATERLINE EXTENSION
- LAND SUBJECT TO POTENTIAL FUTURE ROAD ACQUISITION
- == UTILITY ROW
- DESIGN EMERGENCY SPILL LOCATION (FUTURE)
- DESIGN OVERLAND DRAINAGE DIRECTION
- EXISTING CULVERT
- CONTOUR (5m)
- CONTOUR (1m)
- EXISTING DUGOUT
- CATCHMENT NUMBER/
AREA (ha)/
RUNOFF COEFFICIENT



GLENDAL RANCH

MAP 7

STORMWATER & POTENTIAL
WATER SERVICING CONCEPT

Pt. W1/2 SW16-26-3-W5M

0 50 100 200 Meters

1:5,000

File: GlendaleRanch_007

Date: 2019-06-10

AGENDA

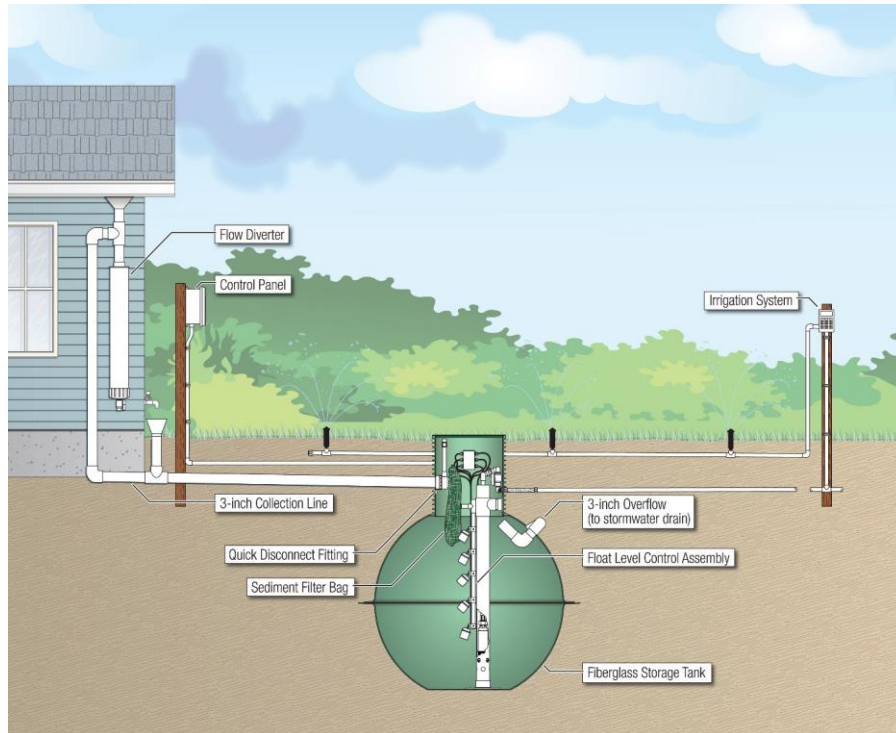


Figure 4 - sample water cistern

4.7.3 Stormwater Management Policies

- a) A more detailed stormwater management plan will be prepared at subdivision approval stage. The plan will detail the drainage conveyance system and detention facilities as generally identified in Map 7 of this Conceptual Scheme.**
- b) Provisions will be made so that pre-development runoff rates and volumes from offsite areas through the development parcel will continue to flow through the site in its post development state.**
- c) Low Impact Development (LID) techniques and Best Management Practices (BMPs) will be implemented into the drainage plan and identified at the detailed subdivision design stage.**
- d) On-lot BMPs will encourage runoff to be filtered into the ground or to be used for irrigation, as it would in a natural state.**
- e) All residential parcels in the planning area will require rainwater storage cisterns for outside irrigation purposes. Each cistern will capture rainwater from residential downspouts and be equipped with frost protection and adequate pumping capacity.**

4.8 County and Private Services

4.8.1 Solid-Waste Management

The provision of solid-waste management within the planning area will be provided through a contract with a solid-waste contractor on individual basis.

4.8.2 Shallow Utility Services

Electrical power, telephone and natural gas utilities are available in the immediate area. There are sufficient capacities to service the planning area.

4.8.3 Emergency Services

Police services will be provided by the Royal Canadian Mounted Police and Rocky View County special constables. Fire services and emergency services will be provided by the Bearspaw fire station #103 located 7.1 km (approximately a 7 minute distance) to the southeast.

Fire suppression measures will be applied on the site. These will include a fire suppression strategy to be confirmed at subdivision agreement stage, in conformity with the provincial building code, and other applicable standards and regulations.

4.8.4 Fire Suppression Strategy

The Plan Area currently contains a production well for each of the 7 parcels. Each of these wells contain sufficient water to serve maximum daily demand plus a storage cistern suitable for servicing the water requirements for a residential sprinkler system. It is proposed that each dwelling will be equipped with fire sprinklers. Although not required by the Alberta Building Code, the developer is prepared to register a restrictive covenant at subdivision endorsement stage for each of the 7 lots that requires individual lot purchasers to install a sprinkler system and associated cistern for each residential dwelling as part of specified architectural design guidelines.

Discussions with the County Fire Department indicates sprinklered residences would be the preferred fire suppression strategy. The proponent will work with the County Fire Department to address details and thereafter implement this strategy at the subdivision agreement stage.

4.8.5 County and Private Services Policies

- a) The developer will provide fire protection measures to the satisfaction of the County.***
- b) All residential units will include fire sprinklers as part of architectural design guidelines.***
- c) Shallow utilities will be installed at development permit stage in consultation with all applicable utility providers.***

4.9 Architectural Design and Landscaping

4.9.1 Maintaining High Standards

Area residents that met with the Glendale Ranch proponents at previous landowner meetings recommended that housing quality retain the high standards of the Bearspaw community.

Glendale Ranch, while providing options for design flexibility, must identify a high standard of architectural quality. Preferred building sites have been identified and water wells have been drilled in proximity to these conceptual building footprints.

As part of the effort to reduce the environmental footprint of dwellings, architectural design guidelines will specify residential dwelling to install low-flow water fixtures, a water recovery cistern for irrigation purposes and use specified energy efficient construction techniques to at least a LEED Gold Standard or equivalent.

4.9.2 Night-Time Lighting

Residents want protection from intrusive lighting from neighbours. Therefore, architectural design guidelines will apply strategies and techniques to reduce glare while still maintaining essential property security. A guide for this approach is outlined at www.darksky.org. This website is dedicated to balancing legitimate security and safety needs with the desire to avoid nuisance glare.

4.9.3 Landscaping

The pre-development planning area is largely rolling grassland with little tree cover and drainage percolates easily into a relatively permeable soil horizon. The vision of Glendale Ranch is to encourage reintroduction of native vegetation to create wind breaks, visual privacy, aesthetics and soil conservation. The developer and lot purchasers will work together to establish a detailed landscaping plan to determine which areas are best suited for introduction of native trees, shrubs and grasses, and which areas are best left untouched.

From a resource conservation perspective, the residential and landscaping design on each lot will aim to reduce water consumption, minimize ambient night-time light, specify native vegetation for open spaces and encourage appropriate revegetation of residential properties with native species wherever possible. Best-practices for stormwater management and detention of stormwater from roofs and other hard surfaces on each property for domestic irrigation will be outlined in more detail at the subdivision approval stage.

4.9.4 Architectural, Landscaping and Environmental Policies

- (a) Architectural Design Guidelines shall be registered via Restrictive Covenant by the developer prior to final subdivision endorsement. The Guidelines shall include:**
 - i. Requirements for building sprinkling systems and**
 - ii. Site Development Guidelines**
- (b) The site development guidelines to be included as an appendix to the architectural design guidelines shall include:**
 - i. The construction and building envelope for each lot**
 - ii. An overall landscaping plan for the development**
 - iii. Mitigation measures based on the recommendations of the biophysical review prepared in support of this plan.**
- (c) The architectural design guidelines shall be implemented and enforced by the Developer.**

4.10 Neighbour Relations

The landowner surrounding three sides of the Plan Area farms the land and grazes cattle. The landowner has expressed concerns about negative effects on his cattle grazing by virtue of trespassing on his land by people and off-leash dogs. Future residents and visitors will need to be particularly aware they are living adjacent to a working ranch and should feel privileged to live in a rural setting. It is of particular importance for the success of Glendale Ranch that residents respect ongoing agricultural operations on their neighbour's land. Therefore, it will be incumbent upon visitors and residents to foster a culture of respect and prepare guidelines for appropriate behaviour in this regard. Appropriate fencing or other mechanisms will be implemented along the north boundary of Glendale Ranch to demarcate the quarter line and to discourage trespassing by humans and their pets.

4.10.1 Community Relations Policies

- a) The developer will, in consultation with the adjacent landowner, provide fencing and/or other effective mechanisms along the north boundary of SW16-26-3-W5M to discourage trespassing by people and off-leash dogs onto adjacent land.***

4.11 Plan Implementation

The actual redesignation, subdivision and development of Glendale Ranch will include discussion with the County and other stakeholders. The Conceptual Scheme and redesignation of the land-use bylaw to the R3 land-use District will be followed by a subdivision application and subsequent subdivision agreement.

Actual lot registration and site development will only occur once the County approves the subdivision agreement. The endorsement of the subdivision will require the following elements: a detailed stormwater management plan and a detailed road plan.

4.11.1 Implementation Policies

- a) Wherever possible site development will adhere to environmental recommendations identified in the Biophysical Review prepared by Corvidae Consulting Ltd.*

5.0 COMMUNITY CONSULTATION PROGRAM

The proponent conducted an open house on January 17, 2019 at the Bearspaw Hall. An invitation/ notification letter was sent to all landowners within 1 mile radius of the application.

Furthermore, the meeting was publicized in 2 issues of the Rocky View Weekly.

Approximately 18 people attended the open house. The landowners and consultant were on hand to listen to visitor comments and answer questions. A comment sheet was available for landowners to either fill out at the open house or return at a later date by mail or electronic means. Two written comments were received by the applicant.

Appendix A

COMPILED CONCEPTUAL SCHEME POLICIES

4.2.2 Overall Land-Use Policy

- a) The future land-use concept map is identified in Map 6. Future subdivision and development will be in accordance with the policies within this Plan and Maps 6 and 7.*
- b) The ASP Future Land-Use Concept Map is conceptual. Lot configuration and final road alignments will be designed prior to the subdivision approval stage. The actual size of lots will be determined at the subdivision approval stage in conformity with R-3 Land Use Bylaw Regulations.*
- c) Major deviations to the Conceptual Scheme design and policies will require an amendment to this Plan. Relaxations may be considered without an amendment where the reconfiguration of parcels, stormwater management options or road design would, in the opinion of the approving authority, maintain the overall intent of the plan policies.*

4.2.4 Single-Family Residential Policy

- a) Unless there is an amendment to this Plan, the Glendale Ranch concept will contain a maximum of 7 parcels, individual water wells and individual, on-site sewer service.*
- b) The internal access road will be maintained as a public road.*
- c) Single-family residential parcels will be a minimum of 4 hectares (9.88 acres) in size.*

4.3.3 Transportation Policy

- a) The public, internal subdivision road will be constructed by the developer to Rocky View County standards.*

- b) Access to the development will be provided as per Rocky View County requirements and the recommendations of the Transportation Impact Assessment (TIA).*
- c) At the time of subdivision approval, the developer will enter into an agreement to ensure that the road concept, as generally shown in Map 6, is constructed to County standards.*
- d) A potential second access to the east will be reserved through a road acquisition agreement at subdivision approval stage.*

4.4.1 Reserve Policy

- a) Municipal Reserve (MR) will be dedicated as cash in lieu as provided for in the Municipal Government Act.*

4.4.3 Existing Gas Pipeline Policy

- a) All buildings will require a minimum seven-metre setback from the edge of the gas transmission line right-of-way (Plan 355JK).*
- b) Development will not be allowed over Plan 355JK. except for driveway construction suitable for emergency vehicles and other large vehicles.*

4.5.2 Water Servicing Policies

- a) Water service to the Glendale Ranch development will be provided by individual wells in accordance with Provincial requirements.*
- b) The applicant will enter into a Deferred Servicing Agreement as a condition of subdivision approval outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing if and when such services become available.*
- c) While each water well meets requirements of the Water Act, a caveat will be registered on title at subdivision stage for parcels with wells producing below a defined yield.*

4.6.1 Wastewater Management Policy

- a) Individual wastewater treatment systems shall be constructed in accordance with Provincial requirements.*

4.7.3 Stormwater Management Policies

- a) A more detailed stormwater management plan will be prepared at subdivision approval stage. The plan will detail the drainage conveyance system and detention facilities as generally identified in Map 7 of this Conceptual Scheme.*
- b) Provisions will be made so that pre-development runoff rates and volumes from offsite areas through the development parcel will continue to flow through the site in its post development state.*
- c) Low Impact Development (LID) techniques and Best Management Practices (BMPs) will be implemented into the drainage plan and identified at the detailed subdivision design stage.*
- d) On-lot BMPs will encourage runoff to be filtered into the ground or to be used for irrigation, as it would in a natural state.*
- e) All residential parcels in the planning area will require rainwater storage cisterns for outside irrigation purposes. Each cistern will capture rainwater from residential downspouts and be equipped with frost protection and adequate pumping capacity.*

4.8.5 County and Private Services Policies

- a) The developer will provide fire protection measures to the satisfaction of the County.*
- b) All residential units will include fire sprinklers as part of architectural design guidelines.*
- c) Shallow utilities will be installed at development permit stage in consultation with all applicable utility providers.*

4.9.4 Architectural, Landscaping and Environmental Policies

(a) Architectural Design Guidelines shall be registered via Restrictive Covenant by the developer prior to final subdivision endorsement. The Guidelines shall include:

- i. Requirements for building sprinkling systems and
- ii. Site Development Guidelines

(b) The site development guidelines to be included as an appendix to the architectural design guidelines shall include:

- i. The construction and building envelope for each lot
- ii. An overall landscaping plan for the development
- iii. Mitigation measures based on the recommendations of the biophysical review prepared in support of this plan.

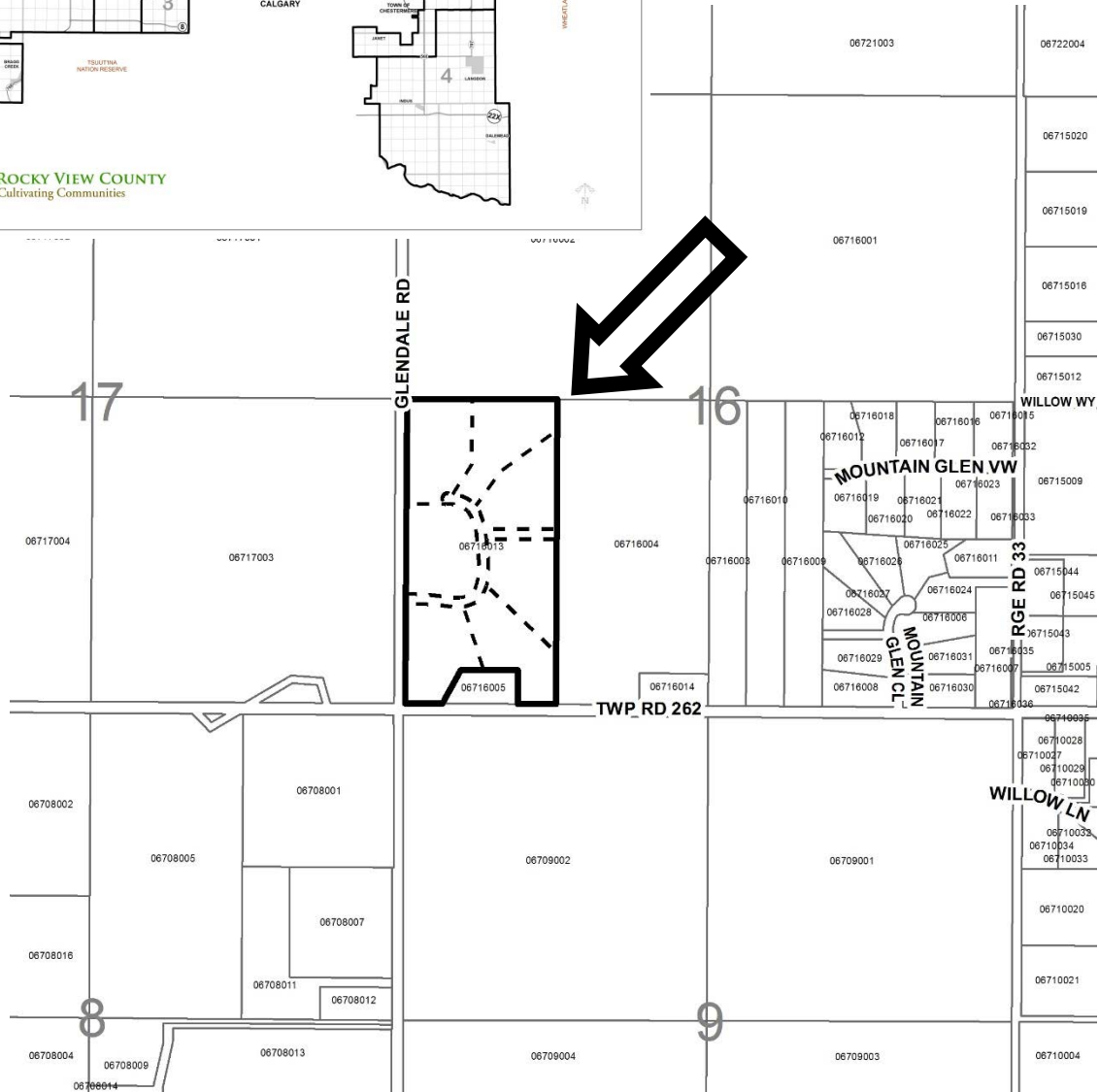
(c) The architectural design guidelines shall be implemented and enforced by the Developer.

4.10.1 Community Relations Policies

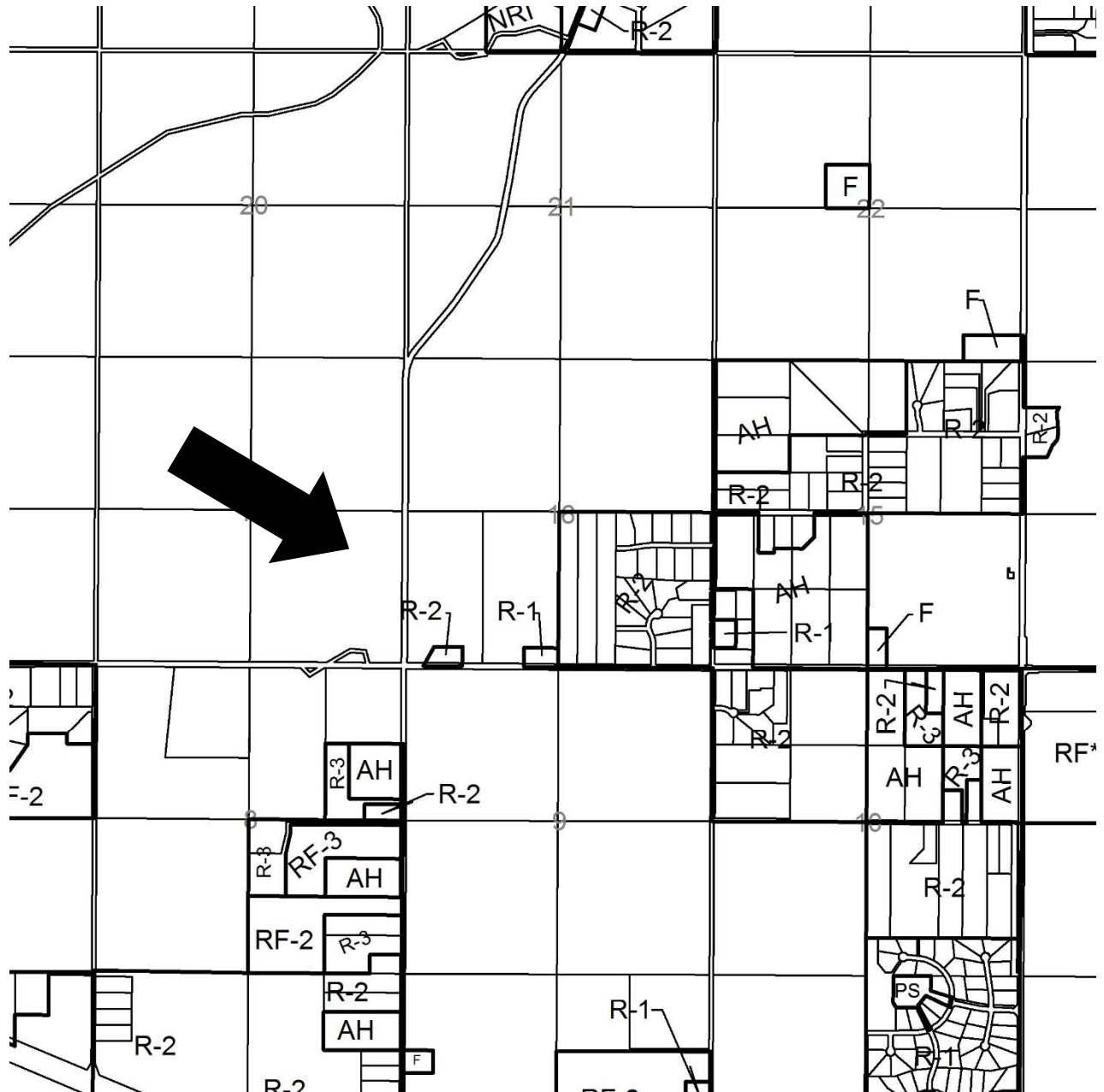
a) *The developer will, in consultation with the adjacent landowner, provide fencing and/or other effective mechanisms along the north boundary of SW16-26-3-W5M to discourage trespassing by people and off-leash dogs onto adjacent land.*

4.11.1 Implementation Policies

a) *Wherever possible site development will adhere to environmental recommendations identified in the Biophysical Review prepared by Corvidae Consulting Ltd.*

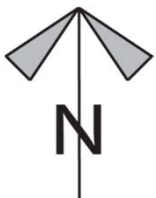


Date: June 27, 2019 **Division #** 9 **File:** 06716013



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

LAND USE MAP



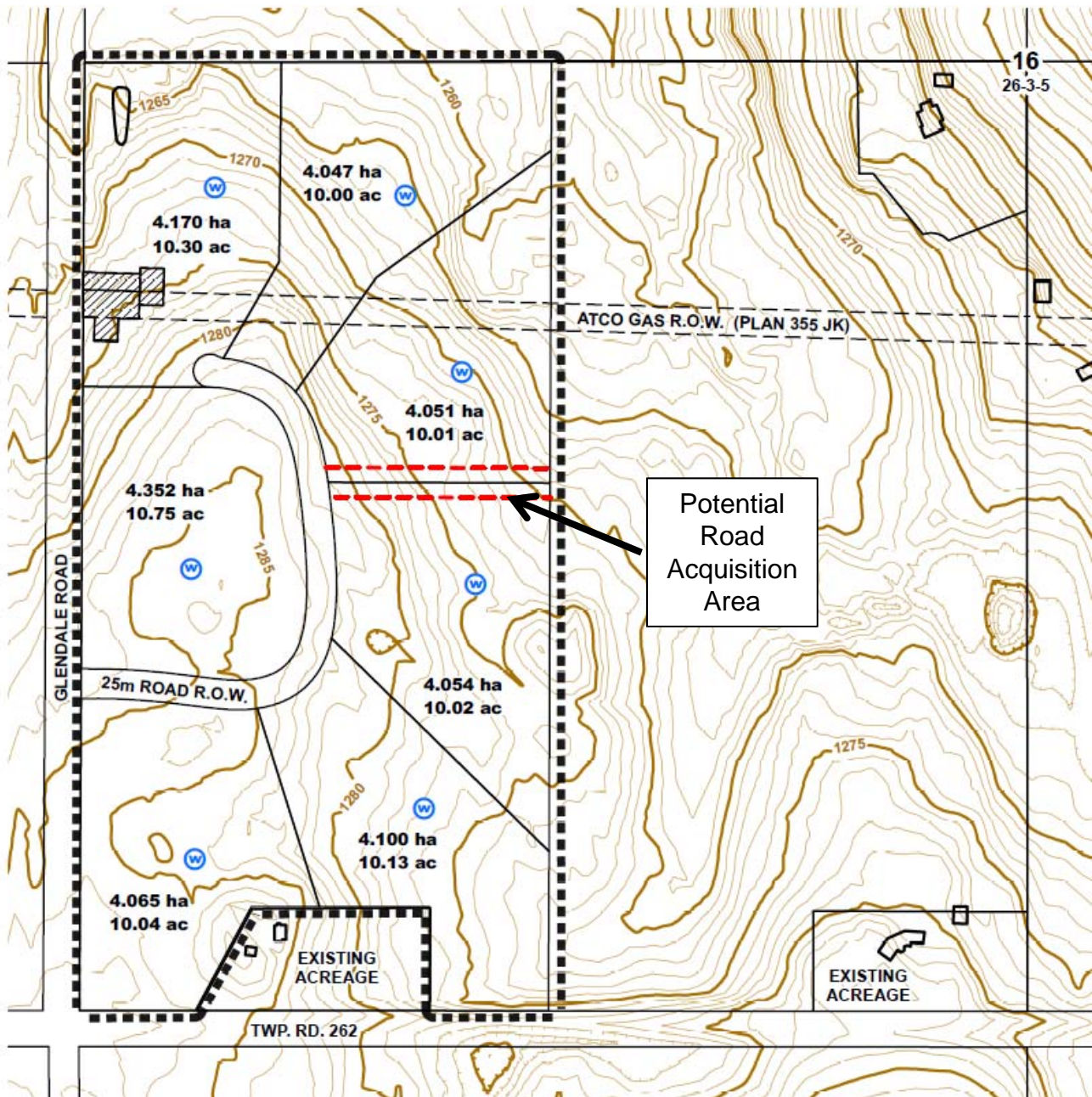
SW-16-26-03-W05M

Date: June 27, 2019

Division # 9

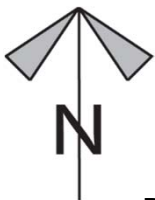
File: 06716013

Conceptual Scheme Proposal: To adopt the Glendale Ranch conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-16-26-03-W05M



DEVELOPMENT PROPOSAL

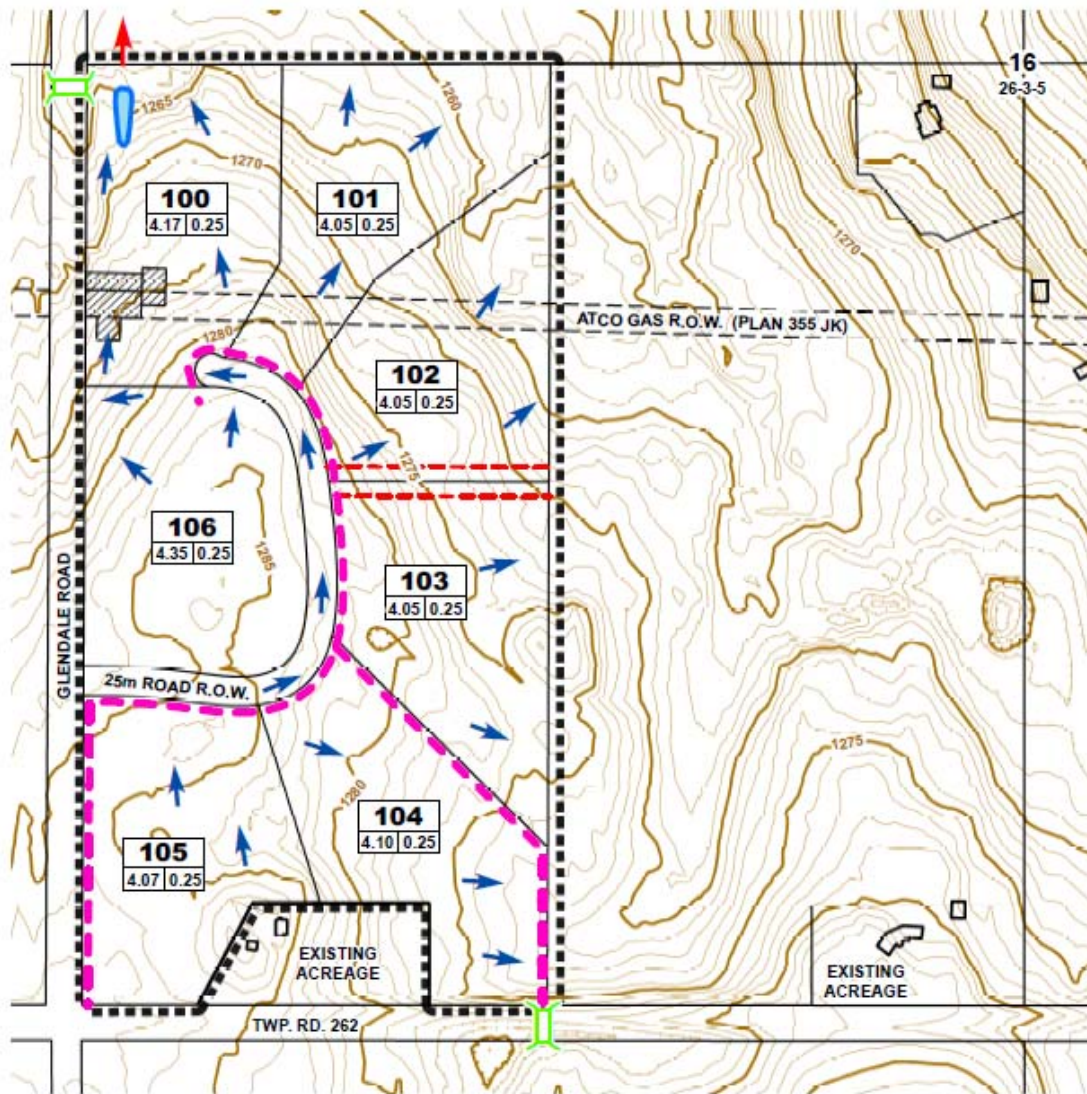
SW-16-26-03-W05M



Date: June 27, 2019

Division # 9

File: 06716013



- Legend**
- PLAN AREA BOUNDARY
 - EASEMENT OPTIONS FOR FUTURE RVWC PIPED WATERLINE EXTENSION
 - LAND SUBJECT TO POTENTIAL FUTURE ROAD ACQUISITION
 - UTILITY ROW
 - DESIGN EMERGENCY SPILL LOCATION (FUTURE)
 - DESIGN OVERLAND DRAINAGE DIRECTION
 - EXISTING CULVERT
 - CONTOUR (5m)
 - CONTOUR (1m)
 - EXISTING DUGOUT
 - 106
4.35 | 0.25 CATCHMENT NUMBER/
AREA (ha)/
RUNOFF COEFFICIENT



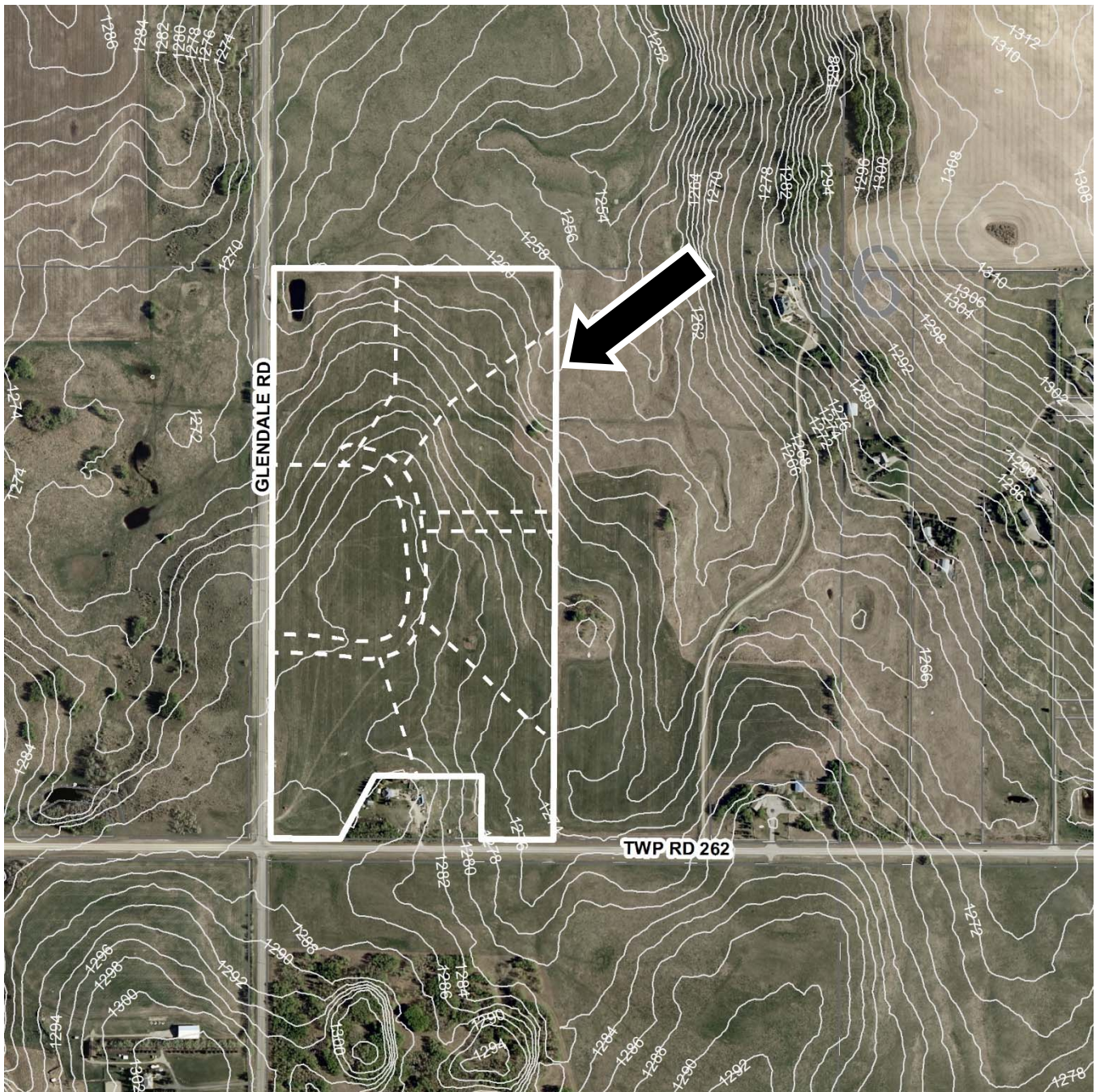
STORM WATER & SERVICING

SW-16-26-03-W05M

Date: June 27, 2019

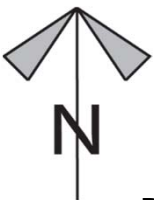
Division # 9

File: 06716013



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-16-26-03-W05M

Date: June 27, 2019

Division # 9

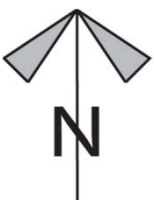
File: 06716013



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

AIR PHOTO

Spring 2018

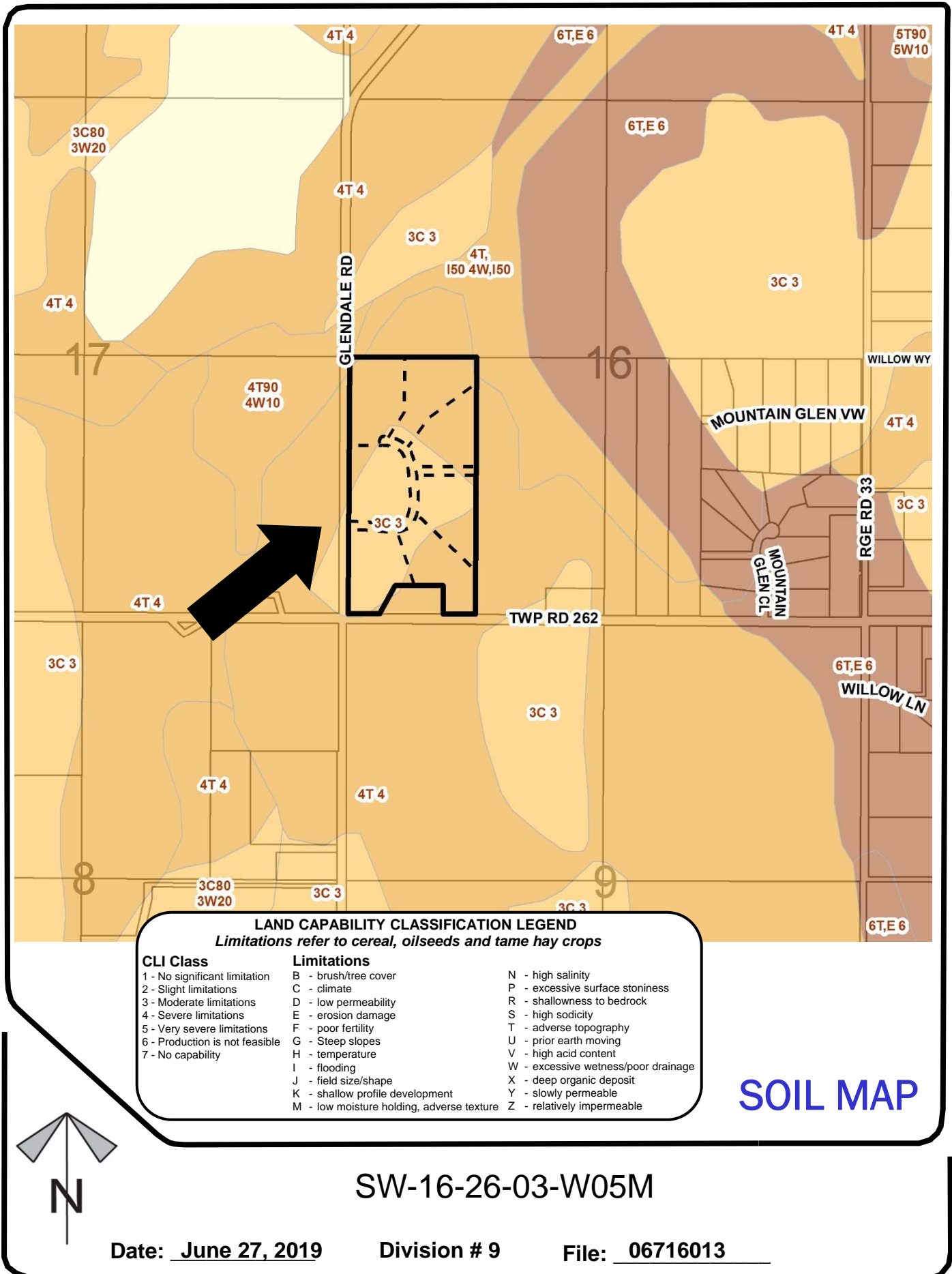


SW-16-26-03-W05M

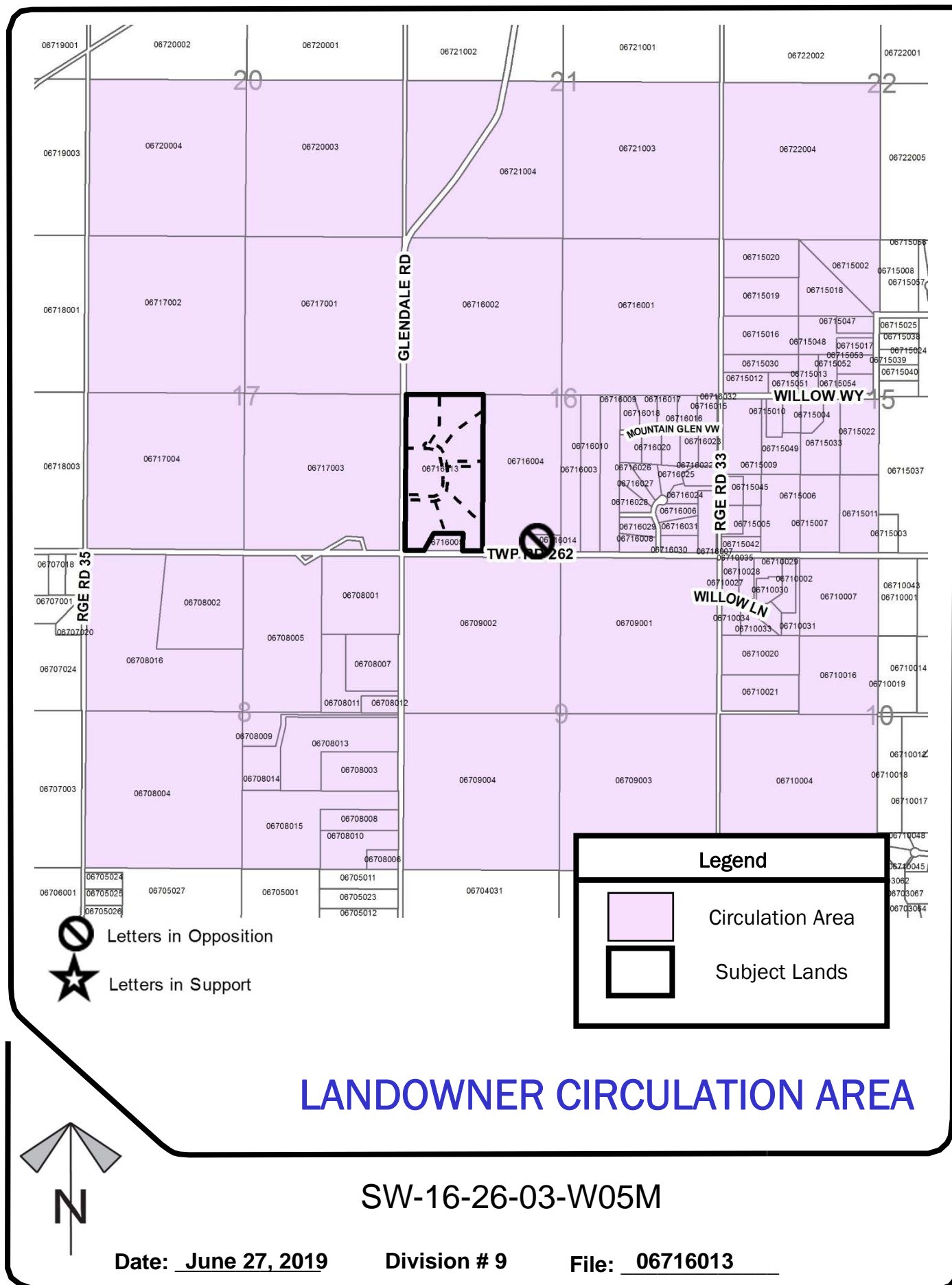
Date: June 27, 2019

Division # 9

File: 06716013



AGENDA
Page 120 of 353





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 9, 2019 **DIVISION:** 9

TIME: Morning Appointment

FILE: 06713016 **APPLICATION:** PL20180151

SUBJECT: Redesignation Item – Ranch and Farm District to Residential Three District

Note: This application should be considered in conjunction with PL20180152: Glendale Ranch Conceptual Scheme and Bearspaw Area Structure Plan Amendment Application

¹POLICY DIRECTION:

The application was evaluated with the policies of the County Plan and the Bearspaw Area Structure Plan (BASP).

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Residential Three District, in order to facilitate the creation of seven (7) single-detached homes on lots no less than ± 9.88 acres in size. The Glendale Ranch Conceptual Scheme (PL20180152) was submitted in conjunction with this application, in accordance with the policies of the Bearspaw Area Structure Plan (BASP).

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws; and
- All other technical matters required at this stage of the application process are satisfactory.

DATE APPLICATION RECEIVED: December 10, 2018
DATE DEEMED COMPLETE: March 27, 2019

PROPOSAL: To redesignate the subject lands from Ranch and Farm District (RF) to Residential Three District (R-3) in order to facilitate the creation of seven (7) single-detached homes on lots no less than ± 9.88 acres in size within a portion of SW-16-26-03-W05M.

LEGAL DESCRIPTION: SW-16-26-03-W05M

GENERAL LOCATION: Located at the northeast junction of Glendale Road and Township Road 262.

APPLICANT: Frank Liszczak

OWNERS: Lshall Ltd.

EXISTING LAND USE DESIGNATION: Ranch and Farm District

PROPOSED LAND USE DESIGNATION: Residential Three District

GROSS AREA: ± 74.70 acres

¹ Administration Resources

Paul Simon & Angela Yurkowski, Planning and Development Services

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

3C, 4T – Moderate to severe limitations due to climate and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 84 landowners in the area, from whom one letter in opposition was received in response. All responses are attached to Appendix 'D' within this report. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

July 23, 2017 Applications PL20140127/128 were submitted for the Glendale Ranch Conceptual Scheme, to facilitate the development of 46 one acre lots, and 32 units providing senior accommodation (semi-detached housing and/or cottage style compact cluster).

- This application was withdrawn by the applicant prior to a Public Hearing.

BACKGROUND:

The lands are currently undeveloped with no existing buildings or structures on site. The property fronts Township Road 262 to the south, and Glendale Road to the west. The subject lands are located within an area that consists of unsubdivided quarter sections and small country residential acreages, typically ranging in size from 4.00 acres – 20.00 acres.

This report focuses primarily on compatibility with the relevant statutory plans, while the associated conceptual scheme report focuses on the technical aspects of the proposal, including all development related considerations. As directed by the BASP, the conceptual scheme provides for a comprehensive overview of the proposed development, addressing matters such as transportation, servicing, storm water, reserves, and development on adjacent lands.

In support of the redesignation and conceptual scheme application, the following reports were submitted:

- Biophysical Impact Assessment;
- Geotechnical Investigation;
- Groundwater Supply Evaluation;
- Private Sewage Treatment System Report;
- Stormwater Management Report; and
- Traffic Impact Analysis.

In conjunction to the technical studies submitted, the Applicant held an Open House on January 17, 2019, at the Bearspaw Hall.

POLICY ANALYSIS:*County Plan (Bylaw C-7280-2013)*

Policy 10.1 states that Development within Bearspaw shall conform to the relevant area structure plan. The subject lands are located within the BASP, which is identified on Map 1 of the County Plan as a Country Residential (Area Structure Plan) area. The BASP provides a detailed policy framework to guide land use.

Bearspaw Area Structure Plan (Bylaw C-4129-1993)

Section 8 of the BASP addresses county residential development and phasing. The BASP also includes provisions for minimum parcel size, and requirements for conceptual scheme submissions. The Applicant has submitted a conceptual scheme that meets applicable requirements, and is pursuing a development form that is supported by the relevant policies of the BASP.



The proposed Conceptual Scheme meets the relevant policies of the BASP and is consistent with the intentions of the land use amendment. The Conceptual Scheme further addresses land use, utility servicing, access, environmental/biophysical considerations, and storm water management. The proposed redesignation meets the relevant objectives of the BASP for country residential development.

PROPOSED AMENDMENT TO BYLAW:

As per the Land Use Bylaw, the purpose and intent of the Residential Three District is to provide for a residential use on parcels which can accommodate residential, general agriculture uses, home-based businesses, and larger accessory buildings. The Residential Three District is the appropriate district for the intended parcel sizes and further development controls would be governed through the associated conceptual scheme.

CONCLUSION:

The lands are located within an area identified by the County Plan as suitable for Country Residential Development, that being the Bearspaw Area Structure Plan, and the application was evaluated in accordance with those plans. Administration determined that the proposal is consistent with the relevant plans, the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subsequent subdivision stage. Administration has determined that the application meets policy.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7896-2019 be given first reading.
 Motion #2 THAT Bylaw C-7896-2019 be given second reading.
 Motion #3 THAT Bylaw C-7896-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7896-2019 be given third and final reading.
- Option #2: THAT application PL20180151 be refused.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
 Community Development Services
 PS/llt

Chief Administrative Officer

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7896-2019 and Schedule ‘A’
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Transportation	Alberta Transportation has no concerns or requirements with respect to this proposal, which is greater than 1600 metres from a provincial highway.
Alberta Energy Regulator	No comments received.
Alberta Health Services	<p>Alberta Health Services (AHS) understands that this application is proposing to re-designate the subject lands from Ranch and Farm District (RF) to Residential Three District (R-3) in order to facilitate the creation of seven single-detached homes on lots of no less than 4 hectares AND adopt the proposed Glendale Ranch Conceptual Scheme.</p> <p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The Executive Summary section of the proposed Glendale Ranch Conceptual Scheme states that, <p>...the developer has also retained an existing “capacity unit” from the Rocky View Water Coop (RVWC) for each proposed parcel. This provides the option for each lot owner to connect to a looped waterline system extension west along Township Road 262 and south along Glendale Road at some point in the future.”</p> <p>However, the planned drinking water supply is individual wells with varying water quality (i.e., elevated levels of total dissolved solids, iron, manganese and fluoride) that will require treatment to meet acceptable drinking water standards.</p> <p>Whenever possible, AHS supports the regionalization of potable water and wastewater utilities; in particular, the connection to existing Alberta Environment and Parks-approved municipal or regional systems. If this development is approved with individual wells to provide drinking water,</p>

AGENCY	COMMENTS
	<p>please note that the drinking water source(s) should conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003.</p> <p>2. Also note that any proposed private sewage disposal system(s) must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Public Utility</i>	
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.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	No comments on PL20180151.
Town of Cochrane	We have received and reviewed your letter to provide comments for the above application for a redesignation to create 7 single-detached homes on lots no less than 4.00 hectares (9.88acres)



AGENCY	COMMENTS
	<p>in size from Ranch and Farm District (RF) to Residential Three District (R-3).</p> <p>The lands located at the northeast junction of Glendale Road and Township Road 262 are within the 3.2kms from the Town boundary identified in the Intermunicipal Development Plan area for referral.</p> <p>The Town of Cochrane has no issues or concerns with the proposed re-designation of the above-mentioned lands and appreciates the opportunity to review the application and provide comments.</p>
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Agricultural Fieldman	No comments received.
Rocky View Recreation Board (All)	The Bears paw Glendale Recreation District Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>Application PL20180151- Redesignation:</p> <p>There are no concerns with the land use redesignation application as presented.</p> <p>Application PL20180152- Conceptual Scheme:</p> <p>Pursuant to Policy 4.4.1 of the presented Glendale Ranch Conceptual Scheme which indicates: <i>"Municipal Reserve (MR) will be dedicated as cash in lieu as provided for in the Municipal Government Act."</i> As there are no planned parks, open space or active transportation networks affected; there are no concerns with the proposal to provide cash in lieu of reserve dedication. Applicable cash in lieu calculation and compensation is to be in accordance to the terms of the Municipal Government Act.</p>
Development Authority	No comments received.
Agriculture and Environment Services	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No concerns at this time.
Development Compliance	No concerns.



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="618 281 729 308">General</p> <ul style="list-style-type: none"> <li data-bbox="618 331 1463 464">• As a condition of future 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: <ul style="list-style-type: none"> <li data-bbox="724 468 1463 632">a) Construction of a public internal road system (Country Residential Road) including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with the County Servicing Standards; <li data-bbox="724 636 1425 699">b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; <li data-bbox="724 703 1430 898">c) Construction of storm water facilities in accordance with the recommendations of an approved Site Specific Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Plan. <li data-bbox="724 903 1411 1003">d) Installation of other shallow utilities necessary to support the development including power, natural gas, and telephone lines <li data-bbox="618 1008 1435 1171">• As a condition of subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater, storm water and potable water servicing when such services become available. <li data-bbox="618 1176 1414 1239">• <i>Please see separate ES comments to the Conceptual Scheme Document</i> <p data-bbox="618 1260 1195 1287">Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> <li data-bbox="618 1310 1463 1873">• The applicant has submitted a Geotechnical Investigation prepared by Sabatini Earth Technologies Inc. in 2010. The findings of the report indicated soil condition were adequate to accommodate residential development including building foundations and road construction. Additionally, a high groundwater table was not detected at the time of drilling. The report does not however provide comment on slope stability for the subject lands, however the slope assessment map submitted with the Conceptual Scheme identifies a small portion of the subject lands with slopes in excess of 15%. <ul style="list-style-type: none"> <li data-bbox="716 1680 1446 1873">○ At future subdivision stage, the applicant will be required to provide a limited scope slope stability assessment for the locations on the subject lands which exceed 15% slope. This shall provide setback limits or recommendations for development on the slopes based on a recommended factor of safety.



AGENCY	COMMENTS
	<p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The applicant submitted a Traffic Impact Assessment prepared by McElhanney Consulting Services dated September 2018. This TIA noted that poor operations (LOS F) for certain movements are expected by the 2020 and 2040 horizons at Highway 1A and Glendale Road, however this is related to background traffic growth. The proposed development will generate very low volumes of traffic therefore will not have a measurable impact to traffic in the area. • The applicant is proposing two additional access points off of Glendale Road. In accordance with the County's Road Access Control Policy (Policy #410), subdivision application is to be reviewed to ensure they do not unnecessarily increase the number of access points to County Roads. Engineering therefore recommends that the layout be modified to a dead end road with a cul-de-sac, rather than a through road. This will reduce the number of access points to one (1) access point off of Glendale Road. • At future subdivision stage, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a Country Residential Road in accordance with the County Servicing Standards. • The County's long range transportation study under the current Transportation Offsite Levy Bylaw (C-7356-2014) identifies Township Road 262 as a Network B Road requiring 30m right of way. The existing right of way is 30m therefore no future road dedication is required. <ul style="list-style-type: none"> ○ The applicant should be advised that the proposed changes to the Transportation Offsite Levy Bylaw identify Glendale Road as a future Network A road requiring 36m ROW. Therefore, should the new TOL bylaw be adopted by Council prior to approval of future subdivision, the applicant will be required to dedicate 3m along the entire west boundary of the site for future road widening as a condition of subdivision. • 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, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant is proposing to service the future lots by individual septic system and has submitted a Level 4 PSTS report prepared by Groundwater Information Technologies. The PSTS report confirms that the soil conditions on site are



AGENCY	COMMENTS
	<p>suitable for traditional septic fields receiving primary or secondary treated effluent.</p> <ul style="list-style-type: none"> ○ In accordance with County Policy 449, for residential developments relying on PSTS where lot sizes are equal to or greater than 4 acres but less than 10 acres, the County encourages the use of Packaged Sewage Treatment Plant methods that meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in Procedure 449, but permits the use of conventional PSTS systems unless a Packaged Treatment System is recommended by the Assessment conducted under the Model Process. • At future subdivision stage, the Owner shall enter into a Development Agreement/Site Improvement Services Agreement for the construction of packaged sewage treatment systems on each lot, in accordance with the Almour Geotechnical Report and County Policy 449. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The County's preferred servicing solution for potable water is tie in to a piped water system. Currently the applicant is proposing to utilize groundwater wells however has committed to reserving capacity from the nearby Rocky View Water Co-op (with servicing located in the adjacent quarter section). • County Policy 415 states that the County is committed to taking all reasonable steps to support long-term, safe and reliable potable water supply for its residents. The Bearspaw Area Structure Plan does not require that proposed development be tied into piped infrastructure, although Policy 8.9.5 of the ASP states that where the Municipality considers it appropriate, the extension of infrastructure shall be the responsibility of the applicant. At this time due to the number of lots proposed and the proximity to the existing water co-op, the applicant's proposal to utilize groundwater wells meets the requirements of County Policy <u>subject to the demonstration of adequate groundwater supply</u>. Engineering recommends that a deferred service agreement be placed on title to require future landowners of the requirement to connect to regional water servicing when it becomes available • The Applicant has submitted Groundwater Supply Evaluation Reports complete with well drillers and aquifer testing to support their proposal. A total of 7 new wells which have been drilled on the subject lands (one for each of the proposed lots).



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ <i>Engineering has comments to the groundwater evaluations submitted in relation to pump rates, drawdowns, aquifer productivity and water quality. These comments shall be addressed prior to moving forward to Council.</i> <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The applicant has submitted a Conceptual Stormwater Management Plan prepared by McElhanney Consulting dated October 2018. This report provides recommendation for on-lot BMPs as well as end of pipe solutions (retention ponds) that will ensure post development flows from the site will closely mimic the pre-development conditions. The report is conceptual in nature and an updated Site Specific Stormwater Plan that meets the requirement of the County Servicing Standards and the Bearspaw Glenbow MDP will be required at future subdivision stage. <ul style="list-style-type: none"> ○ The storm water management concept is proposing individual lot rainwater harvesting and storage to be used for irrigation. While this concept aligns with the recommendations of the Bearspaw Glenbow Master Drainage Plan, based on County experience, individual lot solutions have not proven to be the most successful mechanism for storm water management as it places a high level of responsibility on the home builder/lot owner and requires long term operation and maintenance by the homeowner. Engineering therefore recommends a centralized solution be considered at future subdivision stage to ensure the long term success of the storm water management concept. • At future subdivision stage, the applicant will be required to enter into a Development Agreement for any storm water infrastructure required as a result of the development and outlined in the final approved Storm Water Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. • The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure including registration of the facilities and discharge. <p>Environmental</p> <ul style="list-style-type: none"> • A BIA was undertaken on the subject lands by Corvidae Consulting in 2017. The BIA identified potential impacts and associated mitigation measures which are recommended to be implemented at future subdivision and construction phases of the project. These recommendations have generally been followed as part of the proposed Conceptual Scheme.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The BIA classified the existing water body in the far NW corner of the land as a manmade Class V wetland. Alterations to this wetland, if required as part of the detailed Site Specific Storm Water Plan, will require the approval from AEP.
Maintenance	No comments received.
Utility Services	No concerns.
Capital Project Management	No concerns.
Transportation Services	<p>Recommend removal of the 2 existing field approaches (currently positioned 40 m and 620 m north of Twp. Rd. 262) that currently provide access off Glendale Road onto the said lands. Proposed new access road construction to the said lands makes the 2 (two) existing field approaches redundant.</p> <p>Applicant to confirm if mailbox pullout area is required to service the new lots. If required, to be constructed to current County Servicing Standards.</p>
Solid Waste & Recycling	No comments received.

Circulation date: December 20, 2018 – January 15, 2019



BYLAW C-7896-2019

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-7896-2019.

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. 67 and No. 67-SW of Bylaw C-4841-97 be amended by redesignating a portion of SW-16-26-03-W05M from Ranch and Farm District to Residential Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SW-16-26-03-W05M is hereby redesignated to Residential Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7896-2019 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: 9
File: 06716013/ PL20180151

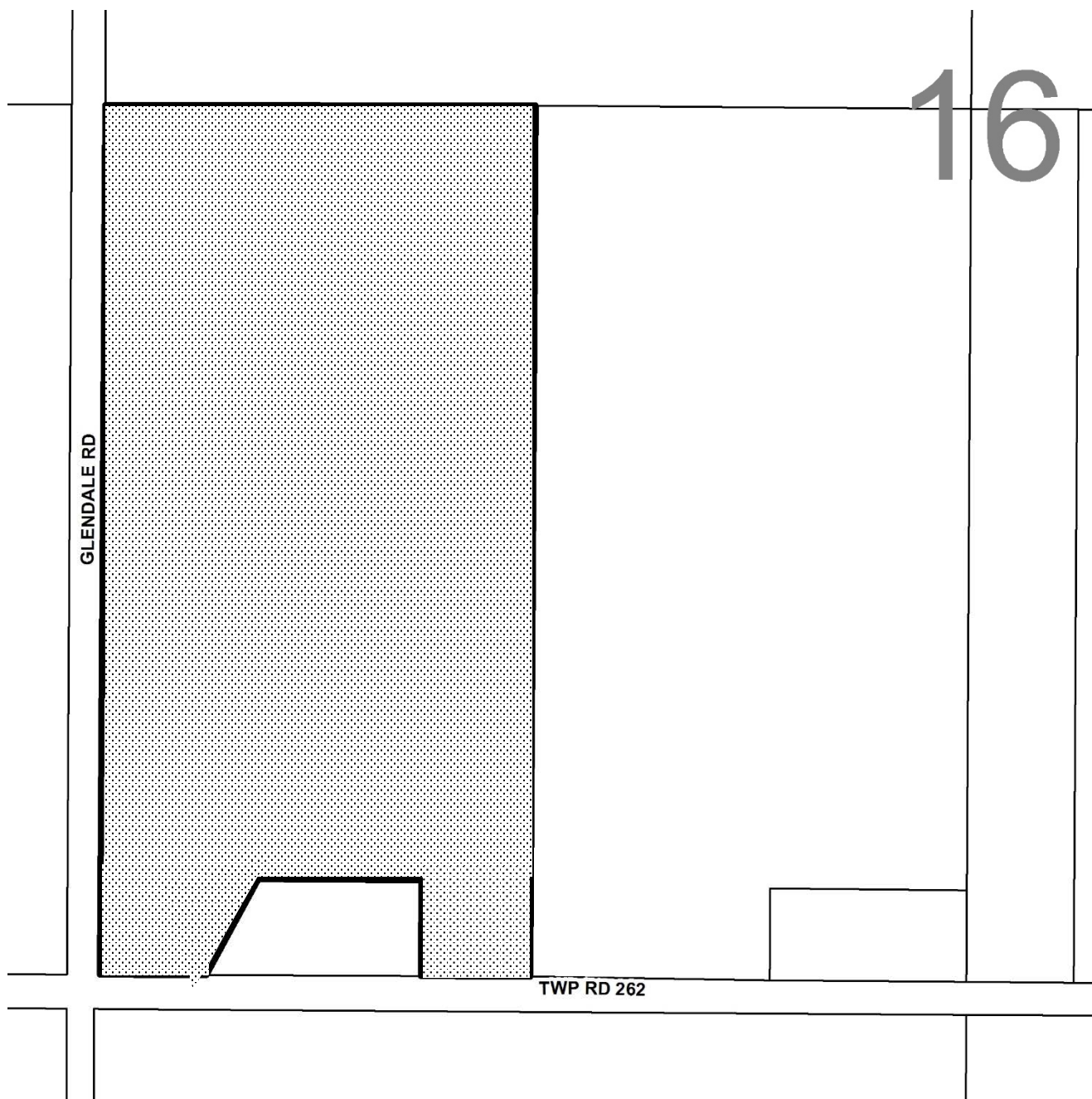
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20XX</i>
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 20XX</i>
READ A THIRD TIME IN COUNCIL this	day of	, 20XX

Reeve

CAO or Designate

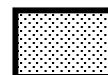
Date Bylaw Signed

SCHEDULE 'A'
BYLAW C-7896-2019



AMENDMENT

FROM Ranch and Farm District TO Residential Three District



Subject Land _____

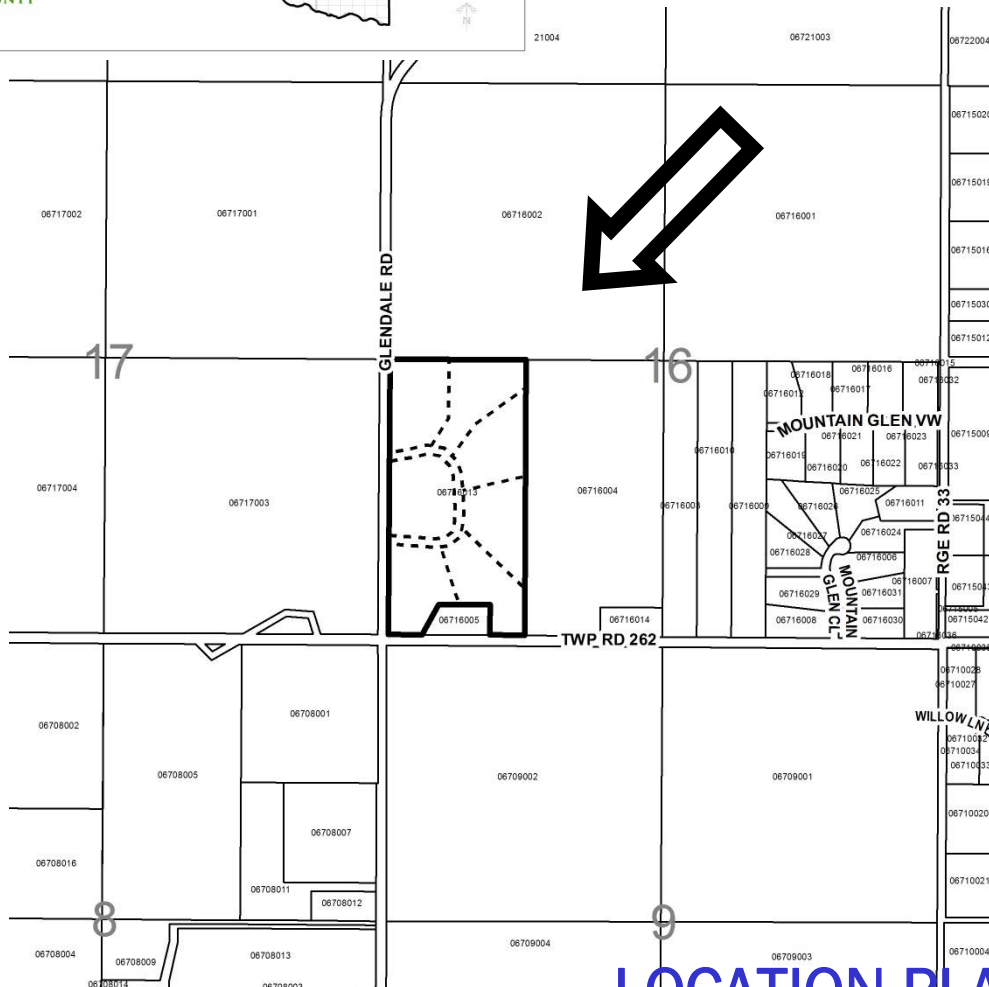
LEGAL DESCRIPTION: Portion of SW-16-26-03-W05M

FILE: PL20180151/06716013

DIVISION: 9

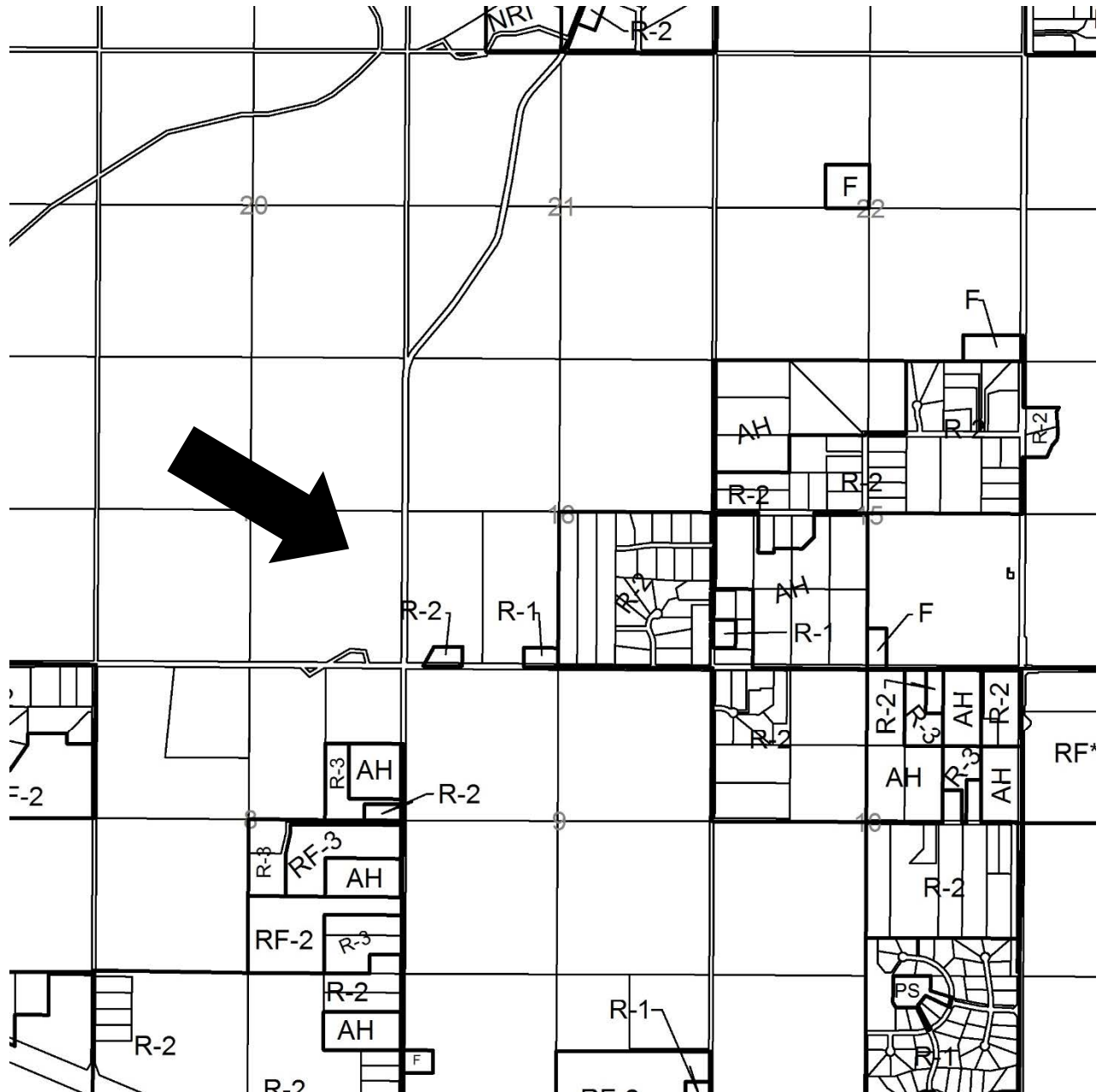


ROCKY VIEW COUNTY
Cultivating Communities



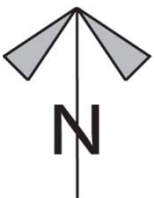
LOCATION PLAN

File: 06716013



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

LAND USE MAP



SW-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

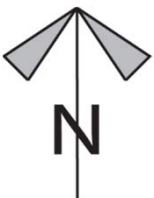
File: 06716013

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Residential Three District (R-3) in order to facilitate the creation of seven (7) single-detached homes on lots no less than ± 4.00 hectares (± 9.88 acres) in size

GLENDALE RD

TWP RD 262

DEVELOPMENT PROPOSAL



SW-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

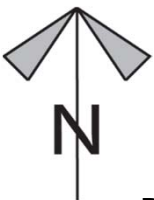
File: 06716013



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-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

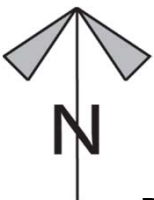
File: 06716013



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

AIR PHOTO

Spring 2018

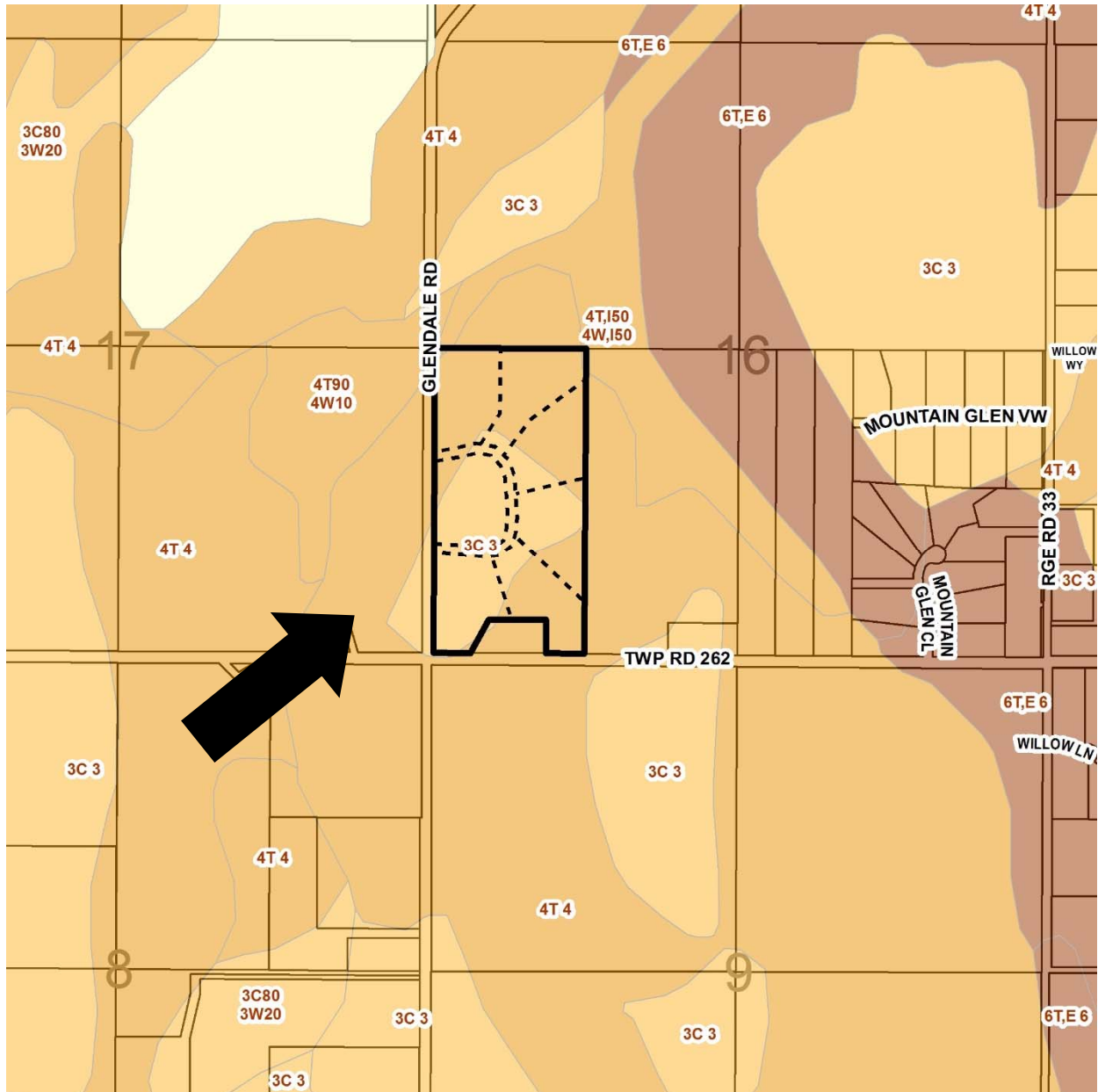


SW-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

File: 06716013



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

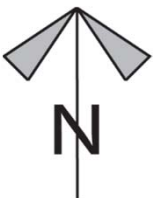
CLI Class

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

Limitations

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

SOIL MAP

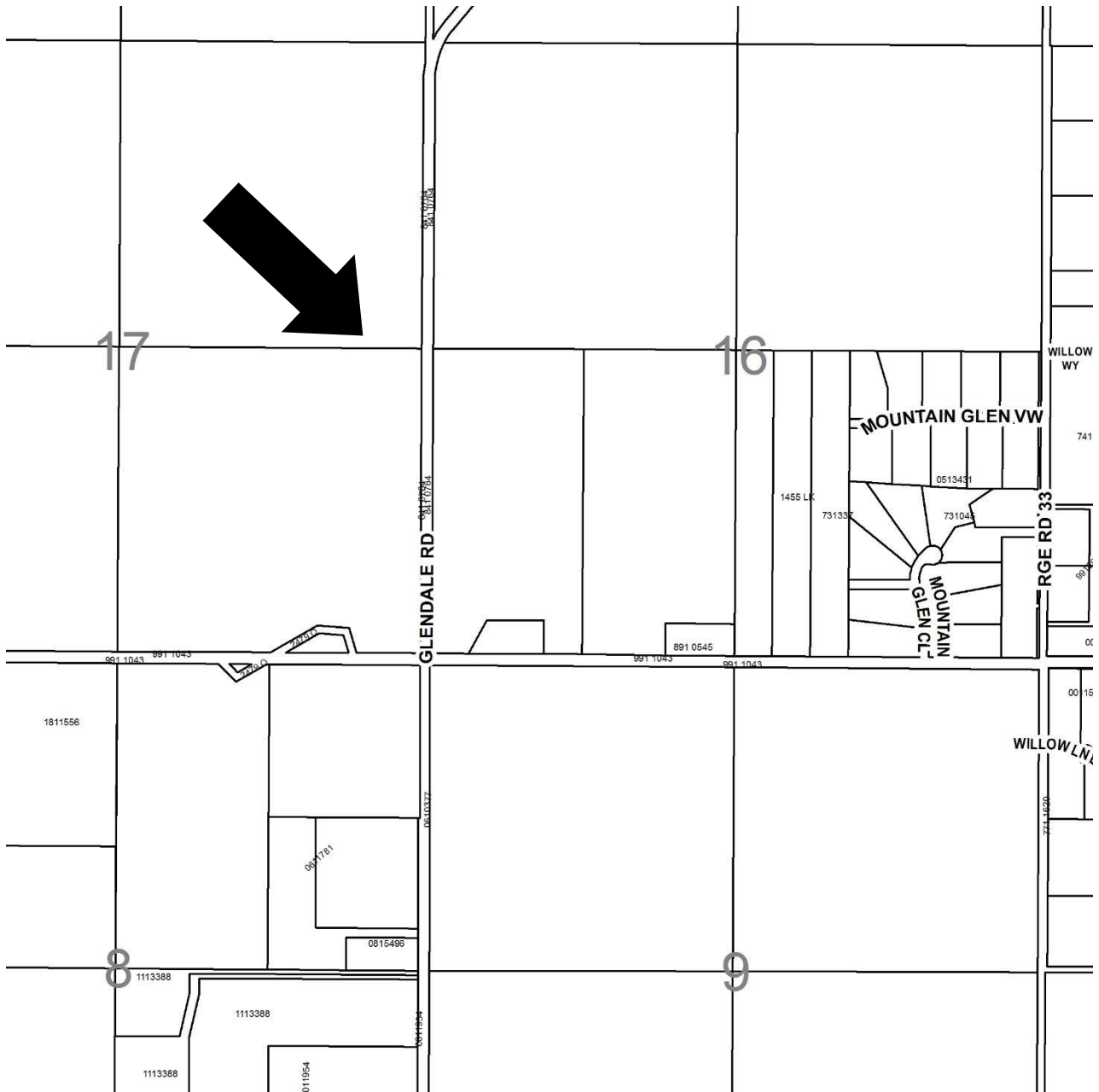


SW-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

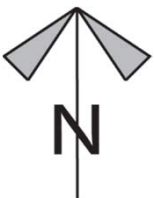
File: 06716013

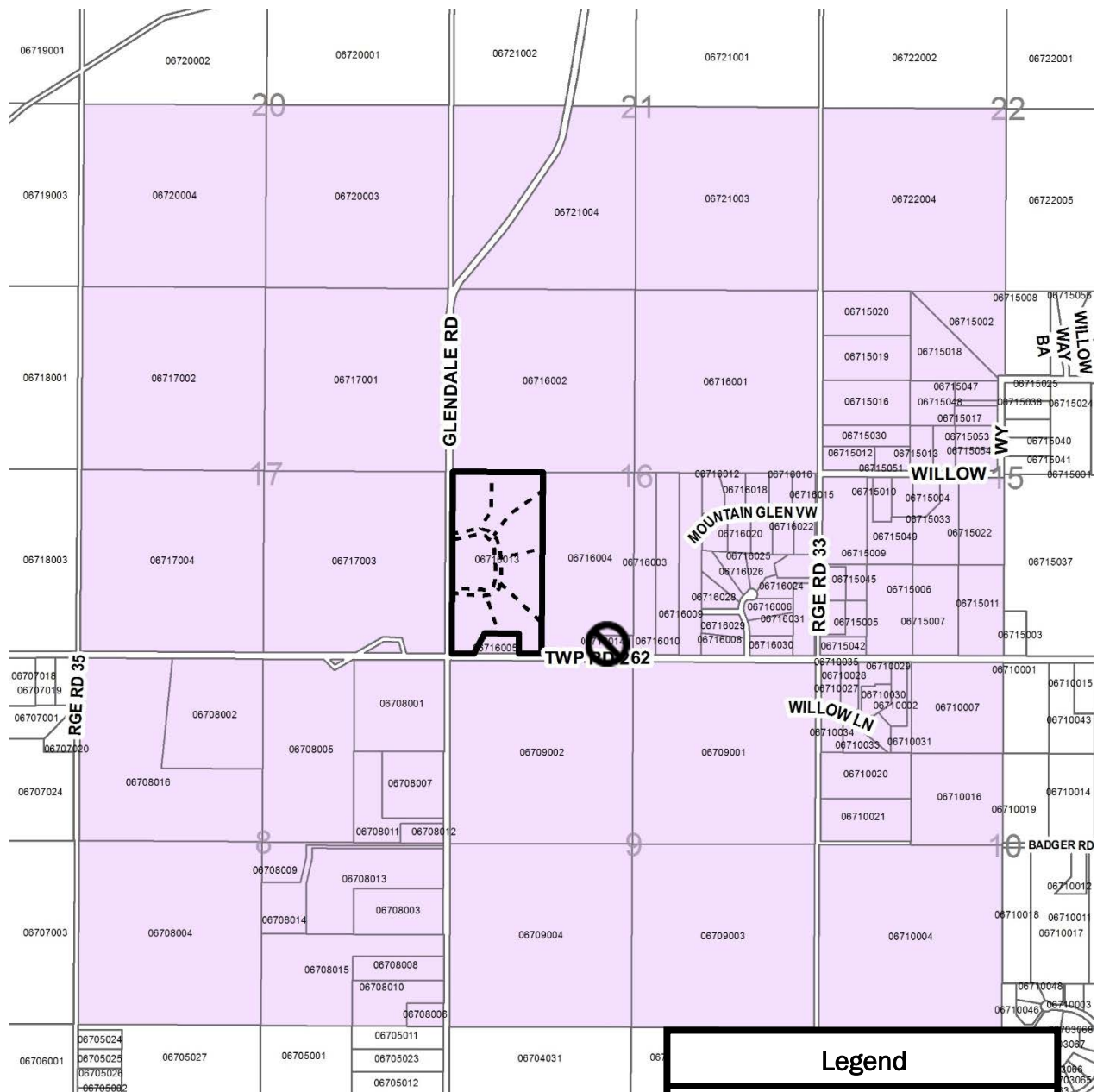
**Legend – Plan numbers**



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

HISTORIC SUBDIVISION MAP

SW-16-26-03-W05M

Date: Dec 17, 2018Division # 9File: 06716013



 Letters in Opposition
 Letters in Support

Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SW-16-26-03-W05M

Date: Dec 17, 2018

Division # 9

File: 06716013

January 10, 2019

PSimon@rockyview.ca

ROCKY VIEW COUNTY

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

Attn: Paul Simon
Planning Services Department

RE: File Number 06716013
Application Number PL20180151/52

We have a concern with respect to the availability of water. Our well tested at a rate of 3.9 gallons per minutes on March 17, 2004. That is not exactly a gusher. We understand that 7 wells have been drilled on the proposed development. Is a copy of the location, measured flow rate and chemical analysis available for each of the wells? If so, how do we acquire a copy?

We don't know how the aforesaid wells are related to the aquifer our well produces from. However, when the wells were drilled our neighbor, Fred Struck in the W1/2 SW16, encountered dirty well water from kitchen taps and when he flushed the toilet.

The indication is that clean water should be piped to the development in order to avoid problems in trying to achieve a sufficient volume of water and to avoid possible contamination of the supply.

Thank you.

Yours Truly,



Gary & Helene Litschke

Res [REDACTED]
Wrk [REDACTED]
Fax [REDACTED]
Email: [REDACTED]

Lori-Lee Turcotte

From: Gary Litschke [REDACTED]
Sent: Tuesday, January 15, 2019 11:55 AM
To: Paul Simon
Subject: RE: File Number 06716013 Application #PL20181515/52

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Paul,

My submission is a letter of opposition because of concern about the continued availability of a sufficient supply of well water at this address.

The municipal address here is:

Plan 8910545, Lot 1 RR 2
SW 1/4 Sec 16 Twp 26 Rge 3 W5M

Acreage Site 33144 Twp Rd 262
Cochrane, Alberta
T4C 2E9

Thank you.

Gary Litschke

Wrk [REDACTED]
Res [REDACTED]
Fax [REDACTED]
Email [REDACTED]

-----Original Message-----

From: PSimon@rockyview.ca [mailto:PSimon@rockyview.ca]
Sent: January-11-19 8:28 AM
To: Gary Litschke [REDACTED]
Subject: RE: File Number 06716013 Application #PL20181515/52

Hi Gary,

I confirm I received your submission. Is this intended to be a letter of opposition, letter in support, or letter for information purposes? Also, as we map those in support/opposition, what is your municipal address?

If you are seeking to get technical details submitted with the application, a FOIP request can be submitted here:

[https://us-east-](https://us-east-2.protection.sophos.com?d=rockyview.ca&u=aHR0cHM6Ly93d3cucm9ja3I2aWV3LmNhL0NvdW50eVNIcnZpY2VzL1JIY29)

[2.protection.sophos.com?d=rockyview.ca&u=aHR0cHM6Ly93d3cucm9ja3I2aWV3LmNhL0NvdW50eVNIcnZpY2VzL1JIY29](https://us-east-2.protection.sophos.com?d=rockyview.ca&u=aHR0cHM6Ly93d3cucm9ja3I2aWV3LmNhL0NvdW50eVNIcnZpY2VzL1JIY29)

yZFJlcXVlc3RzLmFzcHg=&e=Z2FyeWxAZ2VvZGF0YS14LmNvbQ==&t=bStzUIRBb3JrSWZqSUx0ckJVQUhscnVOMjNpUnpHY
0EwK3NZbkdmNi9kUT0=

Thanks in advance,

PAUL SIMON, RPP, MCIP
Planner | Planning & Development Services

ROCKY VIEW COUNTY

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

Phone: 403-520-6285 | Fax: 403-277-3066

psimon@rockyview.ca | [https://us-east-](https://us-east-2.protection.sophos.com?d=rockyview.ca&u=d3d3LnJvY2t5dmllldy5jYQ==&e=Z2FyeWxAZ2VvZGF0YS14LmNvbQ==&t=RjdPZjdRcUVlZVY2WUVjdlkydmtnZnRaMFJ4WG92NzhkYzAwdXlmN1RSQT0=)

[2.protection.sophos.com?d=rockyview.ca&u=d3d3LnJvY2t5dmllldy5jYQ==&e=Z2FyeWxAZ2VvZGF0YS14LmNvbQ==&t=Rj
dPZjdRcUVlZVY2WUVjdlkydmtnZnRaMFJ4WG92NzhkYzAwdXlmN1RSQT0=](https://us-east-2.protection.sophos.com?d=rockyview.ca&u=d3d3LnJvY2t5dmllldy5jYQ==&e=Z2FyeWxAZ2VvZGF0YS14LmNvbQ==&t=RjdPZjdRcUVlZVY2WUVjdlkydmtnZnRaMFJ4WG92NzhkYzAwdXlmN1RSQT0=)

This email, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Gary Litschke [REDACTED]

Sent: Thursday, January 10, 2019 4:20 PM

To: Paul Simon

Subject: File Number 06716013 Application #PL20181515/52

Please see letter attached.

Thank you.



BUILDING SERVICES

TO: Council

DATE: July 9, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Quarterly Report: Building Services

¹EXECUTIVE SUMMARY:

Building Services has prepared this installment of quarterly statistics for Council's information. The numbers presented are representative of the year to date, and will be updated on a quarterly basis going forward.

BACKGROUND:

The purpose of this report is to provide quarterly reports the Community Development Services Division. To implement this process, this first installment highlights the year-to-date statistics from Building Services. This report is provided as information, and no further direction is required of Council.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT the Building Services Year-to-Date report submission, as presented in Attachment 'A', be received as information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A': 2019 Year-to-Date report – Building Services

¹ **Administration Resources**
Brock Beach, Building Services



ATTACHMENT 'A': Building Services Year to Date Report

Building Services experienced an overall decrease of 17% in the total number of building permits in the 2nd quarter of 2019 compared to the 2nd quarter of 2018. Construction values for all project types within the same time frame decreased by 55%. A large portion of the construction value decrease can be contributed to the Amazon facility, which was \$65 million in early 2018; so far in 2019, there has not been a project of this scale and size. Table 1 below shows the total number of building permits issued and the associated construction value within the first two quarters of 2019 and yearly back to 2010. These permits were for dwelling units, other residential permits (Additions, renovations, decks, garages, etc.), and non-residential permits (commercial, industrial or institutional buildings).

Tracking the total number of building permits issued each year provides a good indicator of how well the development or construction industry is doing. These statistics allow Building Services to see whether the construction industry is trending up or down in any specific time period and whether the department is adequately staffed.

Table 1: Building Permit Totals

All Building Permits		
Year	Total Number of Permits	Total Value of Construction
2019 Q1 & Q2*	443	\$99,708,140
2018	1,056	\$412,411,486
2017	1,072	\$294,983,605
2016	976	\$299,718,895
2015	997	\$333,090,027
2014	1,049	\$415,579,403
2013	788	\$317,050,985
2012	875	\$295,313,553
2011	754	\$288,664,488
2010	857	\$246,898,789

Note: Construction values rounded to the nearest dollar.

Q2- Year to Date – Stats as of June 19, 2019*



In addition to tracking the number of building permits issued, Building Services has added the average time it takes to process a building permit application (see Table 2). Collecting and monitoring this data will assist in evaluating the impacts that an increase in building permits processed will have on turn-around times for permit issuance. This information will be used to address any service gaps and to make improvements in the delivery of customer service.

Building Services is committed to Customer Service Excellence and strives to review, process, and issue building permits in an efficient and timely manner. The review and processing time may vary depending on higher volumes associated with the different seasons and the type of construction being proposed with some permit applications being processed the same day (at the counter) and others taking up to three weeks. Building Services is monitoring the application process to make improvements to increase efficiency.

Building Services has seen a slight increase in processing times over 2018, with an average of 6 days for commercial permit issuance, and an average of 15 days for residential permit issuance. These timelines are well within the Quality Management Plan, and will continue to be monitored for the remainder of 2019.

Table 2: Average Number of Days to Process Permits

Year	Commercial	Residential –New	Residential - Other
2018 Q1 & Q2	4	12	2
2019 Q1 & Q2*	6	15	1

During 2019, the County experienced the highest volume of commercial growth in East Balzac with many tenant improvements within New Horizon Mall, as well as a Tim Horton's distribution center in the CN logistics business park. The largest volume of residential growth during this same time frame has been on the west side of the County, particularly in the Harmony Development in Springbank.



Percentage of Building Permit applications per Division

The percentage of residential and commercial applications per division are depicted in the following Figure and Table, and are discussed in detail in the following subsections.

Figure 1: Percentage of Building Permit applications per Division

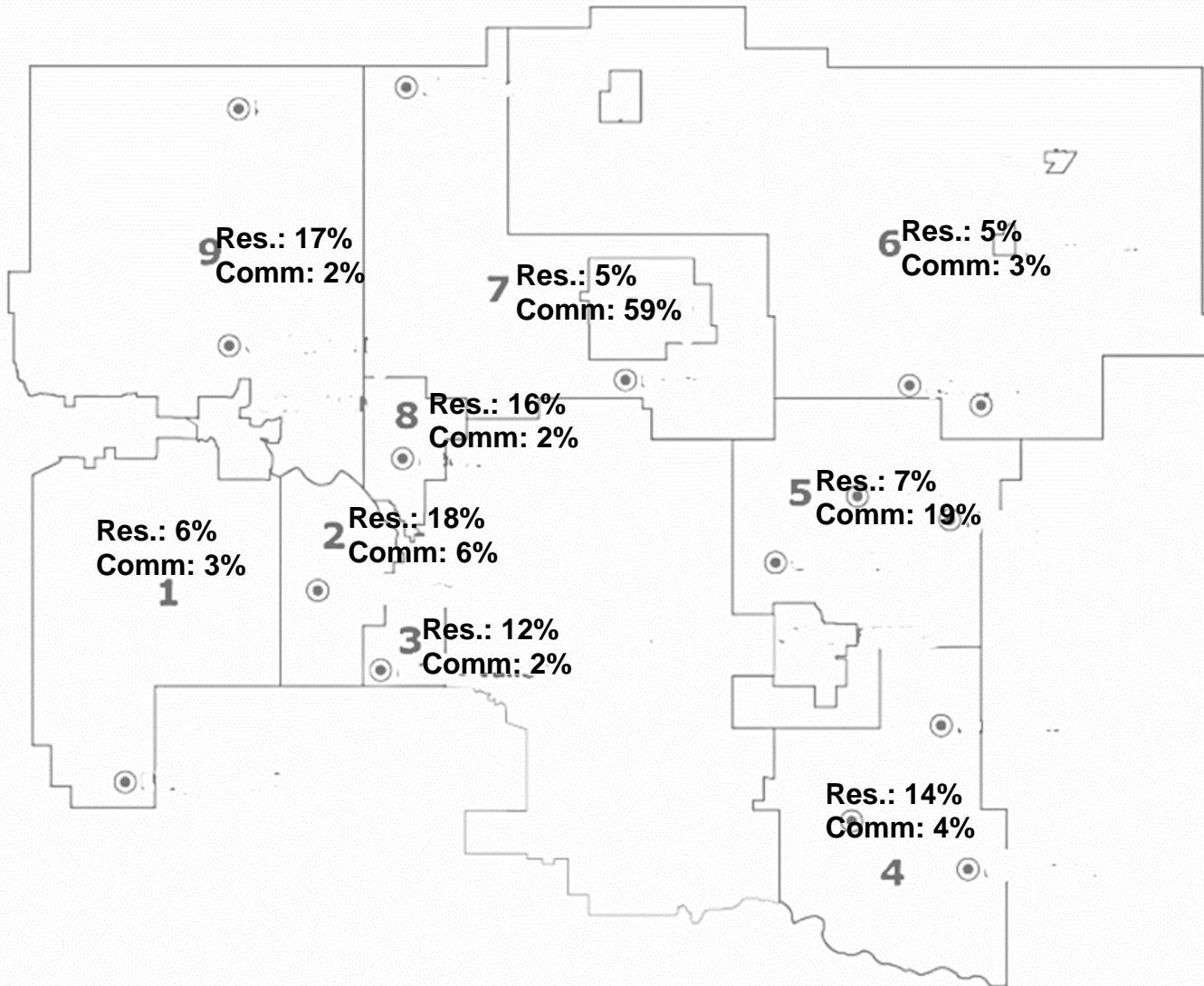


Table 3: Percentage of Permits by Division

	1	2	3	4	5	6	7	8	9
Residential	6%	18%	12%	14%	7%	5%	5%	16%	17%
Commercial	3%	6%	2%	4%	19%	3%	59%	2%	2%



Residential Building Permits

Table 4 below shows the total number of new dwelling permits and other residential permits (additions, renovations, garages, decks, etc.) issued in 2019 YTD and yearly back to 2010. There was a 42% decrease in new dwellings from 2018 to 2019 Q1 and Q2 comparisons. Construction values for dwelling units within the same time frame decreased by 33%. Many factors could contribute to this decrease, such as seasonal market factors as well as weather conditions within the winter/spring of each year.

Within the entire County, Division 2 had the highest percentage of new dwelling units at 18% (see Table 3).

Building Services is optimistic on the housing starts in 2019 with residential development in Harmony as well as Langdon: 88 lots in Phase 1, Bridges of Langdon, and an additional 300 lots pending approval in Phases 1 & 2 of Painted Sky and the recent approval of Settler's green.

Table 4: Residential Permits

	New Dwellings Permits Issued	New Dwellings Value of Construction	Other Residential Permits issued	Other Residential Value of Construction
2019 - YTD	86	\$55,299,383	218	\$9,180,990
2018	291	\$191,986,559	575	\$27,067,897
2017	293	\$169,858,955	608	\$29,367,323
2016	212	\$144,231,716	529	\$25,287,980
2015	142	\$97,443,345	493	\$22,732,310
2014	200	\$134,408,981	514	\$23,005,092
2013	190	\$125,716,018	321	\$15,806,315
2012	281	\$176,506,989	426	\$25,021,055
2011	201	\$117,976,786	441	\$22,011,325
2010	290	\$167,731,417	446	\$30,650,905

Note: Construction values rounded to the nearest dollar.



Commercial/Industrial Building Permits

Building Services experienced a 45% increase in commercial/industrial permits in 2019 compared to Q1/Q2 of 2018(see Table 5). Construction values in the same time frame for commercial/industrial permits decreased increased by 68%. This construction value decrease can be contributed to the Amazon facility, which was \$65 million in early 2018. So far in 2019, many of the commercial permits have been tenant improvements within New Horizon mall with smaller construction values.

Table 5: Non-Residential Permits

Commercial / Industrial / Institutional Permits Issued		
	Building Permits	Value of Construction
2019 YTD	138	\$35,323,614
2018	200	\$193,357,030
2017	171	\$95,757,327
2016	245	\$130,199,198
2015	352	\$212,914,372
2014	335	\$258,165,330
2013	277	\$175,528,652
2012	168	\$93,785,509
2011	109	\$148,676,378
2010	121	\$48,516,466

Note: Construction values rounded to the nearest dollar.

Within the entire County, Division 7 had the highest percentage of commercial/industrial building permits at 59% (see Table 3).



Other statistics:

	2018 – Full Year	2019 YTD
Letters/Notices created/sent	5,098	2,892
Building inspections completed	4,398	1,890
Subtrade inspections completed	9,115	3,565

Further Information and updates.

1. The Safety Codes Council performed an audit of Rocky View County's Safety Codes System, which occurred in February of 2019. The audit found that the County has demonstrated a strong commitment to the administration of the Safety Codes Act and has addressed the recommendations from previous audit in 2013.
2. City View Portal – Building Services, Planning & Development, and Information Services has signed a contract to hire City View to help implement the City View Portal. The anticipated timeline for the completion of the project will be in the winter of 2019, with a phased approach proposed to offering online services for permitting and payments.



AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 6000-100
SUBJECT: Quarterly Report – Agricultural and Environmental Services

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 September 2019.

The Agricultural and Environmental Services team receives guidance from the Agricultural Services Board to promote and implement agricultural policies, programs and services which support a sustainable future for Rocky View County residents. The Agricultural and Environmental Services team is also responsible for carrying out the duties as outlined in the *Agricultural Service Board Act*, *Weed Control Act*, *Agricultural Pests Act* and *Soil Conservation Act*.

BACKGROUND:

Agricultural and Environmental Operations

- Administration has been working with Nutrien Ag Solutions to conduct field crop trials on the vacant land since 2015. These trials are used to gain information on new varieties, products and technologies that will be of benefit for Rocky View County farmers. In 2019, the land was seeded to canola where they are comparing the harvestability and yield data of two different straight cut varieties.
- The seasonal Equipment Operators and Weed Inspectors commenced their employment on April 29, 2019.
- The Weed Inspectors have conducted 619 inspections to date and are educating and assisting residents with weed identification.
- The Crop Inspector is completing the canola inventory and the inspections for clubroot, blackleg and Fusarium Graminearum will follow.
- Herbicide application on County roads are completed on a 3 year rotation. This year the roadside ditches in Division 6 will be inspected and controlled for invasive weeds where needed. The roadside spraying program began on July 2, 2019.
- Road edge spraying for encroaching grass on the surface of gravel roads began on May 28, 2019 in Division 6.
- Agricultural Services Mower Operators commenced their employment on June 3, 2019 and began mowing roadside ditches in the east portion of the county. On June 24, 2019 there was an incident with one of the mowers and Administration is currently working through the process to get the mower back in operation. Despite the setback, the mowing program is progressing on schedule.
- The Alternative Land Use Services (ALUS) program for Rocky View County is now operational; the deadline for applications for this program year was June 30, 2019. Through

¹ **Administration Resources**

Jeff Fleischer, Agricultural and Environmental Services



the ALUS program, farmers and ranchers can receive funding to make improvements to environmentally sensitive, marginal or inefficient farmland. Examples of projects, which will be considered, include restoring wetlands, reforestation, planting windbreaks, installing riparian buffers, creating pollinator habitat and establishing other ecologically beneficial projects.

- Administration, in partnership with Wheatland County, received a grant of \$186,400.00 through the Watershed Resiliency & Restoration Program for the Rosebud River Watershed. The funding will go directly to producers to implement environmentally beneficial projects on their land.
- The Jumpingpound Creek Watershed Partnership was also successful in obtaining \$84,940.00 from the Watershed Resiliency & Restoration Program. The funding will be shared amongst Rocky View County, the MD of Bighorn and the Town of Cochrane.
- Agricultural and Environmental Services hosted 18 educational workshops for residents in 2019. 820 residents attended the workshops and the evaluation surveys had an average satisfaction rating of "Excellent".
- On Thursday July 25, 2019, Rocky View County will be hosting our annual Agricultural Tour of farms and ag-businesses in the northwest area of the County. This year we are featuring a market garden, cattle ranch, grain farm and a bison operation. In addition, you will hear from the regional 4-H youth organization and the 2019 Rocky View County Master Farm Family award will be presented.

BUDGET IMPLICATIONS:

All projects described have received funding through Council.

OPTIONS:

- Option #1 THAT the Agricultural and Environmental Services Quarterly report be received as information.
- Option #2 THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – 2019 Agricultural and Environmental Services Quarterly Report

Agricultural and Environmental Services

Quarterly Report 2019

July 9, 2019

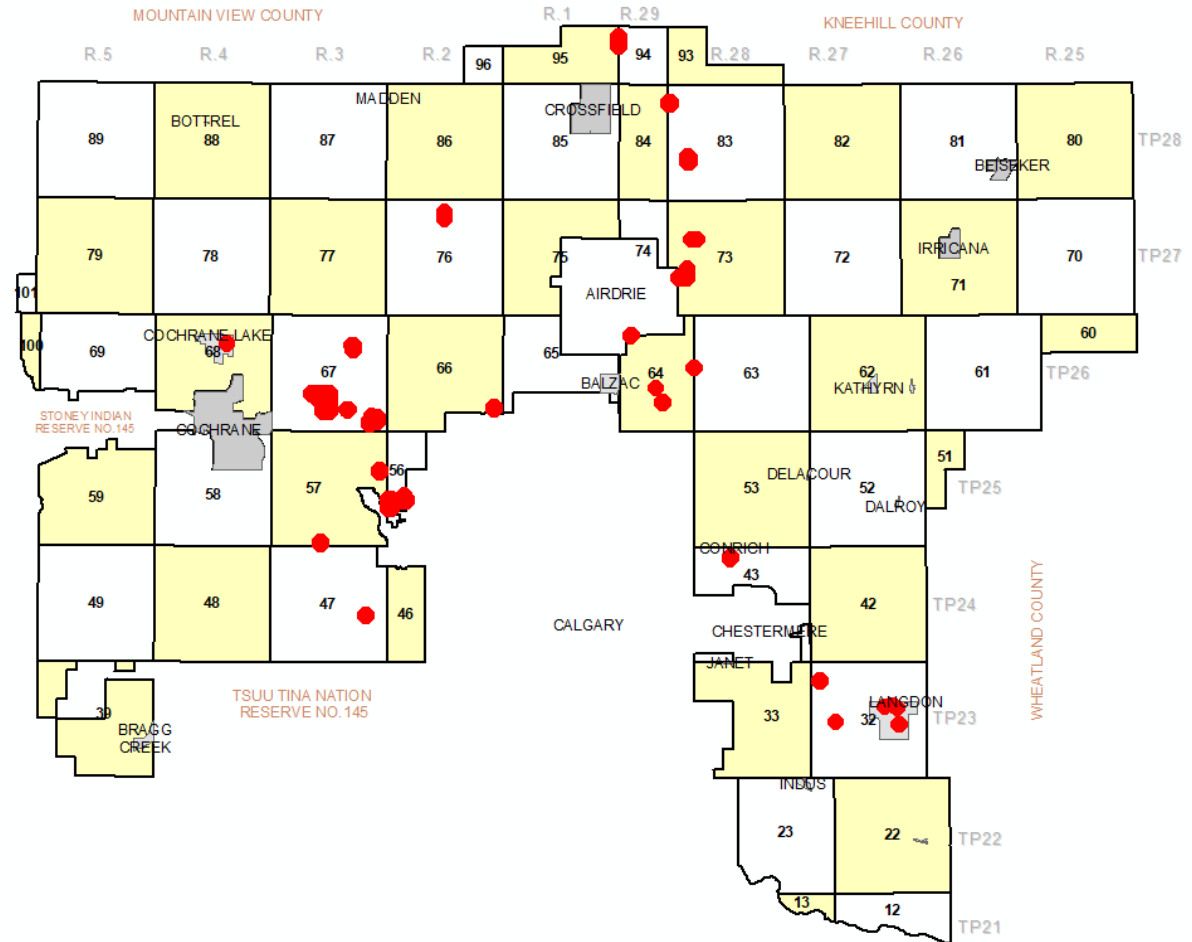


Agricultural Land at County Hall

- Administration has been working with Nutrien Ag Solutions to conduct field crop trials on the vacant land since 2015.
- These trials are used to gain information on new varieties, products and technologies that will be of benefit for Rocky View County farmers.
- In 2019, the land was seeded to two different straight cut canola varieties to compare harvestability and yield data.



Weed Inspection



2019 Weed Inspection

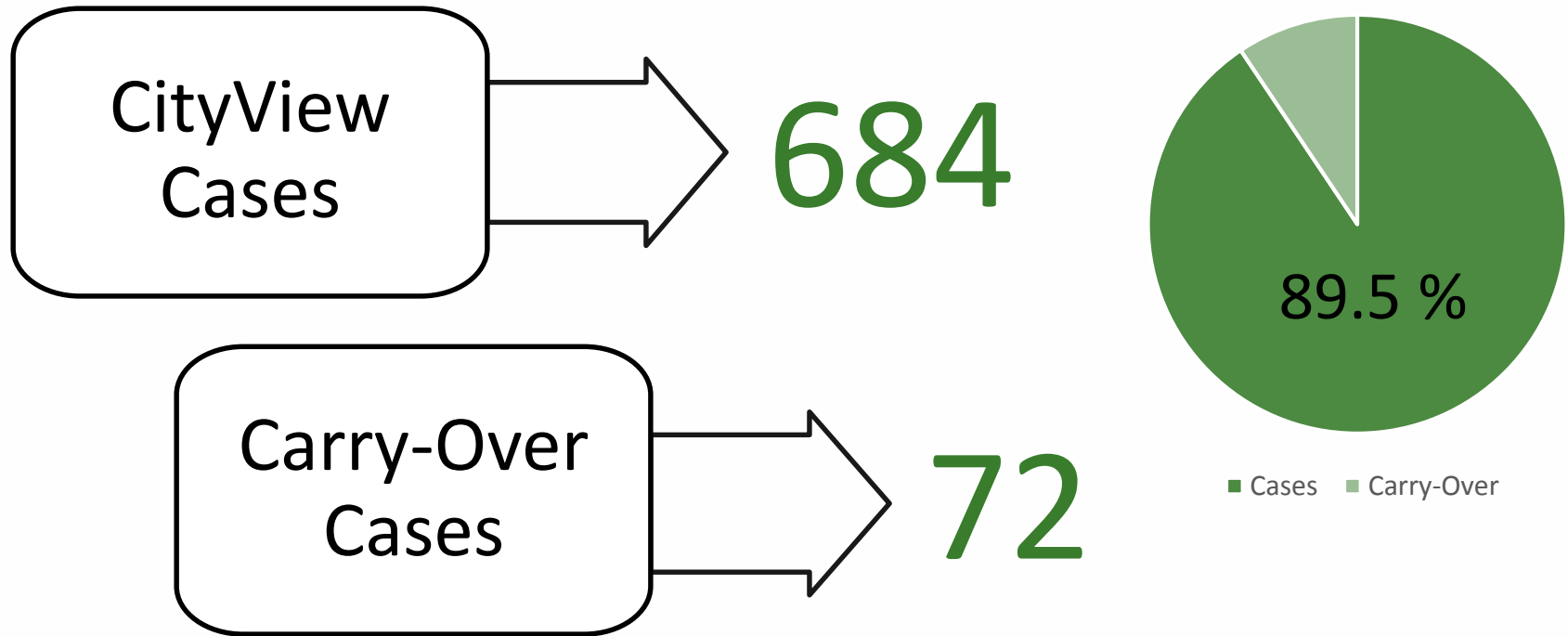
63	Active Weed Cases
15	Weed Letters
619	Total Inspections

*As of June 21, 2019



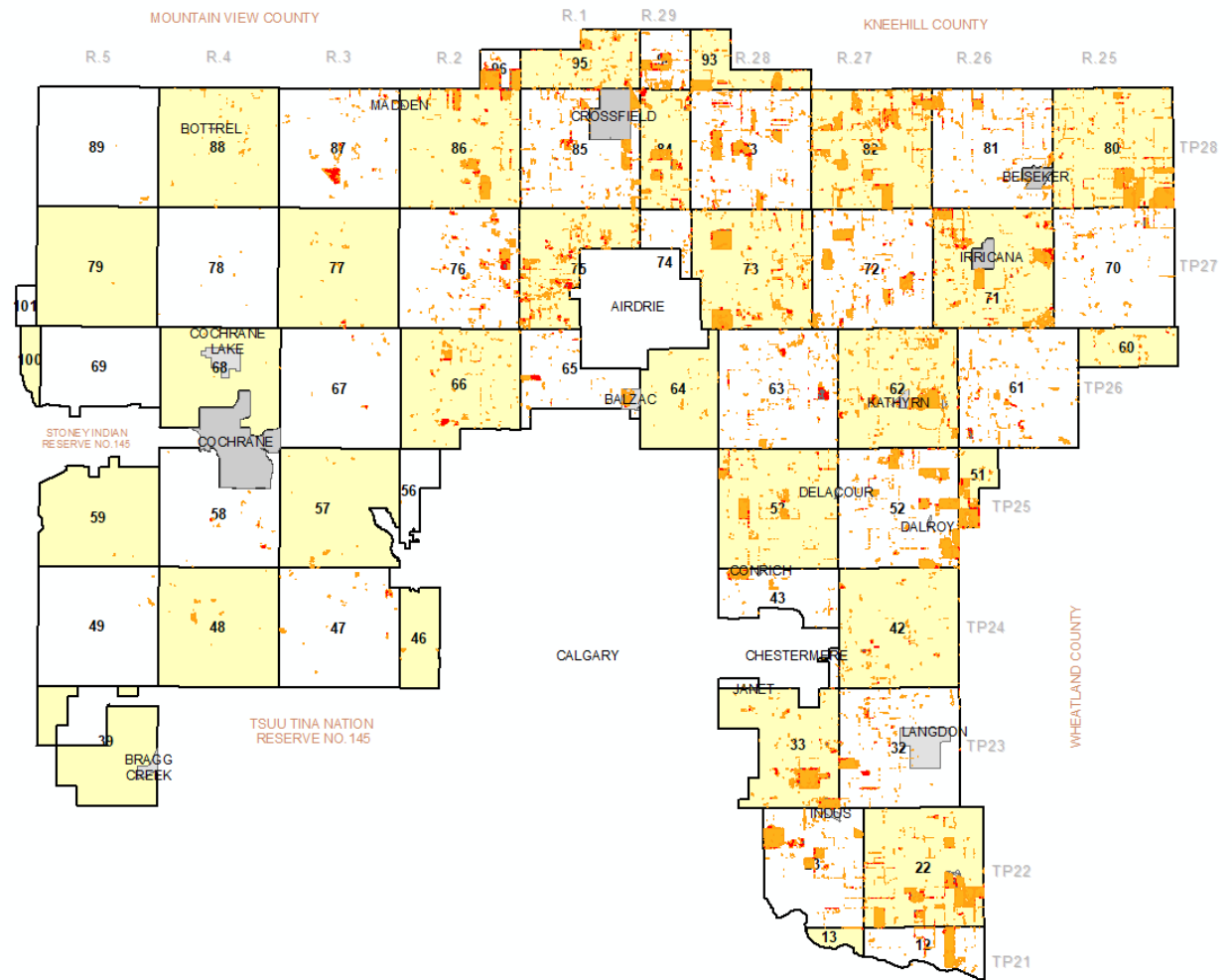
Weed Inspection

2018 Review



Clubroot Inspection

- Started monitoring crop rotations in 2009.
- From 2009 to 2018 we've noticed a trend of tighter rotations C-W-C or C-C
- Less Canola planted in 2019 due to trade dispute.



Agricultural Pest Inspections

- The County has 454,590 acres in field crops ~Stats Can 2016.
- Elm Bark Beetle Monitoring – 7 sites are monitored monthly to prevent the introduction of Dutch Elm Disease.
- Emerald Ash Borer Monitoring – 5 sites are monitored to prevent the introduction of the Emerald Ash Borer.
- Bertha Army Worm Monitoring – 2 sites are monitored in partnership with Alberta Agriculture which provides an indication of the risk of bertha armyworm larval infestations within the region.
- Grasshopper Survey will commence late July – Early August
- Fusarium Graminearum Survey will Commence late August



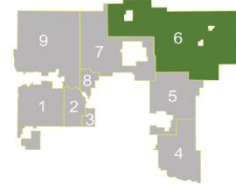

Weed Control

Operation	Start Date	Km's to do
Road Edge Grass Control	May 28, 2019	190 km
Roadside Ditch Weed Control	July 2, 2019	830 km
*3 year Rotation for Weed Control		
*Division 6 is the focus for 2019		


Weeds
will tremble in their roots...

We will be spraying noxious weeds in Rocky View County throughout the summer. We control weeds every year to protect native plants, crop lands, and wildlife habitats from being displaced by invasive weed species.

This year we're spraying roadsides in division 6. Spot treatments will occur on County-owned land and roadsides throughout the municipality. For more information, please call Agricultural Services at 403-230-1401 or visit www.rockyview.ca/weeds.

www.rockyview.ca
[@rockyviewcounty](https://twitter.com/rockyviewcounty)
[rockyviewcounty](https://www.facebook.com/rockyviewcounty)


ROCKY VIEW COUNTY



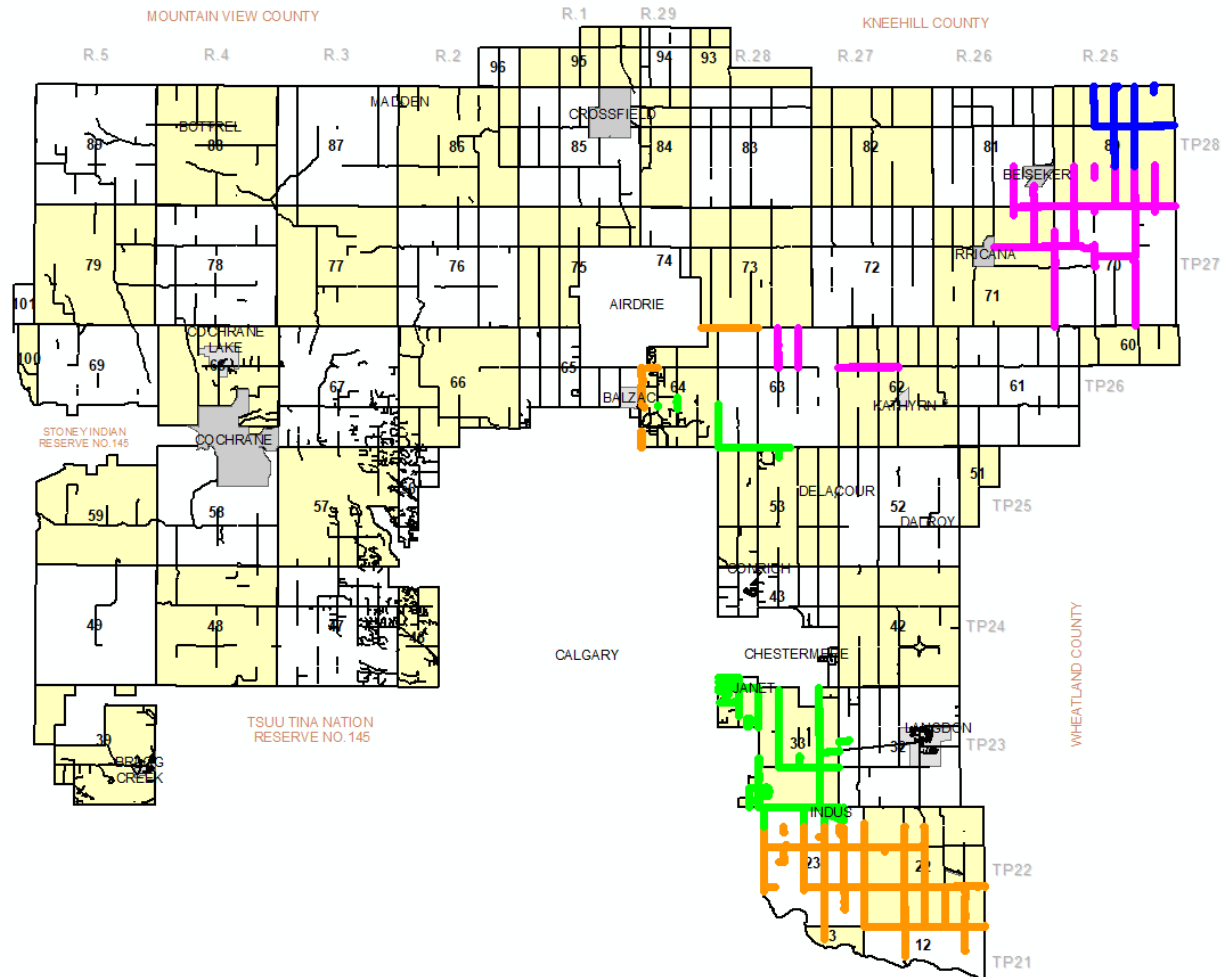
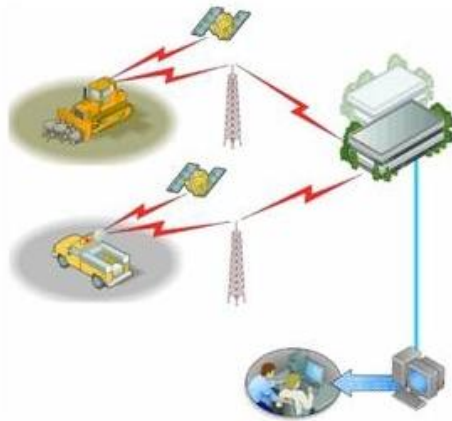
Roadside and MR Mowing

Operation	Start Date	Area to Complete
Roadside Mowing (4 Mowers)	June 4, 2019	7,500km +/-
Municipal Reserve Mowing (1 Mower)	July/August	150 hectares (370 acres) +/-



Mowing Map

as of June 21, 2019

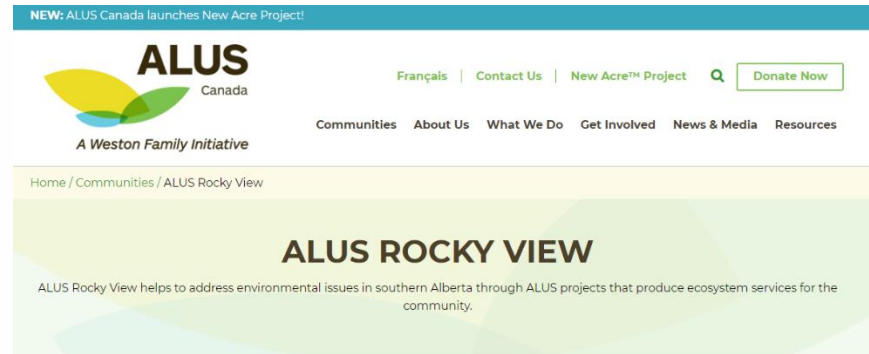


Unit #	Colour
5573	Green
5800	Blue
7060	Orange
7185	Pink



ALUS Program

- Launched in November 2018 as a partnership between ALUS Canada and Rocky View County.
- ALUS Rocky View is the 12th ALUS community in Alberta.
- Farmers and ranchers can receive funding to make improvements to environmentally sensitive, marginal or inefficient farmland. i.e. restoring wetlands, reforestation, planting windbreaks, installing riparian buffers, creating pollinator habitat and establishing other ecologically-beneficial projects.
- Deadline for 2019 Program applications was June 30, 2019.



ALUS Rocky View Project Application

PERSONAL INFORMATION (please fill in all sections)			
Applicant Name:		Date (DD-MM-YY):	
Mailing Address:	City:	Province:	Postal Code:
Phone:	Cell:		
Email:	Would you like to receive the ALUS e-newsletter? <input type="checkbox"/> Yes <input type="checkbox"/> No Email (if different):		
Tax Roll No.:	Farm Registration No.:		
SIN No.:	How many acres do you farm, including rented lands?		



Environmental Stewardship

Grant Funding for 2019

WRRP

Jumpingpound Creek - \$84,940

Rosebud River - \$186,400

ALUS - \$10,000



Workshops

- Hosted 18 Workshops in 2019.
- 820 Residents attended.
- Average rating of “Excellent” on Evaluation forms.
- Annual Agricultural Tour will be held on July 25, 2019 and will be touring the northwest area of the County.



Questions?





UTILITY SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 5020-100
SUBJECT: Quarterly Report – Utility Services 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 Utility Services team is to manage the operations and delivery of County water, wastewater, storm water, and solid waste and recycling services and programs. The department's scope of service requires the team to collaborate extensively with the public, non-County service providers, government regulators, and with a variety of other County departments, particularly Planning and Development, Capital Project Management, Corporate Properties, Finance, and Health and Safety.

BACKGROUND:

General Operations

- Operate and maintain County water, wastewater, storm water, and solid waste and recycling facilities, systems, and programs.
- Maintain related regulatory approvals in good standing.
- Complete utility system enhancements to increase servicing efficiencies.
- Liaise with customers and non-County service providers and provide alternative service arrangements for those experiencing service disruptions.
- Develop and expand the customer base for sustainable operations of County utilities.
- Support internal departments on key planning and administrative initiatives.
- Present Council and the public with information on the Utility Services department services and programs.

Significant Advancements

Over and above the performance of core functions and general operations, the Utility Services department completed the following projects during the reporting period:

Significant Advancements (Completed)
Resolution of drainage issues impacting 12 Mile Coulee Road in coordination with the City of Calgary.
Connection of the Elbow Valley West community to the County's Elbow Valley to Calgary Wastewater Line.
Re-modeling of Weed Lake to substantiate its capacity to receive treated wastewater discharges and CSMI storm water flows.

¹ **Administrative Resources:**
Stuart Jewison, Utility services



Updating of the Weed Lake Management Plan to assist in obtaining approvals for future expansions of the Langdon Wastewater Treatment Plant.
Developing and implementing a Solid Waste and Recycling Curb-side Cart-check / Waste Collection Bylaw enforcement program in Langdon.
Coordinating and holding a free compost giveaway event in Langdon.
Expanding the Harmony Franchise Area to enable extension of wastewater servicing to the Edge School.
Engaged with the Alberta Rural Water Co-op Federation as stakeholder.

Utility Services has initiated the following projects during the reporting period, and will continue to work towards completion of these projects throughout 2019:

Significant Advancements (On-going)
Connection of the Springbank Schools to the Cochrane to Calgary Wastewater Line.
Connection of the Wintergreen Woods Water Co-op to the County's Bragg Creek water system.
Connection of the Cambridge Estates development in Conrich to the County's East Rocky View water system.
Assessment of options for water and wastewater servicing at Cochrane Lakes.
Consolidation of the Deer Haven Estates Water Co-op with the larger North Springbank Water Co-op Limited.
Inflow and Infiltration Reduction program for the County's East Rocky View and Langdon Wastewater collection systems.
Odor Control program for the County's East Rocky View and Langdon Wastewater collection and treatment systems.
Relocation of the Bearspaw Recycling Depot to accommodate the inclusion of garbage and organics disposal.
Update to the County's Solid Waste Servicing Strategies and Funding Models.
Water and Wastewater Cost of Servicing / Rate Review study.
Development of a strategy for County water licence deployment and use.
Franchise Agreement negotiations with CalAlta Waterworks Ltd. (Springbank)
Franchise Agreement negotiations with Rocky View Water Co-op Ltd. (Bearspaw)
Continued assessment of the feasibility of the County Utilities transition to the County's Utilities Corporation (Aqueduct).



Environmental Compliance

In accordance with provision 3.4.70 of the County's CAO Bylaw No. C-7350-2014:

"Ensure that Council is informed on a monthly basis or as otherwise required, of the status of the Municipality's compliance with Environmental Requirements, and any contraventions of these Environmental Requirements by Municipality employees, officers or contractors or by any third party, including but not limited to utility franchisees."

For the period May 2019:

All water and wastewater systems under County ownership and management operated in compliance with applicable environmental regulatory approvals issued for those systems. The following approval contraventions were experienced and duly reported to Alberta Environment and Parks:

1. Due to snow melt and rain run-off, the Elbow River increased in flow and turbidity. As a result, water treatment processes were hindered, and the Bragg Creek water treatment plant ultra violet light transmittance (UVT) levels fell below approval limits twice in the month of May. (Ultra violet light is used in the water treatment disinfection process). Results from sampling showed sufficient disinfection had occurred during the periods of low UVT. In order to prevent similar reoccurrences of low UVT levels, however, adjustments have been made to the treatment process to deal with times of high river turbidity, and to the water plant programming to have a second set of ultra violet lights turn on should transmittance levels approach minimum approval limits. This incident is not considered sufficient to pose an environmental or public health concern.
2. The monthly Ammonia and Total Nitrogen averages for treated wastewater effluent exceeded approval limits for the month of May at the Bragg Creek wastewater treatment plant. The exceedances are believed to be the result of low dissolved oxygen throughout the process in addition to receiving high strength influent from the closed pressurized collection system. The addition of aeration equipment at the front end of the treatment process has been installed to mitigate future exceedances. This incident is not considered sufficient to pose an environmental or public health concern.
3. While performing routine maintenance on a pH/chlorine meter at the East Rocky View water treatment plant, the operator disabled plant alarms, left the facility forgetting to re-enable them, and did not notice until the following day. Results from automatic monitoring and sampling conducted during the period that alarms were disabled did not show any water quality issues that would otherwise trigger an alarm. To prevent future occurrences of this type, a Standard Operating Procedure has been drafted for performing maintenance activities to include re-enabling of alarms. In addition, a timer will be installed on the system so that alarms cannot be disabled for longer than necessary. This incident is not considered sufficient to pose an environmental or public health concern.

County Administration has not received any further follow up documentation or request for information on the above items from Alberta Environment and Parks.

There were no environmental non-compliance or approval contraventions reported by County franchise holders providing water or wastewater servicing.

There were no environmental non-compliance or approval contravention notifications received from Alberta Environment and Parks regarding other independent water and wastewater service providers operating in Rocky View County.



BUDGET IMPLICATION(S):

All projects described have received funding through the approved 2019 operating budget.

OPTIONS:

- Option #1 THAT the Utility Services Quarterly report to Council be received as information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administration Officer



FINANCIAL SERVICES

TO: Council

DATE: July 9, 2019 **DIVISION:** 5

FILE: 03325006

SUBJECT: Pho Duc Vietnamese Buddhist Cultural Tax Relief Request

¹POLICY DIRECTION:

In accordance with section 347(1)(b) of the *Municipal Government Act* (MGA), Council may cancel or refund all or part of a tax if it considers it equitable to do so. A policy currently does not exist that would provide guidance when tax relief requests are received.

EXECUTIVE SUMMARY:

Pho Duc Vietnamese Buddhist Cultural Center of Calgary is a non-profit organization and was granted a Home-Based Business, Type II, for religious consultation services as stipulated in the development permit issued on April 4, 2018. The home base consultation service has since added a mixed-use of classification of residential and non-residential use for the 2019 taxation year (see Attachment A for property tax breakdown).

Administration received a written request from the ratepayer for property tax relief as this property does not qualify for any exemptions in accordance with the MGA and COPTER (Community Organization Property Tax Exemption Regulation). Under its current condition (zoned Farmstead District) and use (an improved residential/single-family unit), no property tax exemptions can be granted (see Attachment B, October 16, 2017, letter of non-exemption qualification.)

The owner has applied for re-designation of lands on November 23, 2018, (file # PL20180144); however, the file is still in being processed. Therefore, the Applicant is requesting consideration of Municipal tax relief up to \$2,464.99 for the 2019 year.

BUDGET IMPLICATIONS:

If this request is approved, the potential implications, as shown in Attachment A, are a maximum amount of \$2,464.99 for cancelled Municipal tax income.

COMMUNICATIONS PLAN:

Not required.

OPTIONS:

- Option #1 THAT the 2019 property tax request for roll 03325006 in the amount of \$2,464.99 be denied.
- Option #2 THAT alternative direction be provided.

¹ **Administration Resources**

Barry Woods, Manager, Financial Services



Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – 03325006 Tax Breakdown

Attachment ‘B’ – Letter to Pho Duc Vietnamese Buddhist Cultural Center of Calgary

Roll # 03325006

Assessment

Category

Item

Municipal

Emergency Services

Total Municipal Tax

Education (ASFF)

Rocky View Foundation

Designated Industrial Property

Total Tax including external requisitions

Total Res & Non-Res

681,000 Residential		96,400 Non-Residential	
2019 Tax Rate	Res Tax Amount	2019 Tax Rate	Non-Res Tax Amount
Municipal	2.0115 1,369.83	6.03	581.74
Emergency Services	0.5292 360.39	1.59	153.04
Total Municipal Tax	1,730.22		734.77
Education (ASFF)	2.5830 1,759.02	3.67	354.01
Rocky View Foundation	0.0367 24.99	0.04	3.54
Designated Industrial Property	0.0000 0.00	0.00	0.00
Total Tax including external requisitions	5.1604 3,514.23	11.33	1,092.32
Total Res & Non-Res			4,606.55



ROCKY VIEW COUNTY
Cultivating Communities

COPY

901 32 Avenue NE | Calgary, AB | T2E 6X6
www.rockyview.ca

October 16, 2017

Pho Duc Vietnamese Buddhist Cultural Center of Calgary
43 Dovercrest Way SE
Calgary, AB T2B 2L7

Re: Roll Number 03325006 Plan 8910676 1, SE 25-23- 28-W4th.

Dear Sir(s),

Thank you for the application and discussion of the intended use of your subject property, requesting an exemption through the existing Community Organization Property Tax Exemption Regulation (COPTEP).

As per our discussion, I am confirming a few key points in writing relative to the subject property.

1. The application for exemption has been reviewed in accordance with the Municipal Government Act and COPTEP regulations. This property **does not qualify for any exemptions** under its current condition and use. The property is zoned as Farmstead District and used as an improved residential /single family unit. It is classified as a residential property for property taxation purposes until such time that other land use changes come in effect. No property tax exemptions are granted.
2. The property assessment and 2017 taxes for the subject property are correct as levied and subject to the penalty amount of \$234.62 as per the letter of August 30, 2017. The taxes and penalty amount must be paid on or before December 31, 2017.

I realize that for the future, your organization is planning to conduct religious worship and eventually build the temple for the cultural group. If such is the case, then I suggest that you forward your application to Development Services (Planning and Development) for further re-designation of the subject lands and application for the new temple.

Once approval is granted for re-designation of the lands for religious worship, then the property may be considered for an exemption as per Section 362 (1) (k) of the Municipal Government Act which states:

Property held by a religious body and used chiefly for divine services, public worship or religious education and any parcel of land that is held by the religious body and used only as a parking area in connection with those purposes; is exempt from taxation.

A copy of this letter is forwarded to Development Services and the Taxation department for their purposes.

I trust the above to be satisfactory.

Sincerely,

Ted Boyda, B.ED., AMAA
Manager, Assessment Services

cc. (Development Services, Taxation Department)



LEGAL AND LAND ADMINISTRATION

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Response to Notice of Motion - Review and Disposal of Surplus County Land

¹POLICY DIRECTION:

A notice of motion received at the June 25, 2019, Council meeting proposes to direct Administration to initiate the process of reviewing all Fee Simple lands and determining future Municipal purposes.

EXECUTIVE SUMMARY:

The purpose of this report is assist in Council's discussion by providing necessary information in relation to the purpose of the Notice of Motion received on June 25, which read:

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.

County Policy #313: Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land, in alignment with the Municipal Government Act (MGA), identifies the procedure for the County to dispose of County owned lands, which includes selling the lands at Market Value.

The majority of lands owned by the County were acquired via purchase for Municipal purposes and tax forfeiture.

With respect to Tax Forfeited lands, and subject to Section(s) 425, 427, and 428 of the MGA, all proceeds from sales must be held in a separate account for a period no less than 10 years from the date of acquisition and only funds owed to the County may be retained once directed by the Court of Queen's Bench. After a period of 15 years, the funds are then release to the County as a whole.

Proceeds from lands acquired for Municipal purposes are not subject to a hold, and all funds are available to County Council immediately.

¹ Administration Resources

Corey Graham, Land and Legal Administration



A decision of Council is required prior to disposing of any County lands, and when directing Administration on how the sale proceeds are to be controlled.

Traditionally, all proceeds from the sale of Fee Simple lands go to the Tax Stabilization Reserve.

BACKGROUND:

The County owns 108 Fee Simple Parcels. With the exception of a few parcels, the County's principle high value lands are currently part of Administration's Surplus Land Sale work plan.

CONCLUSION:

By way of response to the Notice of Motion:

- Before any land can be disposed of, Rocky View County Council must grant approval;
- Council has approved Administration's current Surplus Land Sale Work Plan, which includes the majority of the County's high-value Fee Simple lands;
- The County's remaining high-value Fee Simple lands require a significant amount of contemplation by Council;
- Rocky View County Policy 313: Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land requires Administration to obtain a market consideration for the land when selling;
- The MGA requires that proceeds from a tax forfeiture sale be held for no less than 10 years from date of acquisition;
- It's Administration's determination that a significant portion of Fee Simple lands, which have a net acreage under 2 acres, will be nearly revenue-neutral when sold;
- This task would require Council to reconsider the 2019 Work Plan;
- Administration's ability to complete the sale of the Fee Simple lands would not be completed for at least two to three years; and
- The majority of the lands would not be able to be disposed of by a third party vendor, such as Colliers.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | <p>Motion 1: 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.</p> <p>Motion 2: 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.</p> <p>Motion 3: 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.</p> |
| Option #2 | <p>THAT Administration be directed to prepare for Council's consideration a complete list of fee-simple lands owned by Rocky View County that are deemed surplus and are not needed for any current or future municipal purpose.</p> |



Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – June 25, 2019, Notice of Motion

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 AND DEVELOPMENT SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** 4, 5, 6, and 7
FILE: N/A
SUBJECT: Live/Work Land Use District – Response to Notice of Motion

¹EXECUTIVE SUMMARY:

At the June 25, 2019 Council meeting, Deputy Reeve Schule and Councillor Gautreau presented the following Notice of Motion:

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.

Council typically develops policy within the Municipal Development Plan or an Area Structure Plan to guide decisions about redesignation applications. Land Use districts are then used to regulate the activities. On this basis, Council should consider whether additional analysis should be undertaken by Administration to ensure a policy framework is established to support a Live/Work district. Option #2 would direct Administration to undertake this work.

BACKGROUND:

The County is currently undertaking four projects relating to the amendment and preparation of major land use planning documents affecting lands within the Central East Rocky View Region:

1. Conrich Area Structure Plan Amendment – Future Policy Area
2. Janet Area Structure Plan Amendment – Long Term Development Area
3. The County Municipal Development Plan Revision
4. Land Use Bylaw Revision

The Live/Work Overlay in Conrich

Council recently adopted a live/work overlay for the Township Road 250 conceptual scheme, allowing for limited ability of some specifically defined parcels in the plan area to operate expanded home-based businesses. Direction by the Conrich Area Structure Plan (CASP), provided guiding policy in servicing, setback, and buffer requirements, with land use and development requirements compiled in consideration to the CASP policies.

A statutory policy framework is typically necessary to support a live/work overlay (ASP or MDP), and anticipates this occurring through the Conrich and Janet Area Structure Plan amendments currently underway, as well as the forthcoming amended MDP. The overarching concern is to elicit public engagement and input on the bylaw, with the goal of maximizing resident input and support of appropriate locations and policy considerations for applying a live/work land use. Additionally, the adjacency of four different jurisdictions in this area will require coordination and engagement with each of the interested parties.

¹ **Administration Resources**

Oksana Newmen, Planning and Development Services

Comprehensive Land Use Bylaw review

The first draft of a completely revised Land Use Bylaw, which includes a live/work overlay has just been completed. Council, at this time, has received the first draft for review, with a subsequent Council workshop scheduled for the coming days.

Council may wish to consider continuing with the Land Use Bylaw revisions, to include live/work, and the evaluation of the appropriateness while engaged in the Conrich and Janet ASP amendments, expected to be complete by the end of 2019.

Establishing Council policy to support a new Live/Work district

Should Council wish to proceed with the amendments to the Land Use Bylaw to include a new live-work district bylaw, Administration offers the following for consideration:

1. Statutory guidance, through the Municipal Development Plan, should be developed.
2. Specific guidelines for where this district can be applied (land use districts, and specific area)
3. Outreach and engagement regarding the proposed changes, to include the four adjacent jurisdictions, should be undertaken.
4. Outdoor storage on smaller parcels may result in increased friction between residential and more industrial uses.
5. Guidance regarding buffers separating uses should be provided.

WORK PLAN IMPLICATIONS

Administration has a full work plan for 2019, including additional items that have been added through the course of the year. If Council wishes to proceed in 2019, the project will have implications for other projects currently underway.

BUDGET IMPLICATIONS:

There will be some costs associated with preparing the amendments, as well as the engagement. Administration can also provide cost estimates for Council's consideration once the final direction has been provided.

CONCLUSION:

The County has recently adopted a live-work overlay for the Township Road 250 conceptual scheme area, and can consider those guidelines in developing appropriate live-work policies to be applied on a broader level. However, higher level policy guidance under the Municipal Development Plan, and additional specificity is requested regarding location and land use districts the overlay would apply.

OPTIONS:

- Option # 1: 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.
- Option # 2: THAT Administration be directed to prepare an outline of proposed steps to evaluate a live-work district in the Central East Rocky View Region, and return to Council for approval.
- Option # 3: THAT Administration be directed to include a Live/Work land use district as part of the preparation of the Comprehensive Land Use Bylaw review.
- Option #4: THAT Council provide alternate direction.



ROCKY VIEW COUNTY
Cultivating Communities

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Notice of Motion re: Live/Work Land Use District

ATTACHMENT ‘B’: Regions (Map 3, Municipal Development Plan)

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 transshipping 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.

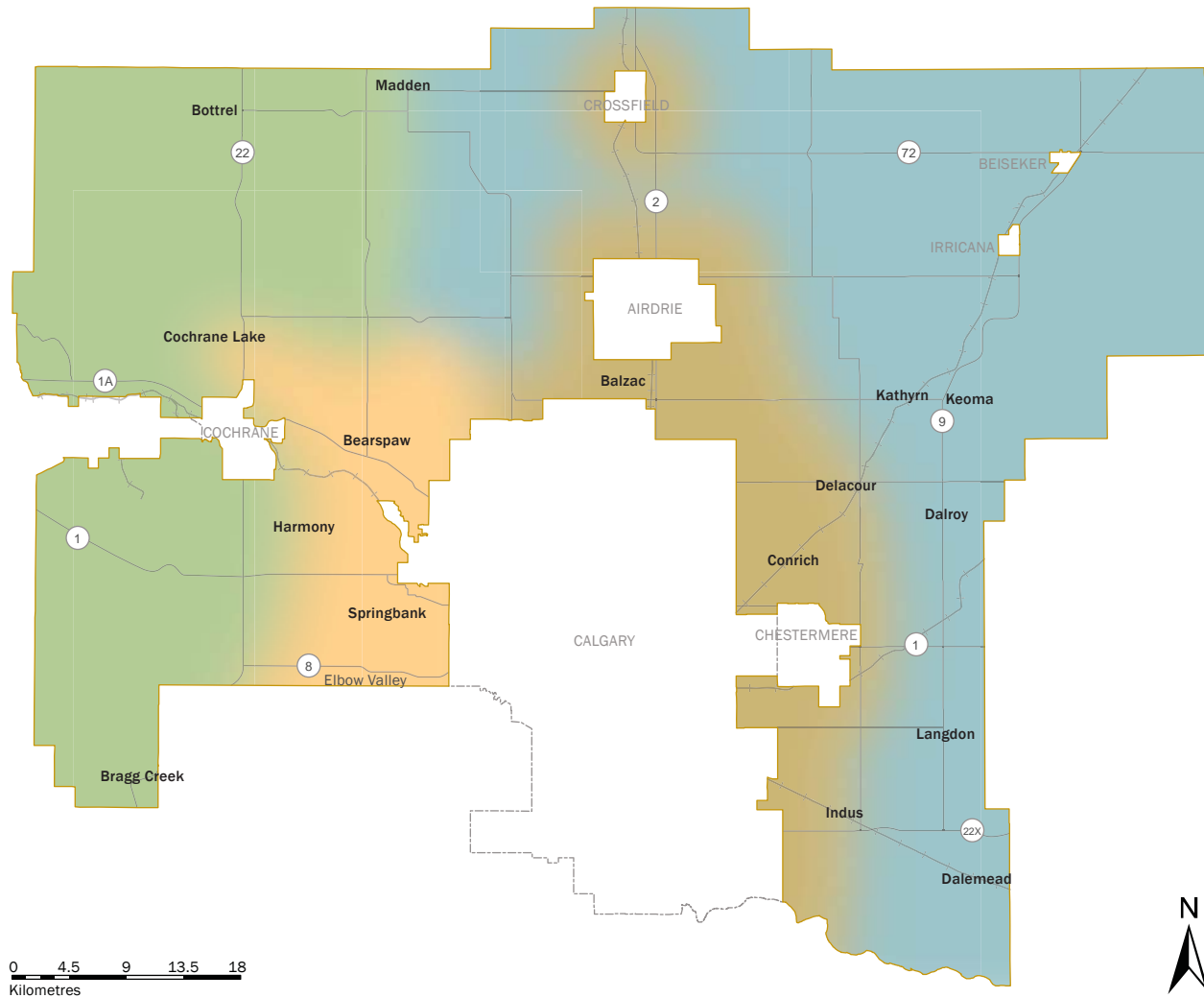
²¹ County Plan Engagement Priority Report, 2012, Rocky View County

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.

MAP 3 - REGIONS



Regions

- West Rocky View
- Central West Rocky View
- East Rocky View
- Central East Rocky View

General Legend

- Highway
- Rocky View Boundary
- City/Town/Village



ROCKY VIEW COUNTY
Cultivating Communities

RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: N/A **APPLICATION:** N/A
SUBJECT: Family and Community Support Services / Policy C-131

¹POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure Council's objectives are represented and that the needs of the County are addressed, pursuant to its responsibilities in the *Municipal Government Act* as it may be amended from time to time.

EXECUTIVE SUMMARY:

Policy 131 was adopted by Council on June 24, 2014, and has recently undergone a review under the County's policy review project. The policy was implemented to guide the FCSS Board in the allocation of funding for preventive social programs. During the review process, it was identified that Policy C-131, Family and Community Support Services, is already being administrated under existing statutory documents and should therefore be rescinded as a Council Policy.

DISCUSSION:

Policy C-131, Family and Community Support Services is in place to guide the FCSS Board in reviewing applications for preventive social programs. FCSS programs must operate under the Province of Alberta FCSS Act and Province of Alberta FCSS Regulation, which are attached as Schedule B and Schedule C. FCSS also operates under Bylaw C-7387-2014, attached as Schedule D, which establishes greater detail on the operation of the FCSS program than Policy C-131. These statutory documents would continue to provide direction to the overall operation of the FCSS program.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Policy C-131, Family and Community Support Services, be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
 Community Development Services

Chief Administrative Officer

¹ Administration Resources
 Theresa Cochran, Recreation, Parks & Community Support

**ATTACHMENTS:**

Attachment 'A': Family and Community Support Services – Policy C-131

Attachment 'B': Province of Alberta Family and Community Support Services Act

Attachment 'C': Province of Alberta Family and Community Support Services Regulation

Attachment 'D': Bylaw C-7387-2014

COUNCIL POLICY

#131



ROCKY VIEW COUNTY
Cultivating Communities

Title:
Family and Community Support Services

Legal References:

Family & Community Support Services Act
Family & Community Support Services
Regulations

Policy Category:

Administration

Cross References:

Procedures: PRO-131

Adoption Date: September 8, 2009

Effective Date: September 8, 2009

Revision Date: June 24, 2014

Purpose: To provide a consistent method for the FCSS Board to recommend funding for preventive social programs to Rocky View Council under the FCSS Act and Regulation.

Definitions:

"Act" means the *Family and Community Support Services Act* (RSA 2000)

"Board" means the Family and Community Support Services Board of the MD of Rocky View.

Statement:

1. Rocky View will manage its FCSS program in compliance with statutory requirements and operate in accordance with the Act and regulations thereto.
2. The Board has the authority to set funding deadlines and to consider all completed applications that meet the funding deadlines.
3. Rocky View Council shall determine the overall FCSS budget.
4. The FCSS Board will approve FCSS grants within the FCSS budget.
5. FCSS funding applicants shall have the right to appeal funding decisions to the Board.
6. Unexpended or returned FCSS program funds shall be made available to other programs or projects.



Province of Alberta

FAMILY AND COMMUNITY SUPPORT SERVICES ACT

Revised Statutes of Alberta 2000
Chapter F-3

Current as of January 1, 2002

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Regulations

The following is a list of the regulations made under the *Family and Community Support Services Act* that are filed as Alberta Regulations under the Regulations Act.

	Alta. Reg.	<i>Amendments</i>
Family and Community Support Services Act		
Family and Community Support Services	218/94	319/94, 102/97, 41/2002, 199/2003, 128/2013, 98/2015, 104/2017

FAMILY AND COMMUNITY SUPPORT SERVICES ACT

Chapter F-3

Table of Contents

- 1 Definitions
- 2 Powers of municipalities
- 3 Agreements
- 4 Advances to municipalities
- 5 Examination of books and records
- 6 Audited financial statements
- 7 Regulations

HER MAJESTY, by and with the advice and consent of the
Legislative Assembly of Alberta, enacts as follows:

Definitions

1 In this Act,

- (a) “Minister” means the Minister determined under section 16 of the *Government Organization Act* as the Minister responsible for this Act;
- (b) “municipality” means
 - (i) a city, town, village, municipal district or Metis settlement,
 - (ii) in respect of an improvement district, the Minister responsible for the *Municipal Government Act*,
 - (iii) in respect of a special area, the Minister responsible for the *Special Areas Act*,

- (iv) a school board, a hospital board or a regional health authority under the *Regional Health Authorities Act* in respect of a national park of Canada, or
- (v) the Government of Canada in respect of an Indian reserve;
- (c) “program” means a family and community support services program determined in accordance with section 7(a).
1981 cF-1.1 s1;1986 cD-13.5 s12;1989 cD-21.5 s14;1992 c21 s14;
1994 cR-9.07 s25(12);1995 c24 s99(39);1998 c22 s11

Powers of municipalities**2** A municipality may

- (a) provide for the establishment, administration and operation of a family and community support services program within the municipality, and
- (b) enter into agreements with other municipalities to provide for the establishment, administration and operation of joint family and community support services programs.
1981 cF-1.1 s2

Agreements

3(1) Subject to subsection (4), the Minister may enter into agreements with municipalities for the establishment, administration and operation of programs.

(2) Where 2 or more municipalities have entered into an agreement under section 2(b), the Minister may enter into an agreement with one municipality acting on behalf of the other municipality or municipalities for the establishment, administration and operation of a program.

(3) Where, pursuant to an agreement mentioned in subsection (1) or (2), a municipality provides for the establishment, administration and operation of a program in a manner that is satisfactory to the Minister, the Minister may pay the municipality an amount not exceeding 80% of the costs of the program.

(4) The Minister may only enter into an agreement with the Government of Canada in respect of an Indian reserve on the request of the Council of the Indian band.

1981 cF-1.1 s3

Advances to municipalities

4 Where a municipality provides for the establishment, administration and operation of a program pursuant to an agreement made under section 3(1) or (2), the Minister may make advance payments to the municipality in respect of the cost of the program, and those advance payments shall be deducted from any money that is to be paid pursuant to section 3.

1981 cF-1.1 s4

Examination of books and records

5 Where a municipality provides for the establishment, administration and operation of a program pursuant to an agreement made under section 3(1) or (2), the Minister may, after consultation with the municipality, direct any person to examine the books, records and other documents of the municipality that relate to the program, and for that purpose the books, records and other documents may be removed temporarily to make copies.

1981 cF-1.1 s5

Audited financial statements

6(1) A municipality receiving a payment under section 3 shall prepare and submit to the Minister an audited financial statement in respect of the program and any other information that the Minister may require when so directed by the Minister.

(2) Where the audited financial statement shows that there are unexpended funds from the payments made by the Minister under section 3 or 4, the Minister may

- (a) apply the unexpended funds to any payment made by the Minister pursuant to a further agreement with the municipality under section 3 respecting a program, or
- (b) require the municipality to refund the unexpended funds to the Minister.

1981 cF-1.1 s6

Regulations

7 The Lieutenant Governor in Council may make regulations

- (a) respecting the determination of what constitutes a program under this Act;
- (b) respecting the determination of the costs of the establishment, administration and operation of a program under section 3 and the manner of calculating those costs;


Section 7

FAMILY AND COMMUNITY
SUPPORT SERVICES ACTRSA 2000
Chapter F-3

- (c) respecting payments to be made under sections 3 and 4;
- (d) respecting the establishment, administration and operation of programs by municipalities;
- (e) governing agreements made under this Act;
- (f) prescribing qualifications for and standards and methods of work to be maintained by municipal family and community support services workers;
- (g) prescribing any conditions that must be met before a payment under section 3 or 4 can be made;
- (h) prescribing the manner and method of payments to municipalities under this Act;
- (i) respecting the audited financial statements required by section 6.

1981 cF-1.1 s7



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Province of Alberta

**FAMILY AND COMMUNITY
SUPPORT SERVICES ACT**

**FAMILY AND COMMUNITY
SUPPORT SERVICES REGULATION**

Alberta Regulation 218/1994

With amendments up to and including Alberta Regulation 104/2017

Office Consolidation

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(Consolidated up to 104/2017)

ALBERTA REGULATION 218/94

Family and Community Support Services Act

FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION

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- 2.1 Service requirements

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- 4 Prohibited costs
- 5 Use of money
- 6 Payment of \$100 000 or less
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- 6.2 Payment of \$500 000 or more
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- 11 Agreement terms
- 12 Repeal

Expiry

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Schedule

Program

Definitions

- 1 In this Regulation,

Section 2 FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

- (a) “Act” means the *Family and Community Support Services Act*;
- (b) “program” means an arrangement for the delivery of family and community support services that are of a preventive nature in accordance with an agreement entered into pursuant to section 3 of the Act.

AR 218/94 s1;102/97;199/2003

Responsibilities of municipality

2 In providing for the establishment, administration and operation of a program, a municipality must do all of the following:

- (a) promote and facilitate the development of stronger communities;
- (b) promote public participation in planning, delivering and governing the program and services provided under the program;
- (c) promote and facilitate the involvement of volunteers;
- (d) promote efficient and effective use of resources;
- (e) promote and facilitate co-operation and co-ordination with allied service agencies operating within the municipality.

AR 218/94 s2;102/97;199/2003

Service requirements

2.1(1) Services provided under a program must

- (a) be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity, and
- (b) do one or more of the following:
 - (i) help people to develop independence, strengthen coping skills and become more resistant to crisis;
 - (ii) help people to develop an awareness of social needs;
 - (iii) help people to develop interpersonal and group skills which enhance constructive relationships among people;
 - (iv) help people and communities to assume responsibility for decisions and actions which affect them;

Section 3 FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

- (v) provide supports that help sustain people as active participants in the community.

(2) Services provided under a program must not

- (a) provide primarily for the recreational needs or leisure time pursuits of individuals,
- (b) offer direct assistance, including money, food, clothing or shelter, to sustain an individual or family,
- (c) be primarily rehabilitative in nature, or
- (d) duplicate services that are ordinarily provided by a government or government agency.

AR 102/97 s2;199/2003

Financial Matters**Municipal costs****3** Municipal costs of a program may only include

- (a) general administration and management of the municipal program,
- (b) operation of a board or committee for the municipal program,
- (c) planning and research regarding the overall program,
- (d) general consulting by the municipality to services within the program,
- (e) general consulting by the municipality to the community with regard to the program,
- (f) monitoring and evaluation of program services in the municipality,
- (g) evaluating program service delivery effectiveness,
- (h) advertising and promoting the program services in the community,
- (i) managing a specific service delivery mechanism,
- (j) operating a board or committee for the delivery of the service,
- (k) providing training for staff and volunteers for this service,

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- (l) reimbursing volunteers for incidental expenses necessarily incurred in providing volunteer services to the program but not including loss of wages, and
- (m) employment of staff to deliver family and community service.

AR 218/94 s3;199/2003

Prohibited costs**4** Expenditures of the program shall not include

- (a) the purchase of land or buildings,
- (b) the construction or renovation of a building,
- (c) the purchase of motor vehicles,
- (d) any costs required to sustain an organization that do not relate to direct service delivery under the program,
- (e) municipal property taxes and levies, or
- (f) any payments to a member of a board or committee referred to in section 3(b) or (j), other than reimbursement for expenses referred to in section 3(l).

AR 218/94 s4;199/2003

Use of money**5** A municipality that receives funds from the Minister for a program shall

- (a) give priority to funding services under the program that are delivered by volunteer non-profit organizations,
- (b) expend no less than 20% of the total budget in the program as a matching share of the total municipal funding and funding by the Minister as provided in the program agreement,
- (b.1) allocate from the operating budget of the municipality the 20% matching share referred to in clause (b),
- (c) not apply contributions from agencies towards the program, or funds collected through fees charged to clients for services provided under the program, as a part of its matching share,
- (d) repealed AR 102/97 s3,

Section 6 FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

- (e) not use payments made by the Minister under this Act to secure reimbursement for municipal costs not a part of the program, and
- (f) not use payments made by the Minister under this Act for any operating costs for the program not equally charged to its other municipal projects, work or service.

AR 218/94 s5;102/97;199/2003

Payment of \$100 000 or less

6 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of \$100 000 or less

- (a) must set out the revenues and expenditures shown in the Schedule, and
- (b) must contain the municipality's certification
 - (i) that the services provided under the program meet the conditions set out in section 2.1 of this Regulation,
 - (ii) that the expenditures set out in the financial report include only costs that are eligible under section 3 of this Regulation and do not include expenditures listed in section 4 of this Regulation,
 - (iii) that the funds provided for services under the program were expended for those services, except for the amount reported as surplus,
 - (iv) that the municipality's contribution is not less than 20% of the total budget as provided for in section 5(b) of this Regulation,
 - (v) that the 20% matching share has been allocated in accordance with section 5(b.1) of this Regulation, and
 - (vi) that any funds collected through fees charged to clients for services provided under the program have not been included as part of the municipality's contribution as provided for in section 5(c) of this Regulation.

AR 218/94 s6;102/97

Section 6.1 FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

Payment of more than \$100 000 and less than \$500 000

6.1 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of more than \$100 000 but less than \$500 000 must contain

- (a) the information referred to in section 6(a) and (b), and
- (b) a review engagement report relating to the revenues and expenditures shown in the Schedule, prepared in accordance with the standards of the Chartered Professional Accountants of Canada for review engagement reports.

AR 102/97 s4;104/2017

Payment of \$500 000 or more

6.2 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of \$500 000 or more must contain

- (a) the information referred to in section 6(a) and (b), and
- (b) an auditor's report relating to the revenues and expenditures shown in the Schedule, prepared in accordance with the standards of the Chartered Professional Accountants of Canada for auditors' reports.

AR 102/97 s4;104/2017

Auditor

6.3(1) The financial statements referred to in sections 6.1 and 6.2 may be prepared by an employee of the municipality but must be reviewed or audited, as the case may be, by an auditor who is not an employee of the municipality.

(2) The auditor referred to in subsection (1) may be the same person who audits the general financial statements of the municipality.

(3) Notwithstanding subsection (1), financial statements referred to in sections 6.1 and 6.2 may be reviewed or audited, as the case may be, by an employee of the municipality if the employee satisfies the conditions set by the Minister.

AR 102/97 s4

Agreements

Agreements

7 An agreement referred to in section 3 of the Act shall be in a form satisfactory to the Minister.

AR 218/94 s7;199/2003

Formal payments

8(1) Subject to section 3(3) of the Act, payment may be paid in accordance with the amount set out in the agreement.

(2) Advance payments to cover costs of the program may be made in accordance with the terms of the agreement.

Municipal signing officer

9 When a municipality as defined in section 1(b)(i) of the Act enters into an agreement the municipality shall sign the agreement, on a resolution by the municipal council authorizing the agreement.

Section 2(b) agreements

10(1) Where a municipality enters into an agreement with another municipality under section 2(b) of the Act, the agreement must specify which municipality is authorized, on behalf of the other municipality, to enter into an agreement with the Minister.

(2) If a municipality wishes to terminate an agreement between municipalities under section 2(b) of the Act, and the effect of the termination would be to withdraw the authority for a municipality to receive funding under this Regulation on behalf of another municipality, it shall provide the other municipality and the Minister with written notice 6 months prior to the termination date.

Agreement terms

11 It is a term of an agreement between the Minister and municipality that

- (a) if in the opinion of the Minister a municipality's program fails to meet the requirements of section 2 or 2.1, or
- (b) if the audited financial statement of a municipality
 - (i) has not been submitted to the Minister within 120 days of the end of the municipality's fiscal year,
 - (ii) does not meet the requirements prescribed in section 6, 6.1 or 6.2, as the case may be, or

Section 12 FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

- (iii) shows that the municipality has wrongfully used funds provided to it under the Act,

the Minister may withhold amounts of funding under any new agreement or require the municipality to repay the amounts of funding that in the opinion of the Minister are equivalent to the value of the program components not met or the funds wrongfully used.

AR 218/94 s11;102/97

Repeal

12 The *Family and Community Support Services Regulation* (Alta. Reg. 237/81) is repealed on April 1, 1995.

AR 218/94 s12;319/94

Expiry**Expiry**

13 For the purpose of ensuring that this Regulation is reviewed for ongoing relevancy and necessity, with the option that it may be re-passed in its present or an amended form following a review, this Regulation expires on June 30, 2022.

AR 102/97 s6;41/2002;199/2003;128/2013;98/2015;
104/2017

Schedule**Revenues and Expenditures****Revenues**

Funding provided under the Act
Municipal contribution
Other revenues

Total Revenues**Expenditures**

Internal, directly funded services provided by the municipality under the program including administration
Funds provided to service providers who are external to the municipality
Less surpluses retained/returned by service providers who are external to the municipality

Net total funding to service providers who are external to the municipality


Schedule FAMILY AND COMMUNITY SUPPORT SERVICES REGULATION AR 218/94

Total Expenditures

Surplus (Deficit)

AR 218/94 Sched.;102/97;199/2003



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BYLAW C-7387-2014

A Bylaw of Rocky View County to Establish a Family and Community Support Services Board

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

1. This bylaw shall be known as the "Establishment of the Family and Community Support Service Board Bylaw".

PART 2 – DEFINITIONS

2. "**Board**" means the Rocky View Family and Community Support Services Board (FCSS Board).
3. "**Council**" shall mean the Council of Rocky View County, consisting of nine (9) members including the Reeve, each of whom except the Reeve has the title "Councillor".
4. "**Administration**" means the general operations of the Municipality, including all personnel, financial and other related resources, as permitted by the *Municipal Government Act* and any successor legislation.
5. "**Municipality**" shall mean the Municipal Corporation of Rocky View County

PART 3 – ESTABLISHMENT OF BOARD

6. Rocky View Family and Community Support Services Board (FCSS Board) is hereby established as follows:
 - a. The Municipality's general municipal tax revenues and the Province's FCSS grant will serve as sources for funding the operations and expenditures of the FCSS Board.
 - b. The Municipality shall be the signing authority with respect to the financial management of the FCSS Board.

PART 4 – PURPOSE OF THE BOARD

7. To advise Council on policies concerning human services in the community.



8. To be concerned with the quality of community services for all age groups and segments within its boundaries.
9. Determine FCSS policies and procedures, within the framework of the FCSS Act and Regulations.
10. Direct the activities of the FCSS program.

PART 5 – TERMS OF OFFICE

11. That membership will be appointed by resolution of the Council of the Municipal District of Rocky View No. 44 on the following basis.
12. The Board consists of seven (7) members of which two (2) are Councillors and five (5) are members at large. Members at large, who are residents of the Municipality, shall be elected for a two year term of office. Two Councillors shall be appointed annually at its Organizational Meeting.
13. Any regular member of the FCSS Board who is absent from three consecutive meetings, unless such absence be caused by illness, or he/she be authorized by resolution of the FCSS Board entered upon its minutes, shall forfeit his or her office, and another regular member shall be named by the FCSS Board for the remainder of his or her term of office.
14. Council may request the resignation of any members of the FCSS Board at any time prior to the expiry date of the member's term of office and any member of the Board may resign therefrom at any time upon sending a written notice to the Secretary of the Board.
15. All appointments shall become effective as of the date of the Council resolution, unless otherwise specified.
16. In October each year at its Organizational Meeting, Council shall appoint members to fill vacant positions. Council shall appoint a member to fill a vacant position within 30 days of any member resigning their position.
17. A person ceases to be a member of the Board when he or she:
 - a. misses three consecutive regular meetings of the Board, unless the absence is caused through illness or is authorized by resolution of the Board;
 - b. ceases to be a resident of the M.D. of Rocky View;
 - c. is hired in any capacity with the M.D. of Rocky View; and
 - d. submits a written resignation to the Municipality.
18. The Board may appoint committees of its members and/or citizens at large to study various issues and to make recommendations back to the Board.

PART 6 – CONDUCT OF MEETINGS



19. A Chairman, Vice-Chairman of the FCSS Board shall be elected by members attending at their first meeting after the Organizational Meeting of Council.
20. Regular meetings of the Board shall be held at a place and time determined by the Board.
21. A minute book shall be kept and the minutes of all regular and special meetings shall be recorded therein. Copies of the Minutes shall be filed with the Secretary of the Municipality.
22. The Chairman shall vote on any question and in the event of a tie vote, the motion shall be deemed lost.
23. Special meetings of the Board may be called by the Chairman.
24. A majority of the members of the Board shall constitute a quorum.
25. Each member present at a meeting of the Board shall vote when the vote is taken unless prohibited from so doing by reason of a conflict of interest, in which case the member shall be excused from the meeting room while discussion of a matter occurs and while the related vote is taken.

PART 7 – POWERS AND DUTIES OF THE BOARD

26. The FCSS Board shall have the power to make rules and regulations and to form policies as it may deem necessary from time to time, provide such rules, regulations and policies consistent with the powers herein conferred. Copies and amendments of such rules, regulation and policies shall be filed with the Secretary of the Municipality.
27. The Board shall be concerned with:
 - a. identifying local needs;
 - b. deciding what programs and activities will take place or be funded;
 - c. developing evaluating, maintaining or cancelling programs; and
 - d. providing public relations for FCSS.
28. To recommend policy to Council for consideration;
29. To provide co-operation and joint planning with related community groups and agencies;
30. To encourage community groups and interested citizens to make representations to the Board in the development and review of the Board's policy recommendations to Council;
31. To develop and recommend standards concerning community services programming;



32. To encourage citizen participation in program development;
33. To review and approve FCSS grants for Community Services programming within the overall FCSS budget as approved by Council.
34. To work to establish a liaison with similar groups in order to co-ordinate Community Services programs of a common purpose;
35. In the fall of each year to recommend to Council an operating and capital budget for Community Services programs for the following year.

PART 8 – GENERAL REQUIREMENTS OF THE BOARD

36. The Board shall present annually a report, written by the Coordinator, outlining the activities of the Board for the past year.
37. The Board shall annually present a budget of revenues and expenditures for the following year for all matters over which, under the terms of this Bylaw, the FCSS Board has jurisdiction.
38. The FCSS Board shall forward annual reports, and other reports from time to time as required, to the Municipality.
39. Neither the FCSS Board, nor any member thereof shall have the power to pledge the credit of the Municipality in connection with any matter whatsoever, nor shall the said FCSS Board or any member thereof have any power to authorize any expenditure to be charged against the Municipality.
40. The Reeve and/or Deputy Reeve and the Municipal Secretary are and are deemed to be authorized to enter into and execute any agreements in order to complete the provision and requirements of the Bylaw.

PART 9 – FAMILY & COMMUNITY SUPPORT SERVICES COORDINATOR

41. A Family & Community Support Services Coordinator shall be hired by Administration in consultation with the FCSS Board.

PART 10 – DUTIES OF THE FAMILY & COMMUNITY SUPPORT SERVICES COORDINATOR

42. The Coordinator shall be hired for the purpose of fulfilling the wishes of the Board with respect to its programs. S/he shall be responsible to complete all instructions by the Board, to carry on the day to day administrative duties of the Board and to be a consultant to the Board and to the program or programs.
43. The Coordinator shall work with the Board in reviewing community needs, problems, aspirations, and resources.



ROCKY VIEW COUNTY
Cultivating Communities

44. The Coordinator shall work with the Board in reviewing applications and recommending approval, deferment, rejection, or planning alternatives.
45. The Coordinator will attend all Board Meetings and record minutes thereof.
46. The Coordinator will assume responsibility for liaison, cooperation, and coordination of activities with related social service fields and other Family and Community Support Services programs.
47. The Coordinator shall be involved in continuing evaluation of all approved projects.
48. The Coordinator shall be responsible for submitting the appropriate documents to the Provincial Department as required under the Family and Community Support Services Act and Regulation.
49. The Coordinator shall present to the Board annually a report outlining the activities of the Coordinator for the past year.

PART 11 – TRANSITIONAL

1. Bylaw C-6543-2007 is hereby repealed.
2. Bylaw C-7387-2014 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: All
File: 1006-300

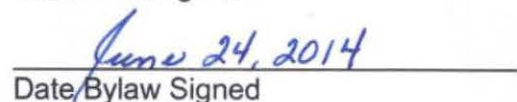
READ A FIRST TIME IN COUNCIL this	24 th	day of	June, 2014
READ A SECOND TIME IN COUNCIL this	24 th	day of	June, 2014
UNANIMOUS PERMISSION FOR THIRD READING	24 th	day of	June, 2014
READ A THIRD TIME IN COUNCIL this	24 th	day of	June, 2014



Reeve



CAO or Designate



Date/Bylaw Signed

AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council

DATE: July 9, 2019 **DIVISION:** All

FILE: 6000-100

SUBJECT: Right to Farm Policy C-508

1EXECUTIVE SUMMARY:

On October 24, 2018, Administration met with the Policy Review Subcommittee to review the existing Right to Farm Policy 508. On April 2, 2019, the Governance and Priorities Committee considered Right to Farm Policy 508 and referred the policy back to Administration for further minor amendments. Administration has amended the wording of the Policy Section 6 as per the direction provided by GPC.

BACKGROUND:

As part of the County's policy review project, Council established the Policy Review Subcommittee to assist with reviewing existing policies and proposed policies prior to being considered by the GPC. Administration and the Policy Review Subcommittee reviewed the Right to Farm C-508 and are recommending that it be approved in order to support Rocky View County agricultural producers' right to farm. Administration completed the amendments as advised by the GPC and the following table outlines the proposed changes to the existing Policy 508.

Existing Policy 508	Proposed Policy C-508
Purpose: <ul style="list-style-type: none"> This policy supports agricultural operations in their day-to-day business with minimum adverse impacts from neighbours. 	Purpose: <ul style="list-style-type: none"> This policy supports Rocky View County (the County) agricultural producers' Right to Farm.
Policy Statement: <ul style="list-style-type: none"> The County acknowledges existing provincial legislation, the <i>Agricultural Operation Practices Act</i>, and further demonstrates its support for agriculture, ensuring farmers and ranchers have the continued right to engage in "generally accepted agricultural practices", without unnecessary restrictions imposed upon their operations. 	Policy Statement: <ul style="list-style-type: none"> The County ensures Agricultural Producers have the continued right to engage in "Generally Accepted Agricultural Practices" as defined in the <i>Agricultural Operations Practices Act</i> [AOPA]. Council is committed to supporting compliant Agricultural Operations and Producers' Right to Farm.



Existing Policy 508	Proposed Policy C-508
<p>Policy Statement:</p> <ul style="list-style-type: none"> Agricultural Services staff will provide appropriate information to owners and operators of agricultural operations and residents to support this policy. 	<p>Policy:</p> <ul style="list-style-type: none"> Council directs Administration to acknowledge and reference the AOPA when providing information to Agricultural Producers and the public. Council directs Administration to apply this policy in the event that a nuisance complaint is filed against an operation that is engaging in “Generally Accepted Agricultural Practices”.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Right to Farm Policy C-508 be approved as per Attachment ‘A’.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Proposed Right to Farm Policy C-508

Attachment ‘B’ – Existing Right to Farm Policy 508



Right to Farm

Council Policy

C-508

Policy Number:	C-508
Policy Owner:	Agricultural & Environmental Services
Adopted By:	
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	n/a
Date Last Reviewed:	n/a

Purpose

- 1 This policy supports Rocky View County (the County) agricultural producers' Right to Farm.



Policy Statement

- 2 The County ensures Agricultural Producers have the continued right to engage in "Generally Accepted Agricultural Practices" as defined in the *Agricultural Operations Practices Act* [AOPA].
- 3 Council is committed to supporting compliant Agricultural Operations and Producers' Right to Farm.



Policy

Right to Farm

- 4 Council directs Administration to acknowledge and reference the *AOPA* when providing information to Agricultural Producers and the public.
- 5 Other County policies must consider the intent of this policy and abide by the *AOPA* it is based upon.
- 6 Council directs Administration to apply this policy in the event that a nuisance complaint is filed against an operation that is engaging in "Generally Accepted Agricultural Practices".





Right to Farm

Council Policy

C-508

References

Legal Authorities

- *Agricultural Operation Practices Act*, RSA 2000, c A-7

Related Plans, Bylaws, Policies, etc.

- Agriculture Master Plan, County Plan

Related Procedures

- n/a

Other

- n/a



Policy History

Amendment Date(s) – Amendment Description

- n/a

Review Date(s) – Review Outcome Description

- n/a



Definitions

7 In this policy:

- (1) “Administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
- (2) “Agricultural Operation” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:
 - (a) the cultivation of land;
 - (b) the raising of poultry, fur-bearing animals, pheasants, fish, or livestock, including domestic cervids, within but not limited to the meaning of livestock in the *Livestock Industry Diversification Act*, RSA 2000, c L-17;
 - (c) the production of agricultural field crops, fruit, vegetables, sod, trees, shrubs, other specialty horticultural crops, eggs, milk, and honey;
 - (d) the operation of agricultural machinery and equipment, including irrigation pumps;
 - (e) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
 - (f) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost; and



Right to Farm

Council Policy

C-508

- (g) the abandonment and reclamation of confined feeding operations and manure storage facilities;
- (3) "Agricultural Producer " means any person conducting an agricultural activity on agricultural land for gain or reward or in the hope or expectation of gain or reward;
- (4) "Council" means the duly elected Council of Rocky View County;
- (5) "Generally Accepted Agricultural Practices" refers to a practice that is conducted in a manner consistent with appropriate and accepted customs and standards as established and followed by similar agricultural operations under similar circumstances, and without restricting the generality of the foregoing includes the use of innovative technology used with advanced management practices.

POLICY

#508



Title:
Agriculture Right to Farm

Legal References:

Agricultural Operation Practices Act
Agriculture Master Plan
County Plan

Policy Category:

Agricultural Service Board

Cross References:

Procedure #PRO-508 Agriculture Right to Farm

Effective Date: June 4, 2013

Purpose:

This policy supports agricultural operations in their day-to-day business with minimum adverse impacts from neighbours.

Definitions:

- “Act” means the *Agricultural Operation Practices Act*
- “agricultural operation” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes
 - the cultivation of land,
 - the raising of livestock, including domestic cervids within the meaning of the *Livestock Industry Diversification Act* and poultry,
 - the raising of fur-bearing animals, pheasants or fish,
 - the production of agricultural field crops,
 - the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
 - the production of eggs and milk,
 - the production of honey,
 - the operation of agricultural machinery and equipment, including irrigation pumps,
 - the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes,
 - the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and
 - the abandonment and reclamation of confined feeding operations and manure storage facilities;
- “Agricultural Services staff” means County employees responsible for the administration of the *Agricultural Service Board Act*
- “County” means Rocky View County
- “generally accepted agricultural practices” refers to a practice that is conducted in a manner consistent with appropriate and accepted customs and standards as established and followed by similar agricultural operations under similar circumstances, and without restricting the generality of the foregoing includes the use of innovative technology used with advanced management practices.

Policy Statements:

1. The County acknowledges existing provincial legislation, the *Agricultural Operation Practices Act*, and further demonstrates its support for agriculture, ensuring farmers and ranchers have the continued right to engage in “generally accepted agricultural practices”, without unnecessary restrictions imposed upon their operations.
2. Other County policies will abide by the intent of this policy and the *Act* it is based upon.
3. Agricultural Services staff will provide appropriate information to owners and operators of agricultural operations and residents to support this policy.



AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 6000-100
SUBJECT: Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy C-502

¹EXECUTIVE SUMMARY:

On March 7, 2019, Administration met with the Agricultural Service Board to review the Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy C-502. During the review process, it was identified that Policy C-502 is better aligned as an Administrative Policy, and therefore should be rescinded as a Council Policy.

DISCUSSION:

Policy C-502 is in place to support Administration in carrying out the duties and the regulations of the *Agricultural Pests Act*. Administration and the Agricultural Service Board reviewed Policy C-502 and are recommending that it be rescinded and replaced with the Administrative Agricultural Pests Policy A-502.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy C-502 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Existing Agricultural Pest and Nuisance Awareness, Enforcement and Control Policy C-502

¹**Administration Resources**

Jeff Fleischer, Agricultural and Environmental Services

POLICY**#502**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
**Agricultural Pest And Nuisance Awareness,
Enforcement And Control**

Legal References:

Agricultural Pests Act
Agricultural Service Board Act
Pest and Nuisance Control Regulation

Policy Category:

Agricultural Services

Cross References:

Procedure #PRO 502 - Agricultural Pest And Nuisance
Awareness, Enforcement And Control

Effective Date: October 23, 2003, June 9, 2009

Revision Date: May 31, 2011

Purpose:

The control of nuisances, pests and wildlife is a shared responsibility between landowners, the Province of Alberta and Rocky View County. This policy ensures that prevention, control, or destruction of nuisances, pests and wildlife is undertaken efficiently, effectively and humanely with due consideration of human safety, and County liabilities.

Definitions:

- "Act" means the Agricultural Pests Act, (RSA 2000, c A-8), as amended from time to time by the Province of Alberta.
- "Inspector" is an individual appointed by Rocky View or the Minister of Agriculture to carry out the provisions of the Act and/or an Agricultural Fieldman under the Agricultural Service Board Act.
- "Landowner" means the registered owner under the Land Titles Act (RSA 2000, c L-4), as the owner of the land.
- "Nuisance" is an animal, bird, insect, plant or disease declared to be a nuisance under Section 2 of the Agricultural Pests Act as amended.
- "Pest" is an animal, bird, insect, plant or disease declared to be a pest under Section 2 of the Agricultural Pests Act as amended.

Policy Statements:

1. Rocky View will take active measures to prevent the establishment of and/or to control or destroy nuisances and pests in the County.
2. The Agriculture Service Board shall provide an awareness program for Rocky View residents on nuisances and pests in each calendar year.
3. Landowners are responsible for preventing the establishment of and controlling or destroying nuisances and pests on their private property.
4. Rocky View shall appoint an adequate number of inspectors in accordance with the Act.
5. Inspectors shall have the discretion to issue notices and take enforcement actions on behalf of Rocky View to prevent the establishment of and/or to control or destroy nuisances and pests on public or private land in Rocky View.
6. Rocky View's Subdivision Appeal Board shall hear and determine all appeals in accordance with the Act.



TRANSPORTATION SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 4050-100 / 4050-200
SUBJECT: Road Stabilization and Surfacing Policy C-422

¹EXECUTIVE SUMMARY:

Policy C-422 was adopted by Council on June 22, 2010 and has recently undergone a review under the County's policy review project. The policy was implemented to guide in defining alternatives methods for road stabilization and surfacing, as determined by Administration. During the review process it has been identified that Policy C-422 is better aligned as an Administrative Procedure, and therefore should be rescinded as a Council Policy.

BACKGROUND:

Policy C-422 is in place to guide alternative road stabilization and surface treatments utilized by the County. The County has defined best practices for road stabilization and surface treatment derived from the Research and Development Program which were presented to GPC on April 2, 2019.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Road Stabilization and Surfacing Policy C-422 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Road Stabilization and Surfacing Policy C-422

¹**Administrative Resources**
Steve Hulsman, Transportation Services

COUNCIL POLICY

C- #422



ROCKY VIEW COUNTY
Cultivating Communities

Title:
Road Stabilization and Surfacing

Approval Date: November 3, 2015
Effective Date: June 22, 2010
Review Date:
Revision Date(s): November 3, 2015

Supporting Department:
Roads Maintenance

Reference(s):
 Municipal Government Act
 Policy 400 - Road Construction
 Policy 425 – Gravel Road Management
 Procedure PRO-422 - Road Stabilization & Surfacing

1. PURPOSE

The County's 10-year road plan attempts to provide a long range planning document to foresee required upgrades in the County's road network. Because of the dynamic nature of development and subsequent traffic patterns, it is not always possible to foresee all required road upgrades. Road stabilization methods provide short to medium term solutions for those roads which are not currently scheduled for upgrades but which are already being subjected to traffic loads for which they were not designed.

This Policy provides an alternative to conventional road construction by identifying alternative methods for road stabilization and surfacing, as determined by Administration. This includes but is not limited to gravel road stabilization utilizing liquid or flake chlorides or cement-based products. Surface treatments may include chip seal or asphalt pavement applications, thereby improving overall safety and service levels for County roadways and minimizing the need for future reactive maintenance.

2. DEFINITIONS

- "Council" means the Council for Rocky View County;
- "County" means Rocky View County;
- "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way;
- "Pavement" means a road surface composed of an asphaltic concrete pavement (ACP) mixture spread and compacted as outlined in the County's Servicing Standards;
- "Chip Seal" means a road surface built with an application of asphalt emulsion followed immediately by a thin layer of chipped aggregate and compacted as outlined in the County's Servicing Standards.

3. POLICY STATEMENT

1. The County shall use a road surfacing and stabilization strategy to protect the investment of time and resources in its infrastructure.
2. The criteria the County shall use for the identification of roadways eligible for road stabilization and resurfacing shall include, but may not be limited to, the following:
 - a. traffic volume,
 - b. existing geometrics,
 - c. higher than average percentage of industrial traffic,
 - d. amount of residential development along the roadway,
 - e. intended usage,
 - f. input from Council, and
 - g. any other criterion as determined by Administration.
3. General conditions for road stabilization and resurfacing include:
 - a. roadways in the County eligible for surfacing will be identified and prioritized annually prior to budget finalization,
 - b. funds for this program will originate from the annual construction budget as approved by Council,
 - c. all federal and provincial grants available for improvements of roadways shall be sought when conducting these projects
4. The County shall not use oil as a road stabilization or resurfacing option.



TRANSPORTATION SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 4050-100
SUBJECT: Seeding of Municipal Roadsides, Borrow Areas and Reclamation Sites Policy C-414

¹EXECUTIVE SUMMARY:

Policy C-414 was adopted by Council on April 21, 2009 and has recently undergone a review under the County's policy review project. The policy was implemented to guide the prevention of erosion and weed infestations on roadsides, on borrow areas and reclamation sites. During the review process it has been identified that Policy C-414 is better aligned as an Administrative Procedure, and therefore should be rescinded as a Council Policy.

BACKGROUND:

Policy C-414 is in place to guide the reclamation of borrow areas and roadside ditches as part of the road construction program which the County exited in 2012. In many cases, during the road construction process, borrow areas are required which trigger reclamation. Currently all road construction is performed by contractual forces and the requirements under Policy C-414 are included in said contracts.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Seeding of Municipal Roadsides, Borrow Areas and Reclamation Sites Policy C-414 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

¹**Administration Resources**

Steve Hulsman, Transportation Services



ATTACHMENTS:

Attachment 'A' – Seeding of Municipal Roadsides, Borrow Areas and Reclamation Sites
Policy C-414

POLICY

#414



Title:
**Seeding Of Municipal Roadsides, Borrow Areas
And Reclamation Sites**

Legal References:
Weed Control Act
Soil Conservation Act

Policy Category:
Infrastructure and Operations

Cross References:
Supercedes Policy 501
Procedure Pro 414

Effective Date: April 21, 2009
Revision Date:

Purpose:

To prevent erosion and weed infestations on roadsides, on borrow areas and reclamation sites, Rocky View recognizes its responsibility to undertake an annual seeding program.

Definitions:

- “*Council*” means the Council of Rocky View County
- “*Erosion*” means the wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep; also detachment and movement of soil or rock fragments by human and animal activities
- “*Rocky View*” means Rocky View County
- “*Standard Seed Mix*” means the plant species, percentages and rates of application of seed determined by Agricultural Service Board staff to be available and appropriate for use in the County seeding program during the forthcoming growing season

Policy Statements:

1. Rocky View is committed to taking all reasonable steps to provide long-term erosion control and to deter weed infestations on County controlled roadsides, borrow areas and reclamation sites through a proactive seeding program.
2. Rocky View may use in-house or out-sourced resources and services to carry out any portion of its seeding program.
3. Rocky View’s Infrastructure and Operations will, in consultation with Agriculture Services, develop an annual seeding plan for County roadsides, borrow areas and reclamation sites within the County.
4. Rocky View’s Agricultural Services shall be responsible for determining the standard seed mix for the County seeding program.
5. This policy applies to all public roadsides under the direction, control and management of Rocky View and borrow areas and reclamation sites under municipal authority.



TRANSPORTATION SERVICES

TO: Council

DATE: July 9, 2019 **DIVISION:** All

FILE: 4050-100

SUBJECT: Installation and Operation of Street Lighting Policy C-417

¹EXECUTIVE SUMMARY:

On April 16, 2019, Administration met with the Policy Review Subcommittee to review Installation and Operation of Street Lighting Policy C-417. During the review, Administration recommended that Installation and Operation of Street Lighting Policy C-417 be amended in order to meet the new Policy Standards. A copy of the draft minutes from the Policy Review Subcommittee is attached for your reference that outlines the Committee's resolutions for amendments.

BACKGROUND:

As part of the County's policy review project, Council established the Policy Review Subcommittee to assist with reviewing existing policies and proposed policies prior to them being considered by GPC. Administration and the Policy Review Subcommittee reviewed Installation and Operation of Street Lighting Policy C-417 and are recommending that it be amended in order to meet the current Policy Standards.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT Installation and Operation of Street Lighting Policy C-417 be amended as per Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed Installation and Operation of Street Lighting Policy C-417
Attachment 'B' – Draft Minutes April 16, 2019 Policy Review Subcommittee

¹**Administration Resources**

Steve Hulsman, Transportation Services



Installation & Operation of Street Lighting

Council Policy

C-417

Policy Number:	C-417
Policy Owner:	Transportation Services
Adopted By:	Council
Adoption Date:	2009 April 21
Effective Date:	2009 April 21
Date Last Amended:	
Date Last Reviewed:	

Purpose

- 1 The policy addresses the installation and continued operation and maintenance of street lighting along Public Roads under the jurisdiction of Rocky View County (the County).



Policy Statement

- 2 The County is committed to ensure the safe movement of traffic and pedestrians along Public Roads under the jurisdiction of the County through the installation of street lighting, where necessary.
- 3 This policy applies to any Public Road under the direction, control and management of the County, unless a specific road is deemed to be exempt by a resolution of Council.



Policy

- 4 At the discretion of Council, street lighting may be installed in an existing development at the request of the residents if the benefiting ratepayers are organized under a local improvement bylaw program acceptable to Council. The benefiting ratepayers bear installation costs and the County bears the costs of the ongoing operation and maintenance of the street lights including payment of power consumption bills.
- 5 New street light installations shall be Dark Sky Friendly.





Installation & Operation of Street Lighting

Council Policy

C-417

References

Legal Authorities	• <i>Municipal Government Act</i> , RSA 2000, c M-26
Related Plans, Bylaws, Policies, etc.	• County Servicing Standards, section 402
Related Procedures	• n/a
Other	• n/a



Policy History

Amendment Date(s) – Amendment Description	•
Review Date(s) – Review Outcome Description	•



Definitions

6 In this policy:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “County” means Rocky View County;
- (3) “Dark Sky Friendly” means light fixtures that minimize glare while reducing light trespass and sky glow;
- (4) “*Municipal Government Act*” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (5) “Public Road” means road as defined in the *Municipal Government Act*, which includes both carriageways and rights-of-way; and
- (6) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 1

A regular meeting of the Rocky View County Policy Review Subcommittee was held in the Committee Room of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on April 16, 2019 commencing at 9:13 AM.

Present:	Division 8 Division 3 Division 4	Councillor S. Wright (Chair) Councillor K. Hanson Deputy Reeve A. Schule
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Absent:	Division 9	Councillor C. Kissel
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Hulsman, Manager, Transportation Services
- S. Hope, Appeals and Policy Coordinator, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:13 AM with all members present with the exception of Councillor Kissel.

19-04-16-01

Updates/Acceptance of Agenda

Moved by Deputy Reeve Schule that the April 16, 2019 Policy Review Subcommittee meeting agenda be amended to add the following as emergent items:

- Aggregate Development Policy
- Rescindment of Policies

Carried

19-04-16-02

Council Policy Review – Emergent Item – New Council Policy

Council Policy: N/A, Aggregate Development Policy

MOVED by Councillor Wright that the review of proposed Council policy titled Aggregate Development Policy be tabled until after the 10:00 AM presentation.

Carried

19-04-16-03

Council Policy Review – Transportation Services – Existing Council Policy

Council Policy: C-417, Installation and Maintenance of Street Lighting

MOVED by Deputy Reeve Schule that Council Policy C-417, Installation and Maintenance of Street Lighting, be recommended to the Governance and Priorities Committee with the following amendments:

- Paragraph 1 to read as: The purpose of this policy is to address the installation and continued operation and maintenance of street lighting along public roadways under the jurisdiction of Rocky View County (the County);

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 2

-
- The word “adequate” to be removed from Paragraph 2; and
 - Under the “Policy” heading, Paragraphs 5(2) and 11 are to remain and all other paragraphs are to be removed.

Carried

19-04-16-04**Council Policy Review - Transportation Services – Existing Council Policy****Council Policy: C-457, Roadside Memorials**

MOVED by Councillor Hanson that Council Policy C-457, Roadside Memorials, be recommended to the Governance and Priorities Committee with the following amendments:

- The word “these” will be replaced with the word “roadside” in Paragraph 1”;
- Paragraph 3 to read as: The County appreciates that the placement of roadside memorials to commemorate victims of traffic incidents will occur spontaneously and that the County recognizes the need to allowing grieving family and friends to respectfully honour a victim’s memory through the placement of a roadside memorial within the road right-of-way at or near the incident site.
- Paragraph 2 and 3 are to switch positions;
- Paragraph 3(1) is to read as: The location and nature of a roadside memorial must be such that it does not pose a hazard to the travelling public;
- Paragraph 3(2) is to read: Memorials which utilize traffic control signs or bridge structures, for example, would be deemed to be hazards. If a roadside memorial is deemed to be a hazard, a County representative will contact the family which placed the memorial, if their identity is known, in order to negotiate relocation towards the fence line, modification to the size or composition of the display, or removal of the memorial;
- Paragraph 3(3) is to read: The authority to allow a roadside memorial shall reside with the Chief Administrative Officer or designate;
- Paragraph 3(4) is to read: This policy applies to all public roads under the direction, control and management of the County, unless a specific road is deemed to be exempt through a resolution of Council; and
- The word “accident” is to be replaced with “incident” throughout.

Carried

19-04-16-05**Council Policy Review – Emergent Item****Council Policy: N/A, Aggregate Development Policy**

MOVED by Councillor Hanson that the Aggregate Development Policy be lifted from the table.

Carried



TRANSPORTATION SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 4050-100
SUBJECT: Roadside Memorials Policy C-457

¹EXECUTIVE SUMMARY:

On April 16, 2019, Administration met with the Policy Review Subcommittee to review Roadside Memorials Policy C-457. During the review, Administration recommended that Roadside Memorials Policy C-457 be amended in order to meet the new Policy Standards. A copy of the draft minutes from the Policy Review Subcommittee is attached for your reference that outlines the Committee's resolutions for amendments.

BACKGROUND:

As part of the County's policy review project, Council established the Policy review Subcommittee to assist with reviewing existing policies and proposed policies prior to them being considered by GPC. Administration and the policy Review Subcommittee reviewed Roadside Memorials Policy C-457 and are recommending that it be amended in order to meet the current Policy Standards.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT Roadside Memorials Policy C-457 be amended as per Attachment 'A'.
Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Proposed Roadside Memorials Policy C-457
Attachment "B" – Draft Minutes APir1 16, 2019 Policy Review Subcommittee

¹**Administration Resources**
Steve Hulsman, Transportation Services



Roadside Memorials

Council Policy

C-457

Policy Number:	C-457
Policy Owner:	Transportation Services
Adopted By:	
Adoption Date:	2012 July 17
Effective Date:	2012 July 17
Date Last Amended:	
Date Last Reviewed:	

Purpose

- 1 This policy provides a consistent approach to Roadside Memorials in Rocky View County (the County) while providing a safe network of Roads for the travelling public.



Policy Statement

- 2 The County appreciates that the placement of Roadside Memorials to commemorate victims of traffic incidents occur spontaneously and that the County recognizes the need to allow grieving family and friends to respectfully honor a victim's memory through the placement of a Roadside Memorial within the Road right-of-way at or near the incident site.
- 3 This policy applies to all public Roads under the direction, control and management of the County, unless a specific Road is deemed exempt by a resolution of Council.



Policy

- 4 The County shall allow placement of Roadside Memorials within County Road allowances.
- 5 The location and nature of a Roadside Memorial must be such that it does not pose a hazard to the travelling public.
 - (1) Roadside Memorials which utilize traffic control signs or bridge structures, for example, would be deemed to be hazards.
 - (2) If a Roadside Memorial is deemed a hazard, a County representative must contact the family who placed the memorial, if their identity is known, in order to negotiate relocation towards the fence line, modification to the size or composition of the display, or removal of the memorial.



Roadside Memorials

Council Policy

C-457

- 6 The authority to allow a Roadside Memorial resides with the Chief Administrative Officer or designate.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-25

Related Plans, Bylaws, Policies, etc.

- Council Policy 315, Commemorative Program

Related Procedures

- n/a

Other

- n/a



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

-



Definitions

- 7 In this policy:

- (1) “Chief Administrative Officer” means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act*, RSA 2000, c M-25, as amended or replaced from time to time or their authorized delegate.
- (2) “Council” means the duly elected Council of Rocky View County;
- (3) “County” refers to Rocky View County;
- (4) “Road” means road as defined in the *Municipal Government Act*, RSA 2000, c M-25, as amended or replaced from time to time which includes both carriageways and rights-of-way;
- (5) “Roadside Memorial” refers to crosses, markers, photos, flowers or personal items placed by the general public in a County road allowance to mark the location of a fatal incident; and
- (6) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

ROCKY VIEW COUNTY
POLICY REVIEW SUBCOMMITTEE
April 16, 2019

Page 2

-
- The word “adequate” to be removed from Paragraph 2; and
 - Under the “Policy” heading, Paragraphs 5(2) and 11 are to remain and all other paragraphs are to be removed.

Carried

19-04-16-04**Council Policy Review - Transportation Services – Existing Council Policy****Council Policy: C-457, Roadside Memorials**

MOVED by Councillor Hanson that Council Policy C-457, Roadside Memorials, be recommended to the Governance and Priorities Committee with the following amendments:

- The word “these” will be replaced with the word “roadside” in Paragraph 1”;
- Paragraph 3 to read as: The County appreciates that the placement of roadside memorials to commemorate victims of traffic incidents will occur spontaneously and that the County recognizes the need to allowing grieving family and friends to respectfully honour a victim’s memory through the placement of a roadside memorial within the road right-of-way at or near the incident site.
- Paragraph 2 and 3 are to switch positions;
- Paragraph 3(1) is to read as: The location and nature of a roadside memorial must be such that it does not pose a hazard to the travelling public;
- Paragraph 3(2) is to read: Memorials which utilize traffic control signs or bridge structures, for example, would be deemed to be hazards. If a roadside memorial is deemed to be a hazard, a County representative will contact the family which placed the memorial, if their identity is known, in order to negotiate relocation towards the fence line, modification to the size or composition of the display, or removal of the memorial;
- Paragraph 3(3) is to read: The authority to allow a roadside memorial shall reside with the Chief Administrative Officer or designate;
- Paragraph 3(4) is to read: This policy applies to all public roads under the direction, control and management of the County, unless a specific road is deemed to be exempt through a resolution of Council; and
- The word “accident” is to be replaced with “incident” throughout.

Carried

19-04-16-05**Council Policy Review – Emergent Item****Council Policy: N/A, Aggregate Development Policy**

MOVED by Councillor Hanson that the Aggregate Development Policy be lifted from the table.

Carried



TRANSPORTATION SERVICES

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 6030-400
SUBJECT: Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319 and Inspection and Maintenance of County Lands Policy C-320

¹EXECUTIVE SUMMARY:

Inspection and Maintenance of Pathways and Trails within County Lands Policy C-319, and Inspection and Maintenance of County Lands Policy C-320, were adopted by Council on September 10, 2013, and have recently undergone a review under the County's policy review project. The policies were implemented to guide in defining methods for inspection and maintenance of pathways, trails and County owned lands, as determined by Administration.

During the review process it has been identified that Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319, and Inspection and Maintenance of County Lands Policy C-320 are better aligned as a single Administrative Policy, and therefore should be rescinded as Council Policies.

DISCUSSION:

Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319, and Inspection and Maintenance of County Lands Policy C-320, are in place to guide inspection and maintenance of pathways, trails, and County owned lands. Administration has created a new Administrative Policy that defines best practices for inspection and maintenance of pathways, trails, and County owned lands and associated amenities. This Administrative Policy was approved by the Executive Leadership Team on June 12, 2019.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT Inspection and Maintenance of Pathways and Trails located within County Lands Policy C-319 and Inspection and Maintenance of County Lands Policy C-320 be rescinded.
- Option #2: THAT alternative direction be provided.

¹**Administration Resources**

Iain Smith, Transportation Services



Respectfully submitted,

“Byron Riemann”

Executive Director

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Existing Inspection and Maintenance of Pathways and Trails located within County
Lands Policy C-319

Attachment ‘B’ – Existing Inspection and Maintenance of County Lands Policy C-320

POLICY**#319**

ROCKY VIEW COUNTY
Cultivating Communities

Title:

Inspection and Maintenance of Pathways and Trails located within County Lands

Legal References:**Policy Category:**

Community Services

Cross References:

Policy 210- Insurance Requirements for Use of Municipally-Controlled Property or Land
Policy 314- License Of Occupation for County Lands
Policy 318- Pathway and Trails
Procedure 318- Pathway and Trail Procedure
Procedure 319- Inspection and Maintenance of Pathways and Trails located within County Lands
Rocky View County's:

- Parks and Open Space Master Plan
- Pathway and Trails Classification
- Pathway and Trails Maintenance Service Levels
- Servicing Standards

Effective Date: September 10, 2013

Revision Date:

Purpose:

The purpose of this policy is to ensure that all Pathways and Trails located within County Lands are inspected regularly and adequately maintained to ensure the safe use and overall enjoyment of these amenities by the public is not compromised over time.

Definitions:

- "Administration" means an employee of Rocky View County
- "Classification" means a formalized designation indicating overall design and intended use of a specific piece of infrastructure.
- "County" means Rocky View County.
- "County Lands" means land legally owned by Rocky View County including municipal reserves, environmental reserves, municipal and school reserves, public utility lots, fee simple lands, and land owned by another party but administered by the County including but not limited to road allowances, easements, leased and licensed land.
- "Maintenance Service Level" means an established hierarchy of maintenance objectives for a particular classification of County Parks, Open Space, Pathways or Trails.
- "Occupancy Agreement" means a non-exclusive formal agreement otherwise known as a Lease or a License of Occupation, between the County and a group or an individual.
- "Occupant" means a group or individual entered into a valid Occupancy Agreement with the County.
- "Pathway" means any recognized route that is formally engineered, constructed and hard surfaced with asphalt or concrete.
- "Parks and Open Space Master Plan" means Rocky View County adopted Master Plan guiding the direction of parks and open space planning.
- "Rocky View County's Servicing Standards" means subdivision and development standards approved by Rocky View County.
- "Trail" means any recognized non-paved route which is surfaced with natural or aggregate materials.

Policy Statements:**Inspection of Pathways and Trails**

In order to ensure the overall quality and safe condition of Pathways and Trails located within County Lands:

1. All Pathways and Trails located within County Lands shall be subject to scheduled inspections and all findings shall be documented by Administration in accordance with this policy.
2. Any observed deficiencies or hazards which pose a danger to the health and safety of the public shall be reported, signed, isolated/barricaded and resolved as soon as practically possible.
3. All Pathways and Trails located within County Lands shall be inspected and documented using the Pathway and Trail Inspection Form.
4. All Pathways and Trails located within County Lands shall be inspected following localized severe weather events (e.g. flooding, windstorms, fire etc.), reported localized damage (e.g. vehicular damage, utility excavations etc.) and/or reported acts of vandalism.
5. Administration shall include the costs associated with inspections of Pathways and Trails located within County Lands within their respective annual budgets.

Maintenance of Pathways and Trails

1. All Pathways and Trails located on County Lands shall be assigned a Classification.
2. Pathway and Trail Classifications shall dictate the Maintenance Service Level.
3. All Pathways and Trails located on County Lands shall be maintained in accordance to the applicable Maintenance Service Level.
4. Administration shall include the costs associated with maintenance of Pathways and Trails located on County Lands within their respective annual budgets.

Inspection and Maintenance of Pathways and Trails on County Lands with an Occupant

In accordance to the terms of the applicable Occupancy Agreement:

1. Occupants of County Lands where Pathways and/or Trails are located shall maintain and operate the lands in accordance to this policy.
2. Any deficiencies or hazards observed by the County during routine inspections shall be forwarded to the Occupant upon discovery.
3. All maintenance repair costs resulting from the inspection results shall be borne by the Occupant.

POLICY**#320**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
Inspection and Maintenance of County Lands

Legal References:
Municipal Government Act

Policy Category:
Community Services

Cross References:
Policy 318- Pathways and Trails
Policy 428- Mowing of County Lands
Procedure PRO-318- Pathways and Trails
Procedure PRO-320- Inspection of County Lands
Rocky View County's:

Effective Date: September 10, 2013
Revision Date:

- Parks and Open Space Master Plan
- Parks and Open Space Classification
- Parks and Open Space Maintenance Service Levels
- Servicing Standards
- Reserves Agreement

Purpose:

The purpose of this Policy is to administer a consistent formal process when inspecting, managing, maintaining and operating County owned parks, open spaces and any and all amenities with the exception of pathways and trails located within said lands.

Definitions:

- "Administration" means an employee with Rocky View County.
- "Classification" means a formalized designation indicating overall design and intended use of a specific piece of land.
- "County" means Rocky View County
- "County Lands" means land legally owned by Rocky View County including municipal reserves, environmental reserves, municipal and school reserves, public utility lots, fee simple lands, and land owned by another party but administered by the County including but not limited to road allowances, easements, leased and licensed land.
- "Maintenance Service Level" means an established hierarchy of maintenance objectives for a particular Classification of County Parks, Open Space, Pathways or Trails.
- "Occupancy Agreement" means a non-exclusive formal agreement otherwise known as a Lease or a License of Occupation, between the County and a group or an individual.
- "Occupant" means a group or individual entered into a valid Occupancy Agreement with the County.

Policy Statements:**Inspection of County Lands**

In order to effectively administer the management and operation of County Lands, the following policy statements have been prepared which reflect the County's commitment to providing safe and healthy parks and open spaces.

1. All County Lands and amenities located within shall be subject to scheduled inspections and all findings shall be documented by Administration in accordance with this policy.
2. Any observed deficiencies or hazards which pose a danger to the health and safety of the public shall be reported, signed, isolated/barricaded and resolved as soon as practically possible.
3. All County Lands shall be inspected and documented using the County Lands Inspection Form.

4. All County Lands shall be inspected following localized severe weather events (e.g. flooding, windstorms, fire etc.), reported localized damage (e.g. vehicular damage, utility excavations etc.) and/or reported acts of vandalism.
5. Administration shall include the costs associated with inspections of County Lands within their respective annual budgets.
6. Any encroachments or unauthorized activities observed to be occurring upon or affecting County Lands shall be reported immediately.

Maintenance of County Lands

1. All County Lands shall be assigned a specific Classification.
2. County Land Classifications shall dictate the appropriate Maintenance Service Level.
3. All County Lands shall be maintained in accordance to the applicable Maintenance Service Level.
4. Administration shall include the costs associated with maintenance of County Lands within their respective annual budgets.

Inspection and Maintenance of County Lands with an Occupant

In accordance to the terms of the applicable Occupancy Agreement:

1. Occupants holding a formal Occupancy Agreement of County Lands shall maintain and operate the lands in accordance to this policy.
2. Any deficiencies or hazards observed by the County during routine inspections shall be forwarded to the Occupant immediately upon discovery.
3. All maintenance repair costs resulting from the inspection results shall be borne by the Occupant.



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: July 9, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Board and Committee Appointments

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 was the removal of those councillors from all boards and committees to which they were appointed. As a result, a number of positions on various boards and committees are currently vacant.

Section 19 of *Boards and Committee Bylaw C-7840-2018* provides that board or committee vacancies that occur between organizational meetings may be filled by a resolution of council as necessary. Section 7 of *Procedure Bylaw C-7295-2013* provides for an exhaustive ballot procedure to be used if more than one nomination is received for a vacant position.

The following boards and committees require appointments for councillor positions:

Board or Committee	Vacant Position
Governance and Priorities Committee	Vice Chair
Subdivision and Development Appeal Board / Enforcement Appeal Committee	One Alternate Councillor
Spray Lake Sawmill Recreation Parks Society	One Councillor
Bearspaw Glendale Recreation District	One Councillor
Ranch Lands Recreation District	One Councillor
Rocky View West Recreation District	One Councillor
Cochrane Ag Lands Advisory Committee	Two Councillors
MD of Big Horn IDP Committee	One Councillor
Mountain View County IDP Committee	One Councillor
Cochrane Intermunicipal Committee	Two Councillors

BUDGET IMPLICATIONS:

There are no budget implications at this time.



OPTIONS:

- Option #1: Motion 1: THAT _____ be appointed as the Vice Chair of the Governance and Priorities Committee for a term to expire at the 2019 Organizational Meeting.
- Motion 2: THAT _____ be appointed as the alternate Councillor on the Subdivision and Development Appeal Board / Enforcement Appeal Committee for a term to expire at the 2019 Organizational Meeting.
- Motion 3: THAT _____ be appointed to the Spray Lake Sawmill Recreation Parks Society for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 3: THAT _____ be appointed to the Bearspaw Glendale Recreation District for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 4: THAT _____ be appointed to the Ranch Lands Recreation District for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 5: THAT _____ be appointed to the Rocky View West Recreation District for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 6: THAT _____ and _____ be appointed to the Cochrane Ag Lands Advisory Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 7: THAT _____ be appointed to the MD of Big Horn IDP Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 8: THAT _____ be appointed to the Mountain View County IDP Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Motion 9: THAT _____ and _____ be appointed to the Cochrane Intermunicipal Committee for a term to expire at the 2020 Organizational Meeting or otherwise at Council's discretion.
- Option #2: THAT Council provide alternative direction.



Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 0194
SUBJECT: Electoral Boundary & Governance Review

¹POLICY DIRECTION:

On November 22, 2016, Administration was directed by the previous Council to:

- 1) Structure a new Terms of Reference and seek public opinion for new divisional boundaries and governance structure for consideration by the end of 2018.
- 2) Develop an electoral boundary review policy, which would give effect to appropriateness of divisional boundaries, to be completed within 24 months of every municipal election.

EXECUTIVE SUMMARY:

The purpose of this report is to discuss both Rocky View County's electoral boundaries and governance structure. As per the above resolution, Administration has prepared an electoral boundary review policy and request direction to bring back a budget adjustment for Council's consideration on or before July 23, 2019 for an independent consultant to conduct both an electoral boundary review and governance structure review.

Section 148 of the *Municipal Government Act (MGA)* provides that Councils are responsible for establishing municipal electoral boundaries by bylaw.

Section 150 of the *MGA* provides that the chief elected official (the Reeve) of a municipal district is to be appointed by Council unless that Council chooses to pass a bylaw to provide for the election of the chief elected official by the electors.

The electoral boundary bylaw and appointment of chief elected official bylaw must be advertised and passed at least 180 days (April 22, 2021) before the next general municipal election (October 18, 2021) for the bylaws to be in effect for the next general municipal election.

ELECTORAL BOUNDARIES REVIEW:

Having equal and effective representation is fundamental to any democratic electoral system. Equal representation is the principle that all votes should have equal weight and therefore the number of people living in each division should be similar. Effective representation ensures that voters have the ability to access their elected representative equal in strength to the rest of the population. The objective of reviewing the County's divisional boundaries is to redistribute Rocky View County's electorate in time for the next municipal election in 2021.

The County's last major electoral boundary review was conducted in 2000 by the Alberta Treasury Board. Since 2000, the County's total population has increased by 43% (from 28,441 to 40,705). In 2010, a minor electoral boundary adjustment was made to divisions 7 and 8 in accordance with the Bearspaw Area Structure. Since 2010, the County has gone through four annexations (Crossfield 2010, Airdrie 2012, MD Bighorn 2013, and Tsuut'ina 2015) that have affected the County's electoral boundaries, but are not reflected in the current electoral boundaries bylaw.

¹ **Administration Resources**
Charlotte Satink, Municipal Clerk

On June 14, 2016, Council approved the terms of reference to direct a comprehensive electoral boundary review. Administration completed the electoral boundary review and presented Council with a seven-division option on October 25, 2016. On November 22, 2016, Administration presented Council with two different seven-division options as well as a nine-division option. None of these options received approval. Instead, Council passed a resolution to create a new terms of reference and seek public approval for new divisional boundaries and governance structure for consideration by the end of 2018.

Legislation and Legal Precedent

Currently, there is no legislation that indicates what an acceptable deviation of population should be for municipalities. Through legal precedent in case law from the Supreme Court decision *Attorney General for Saskatchewan versus Roger Carter, QC*, effective representation is defined as within a maximum of a $\pm 25\%$ deviation. In addition, policies from other Alberta municipalities such as the City of Calgary, City of Edmonton, Strathcona County, Parkland County, and Red Deer County have used the $\pm 25\%$ as their standard. This standard is also used by Rocky View Schools.

Provincially, the *Alberta Electoral Boundaries Commission Act* provides that the population of a proposed provincial electoral division must not be $\pm 25\%$ of the average population of all the proposed electoral divisions.

Federally, the *Federal Electoral Boundaries Readjustment Act* provides that the population of each federal electoral district must not $\pm 25\%$ of the electoral quota for the province that the federal electoral district is located within.

In 2018, the County conducted a municipal census that resulted in a total population count of 40,705 residents. The average population per division is 4,523, and the census results identified four divisions above or below the population recommended deviation by 25%.

Current Population for Rocky View County based on 2018 Census

Division	Population in 2018	Population Deviation (4523)	% Deviation
1	2,525	-1,998	-44%
2	3,479	-1,044	-23%
3	5,957	1,434	32%
4	7,010	2,487	55%
5	5,051	528	12%
6	2,768	-1,755	-39%
7	3,462	-1,061	-23%
8	5,576	1,053	23%
9	4,877	354	8%
Total	40,705		
Avg/Division	4,523		

To provide Council what possible divisional boundary options may look like, Administration has created draft maps for review simply based on achieving the above or below the population recommended deviation by 25%:

- 1) Seven Division Boundary option (Attachment "B")
- 2) Nine Division Boundary option (Attachment "C")
- 3) Eight Division Boundary option (Attachment "D") should Council decide on an elected mayor-at-large.

Electoral Boundary Review Policy

Administration has drafted a Council policy that outlines the suggested criteria to guide the development of options for electoral boundary changes. The policy establishes the criteria to be used when developing electoral boundary recommendations, including total population per division, future growth, easily identifiable boundaries, least number of changes, communities of interest and diversity within divisions, and historical divisional boundaries. The policy ultimately establishes how and when the County determines and reviews its electoral boundaries.

Once the policy is approved, Administration requests that direction be provided to prepare a budget adjustment for an independent consultant to complete the project. Administration does not have the resources nor the expertise to complete a project of this scope and using an independent consultant would ensure the process is not influenced by political interests. It will be expected that the independent consultant would complete the electoral boundary review to conduct the research, public consultation, survey, Council interviews, stakeholder groups, school board input, and municipal engagement.

GOVERNANCE REVIEW:

Rocky View County is considered a municipal district which is a type of municipal government formed in the rural areas of the province. Municipal districts include farmlands as well as unincorporated communities such as hamlets and rural residential subdivisions. Under the MGA, the chief elected official of a municipal district is appointed by Council from among the Councillors unless that Council passes a bylaw to provide for otherwise. This governance structure, wherein the County's Reeve is appointed by Council at the annual organizational meeting, was adopted when the municipality was created in 1955 and continues today.

The chief elected official of other types of municipalities, such as towns and cities, are elected at large by the electors of the municipality. Exploring a governance model to elect a mayor-at-large for a four-year election term instead of appointing a Reeve each year is an option that Council may wish to consider.

There are important perspectives to consider when evaluating the benefits of a mayor model versus the Reeve model, including the effect on Council, Administration, the public, other governments and government bodies, and the media. Administration researched other municipal districts and specialized municipalities in Alberta to identify which municipalities use the mayor model and which use the Reeve model. Currently, out of the 63 Municipal Districts in Alberta, four have an elected mayor-at-large (see Attachment E).

Administration recommends that a governance structure review be included with the electoral boundary review scope of work for an independent consultant to complete.

Project Timing – Electoral Boundaries & Governance Review Recommendation

Phase One	Policy, Direction and funding approval	July 2019
Phase Two	Terms of Reference, Consultant selection	July to September 2019
Phase Three	Consultant research, Council Engagement, Public Engagement,	October 2019 to June 2020
Phase Four	Options reported back to Council	September 2020
Phase Five	Council Decision and Bylaws passed	December 2020
Phase Six	Communicate Changes and Implementation	January 2021 to March 2021

BUDGET IMPLICATIONS:

Budget implications will be known once the request for proposals for an independent consultant are received.

OPTIONS:

Option #1: Motion #1: THAT the Electoral Boundary Review Policy be approved as per Attachment 'A'.

 Motion #2: THAT Administration be directed to prepare a budget adjustment for Council's consideration on or before July 23, 2019 for an independent consultant to conduct both an electoral boundary review and governance structure review.

Option #2: THAT Council provide alternative direction.

Respectfully submitted,

"Kent Robinson"

Executive Director, Corporate Services

Concurrence,

"Al Hoggan"

Chief Administration Office

cs/

ATTACHMENTS:

Attachment A: Electoral Boundary Review Policy

Attachment B: Seven-Division Map

Attachment C: Nine-Division Map

Attachment D: Eight-Division Map

Attachment E: Governance Comparison of other Municipalities



ELECTORAL BOUNDARY REVIEW

Council Policy

C-

Policy Number:

Policy Owner:

Municipal Clerk's Office

Adopted By:

Council

Adoption Date:

Effective Date:

Date Last Amended:

Date Last Reviewed:

Purpose

- 1 This policy establishes how and when Rocky View County (the County) determines and reviews its electoral boundaries.



Policy Statement

- 2 Council by resolution may divide the County into voting subdivisions (Divisions) and, from time to time, alter the boundaries of those Divisions, as authorized by section 148 of the *Municipal Government Act*, RSA 2000 c M-26, and section 36(1) of the *Local Authorities Election Act*, RSA 2000, c L-21.
- 3 Equal and effective representation is fundamental to any democratic electoral system and is the County's primary goal of an electoral boundary review.
 - (1) Equal representation is the principle that all votes count equally and therefore the population of each Division should be relatively equal.
 - (2) Effective representation helps ensure that County residents have the ability to access an elected representative equal in strength to the rest of the population.
- 4 The County is committed to designing clear, distinct, and easily identifiable electoral boundaries.





ELECTORAL BOUNDARY REVIEW

Council Policy

C-

Policy

Criteria

- 5 The County's electoral boundaries are reviewed and established based on the following criteria:

Population per Division

- (1) The optimum Population per Division is the primary factor in determining electoral boundaries. The County's total population divided by the number of Divisions is the optimum Population per Division.
- (2) For the purpose of this policy, the County's total Population is determined using either the last County census profile or the Federal Census official population list from Statistics Canada, whichever was completed most recently.
- (3) Electoral boundaries are designed so the Population of each Division is within a range of $\pm 25\%$ from the optimum.

Future Growth

- (4) Electoral boundaries are designed with the objective, wherever possible, to recognize how the timing of potential growth areas will affect population deviations.

Easily Identifiable Boundaries

- (5) Wherever possible, electoral boundaries are identifiable to the public by using major roadways and significant natural and man-made barriers such as the river, ravines, railways, etc.

Least Number of Changes

- (6) Electoral boundary proposals should involve the fewest changes possible to accomplish the required adjustments.

Communities of Interest and Diversity Within Divisions

- (7) Electoral boundaries are designed to ensure communities with common interests or sharing a common roadway access are kept within the same Division.



ELECTORAL BOUNDARY REVIEW

Council Policy

C-

- (8) Where possible, the distribution of residential, commercial, industrial, institutional, and green space areas between Divisions is taken into account so that each Division contains a mixture of these developments.
- (9) Where possible the optimum population per division should take into account the County Plan, Intermunicipal Plans, and Area Structure Plans.
- (10) Where possible, the optimum Population per Division should respectively include both urban and rural areas.

Historical Divisional Boundaries

- (11) Consideration is given to the historical electoral boundaries within an area but it is not mandatory that these boundaries are used.

Frequency

- 6 A review of the electoral boundaries will be monitored on an ongoing basis to ensure criteria of this policy are met.
- 7 Any revisions to the electoral boundaries must be completed at least one year before a County general election commences.



References

Legal Authorities

- *Local Authorities Election Act*, RSA 2000, c L-21
- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Bylaw C-5298-2000, "Electoral Boundaries Bylaw"

Related Procedures

- N/A

Other

- N/A





ELECTORAL BOUNDARY REVIEW

Council Policy

C-

Policy History

Amendment Date(s) – Amendment Description

- N/A

Review Date(s) – Review Outcome Description

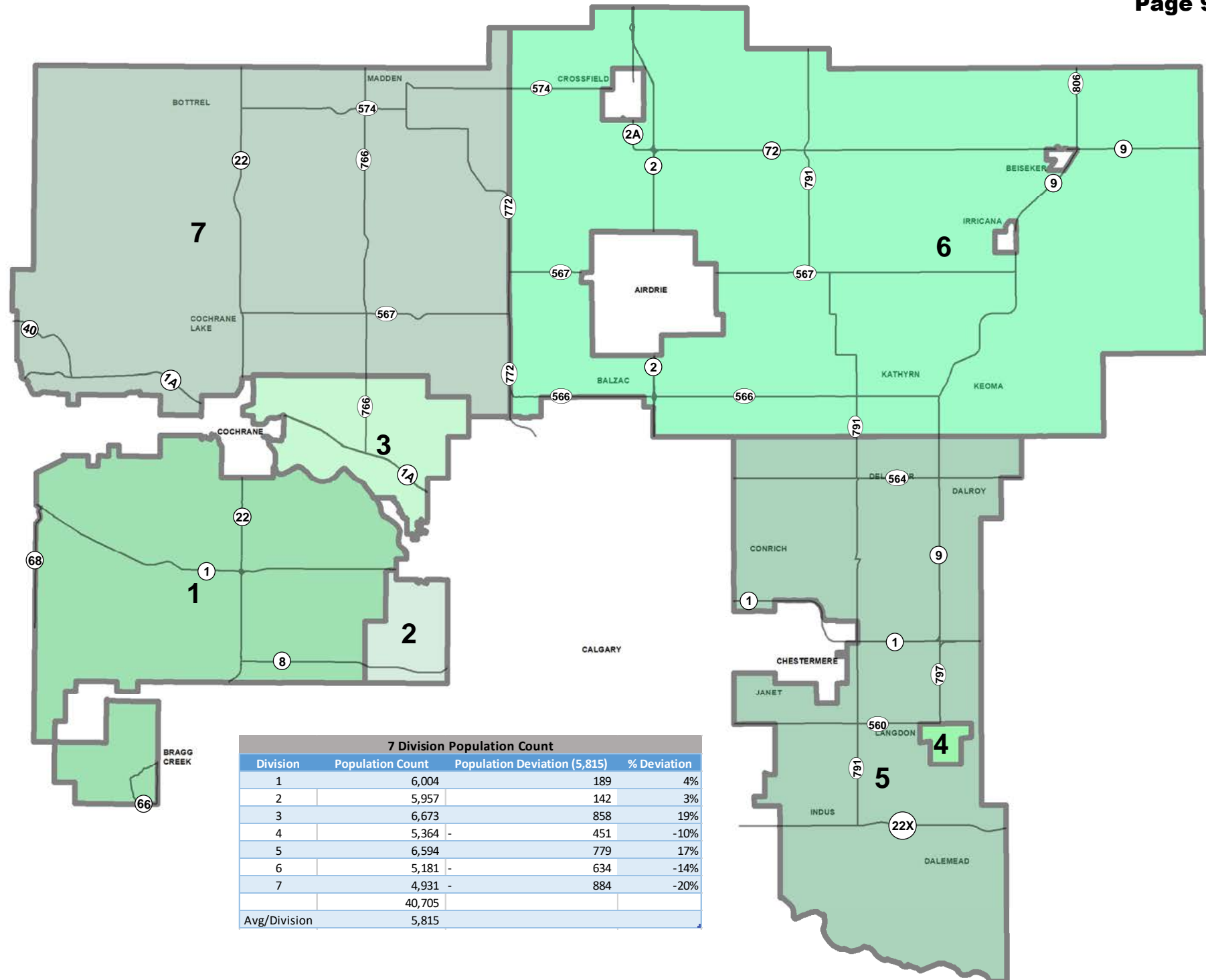
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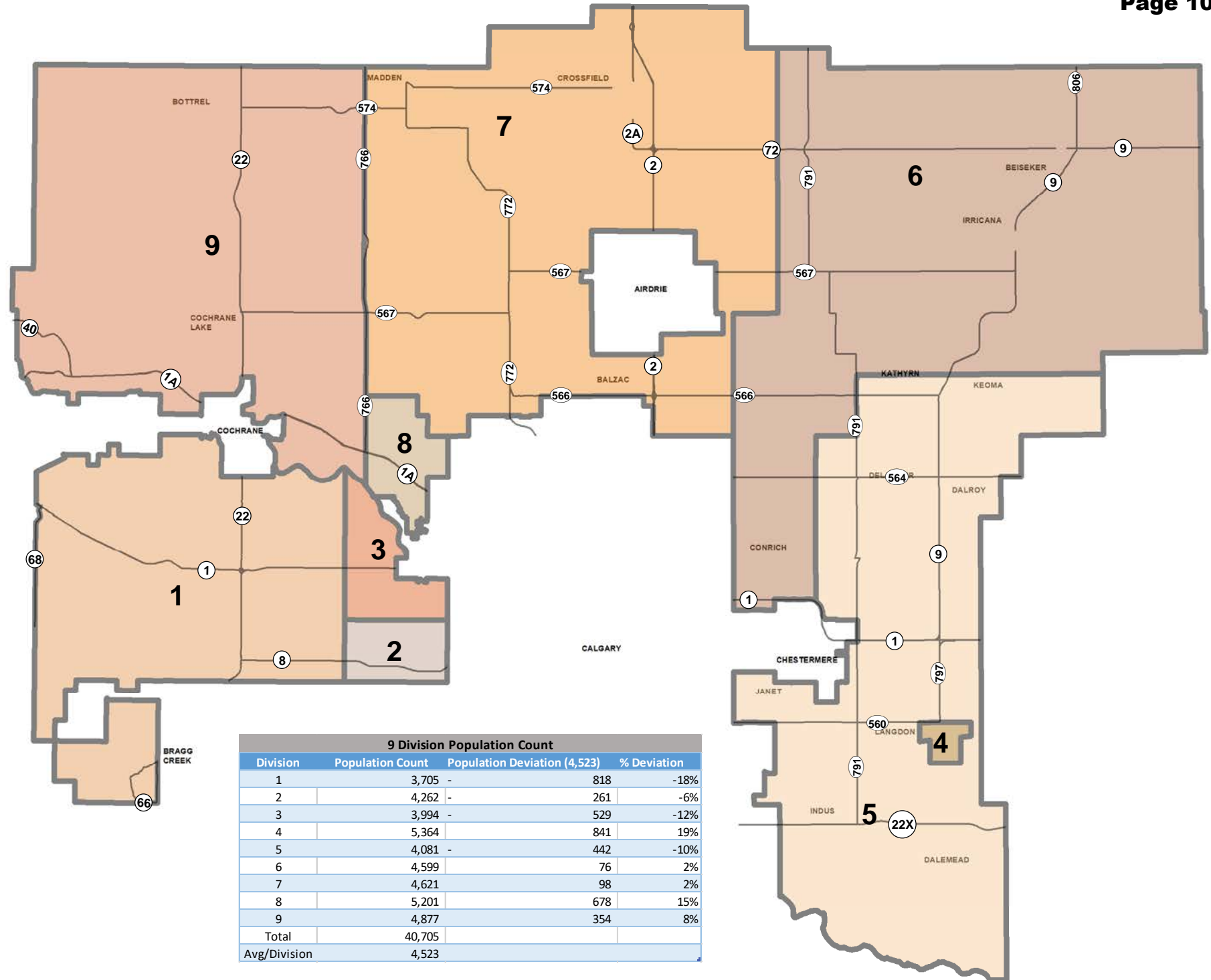
Definitions

8 In this policy:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “County” means Rocky View County;
- (3) “Division” means a municipal voting subdivision for the purpose of electing members of Council pursuant to the *Municipal Government Act* and the Rocky View County “Electoral Boundaries Bylaw”, as may be amended or replaced from time to time;
- (4) “Population” means the total number of people residing within a defined area; and
- (5) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

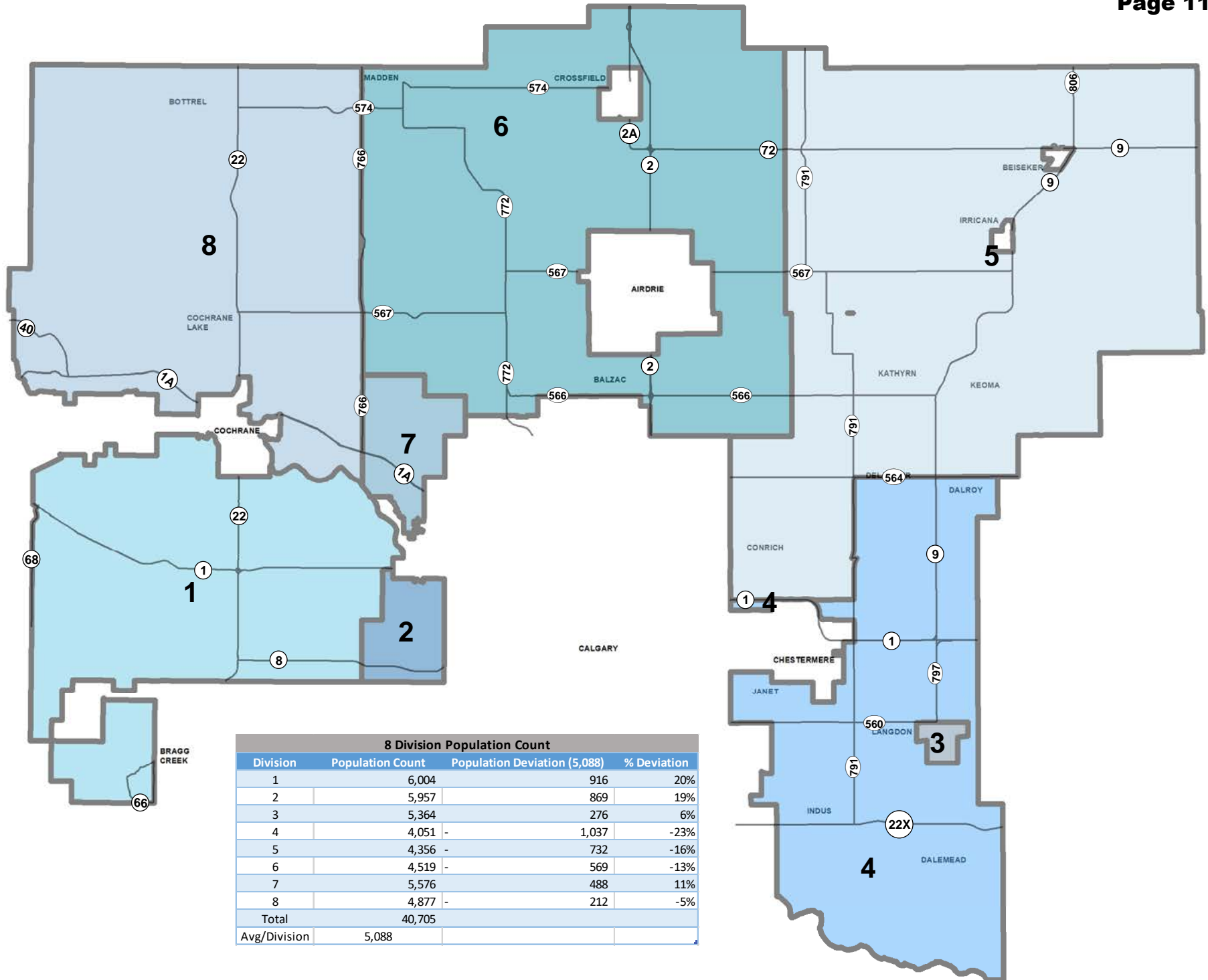


7 Division Population Count				
Division	Population Count	Population Deviation (5,815)		% Deviation
1	6,004	189		4%
2	5,957	142		3%
3	6,673	858		19%
4	5,364	-	451	-10%
5	6,594	-	779	17%
6	5,181	-	634	-14%
7	4,931	-	884	-20%
	40,705			
Avg/Division	5,815			



9 Division Population Count

Division	Population Count	Population Deviation (4,523)	% Deviation
1	3,705	-818	-18%
2	4,262	-261	-6%
3	3,994	-529	-12%
4	5,364	841	19%
5	4,081	-442	-10%
6	4,599	76	2%
7	4,621	98	2%
8	5,201	678	15%
9	4,877	354	8%
Total	40,705		
Avg/Division	4,523		



Chief Elected Official Governance Model Comparison		
	Mayor-at-Large	Reeve
	Council	
Communications	<ul style="list-style-type: none"> Single, cohesive spokesperson for media 	<ul style="list-style-type: none"> New media spokesperson every year Reeve is also the sole spokesperson for their division
Governance	<ul style="list-style-type: none"> Effects of an odd or even number of Council members Potential for Mayor to be responsible for appointments and able to act as the tie-breaker in votes 	<ul style="list-style-type: none"> Reeve represents the electorate within their division Potential for a new Reeve every year
Other	<ul style="list-style-type: none"> Workload will be higher Higher wage for Mayor 	<ul style="list-style-type: none"> Role of the Reeve to be shared amongst the Councillors during a four-year term
	Administration	
Communications	Single, cohesive spokesperson for media	<ul style="list-style-type: none"> New media spokesperson every year Reeve is also a spokesperson for their division
Governance	<ul style="list-style-type: none"> Elections logistics must consider both Mayor and Councillor candidates Revisions to existing policies and procedures may be required 	<ul style="list-style-type: none"> Elections logistics are the same for all candidates and only one ballot is required Current policies and procedures support the Reeve model
Other	<ul style="list-style-type: none"> Administrative support for a mayoral assistant 	
	Public	
Communications	<ul style="list-style-type: none"> Main elected representative for RVC electorate Increase points of contact for electors (Mayor and Councillor) 	<ul style="list-style-type: none"> Electorate in each division have one point of contact
Governance	<ul style="list-style-type: none"> Increased representation for electors (Mayor and Councillor) Rural vs urban interests (e.g.: possible perception that mayor is more urban centric) 	<ul style="list-style-type: none"> Division mandate No involvement in the selection of the chief elected official
	Other Governmental Bodies	
Communications	<ul style="list-style-type: none"> Negotiation and relationship continuity 	<ul style="list-style-type: none"> Potential for a new Reeve each year can mean less relationship continuity with other government bodies and organizations
Governance	<ul style="list-style-type: none"> Similar municipalities have progressed to using mayor-at large model Stronger voice for lobbying Province (mandate is direct from RVC electorate) 	
	Media	
Communications	<ul style="list-style-type: none"> Mayor as likely main point of contact 	<ul style="list-style-type: none"> Media may contact various Councillors and receive a diversity of responses
Governance	<ul style="list-style-type: none"> Greater familiarity with mayoral model 	



CHIEF ELECTORAL OFFICERS - MUNICIPAL DISTRICTS BY POPULATION (63)

Municipality	Chief Electoral Officer	Total Council Positions	Population (2018)
Rocky View County	Reeve	9	40,705
Parkland County	Mayor	7	32,097
Municipal District of Foothills No. 31	Reeve	7	22,766
County of Grande Prairie No. 1	Reeve	9	22,502
Sturgeon County	Mayor	7	20,495
Red Deer County	Mayor	7	19,541
Leduc County	Reeve	7	13,780
Mountain View County	Reeve	7	13,074
Clearwater County	Reeve	7	11,947
Municipal District of Bonnyville No. 87	Reeve	7	11,661
County of Wetaskiwin No. 10	Reeve	7	11,181
Yellowhead County	Mayor	9	10,995
Lac Ste. Anne County	Reeve	7	10,899
Lethbridge County	Reeve	7	10,353
Lacombe County	Reeve	7	10,343
Ponoka County	Reeve	5	9,806
Wheatland County	Reeve	7	8,788
Camrose County	Reeve	7	8,458
County of Vermilion River	Reeve	7	8,267
Athabasca County	Reeve	9	7,869
Brazeau County	Reeve	7	7,771
Cypress County	Reeve	9	7,662
County of Newell	Reeve	10	7,524
Westlock County	Reeve	7	7,220
Municipal District of Taber	Reeve	7	7,173
County of St. Paul No. 19	Reeve	7	6,468
County of Barrhead No. 11	Reeve	7	6,288
Municipal District of Greenview No. 16	Reeve	8	6,044
Beaver County	Reeve	5	5,905
County of Stettler No. 6	Reeve	7	5,526
Municipal District of Willow Creek No. 26	Reeve	7	5,179
Kneehill County	Reeve	7	5,001
Woodlands County	Reeve	7	4,754
Cardston County	Reeve	7	4,481
Municipal District of Wainwright No. 61	Reeve	7	4,479
Big Lakes County	Reeve	9	4,103
Vulcan County	Reeve	7	3,984
County of Warner No. 5	Reeve	7	3,947
Lamont County	Reeve	5	3,899
Flagstaff County	Reeve	7	3,738

.. Continued			
Municipality	Chief Electoral Officer	Total Council Positions	Population (2018)
County of Two Hills No. 21	Reeve	5	3,641
County of Forty Mile No. 8	Reeve	7	3,581
Thorhild County	Reeve	5	3,254
County of Minburn No. 27	Reeve	7	3,188
Municipal District of Opportunity No. 17	Reeve	11	3,181
Clear Hills County	Reeve	7	3,023
Municipal District of Pincher Creek No. 9	Reeve	5	2,965
Municipal District of Lesser Slave River No. 124	Reeve	7	2,803
Smoky Lake County	Reeve	5	2,461
Saddle Hills County	Reeve	7	2,225
Municipal District of Provost No. 52	Reeve	7	2,205
County of Paintearth No. 18	Reeve	7	2,102
Starland County	Reeve	5	2,066
Municipal District of Smoky River No. 130	Reeve	6	2,023
Northern Sunrise County	Reeve	6	1,891
Municipal District of Peace No. 135	Reeve	5	1,747
Municipal District of Fairview No. 136	Reeve	5	1,604
Birch Hills County	Reeve	7	1,553
Municipal District of Bighorn No. 8	Reeve	5	1,334
Municipal District of Spirit River No. 133	Reeve	4	700
Municipal District of Acadia No. 34	Reeve	5	493
Municipal District of Ranchland No. 66	Reeve	3	92

CHIEF ELECTORAL OFFICERS - CITIES (19)

Municipality	Chief Electoral Officer	Total Council Positions	Population (2018)
City of Calgary	Mayor	15	1,267,344
City of Edmonton	Mayor	13	932,546
City of Grande Prairie	Mayor	9	69,088
City of Lethbridge	Mayor	9	99,769
City of Medicine Hat	Mayor	9	63,260
City of Red Deer	Mayor	9	100,418
City of Airdrie	Mayor	7	68,091
City of Cold Lake	Mayor	7	14,961
City of St. Albert	Mayor	7	66,082
City of Fort Saskatchewan	Mayor	7	26,328
City of Camrose	Mayor	9	18,742
City of Lloydminster	Mayor	7	19,645
City of Leduc	Mayor	7	32,448
City of Brooks	Mayor	7	14,451
City of Chestermere	Mayor	7	20,732
City of Spruce Grove	Mayor	7	35,766
City of Lacombe	Mayor	7	13,057
City of Wetaskiwin	Mayor	7	12,655
City of Beaumont	Mayor	7	18,829

CHIEF ELECTORAL OFFICERS - SPECIALIZED MUNICIPALITIES (6)

Municipality	Chief Electoral Officer	Total Council Positions	Electoral Boundaries At Large or Divisions	Population (2018)
Mackenzie County	Reeve	10	Divisions	12,512
Regional Municipality of Wood Buffalo	Mayor	11	At Large	111,687
Lac La Biche County	Mayor	9	Divisions	9,531
Strathcona County	Mayor	9	Divisions	98,381
Municipality of Jasper	Mayor	7	At Large	4,590
Municipality of Crowsnest Pass	Mayor	7	At Large	5,589

COMPARISON OF MUNICIPAL DISTRICTS AND SPECIALIZED MUNICIPALITIES WITH MAYOR

Type	Municipality	Chief Electoral Officer	Total Council Seats	Electoral Boundaries At Large or Divisions	Population (2018)
Municipal District	Rocky View County	Reeve	9	Divisions	40,705
Municipal District	Yellowhead County	Mayor	9	Divisions	10,995
Municipal District	Sturgeon County	Mayor	7	Divisions	20,495
Municipal District	Red Deer County	Mayor	7	Divisions	19,541
Municipal District	Parkland County	Mayor	7	Divisions	32,097
Specialized Municipality	Regional Municipality of Wood Buffalo	Mayor	11	At Large	111,687
Specialized Municipality	Lac La Biche County	Mayor	9	Divisions	9,531
Specialized Municipality	Strathcona County	Mayor	9	Divisions	98,381
Specialized Municipality	Municipality of Jasper	Mayor	7	At Large	4,590
Specialized Municipality	Municipality of Crowsnest Pass	Mayor	7	At Large	5,589

MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: July 9, 2019 **DIVISION:** All
FILE: 0205
SUBJECT: List of Electors (Voter List)

¹POLICY DIRECTION:

Council passed a resolution that a Rocky View County resident List of Electors (voter list) be created in all subsequent Rocky View County elections with a commencement date of no later than Fall 2019.

EXECUTIVE SUMMARY:

On January 23, 2018, Councillor Wright presented a Notice of Motion for the creation of a List of Electors. On February 13, 2018, Council passed a resolution that a Rocky View County resident List of Electors voter list be created and used in all subsequent Rocky View County elections with a commencement date of no later than Fall 2019.

To create a voter list, the *Local Authorities Election Act* (the “*Act*”) authorizes municipalities to pass a bylaw to create a List of Electors as a form of proof of elector eligibility. The creation of a List of Electors will require County residents to be enumerated. Direction is required as to the approach the County will proceed in the creation of a List of Electors, which may include entering into an agreement with the Chief Electoral Officer of Alberta.

Implementation of a List of Electors as proof of electoral eligibility will also require additional bylaw considerations by Council of which the *Act* does not currently provide guidance on. In addition, a budget adjustment is required to be approved to proceed.

DISCUSSION:

Proof of Elector Eligibility (Section 53 of the *Act*)

The creation of a List of Electors is one of the proof of eligibility requirements available to an elector. In addition to the use of a List of Electors, other eligibility requirements available to an elector include a person making a statement that they are eligible to vote in a prescribed form with valid identification or that another elector vouches for them.

Permanent Electors Register (Section 49 of the *Act*)

Creating the Register

A municipality may by bylaw direct the secretary to prepare a Permanent Electors Register (“Register”). The Register is a permanent record that the municipality has custody and control over that is extracted from to create a List of Electors entitled to vote in any municipal election. It is a record that will be required to be constantly updated to obtain the most accurate information of the County’s residents.

A Register may contain certain information about an elector which the County will be tasked with collecting and safeguarding. This information may include an elector’s name, address, postal code, phone number, date of birth, gender, and whether they are a public school or separate school resident.

¹ **Administration Resources**
Charlotte Satink, Municipal Clerk

Municipalities are required to conduct an enumeration to create a Register. Once a Register is created, a List of Electors can be created for use for a specific election.

Entering in an Agreement with Chief Electoral Officer

A municipality may choose to enter into an agreement with the Chief Electoral Officer of Alberta to receive information that will assist in compiling or revising the Register. In return, the municipality will be expected to provide the Chief Electoral Officer information in compiling or revising the register of electors for provincial elections conducted under the *Elections Act*.

Whether or not a municipality chooses to enter into an agreement with the Chief Electoral Officer of Alberta, a municipality will be required to conduct an enumeration to compile, revise or verify a Registry.

Creation of a List of Electors without a Register (Section 50 of the Act)

A municipality may by bylaw direct the secretary or returning officer to prepare a List of Electors who are entitled to vote in an election. Creation of the List of Electors will require the County to enumerate and is intended for use for a specific election.

If the County chooses to create a List of Electors without a Register, it is inferred that the *Act* does not allow for the option to enter into an agreement with the Chief Electoral Officer of Alberta for elector information to be shared with the County.

Enumeration (Section 50 and 51 of the Act)

The creation of a List of Electors will require County residents to be enumerated. Based on lessons learned from the County's 2018 census collection, with a 10 percent non-response rate and recent comments raised by the Chief Electoral Officer of Alberta from the 2018 provincial enumeration of some rural non-response rates of 60 percent, the following challenges will need to be addressed to improve collection of data in rural areas:

- Public awareness and increased communication required to inform residents
- Staff recruitment and retention
- Safety requirements and processes for a rural collection
- Protection of electors' personal information while in custody of enumerators
- Conducting quality assurance of data collected as a mandatory requirement of the Province

Use of the List of Electors

In 2016, the County advocated to Rural Municipalities of Alberta (formerly Alberta Municipal Districts and Counties) to request that the Government of Alberta amend the *Act* to provide municipalities a practical and economical option to use a List of Electors for proof of elector eligibility.

In 2018, the Province conducted a review of the *Act* resulting in multiple amendments coming into force on January 1, 2019. None of the amendments passed resulted in improved support of municipalities to implement a List of Electors for proof of elector eligibility.

Under the *Act*, there is currently minimal legislative guidance of how the use of a List of Electors would be implemented during a municipal election. The following topics are currently prescribed in the provincial *Election Act*, but not addressed in the *Act*:

- Procedures and forms governing the enumeration of electors and how a Register is to be compiled and revised
- Access to information in the Register including the option for an elector to opt out of being listed in the List of Electors
- Distribution of the List of Electors after nominations, after advance vote, after election day, at the close of vote and during the vote

- Protection and restricted use of the List of Electors
- How electors are recorded after voting on the List of Electors
- How electors are added to the List of Electors during voting days
- Use of the List of Electors during the advance vote – transitioning the list of electors from advance vote to vote day
- Alleged impersonation of an elector
- Scrutineer access to the List of Electors during the vote

In the absence of legislative guidance on how a List of Electors is to be implemented in the *Act*, the County will need to address any electoral process gaps through the passing of bylaws.

Conclusion

To create and implement a list of electors requires Council direction and a budget adjustment.

BUDGET IMPLICATIONS:

Estimated Budget Implication	Option 1 Permanent Electors Register and List of Electors		Option 2 List of Electors Only	
	Initial Implementation	Reoccurring Annual Costs	Initial Implementation	Reoccurring Annual Costs
Enumeration Wages and Benefits Travel & Subsistence (km rate) Advertising, Mail outs, Printing Materials, Postage	\$175,000	-	\$175,000	-
Ongoing elector information maintenance Verifying elector information, in- taking calls, walk-ins, database input, online technical support	-	\$22,500	-	-
Secure wireless data plan	\$5,000	-	\$5,000	-
Software Development for door-to-door collection and online platform	\$15,000	-	\$15,000	-
Door-to-door collection hardware 30 Electronic Tablets	\$30,000	-	\$30,000	-
Purchase or lease encrypted voter registration platform and backend IT infrastructure – hardware / software	\$60,000	\$1,600	-	-
Setting up secure FTP Site for Elections Alberta transfers	\$7,500	-	-	-
Security Penetration Testing of Systems	-	\$40,000	\$15,000	-
Legal Review – Implementation of List, creation of new bylaws, prescribed forms and templates, privacy impact assessment	\$10,000	-	\$10,000	-
TOTAL	\$366,600		\$250,000	



OPTIONS:

Option #1: Creation of a Permanent Electors Register through an agreement with the Chief Electoral Officer of Alberta

Motion #1: THAT Administration be directed to create a bylaw for the creation of a Permanent Electors Register, enter into an agreement with the Chief Electoral Officer of Alberta, and create a bylaw for a List of Electors to be used in the next municipal general election.

Motion #2: THAT a budget adjustment of \$366,600 be approved as per Attachment 'B'.

Option #2: Creation of a List of Electors without a Permanent Electors Register

Motion #1: THAT Administration be directed to create a bylaw for a List of Electors to be used in the next municipal general election.

Motion #2: THAT a budget adjustment of \$250,000 be approved as per Attachment 'C'.

Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Notice of Motion – Councillor Wright, Creation of a List of Electors

Attachment 'B' – Budget Adjustment for the creation of a Permanent Electors Register through an agreement with the Chief Electoral Officer of Alberta

Attachment 'C' – Budget Adjustment for the creation of a List of Electors without a Permanent Electors Register

Notice of Motion:	To be read in at the January 23, 2018 Council Meeting To be debated at the February 13, 2018 Council Meeting
Title:	Creation of a List of Electors
Presented By:	Councillor Samanntha Wright, Division 8
Whereas	Democratic principles and rights must be preserved and, where possible, enhanced;
Whereas	Democratic principles and the rights of all residents are based on fair elections;
Whereas	The National Register of Electors is a database of Canadians who are qualified to vote. It contains basic information about each person – name, gender, date of birth, address, and unique identifier. The Register may also be used to produce lists of electors for provinces, territories, municipalities and school boards that have signed agreements for that purpose, as permitted by the Canada Elections Act and provincial statutes;
Whereas	Elections Canada produces preliminary lists of electors for federal elections, by-elections and referendums, using information from the National Register of Electors. Returning officers then update the lists for each riding during the revision period;
Whereas	Rocky View County has not created any such proper list of eligible voters and that a lack of a list of voters in any jurisdiction can make it seem to be unfair;
Whereas	There is a belief among, at least some, Rocky View County residents that there has been improper voting in one or more previous Rocky View County elections;
Whereas	The creation, use and maintenance of a list of electors is dependent on a municipal bylaw passed by Council (LAEA s. 49(1), 50(1)). If a list of electors is prepared, the bylaw must also prescribe procedures and forms governing the enumeration of electors. This should include policy regarding: enumeration, collection methods, collection frequency, type of information collected, data security, permanent storage, retention, access, list revision, list distribution and use;
Whereas	Under LAEA 49(2)(a)(b), the County may also by bylaw enter into an agreement with Elections Alberta to receive information that will assist the County in compiling a list of electors. In return, the County is required to provide to Elections Alberta

information for the purpose of revising the register of electors under the Elections Act.

THEREFORE, BE IT RESOLVED THAT Rocky View County create and use a Rocky View County resident list of electors voter list in the next and all subsequent RVC elections.

BACKGROUND:

Bylaw/Policy/Procedure Suggestions

The revision period usually begins 33 days before election day. This 28-day period ends at 6:00 p.m. on the sixth day before election day.

During the revision period, electors may:

- correct their names and addresses on the lists of electors
- add their names to those lists
- ask that the names of electors be deleted (for example, those of deceased electors)
- until the 14th day before election day, file an objection against another elector, disputing the right of that person to be on the lists of electors for the riding

Correcting name and address information

Between the 26th and the 24th days before election day, each returning officer sends a voter information card to every person in the electoral district whose name is on the preliminary lists of electors.

If the name or address on the card is incorrect, the elector may contact the returning officer in person or by telephone, fax or mail to make the correction. In most cases, the returning officer will ask the elector for additional information as proof of identity.

Adding your name to the voter's list

An elector who does not receive a voter information card or who knows that he or she is not registered in the electoral district may ask the returning officer for a registration form in person, or by telephone, fax or mail. The elector then returns the completed form to the returning officer in person, or by fax or mail.

If the elector is not listed in the National Register of Electors, he or she must provide documents proving the elector's identity and address:

1. One piece of government-issued identification with the elector's photo, name and current address (for example, a driver's licence or provincial/territorial ID card); or
2. Two pieces of identification:
 - one piece with the elector's name (for example, a social insurance number card, old age security card or health card); and

- another piece with the elector's name and current address (such as a tax assessment, utility bill or credit card statement); or

3. An affidavit signed before a person authorized to receive oaths in the province or territory and showing the name, current address of ordinary residence and signature of the elector; or

4. If the elector cannot provide any of the documents above, a document showing the name and current address of the elector's spouse or of the person on whom the elector is dependent. This document must meet the requirements in option 1 or 2 above. Both the elector to be registered and the person whose name appears on this document must be present at the time it is offered, and they must live at the same address.

An elector may register another elector:

- who lives at the same address, by completing a registration form and signing it in the presence of the revising agents at the elector's residence
- who lives at the same address, by showing proof of identity and address at the local Elections Canada office
- who does not live at the same address, by showing written authorization and proof of identity and address at the local Elections Canada office

Deleting a name

An elector, or a friend or relative of an elector, may apply to the local Elections Canada office to have the elector's name removed from a list of electors. Usually, such a request is made when someone is not qualified to vote, or when an elector who is a friend or relative has died. Proof of identity and proof of death, when applicable, are required.

Objections

One elector may file an objection against another, disputing the right of that person to be on the lists of electors for the electoral district. The objector must file an affidavit of objection with the returning officer between the issue of the writs and the 14th day before election day. The returning officer then formally notifies the person against whom the objection has been filed, and the candidates in the riding, and convenes a hearing. The person objected to, his or her representatives, the objector and candidates' representatives may attend. The onus is on the objector to establish that the name of the person objected to should be deleted.

Targeted revision

In consultation with the Chief Electoral Officer and other partners, the returning officer may determine that certain areas of an electoral district – new residential developments, high-mobility areas, post-secondary institution residences, long-term care facilities and First Nations reserves – may require targeted revision.

During the revision period, pairs of revising agents visit the targeted addresses. Electors thus have an additional opportunity to register. If an elector is not present

during the visit, the agents will leave a booklet containing a mail-in application at the door.

For long-term care facilities, revising agents will visit electors in person to collect applications for registration.

The Act entitles revising agents to gain access to apartment buildings, condominium buildings or other multiple-residence buildings or gated communities unless the building's administrator believes that residents' physical or emotional well-being could be harmed.

Registering to vote after the revision period ends

To have your name added to the voters list at the polling place, you must prove your identity and address. You can do this in one of three ways:

- Show any government card with your photo, name and current address; or
- Show two pieces of identification from the list of accepted identification. At least one must have your current address; or
- Take an oath. Show two pieces of identification with your name and have someone who knows you attest to your address. This person must show proof of identity and address, be registered in the same polling division, and attest for only one person. A person whose address has been attested to cannot attest for another elector.

Eligibility to vote

An elector must be registered and prove his or her identity and address using one of the three accepted methods before he or she can vote. An elector is eligible to register if he or she:

- is a Canadian citizen
- is at least 18 years old on election day
- lives in the electoral district

For a by-election, an elector must live in the electoral district from the 33rd day before election day (the day on which revision usually begins) to election day.

Posting Date:

Posting Date:



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: July 9, 2019 **DIVISION:** 8
FILE: 05736025 **APPLICATION:** PL20180128
SUBJECT: Subdivision Item – Residential One District subdivision creating seven new lots;

¹POLICY DIRECTION:

The application was evaluated against Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulation, the Bearspaw Area Structure Plan, and the Willow Creek Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to create seven residential lots ranging from ± 2.00 acres to ± 3.32 acres.

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws, with the exception of:
 - Section 411 of the County Servicing Standards because a secondary access for emergencies is not provided;
- Council has the ability under the County Servicing Standards to waive the requirement for a secondary access; and
- All other technical matters are addressed through the suggested conditions of approval set out in Appendix A.

PROPOSAL: To create seven residential lots ranging from ± 2.00 acres to ± 3.32 acres.	GENERAL LOCATION: Located in Bearspaw, immediately south of Woodland Lane and approximately 170 metres east of Woodland Road.
LEGAL DESCRIPTION: Block 7, Plan 7510859 within NW-36-25-03-W5M	GROSS AREA: 16.88 acres
APPLICANT: Maidment Land Surveys Ltd. OWNER: Cancorp Properties Inc.	RESERVE STATUS: Municipal Reserves for the parcel have previously been dedicated on Block R-1, Plan 731435.
LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case
DATE APPLICATION RECEIVED: October 29, 2018.	APPEAL BOARD: Municipal Government Board.

¹ Administration Resources

Dominic Kazmierczak & Angela Yurkowski Planning and Development Services



DATE DEEMED COMPLETE: October 29, 2018.	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Stormwater Management Report (MPE Engineering Ltd., April 25, 2019). Shallow Subsoil and Groundwater Site Investigation (Almor Testing Services Ltd., June, 2018). Biophysical Impact Assessment (Ghostpine Environmental Services Ltd., September 2018). 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> Bearspaw Area Structure Plan (Bylaw C-4129-93). County Plan (C-7280-2013).

PUBLIC & AGENCY SUBMISSIONS:

Two letters raising comments on the application were received out of 254 landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

- March 27, 2017** An eight lot subdivision immediately east of the subject parcel is registered on Plan 171 0725. Extension of Willow Creek Heights to serve the subdivision reduced the subject parcel to its current size of 16.88 acres.
- October 15, 1975** A 34.44 acre parcel was subdivided to create the subject parcel at 17.22 acres, with a 17.22 acre remainder (Plan 751 0859).

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 and surrounding area consists of rolling terrain, with the elevation across the property falling from the north to south-east. As there are slopes with a gradient of 15%, a slope stability assessment is required.

Condition: 8.

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) Storm water collection and disposal

Stormwater from the subdivision is expected to utilize a combination of new infrastructure to be constructed as well as existing stormwater infrastructure established within Phase 1 of the Willow Creek subdivision to the south. The applicant will be required to enter into a Development Agreement/Site Improvement Servicing Agreement for the construction of the necessary storm water infrastructure to support the development and is also required to coordinate maintenance of the communal storm water infrastructure with the Willow Creek Phase 1 Homeowners' Association (HOA).

Condition: 6 and 9.



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 is required to enter into a Development Agreement for construction of a cul-de-sac road to adjoin Willow Creek Heights and provide access to five of the proposed new lots. A further new paved approach is required to provide access to Lot 2 from Woodland Lane.

Transportation Offsite Levy

Payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is required to be paid for the gross acreage of lands to be subdivided.

- Base Levy = \$4,595/acre. Acreage = 16.88 acres. Estimated TOL payment = (\$4,595/acre)*(16.88 acres) = \$77,563.

The subdivision application does not propose a second emergency access, as required by Section 411 of the County Servicing Standards. However, the Servicing Standards outline Council's discretion to waive the requirement for emergency access where appropriate.

Conditions: 2, 3 and 11.

f) Water supply, sewage and solid waste disposal

In accordance with the intent of County policies and standards, all proposed lots, including Lot 1 containing the existing dwelling, are required to connect with Rocky View Water Co-op.

The owner is required to enter into a Development Agreement (Site Improvement Services Agreement) to provide for packaged sewage treatment plants on Lots 2 to 7 inclusive in accordance with the submitted Private Sewage Treatment System Assessment. .

The owner is also required to enter into a Deferred Services Agreement for storm water and waste water to ensure that both lots connect to municipal services when they become available.

Conditions: 4, 5 and 7.

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 Bearspaw ASP and Willow Creek Conceptual Scheme.

Conditions: None.

g) Other matters

Municipal reserve has previously been dedicated in 1973 (Block R-1, Plan 731435) and so is not applicable for this subdivision proposal.

Consistent with the other subdivision approvals within the Willow Creek Conceptual Scheme, the Applicant is required to establish an HOA. In addition to coordinating maintenance of stormwater infrastructure, the HOA would be required to provide for the collection of private solid waste from the proposed lots and to oversee the environmental maintenance obligations established for each lot, as outlined within the required architectural controls.

The scope of the architectural controls is established within the Willow Creek Conceptual Scheme and covers matters including building form and appearance, preservation of sightlines



and restrictions on fencing. It is expected that the controls would promote consistency with previous development within the Conceptual Scheme area.

Conditions: 9 and 10.

POLICY CONSIDERATIONS:

Willow Creek Conceptual Scheme

The Conceptual Scheme designates the subject lands as forming part of Future Development Cell A and outlines criteria for development of this cell. The conditions set out within Appendix A of this report ensure accordance with the established criteria and consistency with previous phases of development within the Conceptual Scheme area.

Land Use Bylaw

The subject land is designated as Residential One District, which allows for a minimum lot size of 0.80 hectares (1.98 acres). The proposed parcel sizes are in compliance with the Land Use Bylaw requirement.

CONCLUSION:

The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements. Although the application is not consistent with Section 411 of the County Servicing Standards relating to emergency access, it accords with all statutory plans and the County's Land Use Bylaw.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180128 be approved with the conditions noted in Appendix A.
- Option #2: THAT Administration be directed to work with the Applicant to incorporate an emergency access into the subdivision proposal and to bring Application PL20180128 back for Council's consideration by September 10, 2019.
- Option #3: THAT Subdivision Application PL20180128 be refused for the following reasons:
 - 1) In conflict with Section 411 of the County's Servicing Standards, the subdivision application does not propose any Secondary Emergency Access.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

DK/ltt

APPENDIX 'A': Approval Conditions
APPENDIX 'B': Application Referrals
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner comments



APPENDIX A: APPROVAL CONDITIONS

- 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. The application is consistent with the Bearspaw 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

- 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 Development Agreement for provision of the following infrastructure and improvements:
 - i. Construction of a public internal road system (Country Residential Standard) with cul-de-sac, signage, any necessary easement agreements, and including complete approaches to each lot in accordance with the Rocky View County Servicing Standards and as shown in the submitted Tentative Plan;
 - ii. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
 - iii. Water is to be supplied through a water distribution system in accordance with the County Servicing Standards
 - iv. Construction of storm water facilities in accordance with the recommendations of an approved Storm Water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Storm Water Management Plan
 - v. Implementation of the recommendations of the Construction Management Plan and Erosion and Sedimentation Control Plan;



- vi. Installation of power, natural gas, and telephone lines; and
- vii. Site stripping and grading.

Accessibility to a Road

- 3) The Owner shall construct a new paved approach in order to provide access to Lot 2 from Woodland Lane as shown on the approved Tentative Plan.

Water Servicing

- 4) The Owner is to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1 to 7, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1 to 7;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 to 7 inclusive;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Waste Water Servicing

- 5) The Owner is required to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
 - a) Construction of Packaged Sewage Treatment Plants on Lots 2 to 7 inclusive, in accordance with the recommendations of the final Almor Testing PSTS Assessment;

Storm Water

- 6) The Owner is to provide and implement a Site-Specific Storm Water Plan that meets the requirements of all regional plans for the area and the County Servicing Standards Implementation of the Site-Specific Storm Water Plan shall include:
 - a) Registration of any required easements, utility rights-of-way, and utility right-of-way agreements;
 - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system; and
 - d) Should the Storm Water Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Deferred Services Agreement

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of the proposed Lots 1-7, indicating the following:
 - a) Requirements for each future Lot Owner to connect to County piped wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;



Geotechnical Conditions

- 8) The Owner is to provide a Slope Stability Assessment, addressing the suitability of the land for the development proposal:
 - a) The Owner is to provide for the implementation of the recommendations of the Slope Stability Assessment;
 - b) Registration of any required easements and / or Restrictive Covenants

Homeowners' Association

- 9) The Owner shall legally establish a Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of Lots 1 to 7 inclusive, requiring that each individual Lot Owner is a member of the established Homeowners' Association. Lot 5 and Lot 6 may have amended responsibilities as members of the Home Owner's Association due to the location;
 - a) The HOA agreement shall, at a minimum and to the satisfaction of the Subdivision Authority, specify the future maintenance obligations of the Homeowners' Association for:
 - i. The maintenance of communal stormwater infrastructure and landscaping in coordination with the Willow Creek Phase 1 HOA;
 - ii. The environmental provisions relating to lot development, identified within the Willow Creek Conceptual Scheme (Bylaw C-6515-2007);
 - iii. The collection of private solid waste from the proposed new lots.

Architectural Controls

- 10) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls, which shall cover the following items, in accordance with the Willow Creek Conceptual Scheme (Bylaw C-6515-2007) and in general conformity with the architectural controls applied to the Phase 1 Willow Creek development:
 - a) Identification of natural and manicured areas within each new lot and required lot development practices in this respect;
 - b) Restrictions on fencing within new lots;
 - c) Building form, placement and appearance, including use of high quality external construction materials;
 - d) Preparation of a building envelope plans for each new lot;
 - e) The use of environmental technologies in construction, including the use of low-flow plumbing fixtures and energy efficient design.
 - f) Preservation of sightlines and dark skies.

Payments and Levies

- 11) 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.
- 12) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of Six new Lots.



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.

D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 1A. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is consistent with other area development, removed from the provincial highway system, and relies on the municipal road network for access. It appears that the residential subdivision being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and grants an unconditional variance of Section 14 of the Subdivision and Development Regulation. Pursuant to Section 678(2.1) of the Municipal Government Act, Alberta Transportation varies the distance to a highway set out in Section 5 of the Subdivision and Development Regulation. From the department's perspective any appeals to be heard regarding this subdivision application may be heard by the local Subdivision and Development Appeal Board rather than the Municipal Government Board.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Resources Conservation Board	No response.
Alberta Health Services	No concerns with the information as provided.



AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.
FortisAlberta	This application does not fall within our service territory therefore we do not have any objection, nor do we require easement for this development.
Telus Communications	No response.
Direct Energy	No response.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	No comments.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No response.
Bearspaw-Glendale Recreation Board	As Municipal Reserves were previously provided on Plan 731435, Bearspaw-Glendale Recreation Board has no comments.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Municipal Lands Office has no concerns with this application reserves affecting the lands have been provided as per Plan 731435.
Development Authority	No response.
GIS Services	It is unclear whether the Applicant is proposing a new internal road or an extension of Willow Creek HT. If the former, please ensure the Applicant completes a road naming application.
Fire Services & Emergency Management	If considered in isolation, there are no issues; however, in the context of the other developments on Willow Creek Ht, there may be a requirement for a secondary access/egress route.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> As a condition of future 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: <ul style="list-style-type: none"> a) Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council as amended all to the satisfaction of the County; b) Overall site grading; c) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; d) Water to be supplied through a water distribution system in accordance with the Rocky View County Servicing Standards as approved by Council as amended; e) Construction of storm water facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan.

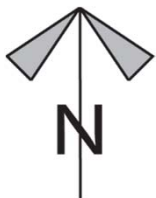
AGENCY	COMMENTS
	<p>f) Installation of power, natural gas, and telephone lines;</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater and storm water when such services become available. <p>Geotechnical:</p> <ul style="list-style-type: none"> The applicant has submitted a Shallow Subsoil and Groundwater Site Investigation prepared by Almor Testing (June, 2018). The findings of the report indicated soil condition were adequate to accommodate residential development including building foundations and road construction. Additionally, a high groundwater table was not detected at the time of drilling. The report does not however provide comment on slope stability for the subject lands, however the slope assessment map submitted with the Conceptual Scheme identifies portions of the subject lands with slopes in excess of 15%. <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be required to provide a slope stability assessment for the locations on the subject lands which exceed 15% slope. This shall provide setback limits or recommendations for development on the slopes based on a recommended factor of safety. Land with slopes in excess of 15% may only be considered as part of the developable area if a Geotechnical Engineer can certify the stability of the slopes prior to, during and after development. Further, approval must be received from AEP for filling of any wetlands for such areas to be included as part of the developable acreage. <p>Transportation:</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant will be responsible for entering into a Development Agreement with the County for the construction of a Country Residential Road in accordance with the County Servicing Standards. As a condition of subdivision, the applicant will be required to construct a new paved approach for the proposed Lot 2 in accordance with the County Servicing Standards. 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, as amended, for the total gross acreage of the lands proposed

AGENCY	COMMENTS
	<p>to be developed or subdivided.</p> <ul style="list-style-type: none"> The proposed subdivision will result in 15 residential lots gaining access off of a single road. The Servicing Standards state that any rural development that will result in 10 lots or greater shall have two separate access points to a through road. The applicant has not yet provided a solution to address therefore there is a policy conflict with the requirements of the engineering Servicing Standards. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> The applicant is proposing to service the future lots by individual septic system and has submitted a Level III PSTS report prepared by Almor Testing (June 2018). The PSTS report confirms that the soil conditions on site are suitable for traditional septic fields receiving secondary treated effluent. <ul style="list-style-type: none"> In accordance with County Policy 449, for residential developments relying on PSTS where lot sizes are equal to or greater than 4 acres but less than 10 acres, the County encourages the use of Packaged Sewage Treatment Plant methods that meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment and the requirements set out in Procedure 449, but permits the use of conventional PSTS systems unless a Packaged Treatment System is recommended by the Assessment conducted under the Model Process. As a condition of subdivision, the Owner shall enter into a Development Agreement/Site Improvement Services Agreement for the construction of packaged sewage treatment systems on each lot, in accordance with the Almour Report and County Policy 449. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The applicant is proposing to service the development by a piped water system and has provided a letter confirming capacity is available for the proposed subdivision. As a condition of subdivision, the Applicant/Owners are to provide confirmation of tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier for the proposed lots. This includes providing information regarding: <ul style="list-style-type: none"> Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Documentation proving that water supply has been purchased and secured for proposed lots. ○ Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County. • The applicant is not proposing a hydrant suppression system for the development. The County servicing standards outlines volume and flow requirements for hydrant suppression systems in Country Residential areas however only where those systems are proposed by the Developer. ES therefore has no further requirements. <p>Stormwater:</p> <ul style="list-style-type: none"> • The applicant has submitted a Storm Water Management Report for the proposed subdivision prepared by MPE Engineering (April 25, 2019) which consists of the use of existing low lying areas, LIDs and swales to manage stormwater from the proposed development. As a condition of subdivision: <ul style="list-style-type: none"> ○ The applicant will be required to enter into a Development Agreement for any storm water infrastructure required as a result of the development and outlined in the final approved Storm Water Management Plan. ○ Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision. This includes utility right of ways for stormwater over all the proposed swales and drainage features (including wetlands). • As a condition of subdivision, the applicant will be required to enter into a Site Improvements Servicing Agreements for the construction of on-lot bio retention areas on Lots 3 and 4 or as required by the final approved Stormwater Management Report. • As a condition of subdivision, a Home Owners Association shall be established for the newly created lots that shall enter into an agreement with the Woodlands Phase 1 Home Owners Association for the ongoing maintenance of the communal storm water infrastructure. • The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure including registration of the facilities and discharge.

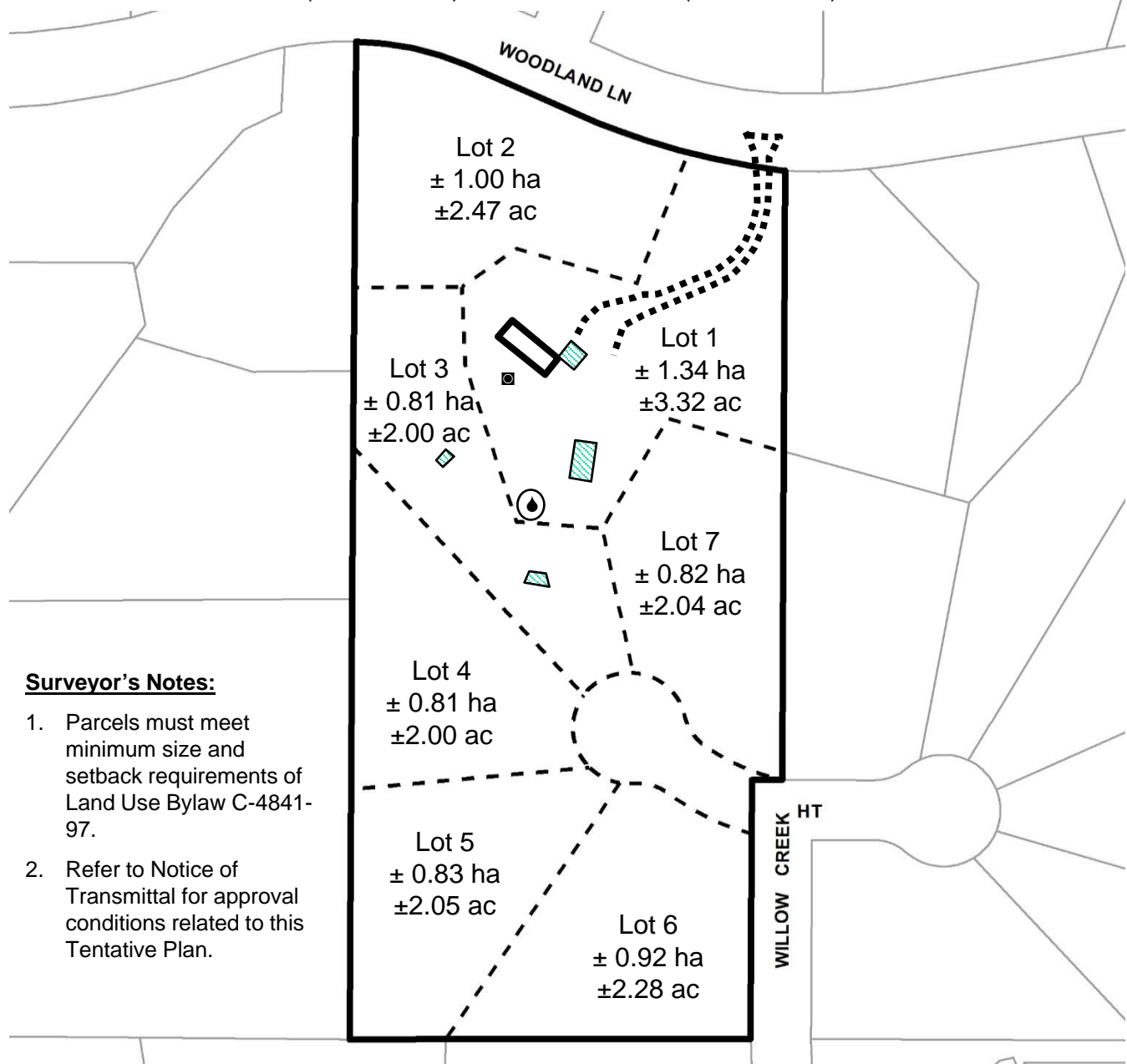
AGENCY	COMMENTS
	<p>Environmental:</p> <ul style="list-style-type: none"> • A BIA was undertaken on the subject lands by Ghostpine Environmental (September, 2018). The BIA classified the existing wetlands on site and identified one seasonal marsh and portions of two semi-permanent marshes that will be infilled during construction of the proposed development. • The applicant will be responsible for obtaining Water Act Approval from AEP prior to the construction of any wetland disturbance and providing proof of compensation to the County (if compensation is deemed necessary by AEP).
Transportation Services	<p>Intersection should be realigned to a “T” intersection for better traffic safety.</p> <p><i>Note: While a straight “T” intersection may be more appropriate, the proposed road alignment does not conflict with the County Servicing Standards, and is required to accommodate the proposed lot layout.</i></p>
Capital Project Management	No response.
Operational Services	No concerns.
Utility Services	<p>Confirmation is required from water and wastewater services provider that there is agreement and capacity to provide servicing.</p> <p><i>Note: Waste water servicing is proposed through private sewage treatment systems and potable water is addressed through Condition 5 set out in Appendix A.</i></p>
Agriculture & Environment Services	No response.

Circulation Period: November 6, 2018 to November 28, 2018.



Date: 24-Jun-19 **Division #** 8 **File:** 05736025

Subdivision Proposal: To create seven residential lots ranging from ± 0.81 hectares (± 2.00 acres) to ± 1.34 hectares (± 3.32 acres).



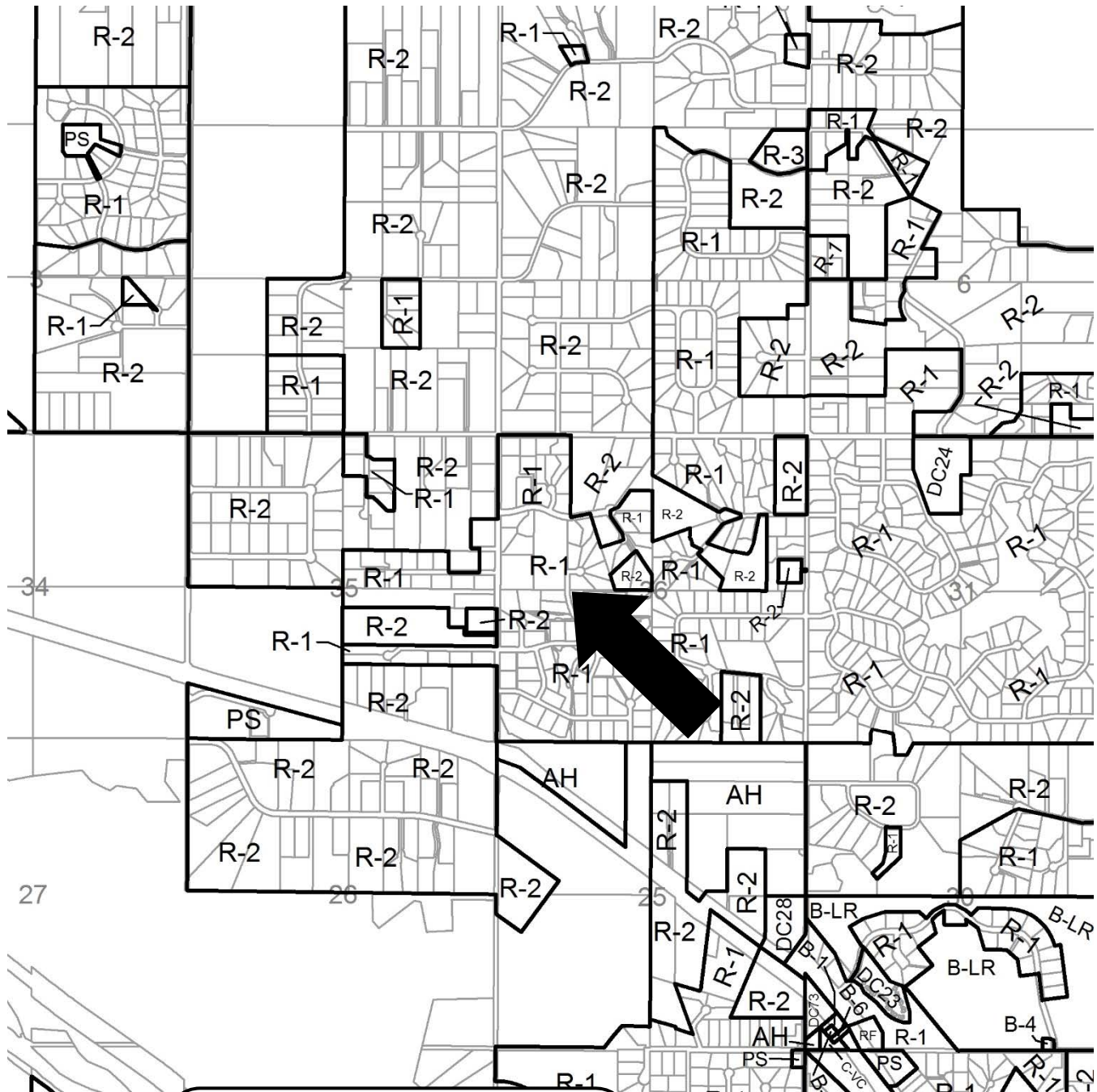
TENTATIVE PLAN

NW-36-25-03-W05M
Block:7 Plan:7510859

Date: 24-Jun-19

Division # 8

File: 05736025



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

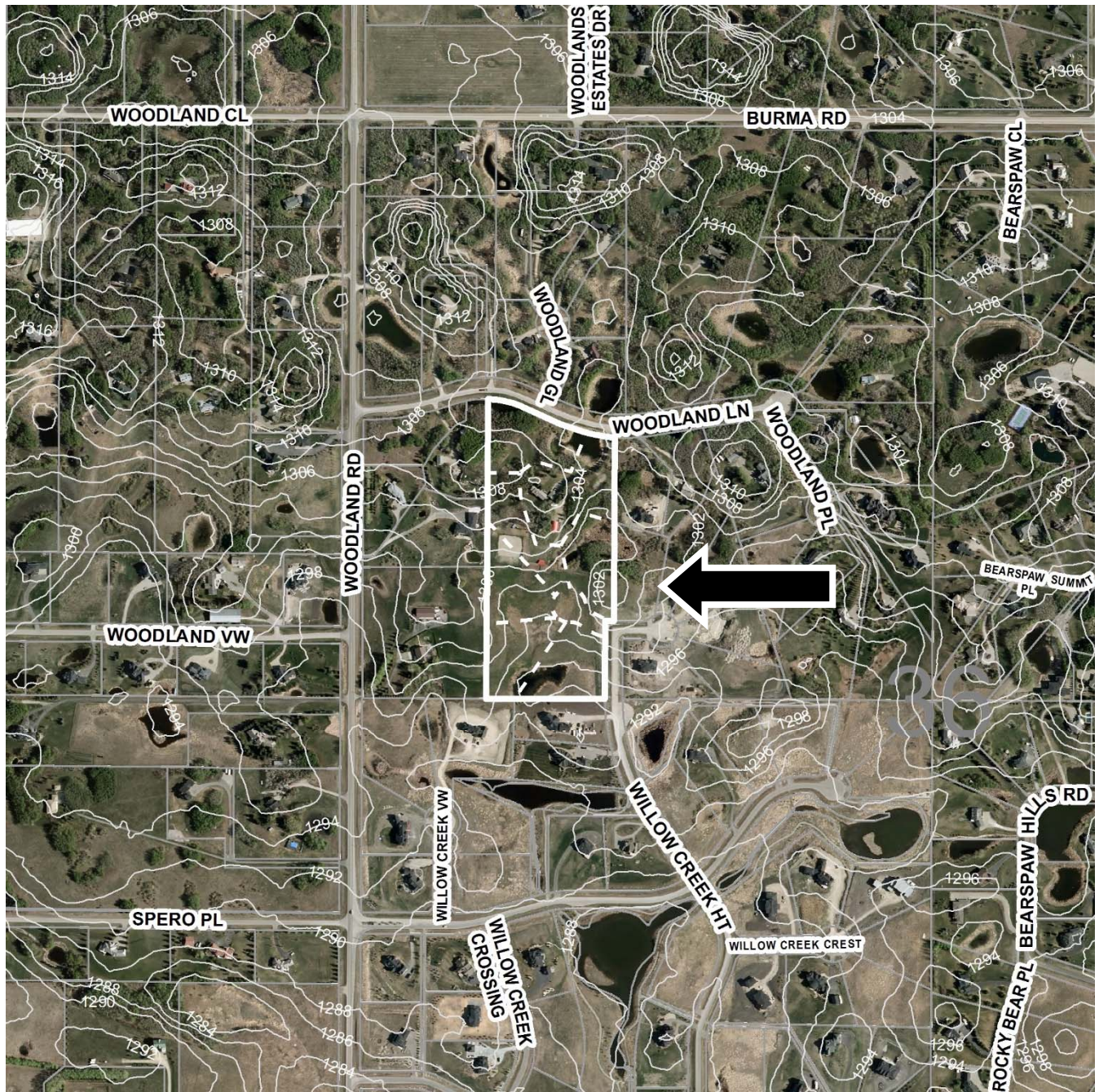
LAND USE MAP

NW-36-25-03-W05M
Block:7 Plan:7510859

Date: 24-Jun-19

Division # 8

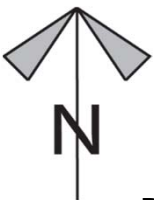
File: 05736025



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

TOPOGRAPHY

Contour Interval 2 M

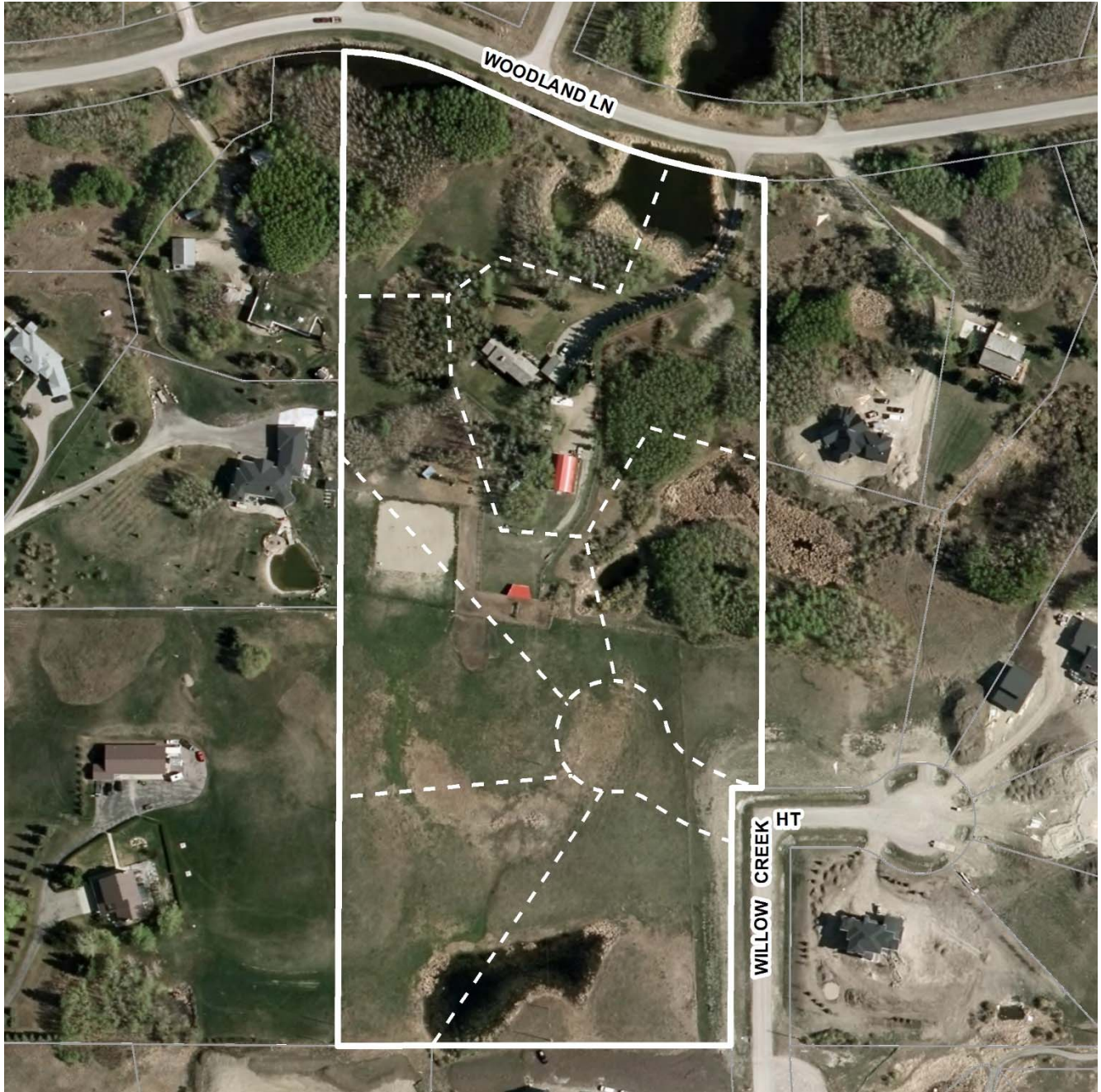


NW-36-25-03-W05M
Block:7 Plan:7510859

Date: 24-Jun-19

Division # 8

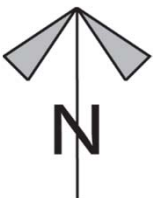
File: 05736025



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

AIR PHOTO

Spring 2018

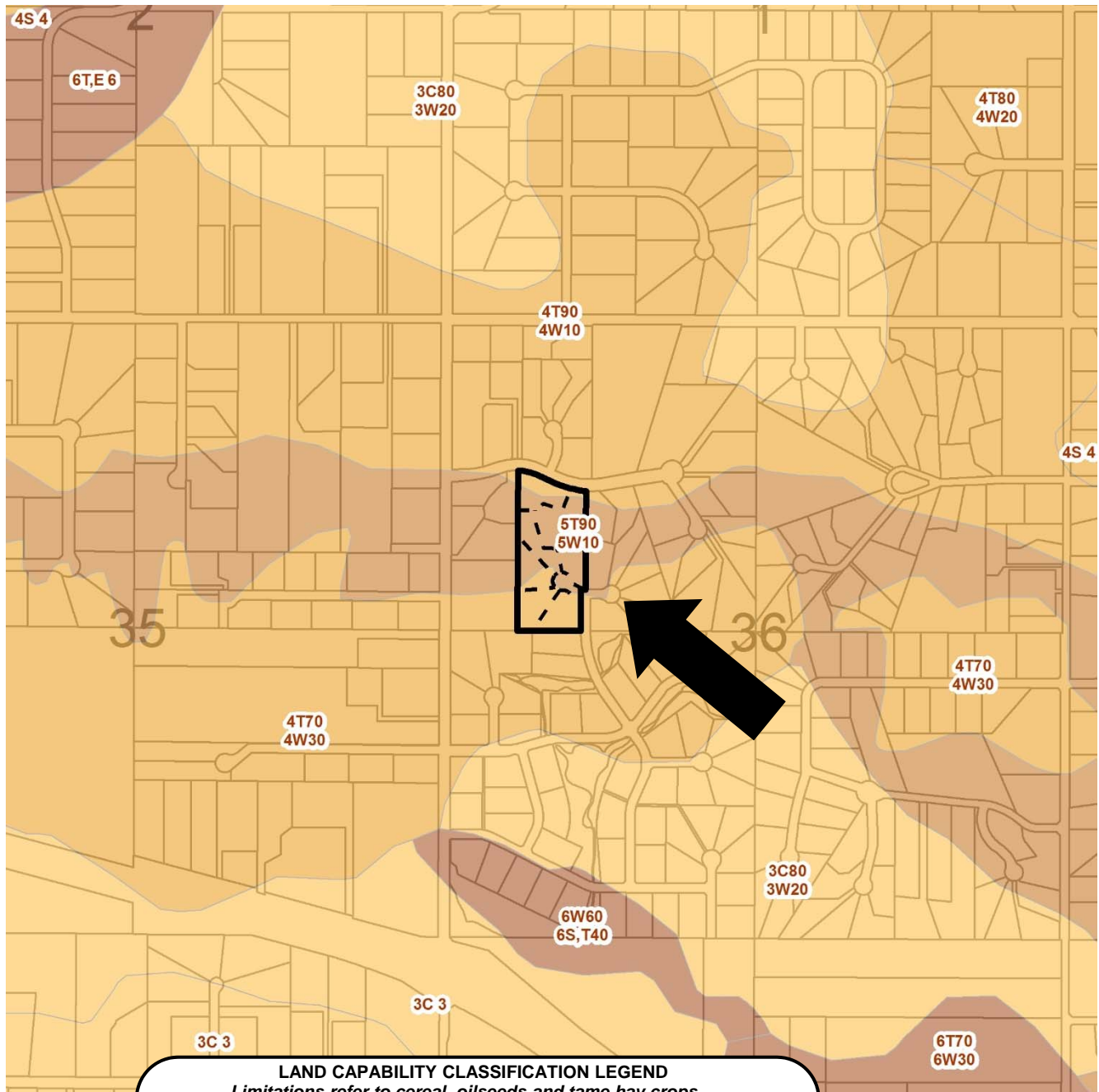


NW-36-25-03-W05M
Block:7 Plan:7510859

Date: 24-Jun-19

Division # 8

File: 05736025



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

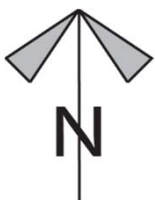
CLI Class

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

Limitations

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

SOIL MAP



NW-36-25-03-W05M
Block:7 Plan:7510859

Date: 24-Jun-19

Division # 8

File: 05736025

AGENDA
Page 300 of 353



Date: 24-Jun-19 **Division #** 8 **File:** 05736025

Dominic Kazmierczak

From: GERRY NEUSTAEDTER [REDACTED]
Sent: Monday, November 12, 2018 4:07 PM
To: Dominic Kazmierczak
Subject: Re application # PL20180128

Sir:
The application by Maidment for Cancorp is reasonable and fits in with the plan developed about 10 years ago. This development was expected and does not vary much from the original plan from 2007/2008 era.

There is only one condition that I think should be considered.
Part of a building permit on the new lots is a condition that any livestock fencing be removed so as not to encumber wildlife movement and enhance the aesthetic appeal to the community.

This subdivision is appropriate for the land being subdivided

Thanks

Grace and Gerry Neustaedter
[REDACTED]

The absolutely worst, insane, mistake ridden way to make decisions when there is no price paid for being wrong. Thomas Sowell

Dominic Kazmierczak

From: Karla Ziegler [REDACTED]
Sent: Monday, November 26, 2018 11:16 AM
To: Dominic Kazmierczak
Subject: Comments on file 05736025

Hello Dominic,

I had previously spoken in the phone with you about my concerns regarding the proposed plan for a new subdivision on Woodland Lane (file 05736025, application PL20180128).

My concern is over drainage for the front parcel closet to woodland lane. It is mostly swamp. Concerned about wet years when it would be under water. Also not sure there is an adequate space for a house and septic field.

Thanks,
Karla Ziegler

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DATE: July 9, 2019 **DIVISION:** 5
FILE: 03332002/003 **APPLICATION:** PL20180048
SUBJECT: Subdivision Item –Industrial – Direct Control District 153 – Emcor Industrial Park

¹POLICY DIRECTION:

The application was evaluated against the policies within the Janet Area Structure Plan (ASP), the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Emcor Business Park Conceptual Scheme (EBPCS), and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to create 56 parcels ranging in size from ± 1.26 acres to ± 1.38 acres, 1 parcel ± 8.33 acres in size, with a ± 77.73 acre remainder. This represents Phase 1B of the development of the Emcor Business Park Conceptual Scheme.

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws;
- All other technical matters are addressed through the suggested conditions of approval set out in Appendix A.

PROPOSAL: To create 56 parcels ranging in size from ± 1.26 acres to ± 1.38 acres, 1 parcel ± 8.33 acres in size, with a ± 77.73 acre remainder.	GENERAL LOCATION: Located 1.6 kilometers (1 mile) east of the City of Calgary, 2.4 kilometers (1.5 mile) north of Highway 560, and on the east side of Range Road 285.
LEGAL DESCRIPTION: Portions of SW & NW-32-23-28-W4M	GROSS AREA: ± 158.15 acres
APPLICANT: Emcor Development Corporation OWNER: 590140 Alberta Limited	RESERVE STATUS: Municipal Reserves outstanding comprise 10% of the parent parcel.
LAND USE DESIGNATION: Direct Control District 153 (DC 153)	LEVIES INFORMATION: Transportation Off-Site Levy and Stormwater Off-Site Levy are outstanding
DATE SUBDIVISION APPLICATION RECEIVED: May 9, 2018	APPEAL BOARD: Subdivision and Development Appeal Board

¹ **Administration Resources**

Stefan Kunz & Angela Yurkowski; Planning and Development Services- Engineering



<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Emcor Business Park TIA (Watt Consulting, 2016) • Emcor Business Park TIA Update (Watt Consulting, 2018) • Emcor Business Park Geotechnical Evaluation (McIntosh & Lalani, 2016) • Emcor Stage 1 Compaction Monitoring (McIntosh & Lalani, 2017) • Integrated Water Management Plan (Westhoff Engineering, 2017) • Emcor Business Park Storm Water Management Plan (Westhoff Engineering, 2017) • Emcor Business Park Drainage System, Fire and Treated Waste Water Pond As-Built Report (Westhoff Engineering, 2018) 	<p>LAND USE POLICIES AND STATUTORY PLANS:</p> <ul style="list-style-type: none"> • Janet Area Structure Plan • Emcor Business Park Conceptual Scheme • Rocky View/Calgary IDP (C-7197-2012) • Land Use Bylaw (C-4841-97)
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PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 132 landowners. At the time of report preparation, two responses were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

- July 26, 2016** Application PL20150125 is approved, allowing for the creation of 38 commercial industrial lots within the Emcor Business Park. The application also includes public utility lots and internal access roads.
- July 28, 2015** Application PL20140133, to redesignate the subject lands from Direct Control District 113 to Direct Control District 153, was approved. The amended district reflects a different approach to servicing that is envisioned by the recently approved Emcor Business Park Conceptual Scheme (EBPCS).
- July 29, 2014** Council approved the Emcor Business Park Conceptual Scheme. The amendment of Direct Control Bylaw 113 to Direct Control Bylaw 153 was also considered by Council on this day; it received first and second reading but the motion for a third reading was lost.
- December 12, 2006** December 12 – The Patton Conceptual Scheme – Part 2 was adopted by Council (C-6369-2006) and Council approved the redesignation of the NW & SW 32-23-28-W4M to Direct Control District 113 (C-6370-2006).

TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with the matters listed in Sections 7 and 14 of the Subdivision and Development Regulation, which are as follows:



a) The site's topography

The site is generally flat, and does not feature slopes that would impact development potential. Alberta Environment and Parks has previously granted approval for disturbance of several wetlands, and the site has been stripped and graded to prepare for development.

Conditions: None

b) The site's soil characteristics

As the lands are designated for commercial-industrial uses, there are no concerns in relation to the soil characteristics on the site.

At future Development Permit stages, a site-specific geotechnical report that provides precise recommendations for building foundations will be required for each proposed development. In order to address developability of the site, the Applicant has provided a number of technical studies in support of the application.

Conditions: None

c) Stormwater collection and disposal

The Emcor Business Park storm water management system is required to meet the interim strategy of zero discharge, as outlined in the Janet Master Drainage Plan, as there is currently no adequate outlet for storm water from the subject lands. All storm water is collected within the development, stored in a central pond, and disposed of by enhanced evaporation and spray irrigation. 80 acres of the proposed development is utilized for spray irrigation of storm water and treated wastewater.

In the future, when a regional conveyance system exists for this area, the Emcor Business Park must meet the permissible rate and volume controls outlined in the Janet Master Drainage Plan. The development falls within the realm of the Stormwater Off-Site Levy Bylaw (C-7535-2015); as such, as a condition of subdivision approval, the Applicant will be required to provide payment of this levy for Blocks 2 and 3. Block 4 is to be deferred to future subdivision of those lands.

Conditions: 6

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

There is no concern for potential flooding, subsidence, or erosion of the subject lands. The applicant has received approval and registration from AEP for all storm water infrastructure and previous wetland disturbance on the site.

Conditions: None

e) Accessibility to a road

As a condition of subdivision approval, the Owner will be required to provide payment of the Transportation Off-site Levy (base levy and special area levies) in accordance with the Bylaw at the time of subdivision approval for the gross area of lands to be subdivided. The applicant previously provided a Traffic Impact Assessment (TIA) for the development in 2016. As a further condition, the applicant will be required to provide an updated TIA to confirm the required infrastructure improvements necessary to support Phase 1A. Additionally, the applicant will be required to either enter into a Development Agreement or a Cost Contribution or Cost Recovery Agreement for improvements at the intersection of Highway 560 and Range Road 285.



The Transportation Offsite Levy is outstanding for Phase 1B and is required to be provided through the conditions of subdivision approval. This levy is applicable to Blocks 2 and 3. Block 4 is to be deferred to future subdivision of those lands.

Conditions: 3, 4, 5, 7

Water supply, sewage and solid waste disposal

Potable water and fire water are provided from the Emcor Utilities potable water treatment plant and internal potable water distribution network. The Owner previously entered into a Special Improvement Development Agreement for the construction of the potable water treatment facility.

Wastewater will be treated by a membrane bioreactor plant (MBR), storage ponds, and spray irrigation infrastructure, in accordance with Alberta Environment and Parks approvals received in 2012. The waste water collection, treatment and disposal infrastructure required to support Phase 1B was previously constructed under a Special Improvements Development Agreement.

The applicant previously entered into a Franchise Agreement with the County for the delivery of potable water, waste water, storm water and fire water servicing throughout the entire Emcor Business Park. The Franchise Agreement was approved by the Alberta Utilities Commission in 2018.

Conditions: None

f) The use of the land in the vicinity of the site

The Emcor Business Park is located within the Janet Area Structure Plan, approximately 1 mile east of the city of Calgary and 0.5 miles south of the city of Chestermere. The land surrounding the Emcor development on the north, south, and east sides are predominantly agricultural. The lands are compatible with the surrounding area, and are consistent with the approved Conceptual Scheme and Area Structure Plan land use strategy.

Conditions: None

g) Other matters

Municipal Reserve

The Emcor Business Park Concept Scheme (EBPCS) indicates that the Municipal Reserve (MR) will be provided via cash-in-lieu, in accordance with the per acre value (\$85,000.00 per acre) as listed in the land appraisal prepared by Avison Young, dated June 20, 2019, pursuant to Section 666(3) of the Municipal Government Act. Outstanding MR at this Phase in Block 2 (40.71 acres) and Block 3 (40.60 acres) is a total of 81.31 acres. 10% of this area is 8.131 acres, meaning that the estimated cash-in-lieu payment is \$691,135. The outstanding Municipal Reserve for Phase 2 will be deferred by way of Caveat, registered on title of the remainder lands.

Landscaping

As required by the previous approval, the Applicant had provided Landscaping Plans, prepared by LA West, dated June 24, 2015. An updated landscaping plan is required as a part of the Development Agreement for pathway construction.

Lot Owner's Association (LOA)

A Lot Owner's Association (LOA) will be created for the EBPCS development. All Lot Owners will be required to be a member of the LOA. The LOA will be responsible for implementing Building and Development Architectural Controls, as well as solid waste management. An

encumbrance must be provided that outlines the responsibilities of the LOA, and will be registered on title for each lot.

Building and Development Architectural Controls

An encumbrance will be registered on each lot, which will outline the Building and Development Architectural Controls that must be followed within the Emcor Business Park. In accordance with the EBPCS, these controls will be used to encourage a visually attractive development along the boundary edges of the plan area. The LOA will be responsible for implementing the Architectural Controls by reviewing Site Designs for each lot at the time of Development Permit application.

Pathways

In accordance with Policy 4.3.9 of the EBPCS, the Applicant has completed an exploration for the provision of a regional pathway on either the west or east side of Garden Road, and has been in discussions with Municipal Lands and Engineering Services.

The regional pathway will be located on the east side of Garden Road, within a 4.5 meter easement, to accommodate a 2.00 meter pathway which will parallel the dedicated road widening. A crossing of Garden Road will be located at the south western property line and tie into the existing pathway via a pedestrian crosswalk on the west side of Garden Road. Ultimately, the regional pathway will be constructed and tied into the PUL landscaping and maintenance road design.

The intent will be to construct the south portion of the pathway in Phase 2 to coincide with future grading plans when the area is no longer required for irrigation. The north portion of the pathway is required to be constructed during Phase 1. The Lot Owner's Association will be responsible for maintenance.

Lot Layout

In accordance with section 3.5 of the EBPCS, a wide range of parcel sizes is envisaged for large and small businesses, according to market demand, ranging from 1.23 acres to 40 acres in area. Further, an important opportunity exists for flexibility in creating parcel sizes that are customized at the time of lot purchase by consolidation of adjacent land titles. Lot sizes will include frontages ranging from 10 metres to 400 metres to allow for maximum flexibility, and to accommodate a wide range of businesses as described in the EBPCS.

Phasing

Development is proposed to occur in three phases. The initial phase, Phase 1A saw the creation of 38 parcels, and established much of the technical framework for servicing the area; Phase 1B is the current phase, providing 56 parcels. Phase 2 will address the spray irrigation area, and will be developed if regional servicing becomes available.

Conditions: 2, 10, 11, 12, 13

POLICY CONSIDERATIONS:

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

The subject lands are identified on Map 2 Key Focus Areas as the Highway 560 (Glenmore Trail) Joint Industrial Corridor and on Map 4 Growth Corridors/Areas as a Rocky View County growth corridor. The City of Calgary was circulated for comment on the application; the comments are detailed in Appendix 'B'; but generally, no concerns were identified. The application is consistent with the IDP.

Janet Area Structure Plan (Bylaw C-7418-2014)

Policy 26.4 states that subdivision and development applications shall address and adhere to the requirements of the local plan and the policies of the Janet Area Structure Plan. As assessed at land use stage, the application is consistent with the land use, conceptual scheme, phasing, open space, parks and pathways, reserves and infrastructure policies of the ASP.

Emcor Business Park Conceptual Scheme

The proposed subdivision was assessed in accordance with a number of policies within the conceptual scheme addressing matters including subdivision design, reserve dedication, pathways, agreements, servicing, stormwater, fire suppression, solid waste, landscaping, architectural controls and lot owner's association responsibilities. The proposal and conditions of approval are consistent with the framework outlined in the conceptual scheme.

Direct Control District 153 (Bylaw C-508-2015)

The proposed subdivision is consistent with the purpose and intent, parcel size, and subdivision regulations of the land use district.

CONCLUSION:

The application was evaluated against the policies within the County Plan, Janet Area Structure Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, the Emcor Business Park Conceptual Scheme, and the Land Use Bylaw and was found to be consistent with County Policy:

- The proposal is consistent with the policies of the IDP and County Plan;
- The proposal is consistent with the Janet ASP;
- The proposal is consistent with the land use designation approved in 2018;
- The proposal is consistent with adopted Emcor Business Park Conceptual Scheme; and
- All technical matters are addressed through the suggested conditions of approval.

OPTIONS:

- Option #1: THAT Subdivision Application PL20180048 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20180048 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
 Community Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

APPENDIX 'A': Approval Conditions
 APPENDIX 'B': Application Referrals
 APPENDIX 'C': Map Set
 APPENDIX 'D': Landowner Comments

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create 56 parcels ranging in size from ± 1.26 acres to ± 1.38 acres, 1 parcel ± 8.33 acres in size, with a ± 77.73 acre remainder from portions of SW & NW-32-23-28-W4M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, that the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Development Agreement

- 2) The *Owner* shall enter into a Development Agreement for provision of the following infrastructure and improvements (further details are provided in the various sections below):
 - a) Construction of a 2.0 metre-wide asphalt pathway fronting Range Road 285, north of 61 Avenue to the northern boundary of the Emcor Business Park, inclusive of connection to the existing storm water management pond maintenance road;
 - b) Implementation of the recommendations of a Construction Management Plan;

Transportation and Access

- 3) The Owner shall provide an updated Traffic Impact Assessment to confirm the recommendations of the previously provided Traffic Impact Assessment (Watt Consulting, June 2016) and providing recommendation for any additional infrastructure necessary to support the Phase 1B subdivision.
 - a) If the recommendations of the Traffic Impact Assessment identify improvements, then a Development Agreement and/or Special Improvements Development Agreement shall be entered into, addressing the design and construction of the required improvements.

- 4) The Owner shall enter into a Special Improvements Development Agreement for the construction of off-site transportation infrastructure at Highway 560 and Range Road 285 in accordance with the recommendations of the final approved TIA and the interim improvement identified in the Glenmore Trail East Functional Planning Study (Parsons/ISL, July 2018), to the satisfaction of Rocky View County and Alberta Transportation, or;
- 5) Enter into a Cost Contribution Agreement with the County for their proportional share of costs of the improvement, or alternatively, pay the County the relevant cost recoveries plus applicable interest owed for the improvements to the intersection of RR 285/Highway 560, in accordance with the applicable Infrastructure Cost Recovery Agreement.

Fees and Levies

- 6) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to endorsement. The County shall calculate the total amount owing:
 - a) from the gross acreage of the Lands to be subdivided in Block 2 and Block 3 as shown on the Plan of Survey.
- 7) The Owner shall pay the Storm Water Off-Site Levy in accordance with Bylaw C-7535-2015 prior to endorsement. The County shall calculate the total amount owing:
 - a) from the gross acreage of the Lands to be subdivided in Block 2 and Block 3 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 38 new Lots.
- 9) 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 also provide benefit to other lands.

Association Information

- 10) The Owner shall legally establish a Lot Owner's 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 obligations of the Lot Owner's Association for implementation of the Building and Development Architectural Controls, maintenance of the pathways, and the management of Solid Waste.
- 11) The Owner shall prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owner's Association for the management of solid waste.
- 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 Building and Development Architectural Controls, which require several items as listed in Section 3 of the Conceptual Scheme.

Municipal Reserve

- 13) The provision of Reserve in the amount of 10 percent of the area of Blocks 2 and 3, 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 Avison Young, dated June 20, 2019, pursuant to Section 666(3) of the Municipal Government Act.
 - a) Reserves for Block 4 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act;



Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

APPENDIX 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0030 0150) in Calterra Estates.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required.
Alberta Transportation	<p>Alberta Transportation has reviewed the proposal and has determined that the lands subject to this application are located greater than 800 metres from the centreline of Highway 560.</p> <p>The proposal to amend the Conceptual Scheme and the subsequent subdivision application will not affect Highway 560 in any significant manner.</p>
Alberta Sustainable Development (Public Lands)	Not required.
Alberta Culture and Community Spirit (Historical Resources)	Not required.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Based on the information provided, AHS has no objections to this application. We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The application indicates that potable water will be supplied by the Rocky View Water Co-op. AHS wishes to be notified if this plan changes. 2. Any existing or proposed private sewage disposal systems should be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

AGENCY	COMMENTS
	<p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	No easement required.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Canadian Pacific Railway	No comment.
City of Calgary	No comments.
<i>Rocky View County</i>	
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	No concerns.
Rocky View Central Recreation Board	As Municipal Reserves were previously provided on Plan 9510253, Rocky View Central Recreation District Board has no comments on this circulation.
Internal Departments	
Recreation, Parks and Community Support	Construction of pathway to be considered during Phase 1 in accordance with the Emcor CS.

AGENCY	COMMENTS
Development Authority	No comment.
GIS Services	No comment.
Building Services	No comment.
Development Compliance	No comment.
Fire Services & Emergency Management	No concerns.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. • All development shall be in compliance with the approved Emcor Business Park Conceptual Plan and council approved land use bylaw. • All technical requirements related to storm water management, sanitary servicing, potable water servicing and fire servicing have been addressed as part of the Phase 1A subdivision approval and corresponding Development Agreements and Special Improvement Development Agreements. Additionally, all the internal roadways required to support the Phase 1B subdivision have been constructed under the existing Development Agreements. • The applicant previously entered into a Site Servicing Franchise Agreement with the County for the EMCOR Utility Corporation which provides potable water and wastewater services to the overall development. The EMCOR Utility Corporation is a franchised utility provide in Rocky View County and is regulated by the AUC. • All Alberta Environment approvals for the project have previously been obtained by the applicant. Compliance with such approvals is the responsibility of the developer and EMCORU as outlined in the approval documents and Franchise Agreement. <p>Geotechnical:</p> <ul style="list-style-type: none"> • The applicant previously submitted a Geotechnical Analysis prepared by McIntosh Lalani dated March 2016 which evaluated the soil characteristics, existing groundwater conditions and development constraints of the proposed development from which the recommendations were incorporated into the subdivision design for Phase 1A. • A compaction monitoring report was submitted to the County

AGENCY	COMMENTS
	<p>in 2016 which provided verification of the monitoring program for the stripping and grading of the site. This included the Phase 1B lands therefore there are no further requirements related to the Phase 1B subdivision.</p> <ul style="list-style-type: none"> • An Agricultural Feasibility Report was completed (EBA Engineering, 2011) to assess the site suitability for growing alfalfa crops and projected uptake rates/volumes for the spray irrigation disposal lands. The report indicates the site is suitable for irrigation of hay crops (alfalfa) using sprinkler irrigation. The applicant also provided an updated Agricultural Feasibility Report in October of 2016 which addressed current groundwater levels, long term limitations of the soil, soil moisture monitoring recommendations and crop management. • At future Development Permit stages, a site specific geotechnical report will be required for each proposed development that provides more precise recommendations for building foundations. <p>Transportation:</p> <ul style="list-style-type: none"> • All internal roadways required to support the Phase 1B subdivision were previously constructed under the Phase 1A Development Agreement. Additionally, the applicant was previously responsible for upgrading appositely 1.2km of Range Road 285 from Township Road 240 south to 61st Avenue. • As a condition of subdivision, the Owner will be required to provide payment of the Transportation Offsite Levy (base levy and special area levies) in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided for Phase 1B. • The applicant previously submitted a Transportation Impact Assessment in June, 2016 for the entire Phase 1 Development of the Emcor Business Park. This TIA recommended improvements at the intersection of Range Road 285 and HWY 560. Subsequent to that, an updated TIA specifically for just Phase 1A was submitted which identified that in the 20 year horizon, the intersection of HWY 560/RR 285 required improvements but not at opening day. This recommendation was accepted by Rocky View County and Alberta Transportation and Phase 1A proceeded with endorsement without the improvements at Range Road 285 and HWY 560 being required, with the full understanding that <p>Phase 1B would require the interim improvement to be implemented.</p> <ul style="list-style-type: none"> • The City of Calgary with the involvement of both AT and the

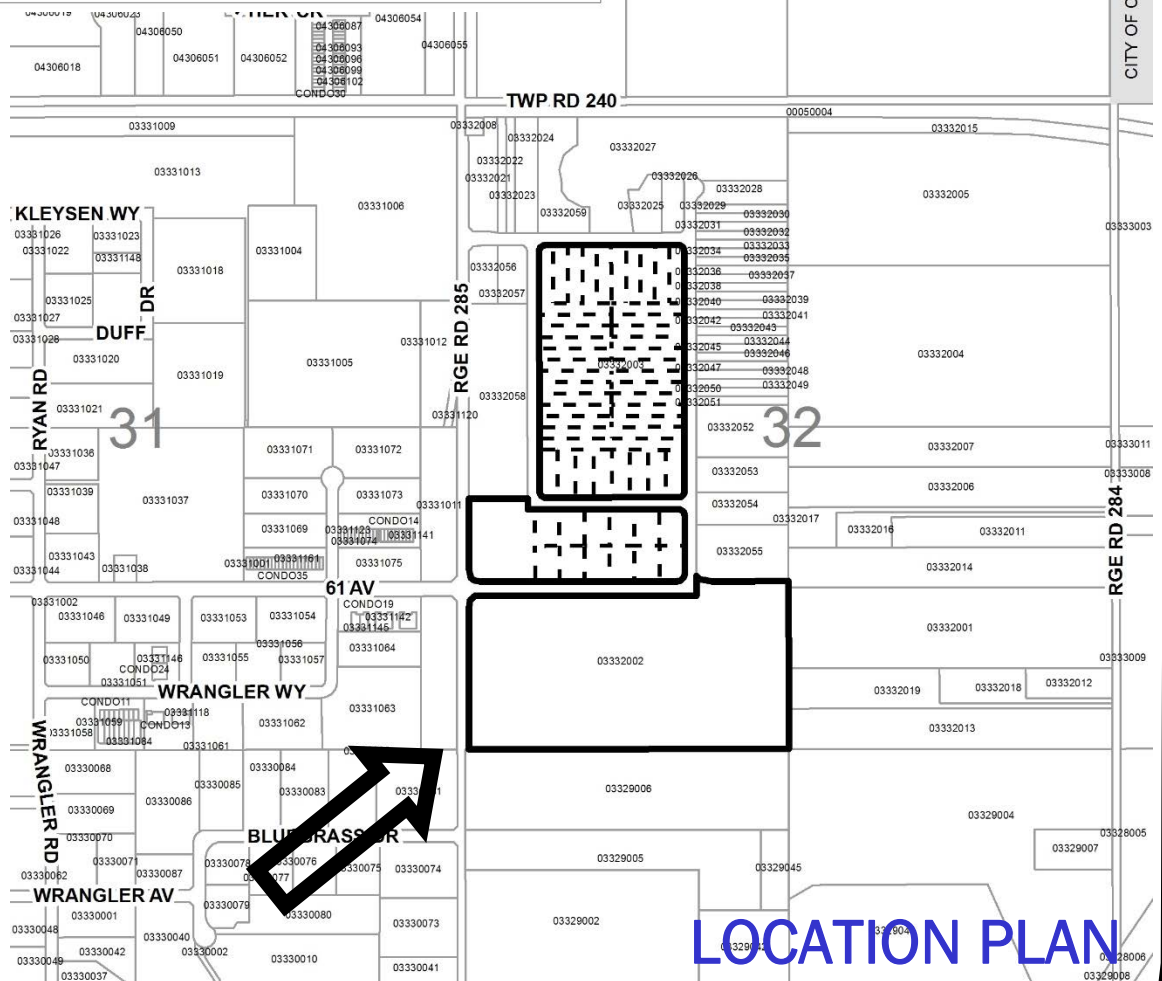
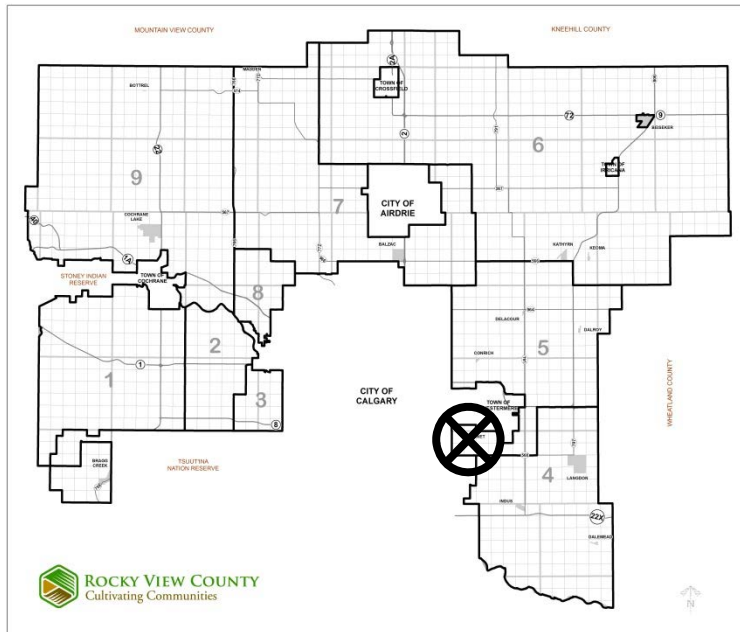
AGENCY	COMMENTS
	<p>County previously conducted a Functional Planning Study for an all directional interchange at the intersection of RR 285 & Glenmore Trail. The Study also includes an interim, at-grade intersectional improvement which will increase the current capacity for approx. ten years.</p> <ul style="list-style-type: none"> • As a condition of subdivision, the owner shall either: <ul style="list-style-type: none"> ○ Enter into a Special Improvements Development Agreement for the construction of off-site transportation infrastructure at Highway 560 and Range Road 285 in accordance with the recommendations of the final approved TIA and the interim improvement identified in the Glenmore Trail East Functional Planning Study (Parsons/ISL, July 2018), to the satisfaction of Rocky View County and Alberta Transportation, or; ○ Enter into a Cost Contribution Agreement with the County for their proportional share of costs of the improvement, or alternatively pay the County the relevant cost recoveries plus applicable interest owed for the improvements to the intersection of RR 285/Highway 560, in accordance with the applicable Infrastructure Cost Recovery Agreement. • As a condition of subdivision, the applicant will be required to submit an updated TIA specifically to confirm the following: <ul style="list-style-type: none"> ○ The requirement for signalization at the intersection of Range Road 285 and 61st Avenue. Should signals be recommended in the final approved TIA, the applicant shall enter into a Development Agreement with the County for the implementation of the recommendations of the TIA. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The Owner previously entered into a Development Agreement for the construction of an internal wastewater collection network including the necessary infrastructure to service Phase 1B of the development. • The Owner previously entered into a Special Improvements Development Agreement for the construction of the wastewater system including the membrane bioreactor plant (MBR), storage ponds and spray irrigation infrastructure in accordance with AEP approvals which were issued on May 11, 2012. AEP has also issued approval of a setback reduction from the wastewater treatment plant from 300m to 30m <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The Owner previously entered into a Development Agreement for the construction of an internal potable water

AGENCY	COMMENTS
	<p>distribution network, fire protection system including, but not limited to a pond, piped distribution system, hydrants and all other required infrastructure which included the infrastructure necessary to service Phase 1B of the development.</p> <ul style="list-style-type: none"> The Owner previously entered into a Special Improvements Development Agreement for the construction of the potable water treatment facility including, but not limited to licensed groundwater wells, a potable water treatment plant and storage reservoir. A preliminary certificate to divert 57,000m³/yr from four production wells was issued by AEP on May 25, 2012 and includes the water supply pipeline and infrastructure. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant previously provided a Stormwater Management Report prepared by Westhoff Engineering dated October 2016 which included the Phase 1B lands. The applicant has constructed the necessary storm water infrastructure under the Phase 1A development therefore there are no further requirements at this time. The applicant has received EPEA registration for the construction, operation or reclamation of a storm drainage system from AEP on May 11, 2012. As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Levy in accordance with the bylaw in place at time of subdivision approval. The amount owing shall be based on the gross acreage of the lands proposed for subdivision for Phase 1B. <p>Environmental</p> <ul style="list-style-type: none"> Two significant wetlands (class IV) exist on the site. The smaller northerly wetland has been claimed by the Province and will be dedicated as an Environmental Reserve Easement. The larger central wetland has received approvals under the <i>Water Act</i> for disturbance and compensation has been paid by EMCOR to Ducks Unlimited Canada. This work was all completed under the Phase 1A subdivision therefore here are no further requirements at this time.
Capital Project Management	No concerns.
Transportation Services	Applicant to confirm how they intend to access the two parcels. If new approach construction required, Applicant to contact County Road Operations of approach application.



AGENCY	COMMENTS
Agriculture and Environmental Services - Solid Waste and Recycling	No concerns.

Circulation Period: September 7, 2017 to September 28, 2017



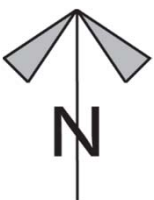
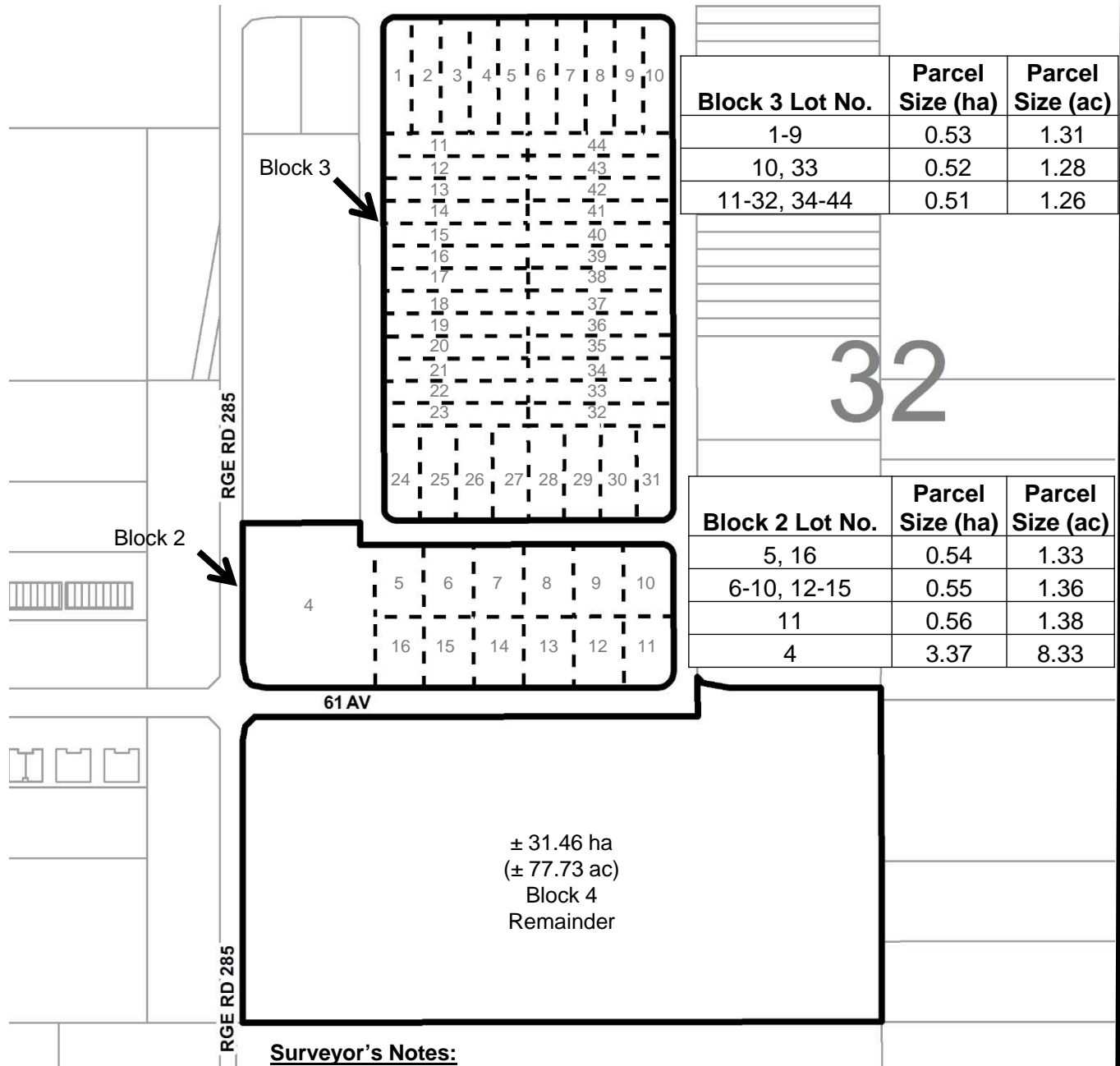
NW/SW-32-23-28-W04M

Date: May 23, 2018

Division # 5

File: 03332002/3

Subdivision Proposal: To create 56 parcels ranging in size from ± 0.51 hectares (± 1.26 acres) to ± 0.56 hectares (± 1.38 acres), 1 parcel ± 3.37 hectares (± 8.33 acres) in size, and a ± 31.46 hectare (± 77.73 acre) remainder.



NW/SW-32-23-28-W04M

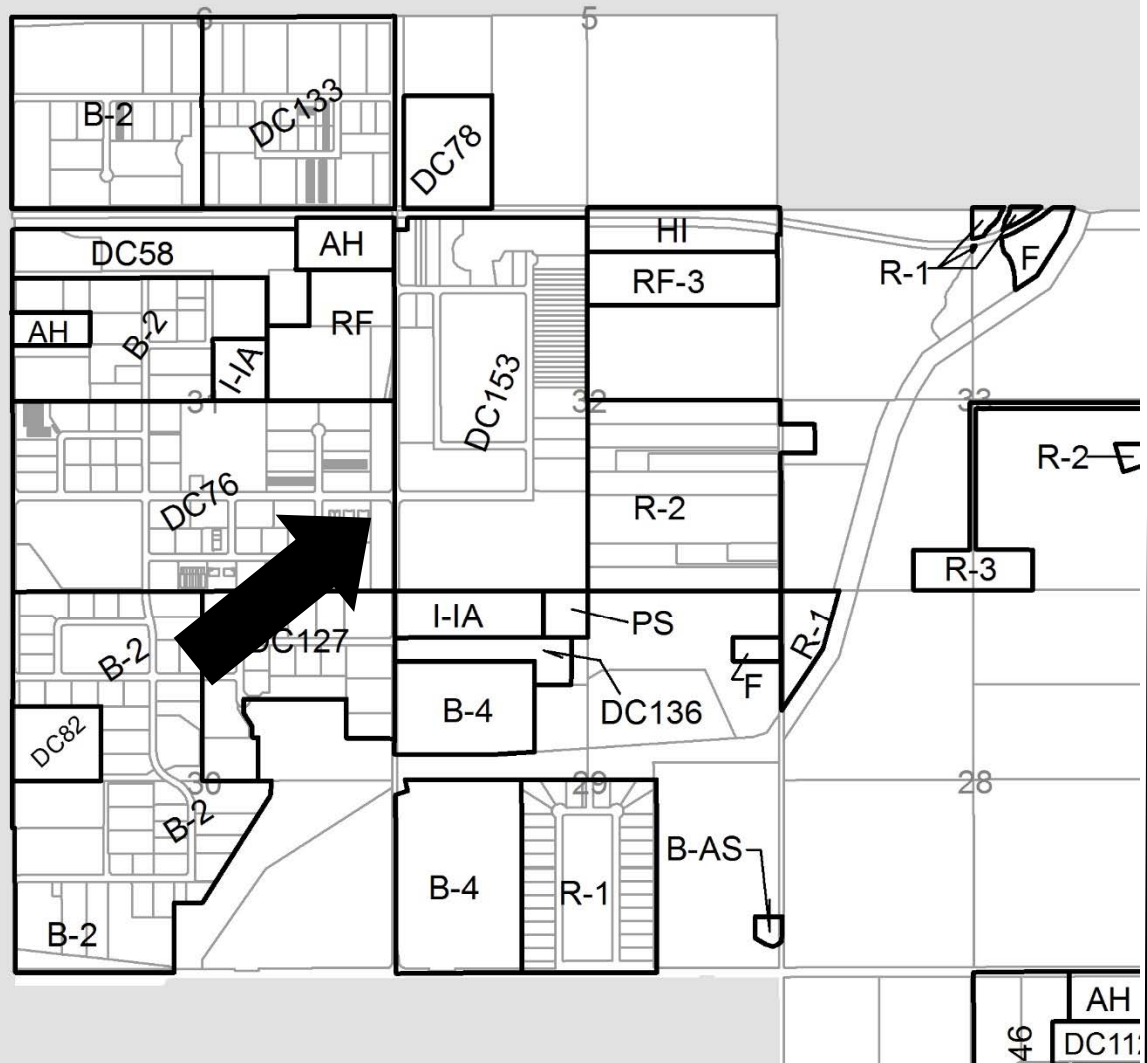
Date: May 23, 2018

Division # 5

File: 03332002/3

CITY OF CALGARY

CITY OF CHESTERMERE



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

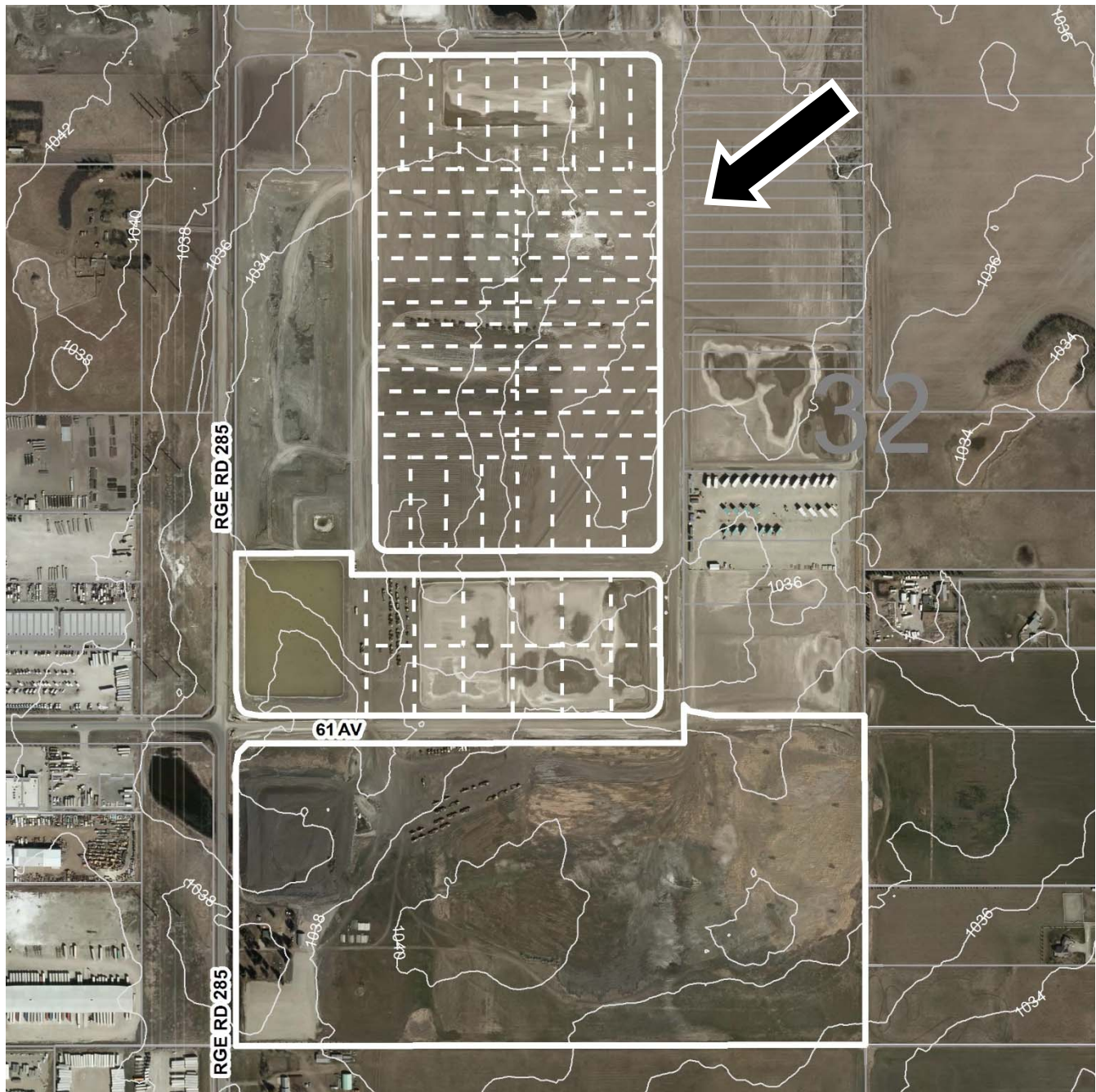
LAND USE MAP

NW/SW-32-23-28-W04M

Date: May 23, 2018

Division # 5

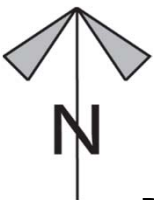
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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

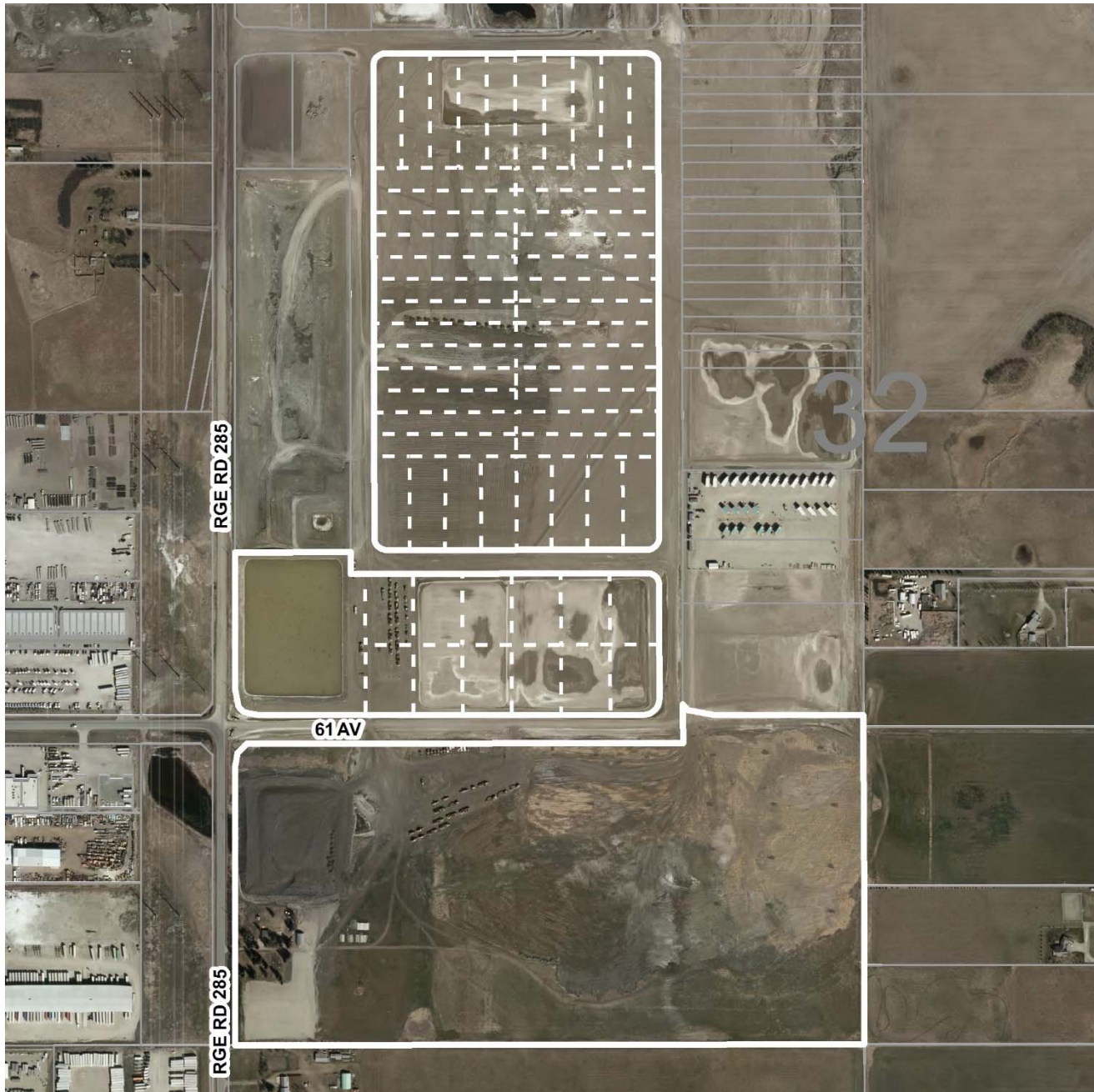


NW/SW-32-23-28-W04M

Date: May 23, 2018

Division # 5

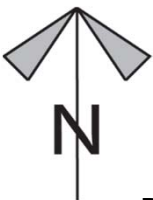
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016

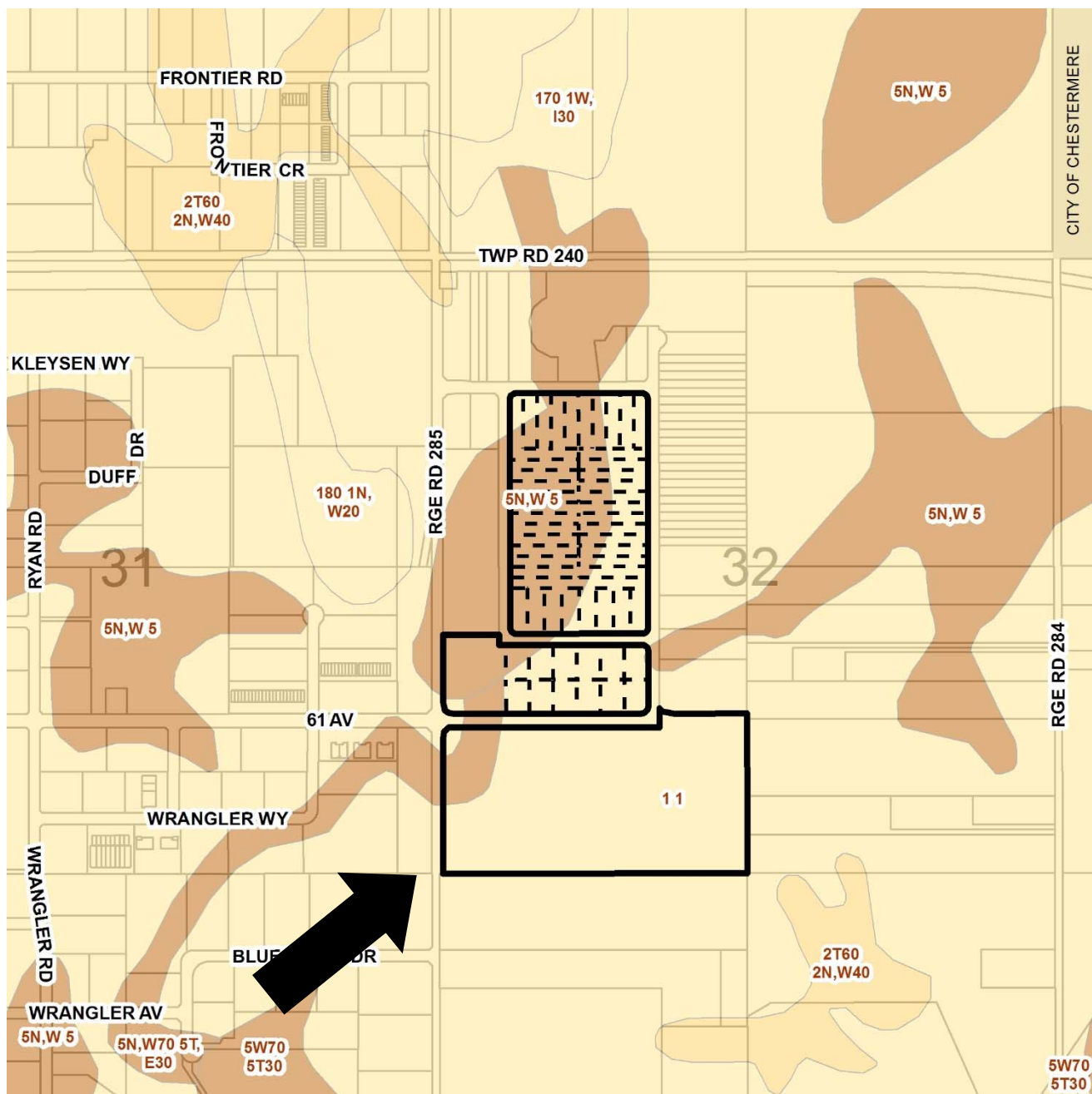


NW/SW-32-23-28-W04M

Date: May 23, 2018

Division # 5

File: 03332002/3



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

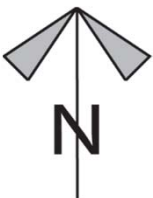
CLI Class

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

Limitations

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

SOIL MAP

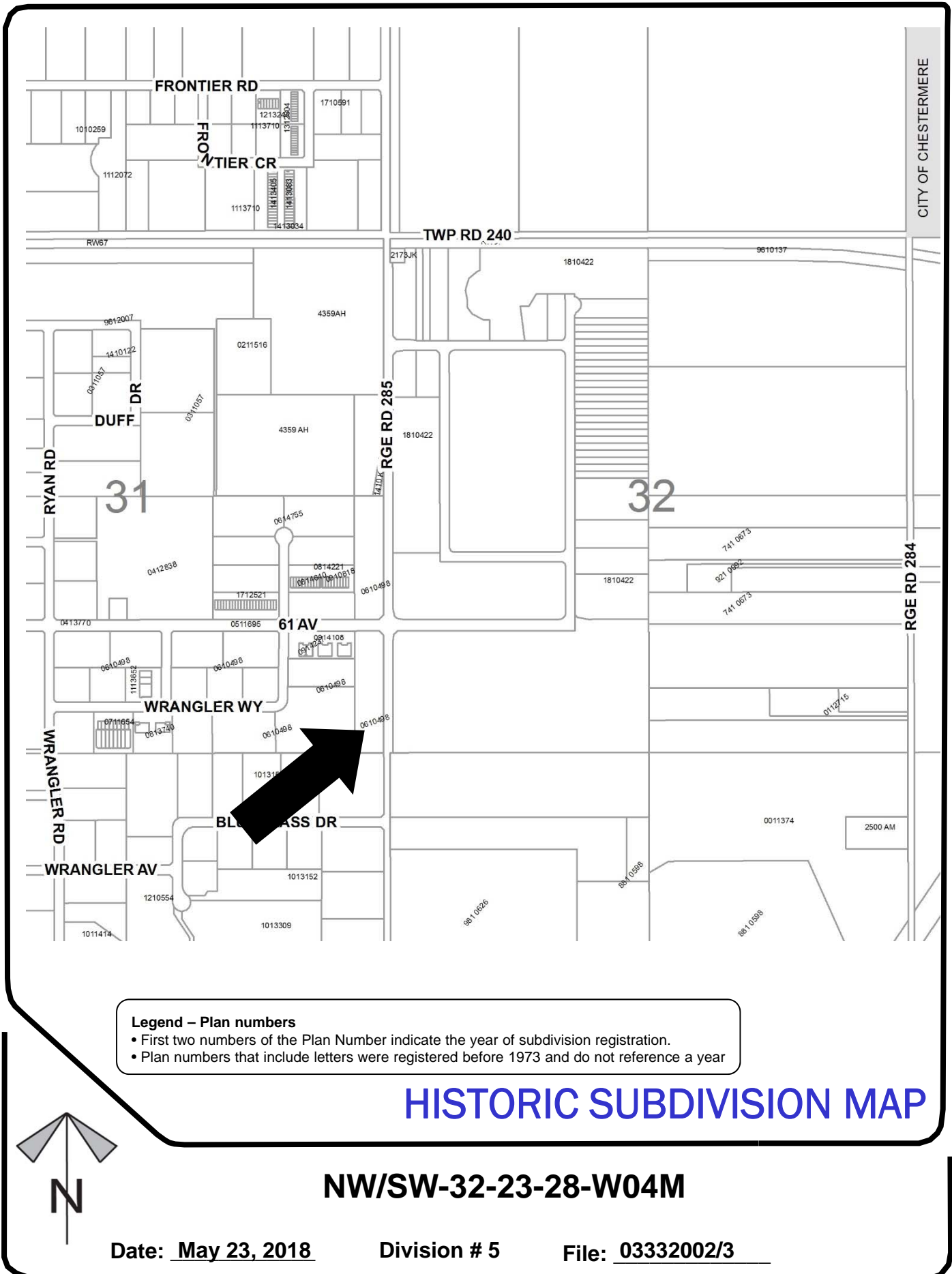


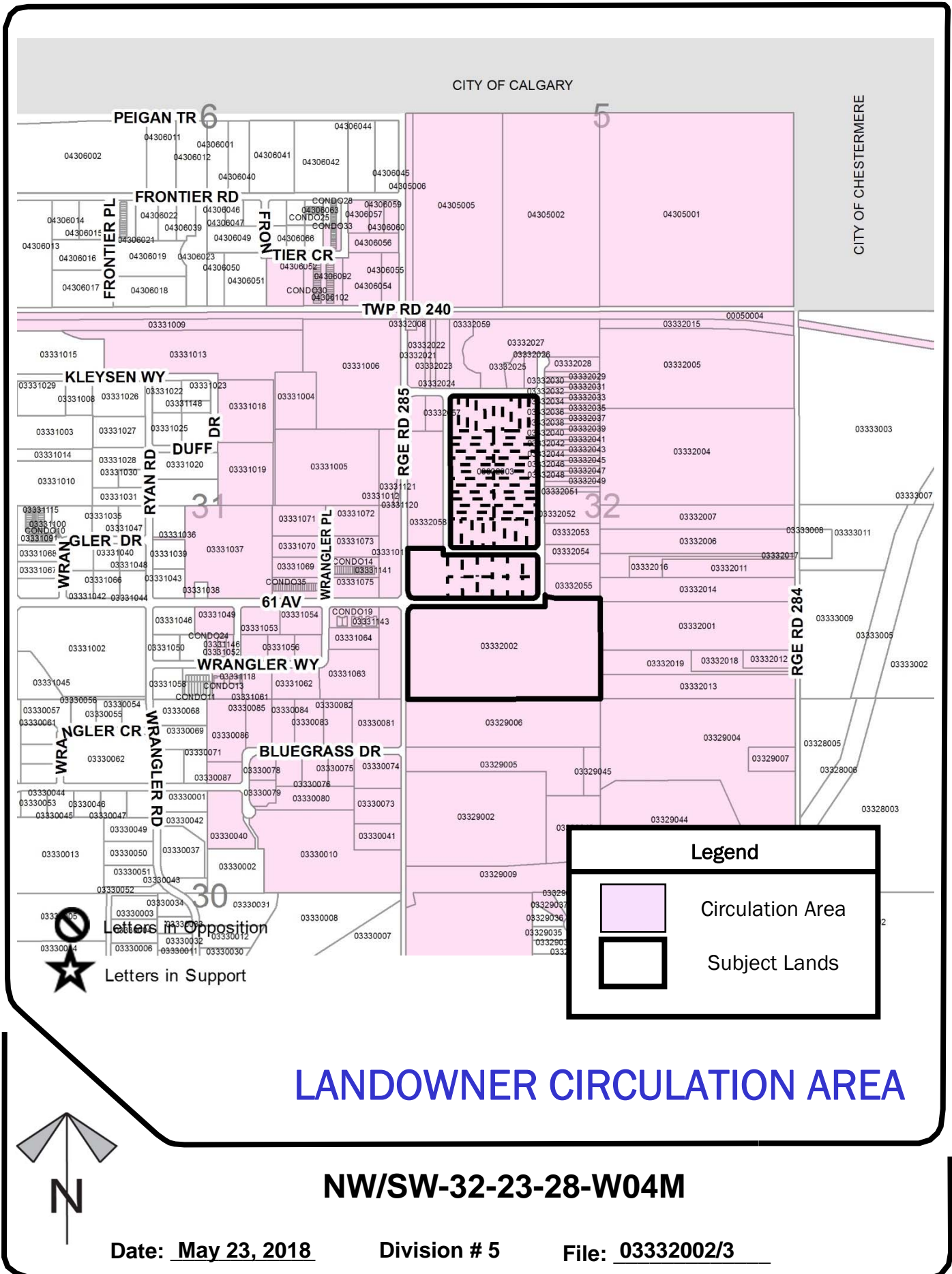
NW/SW-32-23-28-W04M

Date: May 23, 2018

Division # 5

File: 03332002/3





SUBDIVISION ITEM July 9th, 2019 Council Agenda

APPLICANT SUBMISSION TO THE SUBDIVISION AUTHORITY

FILE: 03332002/003

APPLICATION: PL20180048

RE: Proposed Revised Condition respecting provision of reserves by way of payment of cash-in-lieu.

Applicant Recommended Condition
Municipal Reserves

XX. The provision of Municipal Reserve, in the amount of ± 3.29 ha (8.13 acres) that represents 10.00% of the land being the remainder after the Phase 1a Subdivision in EMCOR Business Park, is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Douglas Pollard, file 15-147-MDRV, dated November 12, 2015, pursuant to Section 666 (3) of the Municipal Government Act.

Municipal Reserve Requirements for W ½ of Section 32 TWP. 23 RGE 28 W4MNW – 32: 153.49 acres

Less MR Area Paid in 1a: 100.87

Less ERE: 11.91 ac

Total NW ¼ Balance: 40.71 acSW – 32: 160.60 acres

Less MR paid in 1a: 41.56 ac

Less Remainder SW of 32 (Area C): 78.44 ac (remains deferred)

Leaves:

Remainder A in SW of 32 (Island): 15.71 ac

Remainder B in SW of 32: 24.89 ac

Total SW ¼ Balance = 40.60 ac**Total = (40.71 – 40.60) = 81.31 ac**

EMCOR BUSINESS PARK CONCEPTUAL SCHEME

July 9 th , 2019	Consideration of Subdivision for Phase 1b of the EMCOR Business Park.
July 26 th , 2016	Rocky View County Subdivision Authority approved a subdivision to create Phase 1a of the EMCOR Business Park that was registered on February 15, 2018.
July 25 th , 2015	Council approved a new Direct Control Bylaw to facilitate subdivision and development within the subject lands.
July 2014	Council adopted guiding policy for the subject lands through the EMCOR Business Park Conceptual Scheme.

Rationale for Revised Condition:**1. Functional Study for Glenmore Trail East and Garden Road Intersection**

In consultation with County Administration, Development of Cell A (Business Park Uses), which originally anticipated a single phase. It was agreed by all parties that the subdivision would be best accommodated as a two-phase approach which would be a win-win for both sides.

The separation of the subdivision into Phase 1a and Phase 1b would accomplish two objectives:

Rocky View County

- a. Would allow the completion of the ongoing Transportation Functional Study that was being conducted by the City of Calgary, Alberta Transportation and Rocky View County to be finished for Glenmore Trail East and the intersection of RR 285 and Garden Road to be completed.

This would allow the County to apply, if necessary, levies for the off-site improvements to the intersection at Garden Road and Glenmore Trail to Phase 1b when the design was completed, and the costs known.

EMCOR Developments

- b. EMCOR Developments Position: The plan would allow the Phase 1 development and construction to proceed. All of the necessary infrastructure associated with internal roads, wastewater and water distribution and servicing etc., for the project is now complete, inspected and is partially approved.

2. Original Intent and Request from EMCOR Developments

EMCOR requested that all Reserves be provided by cash-in-lieu payment in accordance with the land appraisal prepared by Douglas Pollard, file 15-147-MDRV, dated November 12, 2015, pursuant to Section 666 (3) of the Municipal Government Act. Administration

recommended payment for Phase 1a and Deferral through the registration of a Deferred Reserve Caveat on the large remainder. No rationale was provided. Recommended Condition from Phase 1a:

Municipal Reserve

The provision of Reserve in the amount of 10 percent of the lands, excepting the lands claimed by the Crown, 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 Douglas Pollard, file 15-147-MDRV, dated November 12, 2015, pursuant to Section 666(3) of the Municipal Government Act.

Reserves owing on the remainder lots (A, B, and C) shall be deferred by Caveat.

A Deferred Reserve Caveat has been registered on the title for the SW ¼ of Section 32-23-28-W4M (117.79 acres) with an interest in 4.822 ha (11.90 acres) representing 10.00% of the land described as SW ¼ -32-23-28-W04M being the remainders after Phase 1 Subdivision Emcor Business Park.

Only Remainder lots A and B are being considered at this time. Remainder lot C shall remain deferred by Caveat.

3. Appraisal Values for Consideration

- a. Douglas Pollard appraised the value of land at \$40,000.00 per titled acre, dated November 12, 2015. This would estimate the amount owing at 3.29 ha (8.13 acres) x \$40,000.00 = **\$325,200.00**.
- b. Avison Young appraised the value of land at \$85,000 per titled acre, dated May 9th, 2019. This would estimate the amount owing at 3.29 ha (8.13 acres) x \$85,000.00 = **\$691,050.00**. Final Areas to be confirmed to the satisfaction of Rocky View County.

EMCOR Developments Request:

1. That the original appraisal prepared by Douglas Pollard in support for Phase 1 be accepted and applied to both Phase 1a and Phase 1b as the intent was to provide full cash-in-lieu payment with no land or credit being provided.
2. This is a fair and reasonable approach as the sole rationale to separate the original application into two parts was to allow the County to be in the position to apply conditions respecting Garden Road to a future Subdivision Phase. All other obligations and commitments to infrastructure was committed to during the implementation of Phase 1a.
3. There remains no land dedication obligation for this development nor anticipated in approved policy.
4. The proposed regional pathway was agreed between Administration the Applicant to be accommodated on easement rather than Municipal Reserve with no credit in kind provided.

5. Section 667 (1) (b) of the Municipal Government Act allows the subdivision authority and the applicant to **agree to a land value based on a method** other than a specified date occurring within 35 days following the subdivision of application.

Money in place of municipal, school reserve

667(1) If money is required to be provided in place of municipal reserve, school reserve or municipal and school reserve, the applicant must provide

- (a) a market value appraisal of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made
 - (i) as if the use proposed for the land that is the subject of the proposed subdivision conforms with any use prescribed in a statutory plan or land use bylaw for that land, and
 - (ii) **on the basis of what might be expected to be realized if the land were in an un-subdivided state and sold in the open market by a willing seller to a willing buyer on the date on which the appraisal is made,**

or

- (b) if the applicant and the subdivision authority agree, a land value based on a method other than that described in clause (a).

(2) If money is required to be provided in place of municipal reserve, school reserve or municipal and school reserve, the subdivision authority must specify the amount of money required to be provided at the same time that subdivision approval is given.

1995 c24 s95

Monday June 11, 2018

Re: Application Number PL2018180048 and File Number 03332002/003

To Whom it May Concern,

I am in support of the development and creation of parcels of land at SW-32-23-28-W4M and NW-32-23-28-W4M.

Thank you,

Graham Anderson

Landowner 13-29-23-28-W4

Bob and Terri Hill
235027 Range Road 284,
Rocky View AB T1X 0J9

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

File number: 03332002/003
Application number; PL20180048 Division 5

Dear Stefan Kunz:

We received your letter of May 24, 2018 about the above file number. We are a resident close to this site and just had a couple of comments. We would support this application as long as there would **not be an increase** in the allowable water usage.

The other item of concern is; will 61 Avenue end at the NE corner of lot 03332002 or will it continue straight east through 03332001 to 184 St.?

Thank you, our email address is [REDACTED] or cell phone is [REDACTED].

Sincerely



Bob Hill

PLANNING AND DEVELOPMENT SERVICES

TO:	Subdivision Authority	DIVISION:	8
DATE:	July 9, 2019	APPLICATION:	PL20190033
FILE:	06713016		
SUBJECT:	Subdivision Item - Creation of two R-1 parcels		

¹POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the policies of the Bearspaw Area Structure Plan (BASP).

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 3.14 acre parcel (Lot 1) with a ± 3.00 acre remainder.

The following is a summary of the application assessment:

- The application is consistent with the relevant statutory plans, policies and bylaws;
- All other technical matters are addressed through the suggested conditions of approval set out in Appendix A.

PROPOSAL: To create a ± 3.14 acre parcel (Lot 1) with a ± 3.00 acre remainder.	GENERAL LOCATION: Located approximately 5.5 kilometers northwest of the City of Calgary, on the west side of Bearspaw Road, 0.61 kilometers (1/3 mile) north of Township Road 262.
LEGAL DESCRIPTION: Lot 8, Plan 9212319, SE-13-26-03-W05M	GROSS AREA: ± 6.14 acres
APPLICANTS: Stephanie and Brandon D'Hondt OWNERS: Stephanie Morrison and Brandon D'Hondt	RESERVE STATUS: Municipal Reserves for the parcel were paid in full when it was subdivided in 1992 (Plan 9212319).
LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case
DATE APPLICATION RECEIVED: March 18, 2019 DATE DEEMED COMPLETE: March 25, 2019	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 3 PSTS Assessment (Groundwater information Technologies, March 8, 2019) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Bearspaw Area Structure Plan (Bylaw C-4129-93)

¹ Administration Resources

Oksana Newmen (Planning) and Bianca Duncan (Engineering), Planning and Development Services



<ul style="list-style-type: none"> • Site-Specific Implementation Plan (Stormwater Solutions, March 15, 2019) 	<ul style="list-style-type: none"> • Municipal Development Plan (County Plan, Bylaw C-7280-2013)
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PUBLIC & AGENCY SUBMISSIONS:

One letter in support was received out of 82 landowners notified (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

- November 15, 2018** Subject lands are redesignated from Residential Two District to Residential One District.
- 1992** Subdivision Plan 9212319 was registered at Land Titles creating eight residential parcels ranging from 1.629 hectares (4.02 acres) to 2.551 hectares (6.30 acres); one being the subject property. Municipal Reserves were provided via cash-in-lieu payment.

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 site is primarily flat, with downward slopes on the northern and eastern portions of the parcel. Topography is not a constraint to the the proposed subdivision.

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

The applicant provided a Site Specific Implementation Plan (SSIP), which recommends construction of a rain garden to manage stormwater flows. As such, the applicant will be required to enter into a Site Improvements/Services Agreement (SISA), registered on title, requiring conformance with the SSIP.

Conditions: 2, 5

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 parcel is located on the corner of Big Sky Close and Bearspaw Road, with the parcel having access from the paved cul-de-sac. The Applicant/Owner will be required to construct an additional paved approach onto Big Sky Close to provide access to the proposed new lot.

The applicant will also be required to provide up to a 3.0 metre portion by plan of survey along the eastern boundary of the remainder parcel, resulting in a road allowance width of 28.0 m, as this portion of Bearspaw Road is part of Network A of the long range transportation plan.



Transportation Offsite Levy

Payment of the Transportation Offsite Levy in accordance with Bylaw C-6935-2010 is required to be paid on both Lot 1 and the remainder.

- Base Levy = \$4,595/acre. Estimated TOL payment = (\$4,595/acre)*(6.14 acres) = \$28,213.

Conditions: 1, 3, 5

f) Water supply, sewage and solid waste disposal

The Applicants submitted a letter from Rocky View Water Co-op indicating the Co-op has capacity to service proposed Lot 1. The Applicant would be required to provide confirmation of tie-in of the proposed lot to the Rocky View Water Co-op distribution system.

To support provision of a private sewage treatment system on Lot 1, the Applicant prepared Level 3 PSTS; a Site Improvement Services Agreement (SISA) is required by the conditions of approval for the system construction.

Solid waste will be the responsibility of the landowner.

Conditions: 2, 4

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

The surrounding area is composed of agricultural lands to the north and east, with residential development through gradual infill occurring in the lands to the west and south.

Conditions: None

h) Other matters

Municipal Reserve was provided when the subject lands were originally subdivided in 1992 with payment via cash-in-lieu.

Conditions: None

POLICY CONSIDERATIONS:

Bearspaw Area Structure Plan

The proposed subdivision is located within the Bearspaw Area Structure Plan. Evaluation of the consistency with the document was undertaken during land use redesignation approved in 2018. The redesignation, and proposed subdivision were found to be consistent with the ASP.

Land Use Bylaw

The minimum parcel size and the intent of the district would be met with each proposed lot; therefore, the application is consistent with the Land Use Bylaw.

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 PL20190033 be approved with the conditions noted in Appendix A



OPTION #2: THAT Subdivision Application PL20190033 be refused per the reasons noted.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/It

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner comments



APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 3.14 acre parcel (Lot 1) with a ± 3.00 acre remainder from Lot 8, Plan 9212319, within SE-13-26-03-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 Bearspaw Area Structure Plan;
 2. The subject lands hold the appropriate land use designation; and,
 3. The technical aspects of the subdivision proposal have been considered, and there are no technical limitations to the proposal.
- 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.
 - a) The Owner is to dedicate, by Plan of Survey, a portion of land, up to 3.0 m width, for road widening along the eastern boundary of the remainder parcel resulting in a new road allowance width of 28.0 m, in accordance with the tentative plan.

Development Agreement – Site Improvements

- 2) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
 - a) Construction of stormwater management infrastructure in accordance with the Site-Specific Implementation Plan (Stormwater Solutions, March 15, 2019); and,
 - b) Construction of a packaged sewage treatment plant meeting Bureau de Normalisation du Quebec (BNQ) standards and that it be in accordance with the Level 3 PSTS Assessment (Groundwater information Technologies, March 8, 2019) for construction of a packaged sewage treatment plant meeting Bureau de Normalisation du Quebec (BNQ) standards.



Accessibility to a Road

- 3) The Owner shall construct a new paved approach on Big Sky Close in order to provide access to Lot 1.

Water Servicing

- 4) The Owner is to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 1, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
 - b) Documentation proving that water supply has been purchased for the proposed Lot 1;
 - c) Documentation proving that all necessary water infrastructure is installed.

Payments and Levies

- 5) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of One new Lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	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 Resources Conservation Board	No response.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s) # 781 201 344. Therefore ATCO Gas has no objection to the proposed subdivision.
ATCO Pipelines	No objection.
AltaLink	No response.

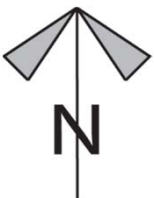


AGENCY	COMMENTS
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.
Telus Communications	No concerns.
Direct Energy	Not required for circulation.
TransAlta	No response.
Calgary Airport Authority	Not required for circulation.
<i>Adjacent Municipality</i>	
The City of Calgary	Not required for circulation.
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Enmax	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	Not required for circulation.
Agricultural Fieldman	Not required for circulation.
Bearspaw Glendale Recreation Board	No comments as Municipal Reserve was previously provided on Plan 9212319.

AGENCY	COMMENTS
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns as applicable reserves have been provided as per Plan 9212319.
Development Authority	No response.
GIS Services	No response.
Fire Services & Emergency Management	No comments.
Planning and Development Services - Engineering	<p><u>General</u></p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. As a condition of subdivision, the applicant will be required to enter into a Deferred Servicing Agreement outlining that future lot owners will be required to connect to County wastewater and storm water servicing when such services become available. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> There is a road approach off of Big Sky Close providing access to the remainder lot. As a condition to subdivision, the owner will be required to construct a paved road approach off of Big Sky Close, as per the County Servicing Standards, that provides access to Lot 1. As a condition to subdivision, the applicant will be required to pay the transportation offsite levy for the total gross area of the land to be subdivided as per the applicable TOL bylaw. <ul style="list-style-type: none"> Estimated TOL payment = \$4,595 per acre (Base Levy) x 6.14 acres = \$28,213 As a condition to subdivision, 3 m along the east boundary of the remainder parcel where the existing road allowance is 25 m shall be dedicated for road widening by plan of survey as per the applicable TOL bylaw since

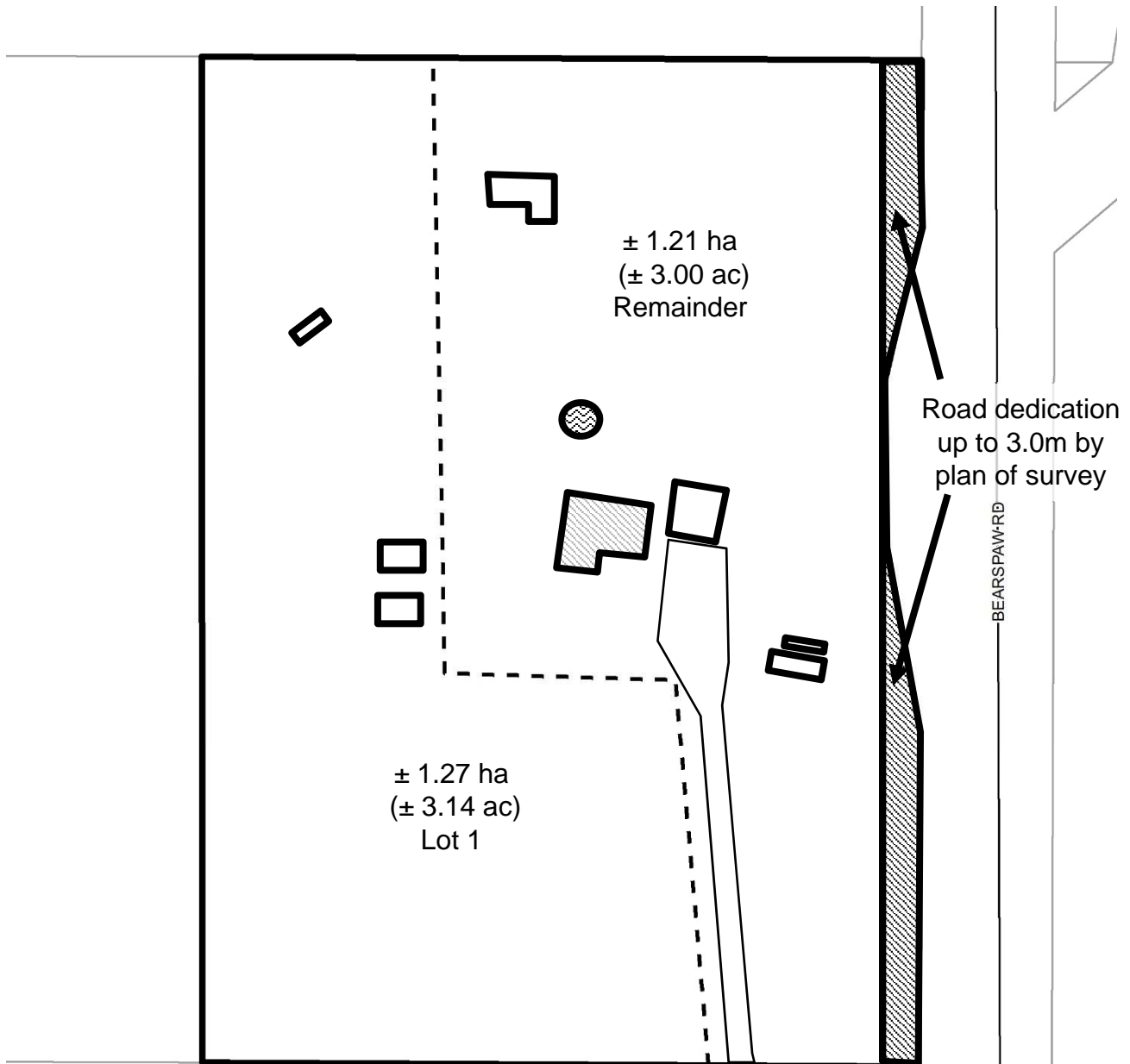
AGENCY	COMMENTS
	<p>this portion of Bearspaw Road is part of Network “A” the long range transportation plan.</p> <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> As part of subdivision, the applicant provided a Level 1 Variation Assessment conducted by Groundwater Information Technologies Ltd. dated March 13, 2019 for the remainder parcel that assessed the condition of the existing PSTS. The PSTS on the remainder lot appears to be function adequately. As part of subdivision, the applicant provided a Private Sewage Treatment System Assessment for Subdivision conducted by Groundwater Information Technologies Ltd. dated March 8, 2019 for Lot 1. The assessment contained sufficient information for the Level 3 Assessment required for the proposed subdivision. As a condition of subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lot 1 and shall include the following: <ul style="list-style-type: none"> The system to be in accordance with the Private Sewage Treatment System Assessment for Subdivision For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> As part of subdivision, the applicant provided confirmation from Rocky View Water Co-op Ltd. that adequate water supply is available for Lot 1. As a condition of subdivision, the Applicant/Owners are to provide confirmation of tie-in for connection to Rocky View County Water Co-op Ltd., an Alberta Environment licensed piped water supplier, for the proposed lots. This includes providing information regarding: <ul style="list-style-type: none"> Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed news Documentation proving that water supply has been purchased and secured for proposed lots Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer

AGENCY	COMMENTS
	<p>and water supplier, to the satisfaction of the water supplier and the County.</p> <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> As part of subdivision, the applicant provided a Site-Specific Implementation Plan by Stormwater Solutions dated March 15, 2019 that recommended the construction of a rain garden to manage the stormwater flows resulting from the proposed development. As a condition to subdivision, the owner is required to enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of the proposed lot and shall include the following: <ul style="list-style-type: none"> That the stormwater management infrastructure is constructed as per the Site-Specific Stormwater Implementation Plan conducted by Stormwater Solutions dated March 15, 2019. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. The proposed development does not appear to be impacting any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
Transportation Services	Applicant to confirm access to development /subdivided lots.
Capital Project Management	No concerns.
Operational Services	No response.
Utility Services	Should get confirmation from the Rocky View Water Co-op that there is capacity and an agreement in place to supply water.
Agriculture & Environment Services	No response.
Circulation Period: April 10, 2019 to May 3, 2019	



File: 06713016

Proposal: To subdivide the subject lands from in order to create a ± 1.27 hectare (3.14 acre) (Lot1) parcel with ± 1.21 hectare (3.0 acre) remainder.



Surveyor's Notes:

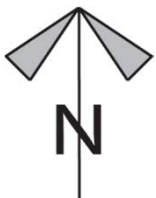
1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Legend

Dwelling
Accessory Building
Septic Field



TENTATIVE PLAN



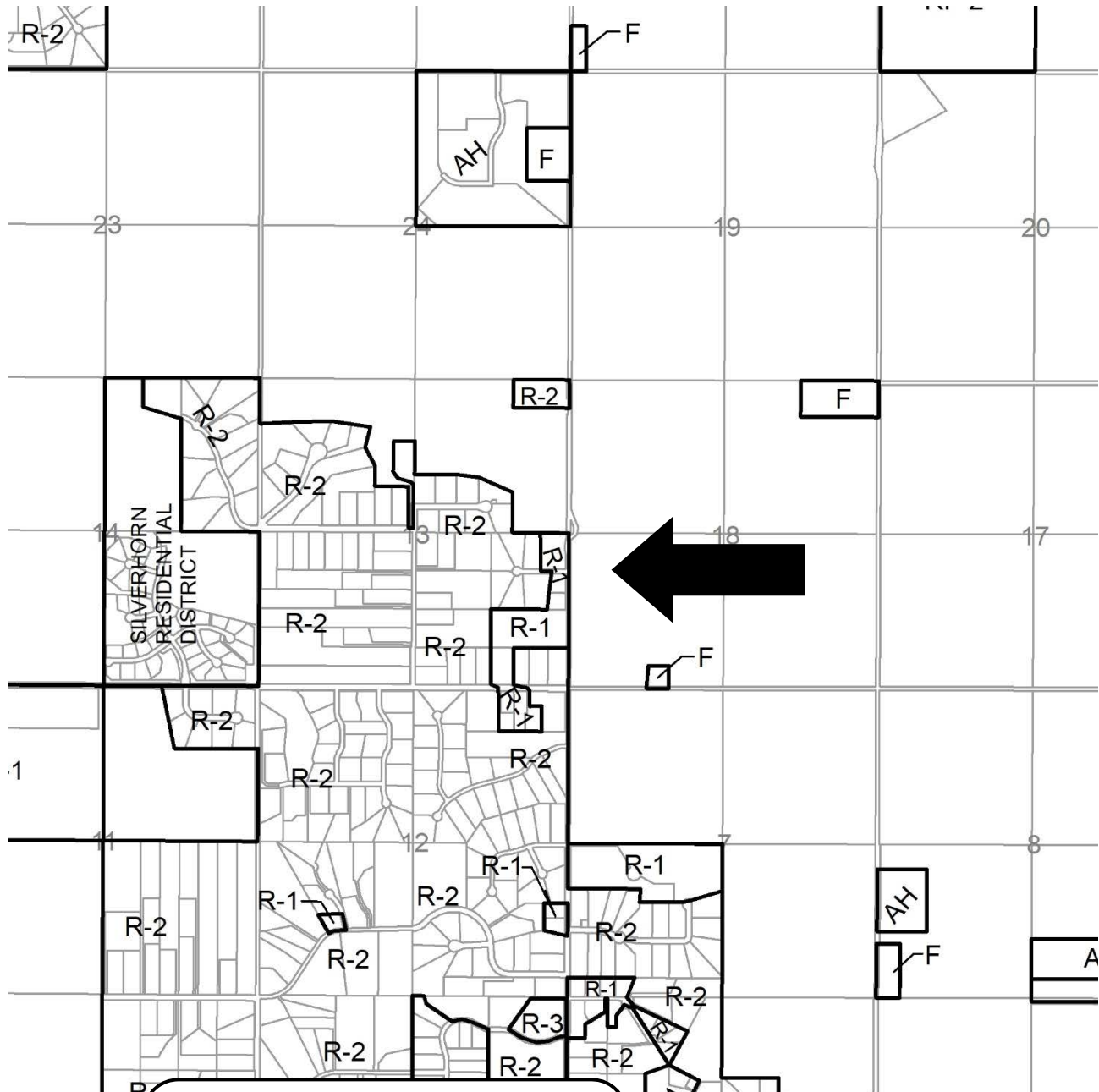
SE-13-26-03-W05M

Lot:8 Plan:9212319

Date: 26-Jun-19

Division # 8

File: 06713016



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

LAND USE MAP

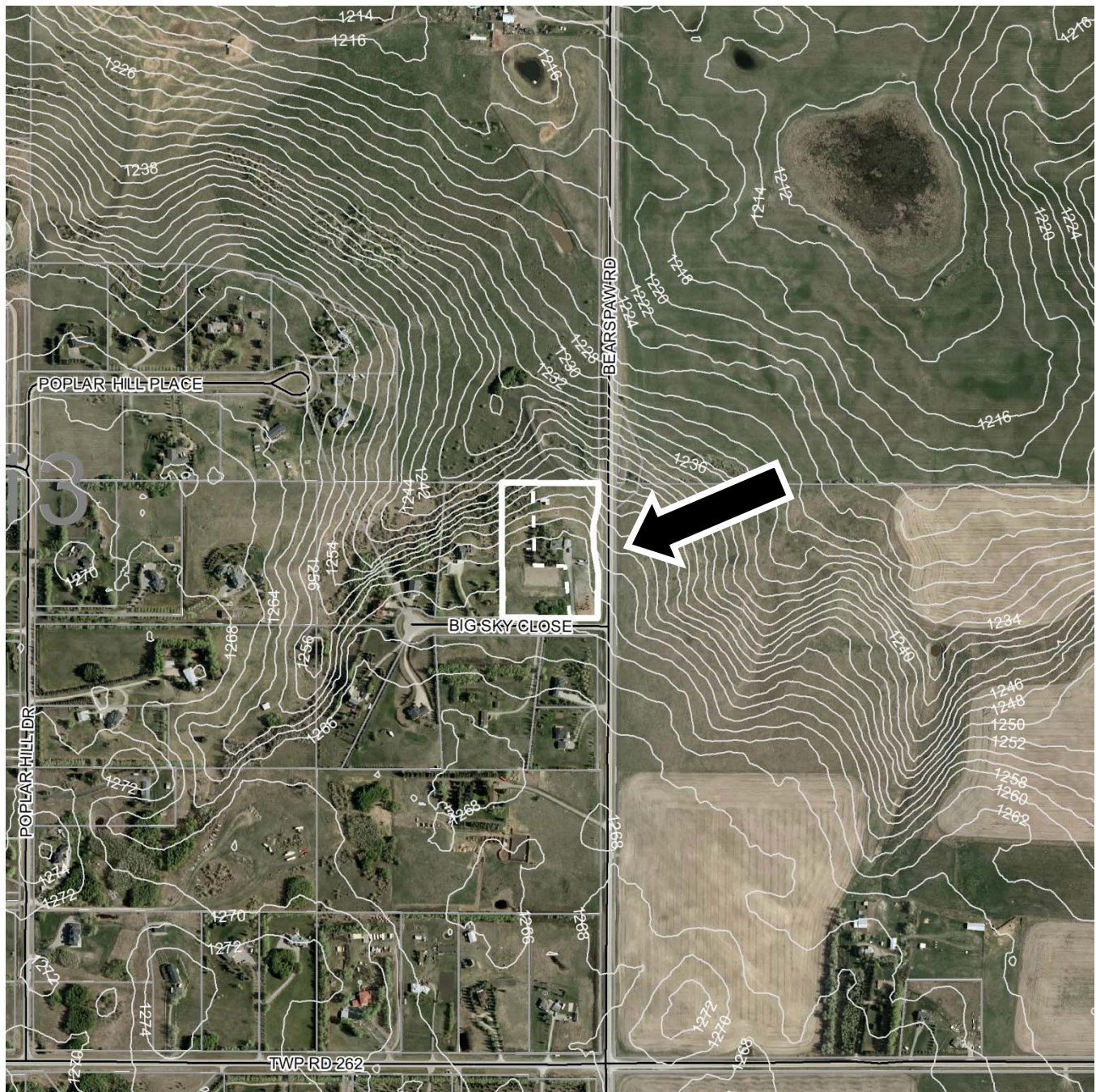
SE-13-26-03-W05M

Lot:8 Plan:9212319

Date: 26-Jun-19

Division # 8

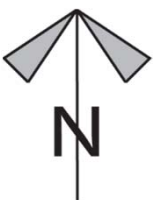
File: 06713016



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

TOPOGRAPHY

Contour Interval 2 M



SE-13-26-03-W05M

Lot:8 Plan:9212319

Date: 26-Jun-19

Division # 8

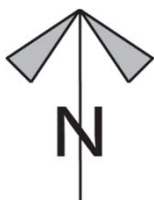
File: 06713016



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

AIR PHOTO

Spring 2018



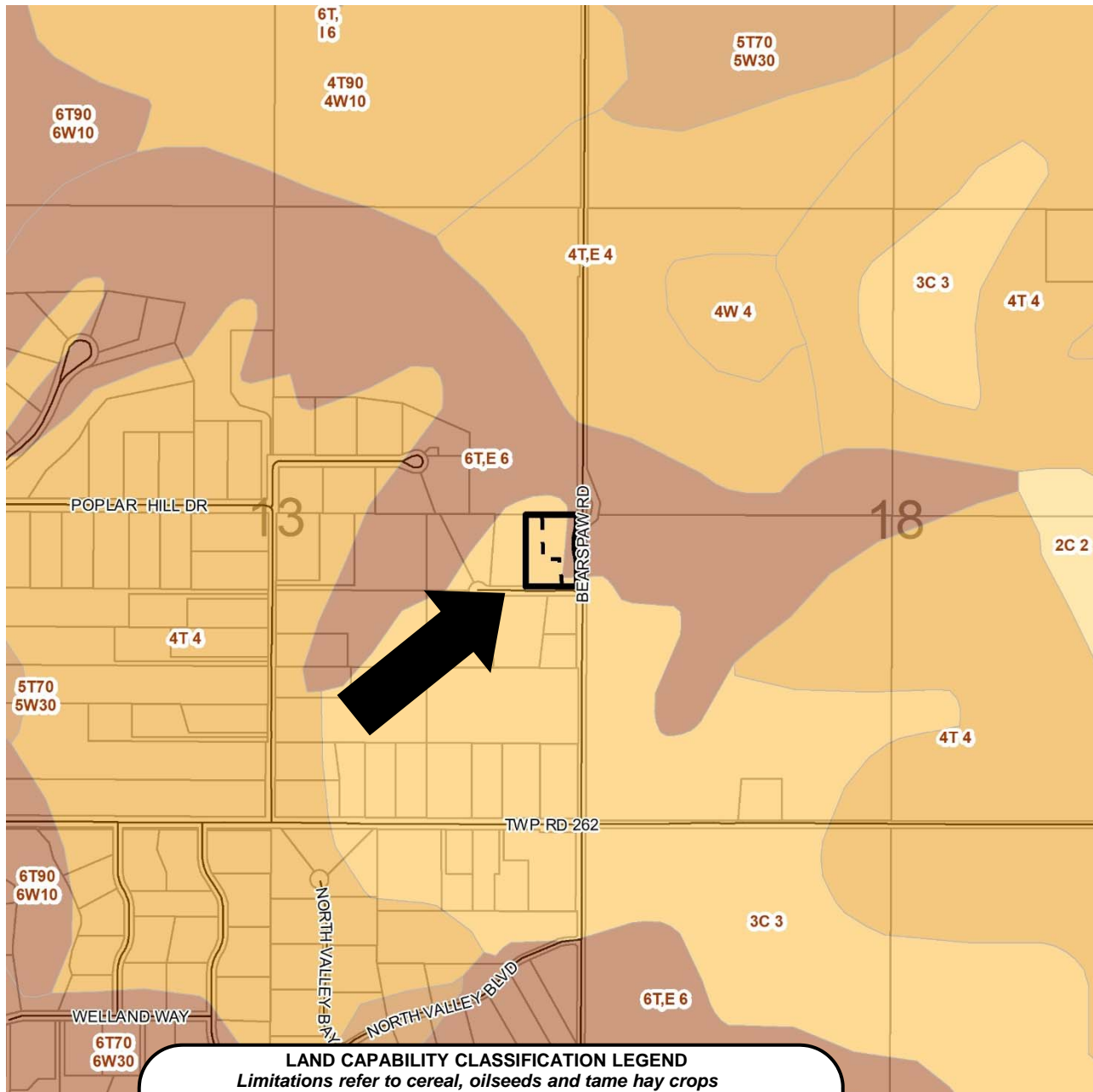
SE-13-26-03-W05M

Lot:8 Plan:9212319

Date: 26-Jun-19

Division # 8

File: 06713016



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

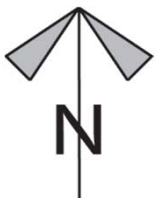
CLI Class

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

Limitations

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

SOIL MAP



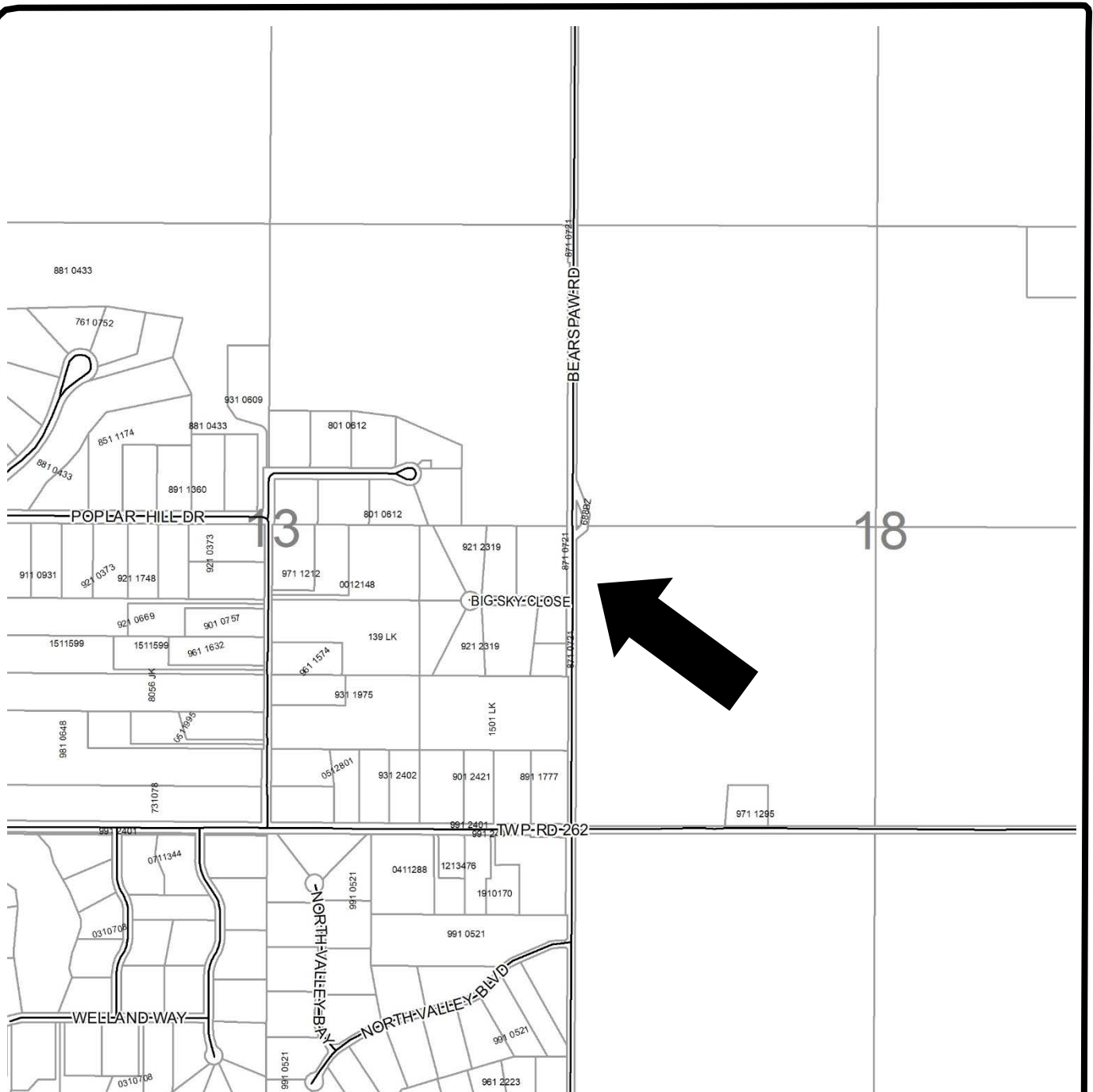
SE-13-26-03-W05M

Lot:8 Plan:9212319

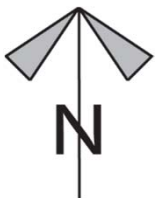
Date: 26-Jun-19

Division # 8

File: 06713016

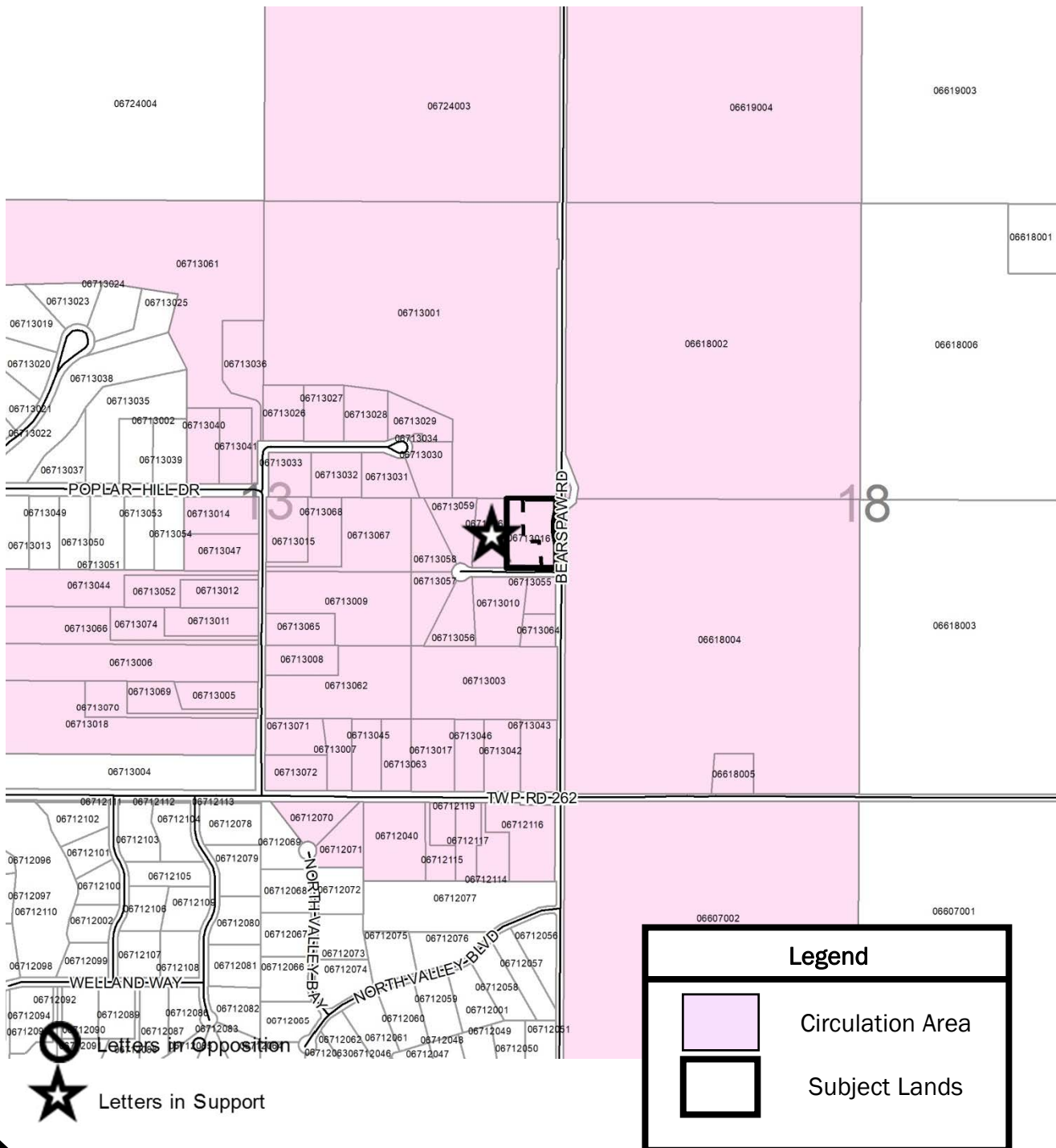
**Legend – Plan numbers**

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

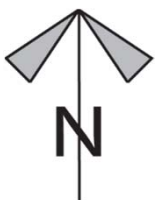
HISTORIC SUBDIVISION MAP**SE-13-26-03-W05M****Lot:8 Plan:9212319**Date: 26-Jun-19

Division # 8

File: 06713016



LANDOWNER CIRCULATION AREA



Oksana Newmen

From: Darrin Durda [REDACTED]
Sent: Tuesday, April 23, 2019 9:12 AM
To: Oksana Newmen
Cc: Division 8, Samanntha Wright; 'Stephanie Dhondt'
Subject: PL20190033

Hi Oksana,

We are the immediate neighbors to the West of the land noted in the above application. We are in support of this application as shown.

Sincerely,

Darrin & Deborah Durda
31 Big Sky Close