

Council Meeting Agenda

September 10, 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/APPROVAL OF AGENDA

A APPROVAL OF MINUTES

1. July 23, 2019 Council Meeting

Page 6

B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the public hearings for items C-1 through C-5 were advertised in the August 13, 2019 and August 20, 2019 editions of the Rocky View Weekly.

The public hearing for item C-6 was advertised in the August 27, 2019 and September 3, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 4 – File: PL20190032 (02321003/005) – Bylaw C-7901-2019 – Redesignation Item – Agricultural

Staff Report

Page 46

2. Division 7 – File: PL20190055 (06517005) – Bylaw C-7918-2019 – Redesignation Item – Farmstead District to Business-Recreation Destination District

Staff Report

Page 65

3. Division 6 – File: PL20190056 (08014004) – Bylaw C-7924-2019 – Redesignation Item – Ranch and Farm District to Business-Agricultural Services District

Staff Report

Page 89

Council Meeting Agenda

September 10, 2019

9:00 a.m.



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

AFTERNOON APPOINTMENTS

1:30 P.M.

4. Division 7 – File: PL20170103 (06416004) – Bylaw C-7922-2019 – Conceptual Scheme Item – Sharp Hills Outline Plan – Appendix to 566 Crossing Business Commercial Conceptual Scheme (Area 3)

Note: this item should be considered in conjunction with item C-5

Staff Report

Page 108

5. Division 7 – File: PL20170104 (06416004) – Bylaw C-7923-2019 – Redesignation Item – Ranch and Farm District to Residential One District

Note: this item should be considered in conjunction with item C-4

Staff Report

Page 192

6. Divisions 4, 5, 6, and 7 – File: PL20190056 (08014004) – Bylaw C-7917-2019 – Live/Work Land Use District

Staff Report

Page 227

D GENERAL BUSINESS

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

Staff Report

Page 242

2. All Divisions – File: 5051-225 – Aqua 7 Regional Water Commission Capital Replacement Reserve

Staff Report

Page 256

3. All Divisions – File: 1052-500 – Response to Letter from Mountain View County (Re: High Load Corridor)

Staff Report

Page 263

4. All Divisions – File: 5050-100 – Water Conservation Policy C-600

Staff Report

Page 268

Council Meeting Agenda

September 10, 2019

9:00 a.m.



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

5. All Divisions – File: 1006-600 – Marigold Library System Funding Policy C-312

Staff Report Page 275

6. All Divisions – File: N/A – Community Benefits Initiatives Grant Policy C-321

Staff Report Page 281

7. All Divisions – File: N/A – County Proclamations Policy C-196

Staff Report Page 294

8. All Divisions – File: 4050-100/4050-550 – Ditch Management Policy C-427

Staff Report Page 304

9. All Divisions – File: 4050-450 – Mowing of County Lands Policy C-428

Staff Report Page 310

10. All Divisions – File: 4050-550 – Non-Hard Surfaced Road Management Policy C-425 and Hard-Surfaced Road Management Policy C-426

Staff Report Page 315

11. All Divisions – File: N/A – Subdivision and Development Security Requirements Policy C-407

Staff Report Page 324

12. All Divisions – File: N/A – Road Approaches Policy 402

Staff Report Page 339

13. All Divisions – File: N/A – Board and Committee Remuneration Policy C-221

Staff Report Page 348

14. Division 7 – File: 6060-450 – Madden Curling Club Emergency Funding Request

Staff Report Page 362

Council Meeting Agenda

September 10, 2019

9:00 a.m.



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

E BYLAWS

1. Division 4 – File: PL20170134 (03316008) – Further Consideration of Bylaw C-7790-2018 – Redesignation Item – Residential Two District to Business Industrial Campus District

Staff Report

Page 364

2. Division 3 – File: PL20190099 (04620001) – Consideration of First Reading of Bylaw C-7931-2019 – Commercial Redesignation

Staff Report

Page 425

3. Division 7 – File: PL20180139 (06403002) – Consideration of First Reading of Bylaw C-7930-2019 – Redesignation Item – Site-Specific Amendment to DC-99
Note: this item should be considered in conjunction with item E-4

Staff Report

Page 439

4. Division 7 – File: PL2018140 (06403002) – Consideration of First Reading of Bylaw C-7929-2019 – Conceptual Scheme Item – Interlink Business Park Conceptual Scheme
Note: this item should be considered in conjunction with item E-3

Staff Report

Page 454

5. Division 6 – File: PL20190072 (08112002) – Consideration of First Reading of Bylaw C-7928-2019 – Redesignation Item – Ranch and Farm District to Business-Highway Frontage District

Staff Report

Page 538

6. Division 8 – File: PL20190081 (05619025) – Consideration of First Reading of Bylaw C-7933-2019 – Redesignation Item – Residential One District to Commercial-Local Commercial District

Staff Report

Page 552

7. Division 9 – File: PL20190049 (07808011) – Consideration of First Reading of Bylaw C-7912-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm Three District

Staff Report

Page 567

Council Meeting Agenda

September 10, 2019

9:00 a.m.



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

F UNFINISHED BUSINESS
- None

G COUNCILLOR REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION

1. All Divisions – File: N/A – Notice of Motion – Councillor McKylor and Councillor Henn – Sale of Land to the Cochrane & District Agriculture Society

Staff Report

Page 580

J SUBDIVISION APPLICATIONS

1. Division 4 – File: PL20190052 – Subdivision Item – Painted Sky Development Phase 1

Staff Report

Page 581

2. Division 7 – File: PL20190051 – Subdivision Item – Ranch and Farm District – Boundary Adjustment

Staff Report

Page 602

3. Division 6 – File: PL20190065 – Subdivision Item – Parcel within Two Municipalities

Staff Report

Page 612

K CLOSED SESSION

1. RVC2019-21

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

Section 24 – Advice from officials

Section 27 – Privileged information

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on July 23, 2019 commencing at 9:00 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- R. Barss, A/Executive Director, Community Development Services
- B. Woods, A/Executive Director, Corporate Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Hulsman, Manager, Transportation Services
- S. Racz, Manager, Operational Services
- M. Wilson, Manager, Planning and Development Services
- T. Cochran, Manager, Recreation, Parks, and Community Services
- D. Hafichuk, Manager, Capital Project Management
- R. Smith, Fire Chief, Fire Services and Emergency Management
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- A. Panaguiton, Community Services Coordinator, Recreation, Parks, and Community Services
- S. de Caen, Community Services Coordinator, Recreation, Parks, and Community Services
- A. Pare, Engineering Support Technician, Planning and Development Services

Call to Order

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

1-19-07-23-01

Updates/Acceptance of Agenda

MOVED by Councillor Kissel that the July 23, 2019 Council meeting agenda be amended to remove item K-2;

AND THAT the July 23, 2019 Council meeting agenda be approved as amended.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 2

1-19-07-23-02

Confirmation of Minutes

MOVED by Councillor Henn that the July 9, 2019 Council meeting minutes be approved as presented.

Carried

1-19-07-23-03

All Divisions – Financial Statements and Summaries to June 30, 2019

File: N/A

MOVED by Deputy Reeve Schule that the financial statements and summaries to June 30, 2019, be received for information.

Carried

1-19-07-23-16 (D-6)

Division 4 – North Bow Community Facility Board – Langdon Baseball Diamonds Project

File: 6070-175

MOVED by Deputy Reeve Schule that representatives from the North Bow Community Facility Board be allowed to answer questions on item D-6.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

Chrissy Craig from the North Bow Community Facility Board proceeded to answer questions on the funding request for the Langdon quad baseball diamonds project.

MOVED by Deputy Reeve Schule that the North Bow Community Facility Board's funding request of \$2,251,265.25 towards the building of four baseball diamonds be approved through the General Regional Reserve.

Carried

In Favour:

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

Opposed:

Councillor Wright

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 3

1-19-07-23-14 (D-4)

Division 5 –Chestermere Regional Community Association – Emergency Funding Request

File: 6060-350

MAIN MOTION:

MOVED by Councillor Gautreau that emergency funding for the Chestermere Regional Community Association in the amount of \$36,520.16 to come out of the General Recreation Reserve be approved as follows:

- | | |
|----------------------------|-------------|
| 1) Blue compressor repairs | \$19,110.00 |
| 2) Red compressor repairs | \$12,917.63 |
| 3) Parking lot repairs | \$4,492.53 |

AMENDING MOTION:

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

THAT emergency funding for the Chestermere Regional Community Association in the amount of \$36,520.16 to come out of the ~~General Recreation Reserve~~ **Chestermere-Conrich Recreation District Reserve** be approved as follows:

- | | |
|----------------------------|-------------|
| 1) Blue compressor repairs | \$19,110.00 |
| 2) Red compressor repairs | \$12,917.63 |
| 3) Parking lot repairs | \$4,492.53 |

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Gautreau that emergency funding for the Chestermere Regional Community Association in the amount of \$36,520.16 to come out of the Chestermere-Conrich Recreation District be approved as follows:

- | | |
|----------------------------|-------------|
| 1) Blue compressor repairs | \$19,110.00 |
| 2) Red compressor repairs | \$12,917.63 |
| 3) Parking lot repairs | \$4,492.53 |

Carried

1-19-07-23-15 (D-5)

Division 4 –Langdon Recreation Special Tax Funding Grant

File: 1025-500

MOVED by Deputy Reeve Schule that the Langdon Community Association's request for \$10,400.00 of operational funding for playground maintenance, accountant fees, governance review, and replacement of potassium permanganate filter at Langdon Fieldhouse be approved from the Langdon Recreation Special Tax Funding Grant;

AND THAT that the Langdon Community Association's request for \$3,200.00 of capital funding to install lights at the skate park and playground be approved from the Langdon Recreation Special Tax Funding Grant.

Carried

MOVED by Councillor Kissel that the Langdon Softball Association's request for \$1,517.37 towards the remaining cost of the ball diamond improvements be refused.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 4

MOVED by Deputy Reeve Schule that the Langdon Theatre Association be approved for up to \$15,675.00 for costs associated with venue rentals and the fieldtrip only.

Carried

MOVED by Deputy Reeve Schule that the Synergy Youth and Community Development Society's request for \$700.00 towards building a "Little Lending Library" addition to the Langdon Fieldhouse be refused.

Carried

In Favour:

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

Opposed:

Councillor Henn

The Chair called for a recess at 9:56 a.m. and called the meeting back to order at 10:04 a.m. with all previously mentioned members present.

1-19-07-23-03 (C-1)

Division 9 – Bylaw C-7902-2019 – Road Closure to Consolidate a Portion of Road Allowance shown on Plan 2344JK

File: PL20190039

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:05 a.m.

Carried

Person(s) who presented: Paul Sullivan (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Collen Munro

Person(s) who spoke in rebuttal: Paul Sullivan (Applicant)

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 10:18 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7902-2019 be given first reading.

Carried

MOVED by Councillor Kissel that Administration be directed to forward Bylaw C-7902-2019 to the Minister of Transportation for approval.

Carried

1-19-07-23-04 (C-2)

Division 9 – Bylaw C-7876-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm Two District
File: PL20180154 (10112001)

MOVED by Councillor Kissel that the public hearing for item C-2 be opened at 10:20 a.m.

Carried

Person(s) who presented: Bruce Kendall (Applicant)

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 5

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-2 be closed at 10:56 a.m.

Carried

MOVED by Councillor Kissel that application PL20180154 be refused.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Kissel that Bylaw C-7876-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7876-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7876-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7876-2019 be given third and final reading

Carried

The Chair called for a recess at 11:00 a.m. and called the meeting back to order at 11:08 a.m. with all previously mentioned members present with the exception of Councillor Hanson.

Councillor Hanson returned to the meeting at 11:09 a.m.

1-19-07-23-05 (C-3)

**Division 9 – Bylaw C-7904-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm Two District
File: PL20190038 (08829001)**

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 11:09 a.m.

Carried

Person(s) who presented: Don Kilpatrick (Applicant/Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 6

MOVED by Councillor Kissel that the public hearing for item C-3 be closed at 11:20 a.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7904-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7904-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7904-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7904-2019 be given third and final reading

Carried

1-19-07-23-17 (D-7)

Divisions 9 and 4 – Rocky View Schools Request for Capital Funding

File: 1075-600

MOVED by Councillor Hanson that capital funding up to a maximum of \$1,200,000 from Rocky View Schools Public Reserve to fund the demolition and replacement of Westbrook School be approved;

AND THAT capital funding up to a maximum of \$15,000 from Rocky View Schools Public Reserve to fund Indus School Playground project be approved.

Carried

1-19-07-23-32 (J-3)

Division 9 – Subdivision Item – New or Distinct

File: PL20190062

MOVED by Councillor Kissel that the applicant be allowed to address Council on item J-3.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Councillor Gautreau
Reeve Boehlke

Jeff Badke proceeded to address Council on behalf of the applicant on the proposed conditions of approval for Subdivision application PL20190062.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 7

MOVED by Councillor Kissel that condition 6, transportation off-site levy, in Appendix 'B' be amended to read as follows:

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

- a) 3.00 acres from Lot 1, as shown on the Plan of Survey; and
- b) TOL is to be deferred on the remainder (Lot 2).

Carried

MOVED by Councillor Kissel that condition 8, municipal reserves, in Appendix 'B' be amended to read as follows:

The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Elford Appraisal Services Ltd., file 20502RKE, dated June 1, 2019, pursuant to Section 666(3) of the *Municipal Government Act*;

- a) Municipal Reserves for Lot 2 shall be deferred by caveat in accordance with the *Municipal Government Act*.

Carried

MOVED by Councillor Kissel that condition 2 in Appendix 'B' be amended to read as follows:

The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:

- l) Construction of a Regional Low Volume Gravel Standard within the Road Right-of-Way of Range Road 55 from the existing end of the gravel road (Range Road 55) to Lot 1 in accordance with the County Servicing Standards and Alberta Transportation requirements as shown in the tentative plan which includes but is not limited to:
 - a) Complete with a cul-de-sac bulb at the termination point of the road;
 - b) Dedication of necessary easements and rights-of-way; and
 - c) Appropriate signage.

Carried

MOVED by Councillor Kissel that Subdivision Application PL20190062 be approved with the conditions noted in Appendix 'B' as amended:

- A. That the application to create a \pm 8.33 hectare (20.60 acre) parcel with a \pm 8.33 hectare (20.60 acre) remainder from Lot 4, Block 2, Plan 1111589 within SW-29-26-06-W05M 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 County 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.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 8

-
- 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 enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction of a Regional Low Volume Gravel Standard within the Road Right-of-Way of Range Road 55 from the existing end of the gravel road (Range Road 55) to Lot 1 in accordance with the County Servicing Standards and Alberta Transportation requirements as shown in the tentative plan which includes but is not limited to:
 - i) Complete with a cul-de-sac bulb at the termination point of the road;
 - ii) Dedication of necessary easements and rights-of-way; and
 - iii) Appropriate signage.
- 3) The Owner shall construct a new gravel approach on the newly constructed road in order to provide access to Lot 1, as shown on the approved Tentative Plan.

Cost Recovery

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

Water Servicing

- 5) Water is to be supplied by an individual well on Lot 1. 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.

Payments and Levies

- 6) 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 following:
 - a) 3.00 acres from Lot 1, as shown on the Plan of Survey; and
 - b) TOL is to be deferred on the remainder (Lot 2).

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 9

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

Municipal Reserve

- 8) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Elford Appraisal Services Ltd., file 20502RKE, dated June 1, 2019, pursuant to Section 666(3) of the *Municipal Government Act*;
- a) Municipal Reserves for Lot 2 shall be deferred by caveat in accordance with the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, 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

1-19-07-23-30 (J-1)

Division 7 –Subdivision Item – Industrial Subdivision

File: PL20190050

MOVED by Councillor Henn that Subdivision Application PL20190050 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 2.49 acre parcel with a ± 33.30 acre remainder, dedication of municipal reserve and an internal road on Lot 1, Block 1, Plan 0511076, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 10

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

Survey Plans

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate by Plan of Survey, a 6.00 m wide portion of land for road widening along the entire eastern boundary of the subject lands.

Development Agreement

- 3) The Owner is to enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - Extension of Wagon Wheel Boulevard to Range Road 292;
 - Intersection treatment in accordance with the approved TIA;
 - Approaches to each lot; and
 - Sidewalks/Pathways.
 - b) Design and construction of Landscaping features for all public pathways, and public roadways and the Municipal Reserve, in accordance with the approved Landscaping Plan.
 - c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure.
 - A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement.
 - d) Design and construction of a piped water distribution system and fire suppression system.
 - A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement.
 - e) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013.
 - f) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan.
 - g) Dedication of necessary easements and right of ways for utility line assignments.
 - h) Mailboxes, if any, are to be located in consultation with Canada Post.
 - i) Installation of power, natural gas and telephone lines.
 - j) Implementation of the recommendations of the Construction Management Plan.
 - k) Implementation of the recommendations of the Geotechnical Report.
 - l) Implementation of the recommendations of the Biophysical Impact Assessment and Wetland Impact Assessment.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 11

-
- m) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
 - n) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
 - o) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services.
 - p) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.
 - As contemplated by and in accordance with Section 650, 655, 651 and 648 of the MGA and Council policies respecting infrastructure and cost recovery.

Transportation

- 4) A Traffic Impact Assessment is to be provided in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA. Any improvements identified or road right of way that is required will be at the Owner's expense.
 - a) If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

Site Servicing

- 5) The Owner is to provide a detailed sanitary servicing study that confirms the servicing capacity required for the development and determines if offsite upgrades to the regional system are required.
 - a) If offsite upgrades or additional lift station capacity are required then all improvements shall be constructed under a Development Agreement.
 - b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View Policy 406.
- 6) The Owner is to provide a detailed potable water servicing study and a hydraulic design study to ensure the pipelines are adequately sized considering existing and future phases.
 - a) The study shall confirm servicing requirements for this phase are in place and include provision for fire protection.
- 7) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement for servicing allocation to the Lots created in this phase of development. The agreement shall be based on the detailed servicing studies.

Developability

- 8) The Owner is to provide a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, low-impact development measures, purple pipe system, and irrigation system for the development.
 - a) All stormwater improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the Owner.
- 9) The Owner is to provide a site specific Geotechnical Investigation to verify the site is suitable for the proposed buildings, site works, and utilities.
 - a) For any areas with greater than 1.20 m of fill, a Deep Fill Report is required.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 12

Site Construction

- 10) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, traffic accommodation, construction waste management, and construction management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project; and
 - b) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 11) The Owner is to provide an Erosion and Sediment Control Plan and Report.

Payments and Levies

- 12) The Owner shall pay the Transportation Off-Site Levy (including the base levy and special area levy) in accordance with Bylaw C-7356-2014, prior to entering into the Development Agreement. 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.
- 13) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013. The County shall calculate the total amount owing:
 - a) Based on engineering assessment of the projected usage.
- 14) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one (1) new lot.

Municipal Reserve

- 15) The provision of Reserve is to be provided in part by the dedication of Lot 1 MR (± 1.38 acres), being $\pm 3.45\%$ Reserve land dedication owing, to be determined by the Plan of Survey, as indicated on the Tentative Plan.
- 16) The remaining provision of Reserve in the amount of $\pm 6.55\%$ of the gross area of the subject lands, 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 CBRE Limited (File No. 19-APPRCAL-0041), pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-07-23-31 (J-2)

Division 8 – Subdivision Item – Residential Subdivision

File: PL20190016

MOVED by Councillor Wright that Subdivision Application PL20190016 be approved with the conditions noted in Appendix 'B':

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 13

-
- A. The application to create a ± 3.51 acre and a ± 3.59 acre parcel with a ± 2.17 acre remainder at Lots 6 & 7, Block 8, Plan 191 0086, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the Statutory Policy;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation and Access

- 2) The Owner shall construct a new mutual paved approach from Bearspaw Way in order to provide access to Lots 1, 2, & 3. The Owner shall:
 - a) Provide a mutual access right-of-way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 3) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 1 & 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of 25.0 m road acquisition in accordance with the approved Tentative Plan; and
 - b) The purchase of land by the County for \$1.
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lots 1, 2, & 3, that restricts the erection of any structure on or within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan;

Site Servicing

- 5) The Owner is to provide confirmation of the tie-in for the connection to Rocky View Water Coop, an Alberta Environment licensed piped water supplier, for Lots 1 & 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for Lots 1 & 2;

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 14

- b) Documentation proving that water supply has been purchased for proposed Lots 1 & 2; and
- c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Developability

- 6) The Owner is to provide a Site Specific Stormwater Implementation Plan. Implementation of the Plan shall include:
 - a) Registration of any required easements and / or utility rights-of-way;
 - b) Registration of any required encumbrances against the title of each lot to notify future owners of specific development obligations relative to the ongoing operation and maintenance
 - c) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - d) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
- 7) Should the (Site Specific) Stormwater Management Plan indicate that improvements are required; the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 8) The Owner is to provide a Slope Stability Analysis report prepared by a qualified geotechnical professional engineer for slopes that are greater than 30% and 3 m in height.

Payments and Levies

- 9) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Municipal Reserve

- 10) That Deferred Reserve Caveat #741 073 345 be discharged from the subject lands.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-07-23-33 (J-4)

Division 1 – Subdivision Item – First Parcel Out

File: PL20190024

MOVED by Councillor Kamachi that Subdivision Application PL20190024 be approved with the conditions noted in Appendix 'B':

- A. That the application to create a ± 32.37 hectare (80.00 acre) parcel with a ± 32.37 hectare (80.00 acre) remainder within SE-21-25-04-W05M has been evaluated in terms of Section 654 of the

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 15

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 County 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 enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction of Range Road 43 from the current termination point to the access point of the subject lands to a Regional Low Volume Gravel Standard in accordance with the County Servicing Standards as shown in the tentative plan which includes but is not limited to:
 - Complete with a cul-de-sac bulb at the termination point of the road;
 - Dedication of necessary easements and rights-of-way; and
 - Appropriate signage.
- 3) The Owner shall enter into an Encroachment agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
- 4) The Owner shall construct two new gravel approaches on Range Road 43 in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Cost Recovery

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 16

Payments and Levies

- 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*.

Carried

1-19-07-23-34 (J-5)

Division 8 – Subdivision Item – Agricultural Holdings District

File: PL20190023

MOVED by Councillor Wright that Subdivision Application PL20190023 be approved with the conditions noted in Appendix 'B':

- A. That the application to create a ≥ 8.10 hectare (≥ 20.01 acre) parcel with ± 99.97 acre remainder from a portion of SE-8-26-2-W5M was 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 subject lands hold the appropriate land use designation;
 - 2) 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 is 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;

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 17

Fees and Levies

- 2) 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) 1.21 hectares (3.00 acres) of Lots 1 as shown on the Plan of Survey.
- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Municipal Reserves

- 4) The provision of Reserve in the amount of 10 percent of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu pursuant to Section 666(3) of the *Municipal Government Act*:
 - a) Reserves for Lot 2 are to be deferred with Caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

Carried

1-19-07-23-35 (K-1)

Confidential In Camera Item – Sales Negotiation – Airdrie Grader Shed

File: RVC2019-20

MOVED by Councillor McKylor that Council move in camera at 12:07 p.m. to consider the confidential item “Sales Negotiation – Airdrie Grader Shed” 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
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried

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

Rocky View County

A. Hoggan, Chief Administrative Officer
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
R. Barss, A/Executive Director, Community Development Services
B. Woods, A/Executive Director, Corporate Services
C. Morrice, Manager, Legal and Land Administration
C. Graham, Municipal Lands Administrator, Legal and Land Administration

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 18

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

Carried

MOVED by Councillor Henn that Administration be directed to proceed with the sale of land as discussed in camera and that the net proceeds be directed to the General Regional Reserve.

Carried

1-19-07-23-06 (C-4)

Division 7 – Bylaw C-7905-2019 – Redesignation Item – Country Residential 2nd Parcel Out
File: PL20190037 (08713003)

MOVED by Councillor Henn that the public hearing for item C-4 be opened at 1:32 p.m.

Carried

MOVED by Councillor Henn that the late letters in support be accepted for item C-4.

Carried

Person(s) who presented: Dave Swanson (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-4 be closed at 1:45 p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7905-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7905-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7905-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7905-2019 be given third and final reading

Carried

1-19-07-23-07 (C-5)

Division 6 – Bylaw C-7894-2019 – Redesignation Item – Other Business Development G3 Grain Terminal
File: PL20190047 (07105003/07105002)

Reeve Boehlke vacated the Chair and Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-5 be opened at 1:48 p.m.

Carried

Person(s) who presented: Murray Vanderpont, G3 Canada Ltd. (Applicant)

Person(s) who spoke in favour: None

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 19

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-5 be closed at 2:04 p.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7894-2019 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7894-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7894-2019 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7894-2019 be given third and final reading

Carried

The Chair called for a recess at 2:06 p.m. and called the meeting back to order at 2:10 p.m. with all previously mentioned members present.

Deputy Reeve Schule vacated the Chair and Reeve Boehlke assumed the Chair.

1-19-07-23-08 (C-6)

Division 9 – Bylaw C-7903-2019 – Redesignation Item – Ranch and Farm District to Business-Industrial Campus District

File: PL20190029 (07802003)

1-19-07-23-25 (D-15)

Division 9 – Master Site Development Plan Item – Cochrane Lake Gas Co-op

File: PL20190028 (07802003)

MOVED by Councillor Kissel that the public hearing for item C-6 be opened at 2:13 p.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group (Applicant)

The Chair called for a recess at 2:53 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: Paul McLean, Cochrane Lake Gas Co-Op
Scott Grattidge, Cochrane Lake Gas Co-Op

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-6 be closed at 3:07 p.m.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 20

MOVED by Councillor Kissel that Council sets aside Policies 14.9 and 14.22 of the County Plan with respect to redesignation application PL20190029.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7903-2019 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7903-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7903-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7903-2019 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Councillor Kissel that Administration be directed to look into a business Area Structure Plan for the area and report back to Council.

Carried

MOVED by Councillor Kissel that Council adopt the Cochrane Lake Gas Co-op Master Site Development Plan that guide future redesignation and subdivision for creation of three business parcels on ± 10 acre of the land with ± 30.53 acre agricultural remainder.

Carried

1-19-07-23-09 (C-7)

Division 2 – Bylaw C-7908-2019 – Conceptual Scheme Item – Predera Springs Conceptual Scheme- New County Residential Community

File: PL20170132 (04727003)

1-19-07-23-10 (C-8)

Division 2 – Bylaw C-7909-2019-Redesignation Item – Ranch and Farm District to Direct Control District, Ranch and Farm Two District (agricultural remainder), and Public Services District

File: PL20170130 (04727003)

MOVED by Councillor McKylor that the public hearing for items C-7 and C-8 be opened concurrently at 3:16 p.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning Group (Applicant)
Rob Deverell, Sedulous Engineering Inc.
Lynn Thurlow, 1194325 Alberta Ltd. (Owner)
Shane Sparks, SD Consulting Ltd.

The meeting was recessed at 4:08 p.m. and the Chair called the meeting back to order at 4:30 p.m. with all previously mentioned members present.

Person(s) who spoke in favour: Val Finch
Bill Tajcnar
Bob Williams

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 21

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

Carried

Person(s) who spoke in favour: Dickson Morris
 Davin MacIntosh

Person(s) who spoke in opposition: Barry Johnson, on behalf of Anne Burry

MOVED by Councillor that the two letters of support be received for items C-7 and C-8.

Carried

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

Person(s) who spoke in opposition: Gloria Wilkinson
 Bob Everett, on behalf of the following:
 Owen Baker
 Winifred Baker
 Jacqueline Baker
 John Beveridge
 Trish Hunt
 Andrea Fugeman-Millar, on behalf of the Spring View Estates Water Co-op
 Janet Ballantyne

The Chair called for a recess at 5:36 p.m. and called the meeting back to order at 5:46 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Ken Venner, B&A Planning Group (Applicant)
 Todd Jensen, 1194325 Alberta Ltd. (Owner)
 Rob Deverell, Sedulous Engineering Inc.

MOVED by Councillor McKylor that the public hearing for items C-7 and C-8 be closed at 5:59 p.m.

Carried

The Chair called for a recess at 5:59 p.m. and called the meeting back to order at 6:12 p.m. with all previously mentioned members present.

MOVED by Councillor McKylor that the proposed Pradera Springs Conceptual Scheme be revised to remove:

Policy 3.3.9.1: The County shall register a caveat against the certificates of title for the PUL's associated with the on-site wastewater infrastructure to acknowledge that 1194325 Alberta Ltd. may purchase back these lands, at nominal cost, should the residential development be serviced by regional wastewater infrastructure.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 22

MOVED by Councillor McKylor that the proposed Pradera Springs Conceptual Scheme be revised to amend policies 3.3.7.3 and 3.3.7.4 with respect to wastewater infrastructure as follows:

Policy 3.3.7.3:

*In accordance with RVC Policy 430: Communal Wastewater System Management, the developer shall operate and maintain the wastewater collection system pending its' transfer to the County (~~including~~ **excluding** the individual wastewater holding tanks) in accordance with the terms of a Cost Feasibility & Sustainability and a Transfer Agreement to be negotiated at the subdivision stage.*

Policy 3.3.7.4:

The developer shall grant utility right-of-way easement to the County over the private internal road ~~and portions of each residential unit including the wastewater holding tanks~~ for the purposes of accessing and maintaining the wastewater collection systems should circumstances warrant.

Carried

MOVED by Councillor McKylor that the proposed Pradera Springs Conceptual Scheme be revised to amend policies 3.3.4.3 with respect to fire suppression as follows:

Policy 3.3.4.3:

*The reservoir shall be constructed on **common property owned by the Pradera Springs Condominium Association.** ~~a Public Utility Lot (PUL) that will be owned by the County. The County will authorize the placement of the reservoir on the PUL in accordance the terms of a License of Occupation (LOC).~~*

Carried

MOVED by Councillor McKylor that the proposed Pradera Springs Conceptual Scheme be revised to amend policies 3.4 with respect to storm water management as follows:

Policy 3.4.2.4

*The storm water ponds shall be constructed on **common property owned by the Pradera Springs Condominium Association.** ~~Public Utility Lots (PUL) that will be owned by the County. The County will authorize the placement of this infrastructure on the PUL in accordance the terms of a License of Occupation (LOC).~~*

Carried

MOVED by Councillor McKylor that the applicants be directed to work with residents in the area on the north side of Huggard Road who are adjacent to their property on a design for landscape design buffering as required or suitable.

Carried

MOVED by Councillor McKylor that the applicants be directed to bring a waterline to the residents' property line along the north side of Huggard Road that are currently on the Spring View Water Co-op at the developer's expense.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 23

MAIN MOTION:

MOVED by Councillor McKylor that the stormwater pond on the south side of the development be moved a minimum of 20 metres north.

AMENDING MOTION:

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

THAT the ~~stormwater pond on the south side of the development be moved a minimum of 20 metres north.~~ applicants be directed to work with residents in the area on the north side of Huggard Road who are adjacent to the development to develop a stormwater pond location that is aesthetically-agreed upon.

Lost

In Favour:

Councillor Hanson

Opposed:

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

The Chair called for a vote on the main motion.

MAIN MOTION

MOVED by Councillor McKylor that the stormwater pond on the south side of the development be moved a minimum of 20 metres north.

Lost

In Favour:

Councillor McKylor

Opposed:

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

MOVED by Councillor McKylor that Bylaw C-7908-2019 be given first reading as amended.

Carried

MOVED by Councillor Gautreau that Bylaw C-7908-2019 be given second reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7908-2019 be considered for third reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7908-2019 be given third and final reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7909-2019 be given first reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 24

MOVED by Councillor Henn that Bylaw C-7909-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7909-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7909-2019 be given third and final reading.

Carried

1-19-07-23-11 (D-1)

All Divisions – Quarterly Report – Transportation Services

File: 4050-100

MOVED by Councillor Kissel that the Transportation Services Quarterly report to Council be received as information.

Carried

1-19-07-23-21 (D-11)

Division 3 – Budget Adjustment – Replacement of Street Lights-Pinebrook Estates Subdivision

File: 4050-100

MOVED by Councillor Hanson that the 2019 Operating Budget be amended as described in Attachment 'A' to allocate \$200,000 for the replacement of the 27 street lights in Pinebrook Estates Subdivision.

Carried

1-19-07-23-12 (D-2)

All Divisions – Quarterly Report – Operational Services

File: 4030-100

MOVED by Councillor Hanson that the Operational Services Quarterly report be received as information.

Carried

1-19-07-23-13 (D-3)

All Divisions – Quarterly Report – Planning and Development Services

File: N/A

MOVED by Councillor Gautreau that the Planning and Development Services report, as presented in Attachment A, be received as information.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 25

1-19-07-23-26 (E-1)

Division 9 – Further Consideration of Bylaw C-7869-2019 – Redesignation Item – Residential Two District to Residential One District

File: PL20170012 (06826041/042)

MOVED by Councillor Gautreau that Council sets aside Policy 6.1.10 of the Cochrane North Area Structure Plan.
Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright

MOVED by Councillor Kissel that Bylaw C-7869-2019 be given third and final reading.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

The Chair called for a recess at 7:00 p.m. and called the meeting back to order at 7:18 p.m. with all previously mentioned members present.

1-19-07-23-18 (D-8)

All Divisions – County-Wide Recreation Governance Model

File: N/A

MOVED by Deputy Reeve Schule that the County Wide Recreation Governance report be received for information;

AND THAT the process steps necessary to implement Recreation Governance Committee – Model #2, as identified in this Staff Report, be undertaken.

Carried

In Favour:

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

Opposed:

Councillor Wright

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 26

1-19-07-23-19 (D-9)

Divisions 2 and 8 – Bearspaw Reservoir Tri-Lateral Task Force Consensus Report

File: N/A

MOVED by Councillor McKylor that the Bearspaw Reservoir Task Force Consensus Report be received for information;

AND THAT the recommendations in the Bearspaw Reservoir Task Force Consensus Report be adopted;

AND THAT a \$30,000 Budget Adjustment from the Tax Stabilization Reserve for public consultation for the Bearspaw Reservoir Risk Management Strategy be approved as per Attachment 'B'.

Carried

1-19-07-23-20 (D-10)

Division 7 – GPC Recommendations for Balzac West Servicing Study Scope & Budget Adjustment

File: N/A

MOVED by Councillor Henn that Council directs Administration to commission the necessary engineering review to proceed with extension of County water and wastewater servicing from Balzac East to Balzac West;

AND THAT Council approves a Budget adjustment of \$50,000 to fund the Balzac West Engineering Studies as per Attachment 'B';

AND THAT Administration present the findings of the engineering studies to Council within three months of completion of those studies.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

1-19-07-23-22 (D-12)

Division 9 – Acquisition of Monterra Drive (Phase 1 Roads)

File: 4020-200

MOVED by Councillor Kissel that Council directs Administration to execute the Road Acquisition and Transfer Agreement, as described in Attachment 'A'.

Carried

1-19-07-23-23 (D-13)

All Divisions – Municipal Planning Commission

File: N/A

MOVED by Councillor Gautreau that Administration be directed to report on a Municipal Planning Commission (MPC), draft an MPC Bylaw, and provide an implementation plan for Council's consideration by September 24, 2019.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 27

1-19-07-23-24 (D-14)

All Divisions – 2019 Emergency Services Budget Adjustment

File: N/A

MOVED by Councillor Hanson that the emergency management budget adjustment be approved as per Attachment 'A'.

Carried

The Chair called for a recess at 8:05 a.m. and called the meeting back to order at 8:10 a.m. with all previously mentioned members present.

1-19-07-23-28 (E-3)

Division 1 – Bylaw C-7916-2019 – Transfer of Lands to Rocky View County & Designation of Public Utility Lot

File: 1025-700/1007-100

MOVED by Councillor Kamachi that Bylaw C-7916-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7916-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7916-2019 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7916-2019 be given third and final reading.

Carried

1-19-07-23-27 (E-2)

All Divisions – Further Consideration of Procedure Bylaw C-7907-2019

File: N/A

MOVED by Councillor Hanson that section 41(1) of Bylaw C-7907-2019 be amended to read as: "The Agenda for each Council Meeting is approved by the Reeve prior to distribution, and the Reeve may direct that items be rescheduled to maximize efficiency and effectiveness of each Council Meeting regarding quantity and complexity of agenda items";

AND THAT subsection 41(1)(a) be added that states: "Should items be rescheduled, the Reeve will inform Council of the item and the reason for rescheduling"; and

AND THAT subsection 41(1)(b) be added that states: "In the absence of the Reeve, the Deputy Reeve will perform approval and rescheduling of agenda items."

Carried

In Favour:

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

Opposed:

Reeve Boehlke

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 28

MOVED by Councillor Wright that section 42(1) of Bylaw C-7907-2019 be amended to read as: "The Agenda for each Committee Meeting is approved by the Chair prior to distribution, and the Chair may direct that items be rescheduled to maximize effectiveness of each Committee Meeting";

AND THAT subsection 42(1)(a) be added that states: "Should items be rescheduled, the Chair will inform the Committee of the item and the reason for rescheduling"; and

AND THAT subsection 42(1)(b) be added that states: "In the absence of the Chair, the Vice Chair will perform approval and rescheduling of agenda items."

Carried

In Favour:

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

Opposed:

Reeve Boehlke
Deputy Reeve Schule

MAIN MOTION:

MOVED by Councillor Wright that Administration be directed to copy word for word the relevant and specific sections from the *Municipal Government Act* throughout Bylaw C-7907-2019, where applicable.

AMENDING MOTION:

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

THAT Administration be directed to ~~copy word for word~~ **end note reference** the relevant and specific sections from the *Municipal Government Act* throughout Bylaw C-7907-2019, where applicable.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

The Chair called for a vote on the main motion.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 29

MAIN MOTION:

MOVED by Councillor Wright that Administration be directed to copy word for word the relevant and specific sections from the *Municipal Government Act* throughout Bylaw C-7907-2019, where applicable.

Lost

In Favour:

Councillor Wright

Opposed:

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

MOVED by Councillor Wright that section 8(5) of Bylaw C-7907-2019 be amended to read as: "when wishing to participate in the debate on a question or motion properly before the meeting, the Reeve has all the same rights and is subject to the same restrictions, as to participate in debate, as all other Councillors, except when the matter is specifically within the Reeve's division. Should the Reeve wish to join in debate or make a Motion on an item that deals specifically with the Reeve's division, the Reeve shall:"

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

MAIN MOTION:

MOVED by Councillor Wright that section 13 of Bylaw C-7907-2019 be amended to read as: "Challenges to a ruling of the Chair shall be recorded in the Meeting Minutes, along with the reason for the decision, and outcome of vote."

AMENDING MOTION:

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

THAT section 13 of Bylaw C-7907-2019 be amended to read as: "Challenges to a ruling of the Chair shall **include a reason for the decision** ~~be recorded in the Meeting Minutes, along with the reason for the decision, and outcome of vote.~~"

Lost

In Favour:

Councillor Hanson

Opposed:

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

The Chair called for a vote on the main motion.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 30

MAIN MOTION:

MOVED by Councillor Wright that section 13 of Bylaw C-7907-2019 be amended to read as: "Challenges to a ruling of the Chair shall be recorded in the Meeting Minutes, along with the reason for the decision, and outcome of vote."

Lost

In Favour:

Opposed:

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

MOVED by Councillor Wright that section 15(3) of Bylaw C-7907-2019 be amended to read as: "Makes Committee appointments as required, including appointments of Councillors, members at large, chair and vice chair positions."

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Wright that section 15(3)(a) of Bylaw C-7907-2019 be amended to read as: "when a Councillor is appointed to a Council Committee, Council must appoint a Councillor as the Chair and Vice Chair."

Lost

In Favour:

Councillor Hanson
Councillor Wright

Opposed:

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 31

MOVED by Councillor Wright that section 17(1)(2) of Bylaw C-7907-2019 read as: "if only one nomination is received for the position of Reeve or Deputy Reeve, the nominee shall be declared elected by acclamation.

"if more than one nomination is received for the position of Reeve or Deputy Reeve, an election shall be conducted by secret ballot using the following exhaustive ballot procedure.

"if no Councillor receives a Clear Majority of votes on the first ballot, the Councillor who received the least number of votes shall be dropped from the ballot and a subsequent ballot shall be conducted.

"On any subsequent ballots, the Councillor who receives the least number of votes shall be dropped from the ballot until a Councillor receives a Clear Majority of votes.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Wright that a new section be added after section 19 in Bylaw C-7907-2019 that reads:
"A person elected under the Local Authorities Election Act, R.S.A. 2000 Chapter L-21, unless otherwise disqualified from remaining in office, holds office from when the councillor is sworn in at the organizational meeting of the elected authority following the general election to immediately before the beginning of the organizational meeting of the elected authority after the next general election."

Lost

In Favour:

Councillor McKylor
Reeve Boehlke
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor Hanson
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 32

MOVED by Councillor Wright a new section be added after section 20 in Bylaw C-7907-2019 that reads as: "Regular Council meetings shall be held in Council Chambers on Tuesday's beginning at 9:00 am and shall adjourn no later than 5:00 pm unless Council adopts a Motion to proceed past that time.

- a) A motion to proceed past 5:00 pm should take into consideration Alberta's Employment Standard Code.
- b) Should there be no Motion to continue past 5:00 pm, all remaining agenda items shall be added to the Agenda at the next meeting of Council as Unfinished Business.
- c) If it appears that any Unfinished Business is urgent the Reeve shall call a Special Meeting to deal with such matters."

Lost

In Favour:

Opposed:

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

MOVED by Councillor Wright that section 27 of Bylaw C-7907-2019 be amended to read as "Closed sessions shall include all members as long as the member has not abstained from the matter under discussion or is not required to abstain from participating in the matter under discussion."

AND THAT section 28 of Bylaw C-7907-2019 be amended to read as "Council or a committee, as it considers appropriate, may allow other persons to attend closed sessions. When other persons attend closed sessions, the meeting minutes shall record the names of those persons and the reason for their attendance."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 33

MOVED by Councillor Wright that a new section be added after section 28 in Bylaw C-7907-2019 to read as: "After the closed meeting discussions are completed, any members of the public who are present outside the meeting room must be notified that the rest of the meeting is now open to the public, and that five minutes must be given for those members of the public to return to the meeting before it continues."

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Wright that a subsection (a) be added to section 32 of Bylaw C-7907-2019 to read as: "The Chief Administrative Officer may waive the 48 hour notice at his/her discretion."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Wright that section 34 of Bylaw C-7907-2019 be amended to read as: "The Chair must be physically present at the Meeting and cannot Chair the Meeting through electronic means."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

MOVED by Councillor Wright that section 35 of Bylaw C-7907-2019 be amended to read as: "Only as many Members as are supported by the system's capacity, up to a maximum of three, may participate in a Meeting through electronic means at the same time."

Carried

In Favour:

Councillor Kamachi
Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

Opposed:

Councillor Gautreau
Councillor McKylor
Deputy Reeve Schule
Councillor Henn

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 34

MOVED by Councillor Wright that section 43 of Bylaw C-7907-2019 be amended to read: "The Chief Administrative Officer distributes Council Agendas to Council no later than seven days prior to each Council Meeting.

Carried

In Favour:

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

Opposed:

Councillor Henn

MOVED by Councillor Wright that section 44 of Bylaw C-7907-2019 be amended to read: "The Chief Administrative Officer posts Council Agendas on the County's public website no later than 6 days prior to each Council Meeting."

Carried

In Favour:

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

Opposed:

Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Wright that section 55 of Bylaw C-7907-2019 be amended to read: "When a Notice of Motion is read into the record, and only when a resolution has been passed by Council directing Administration to prepare a report in response to the Notice of Motion, Administration shall:

- a) Provide a report in response to the Notice of Motion at the Meeting date that the proposed motion is proposed to be considered, as per the specifics in the Notice of Motion."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 35

MOVED by Councillor Wright that section 69 of Bylaw C-7907-2019 be amended to read as: "If a Member is unable to attend a Meeting, that Member must advise the Chair of their absence and the reasons for their absence, if possible."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

MOVED by Councillor Wright that section 73 of Bylaw C-7907-2019 be amended to read as: "A Member who persists in a breach of subsection 72 of this Bylaw, the Chair may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Member from either the balance of the Meeting or until a time provided in the motion. If the motion passes, the Chair shall direct the Member to leave the Meeting."

Carried

In Favour:

Councillor Hanson
Reeve Boehlke
Deputy Reeve Schule
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Councillor Henn

MOVED by Councillor Wright that section 74 of Bylaw C-7907-2019 be amended to read as: "If the Chair persists to fail in following the provisions of this Bylaw, or of Robert's Rules of Order when necessary, a Member may request that the Deputy Reeve or Committee Vice Chair move a motion to remove the unruly Chair from either the balance of the meeting or until a time provided in the motion. If the motion passes, the Chair must leave the Meeting."

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 36

MOVED by Councillor Wright that section 78 of Bylaw C-7907-2019 be amended to read as: "Council or the Committee may by resolution permit a member of the public to speak on an Agenda item. Members of the public who are permitted to address Council or the Committee have a maximum speaking time limit of 5 minutes, which may be extended by resolution."

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Wright that section 105 of Bylaw C-7907-2019 be amended to read as: "Motions shall be displayed to Council or a Committee prior to the vote on the motion, and the Chair may request that a motion be submitted by a Member in writing or electronically."

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

MOVED by Councillor Wright that section 107(1) of Bylaw C-7907-2019 be amended to read as: "move a subsidiary motion which is applied to another motion for the purpose of modifying it, delaying acting on it, handing its consideration, or disposing of it."

AND THAT section 107(2) of Bylaw C-7907-2019 be amended to read as: "move a privileged motion which relates to the rights or privileges of the organization or individual members rather than to particular items of business. They are of such urgency that they are entitled to immediate consideration."

AND THAT section 107(3) of Bylaw C-7907-2019 be amended to read as: "move an incidental motion which are made in response to a variety of situations that may arise during the consideration of a pending question. They must be resolved before business can continue. They have no rank."

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

Councillor Gautreau
Reeve Boehlke
Deputy Reeve Schule
Councillor Henn

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 37

MAIN MOTION:

MOVED by Councillor Wright that section 129 of Bylaw C-7907-2019 be amended to read as: "while a main motion is being debated and considered, no other motion may be made except for the following:

- 1) Amend the motion;
- 2) Amend the amendment to the motion;
- 3) Refer the main motion;
- 4) Table the main motion;
- 5) Call the question;
- 6) Move a motion which has Privilege, that is:
 - a) A motion to recess;
 - b) A motion to adjourn;
 - c) A motion to set time for adjournment;
 - d) A point of privilege

AMENDING MOTION:

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

- 1) Amend the motion;
- 2) Amend the amendment to the motion;
- 3) Refer the main motion;
- 4) Table the main motion;
- 5) Call the question;
- 6) Move a motion which has Privilege, that is:
 - a) A motion to recess;
 - b) A motion to adjourn;
 - c) A motion to set time for adjournment;
 - d) A point of privilege

7) Motion to limit or extend debate

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 38

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

MAIN MOTION:

MOVED by Councillor Wright that section 129 of Bylaw C-7907-2019 be amended to read as: "while a main motion is being debated and considered, no other motion may be made except for the following:

- 1) Amend the motion;
- 2) Amend the amendment to the motion;
- 3) Refer the main motion;
- 4) Table the main motion;
- 5) Call the question;
- 6) Move a motion which has Privilege, that is:
 - a) A motion to recess;
 - b) A motion to adjourn;
 - c) A motion to set time for adjournment;
 - d) A point of privilege
- 7) Motion to limit or extend debate

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule

MOVED by Councillor Wright that section 168 of Bylaw C-7907-2019 be deleted and be replaced with: "Written submissions submitted after the advertised deadline or submitted during the Public Hearing by the author or spokesperson, along with 20 copies for distribution, may be accepted on a resolution of Council."

Lost

In Favour:

Councillor Wright

Opposed:

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 39

MOVED by Councillor Wright that Administration be directed to amend section 189(2) of Bylaw C-7907-2019 to read as: "be given or have had the opportunity to review the full text of the proposed bylaw before considering a motion for first reading of the bylaw."

Carried

In Favour:

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

Opposed:

Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

MAIN MOTION:

MOVED by Councillor Wright that section 191 of the Proposed Procedure Bylaw be amended to read as: "For Bylaws that require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw that is sufficient to assess the general merits of the proposal."

AMENDING MOTION:

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

THAT section 191 of the Proposed Procedure Bylaw be amended to read as: "For Bylaws that require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw that is sufficient to assess the general merits of the proposal."

Lost

In Favour:

Councillor Kissel
Councillor Wright

Opposed:

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

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor Wright that section 191 of the Proposed Procedure Bylaw be amended to read as: "For Bylaws that require a statutory Public Hearing, Administration will provide an introduction to the proposed bylaw that is sufficient to assess the general merits of the proposal."

Lost

In Favour:

Opposed:

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
July 23, 2019

Page 40

MOVED by Councillor Gautreau that Bylaw C-7907-2019, as amended, be given first reading.

Carried

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

Carried

MOVED by Councillor Hanson that Bylaw C-7907-2019, as amended, be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7907-2019, as amended, be given third reading.

Carried

MOTION ARISING:

MOVED by Councillor Wright that Administration be directed to identify and outline the definitions of bylaw readings in all notices and on the website for education purposes.

Lost

In Favour:

Councillor Hanson
Councillor Wright
Councillor Kissel

Opposed:

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

Adjournment

MOVED by Deputy Reeve Schule that the July 23, 2019 Council meeting be adjourned at 10:11 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** 4

TIME: Morning Appointment

FILE: 02321003/005 **APPLICATION:** PL20190032

SUBJECT: Redesignation Item – Agricultural

POLICY DIRECTION:

The application was evaluated with the policies of the County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP).

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Farmstead District to Ranch and Farm District to accommodate an associated boundary adjustment. The redesignation would ensure a consistent land use designation for the subject lands after the boundary adjustment and would avoid split zoning.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: March 13, 2019
DATE DEEMED COMPLETE: May 27, 2019

PROPOSAL: To redesignate the subject lands from Farmstead District to Ranch and Farm District to accommodate an associated boundary adjustment within a portion of NW-21-22-28-W04M

LEGAL DESCRIPTION: Lot 1, Plan 8910653

GENERAL LOCATION: Located at the southeast junction of Township Road 224 and Range Road 284

APPLICANT: Tracy Hotchkiss

OWNERS: Paul G & Tracy Hotchkiss

EXISTING LAND USE DESIGNATION: Farmstead District

PROPOSED LAND USE DESIGNATION: Ranch and Farm District

GROSS AREA: ± 10.60 acres

SOILS (C.L.I. from A.R.C.): **1W** – No significant limitations, excessive wetness.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 36 landowners in the area; no responses in support or opposition were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

¹ Paul Simon and Bianca Duncan, Planning and Development Services

**HISTORY:**

June 20, 2019 The associated boundary adjustment application (PL201900274) was approved.
May 18, 1989 Plan 8910653 was registered, creating the subject lands.

BACKGROUND:

The lands are currently developed for agricultural purposes with multiple accessory buildings. The property is surrounded by agricultural and country residential parcels.

POLICY ANALYSIS:Municipal Development Plan (Bylaw C-7280-2013)

The redesignation and associated boundary adjustment would allow the subject quarter to remain with only the single parcel subdivided. Policy 8.17 of the Municipal Development Plan allows for a first parcel out to be created so long as access is provided, there are minimal impacts to adjacent agriculture operations, and the remaining parcel is used for agriculture. The application meets these criteria.

Land Use Bylaw (C-4841-97)

Previous amendments to the Land Use Bylaw and Municipal Development Plan allow for a first parcel out subdivision to operate in accordance with the provisions of the Ranch and Farm District (Section 43). The proposed redesignation would allow greater flexibility in the agricultural pursuits with the Ranch and Farm District designation.

CONCLUSION:

Administration determined that the proposal is consistent with the relevant plans, and that the technical aspects of the proposal are feasible. Administration determined that the application is consistent with applicable policy.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7901-2019 be given first reading.
 Motion #2 THAT Bylaw C-7901-2019 be given second reading.
 Motion #3 THAT Bylaw C-7901-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7901-2019 be given third and final reading.
 Option #2: THAT application PL20190032 be refused.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
 Community Development Services

Chief Administrative Officer

PS/lt



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7901-2019 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 objections.
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>I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time we do not have any concerns with the information as provided.</p> <p>However, it was noted in the application that there is a mobile home on the subject lands that is / will be used by staff. AHS-EPH would like to note that any staff residences should meet the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards. These regulations set out requirements that owners must follow regarding the upkeep and condition of properties used for accommodation purposes. Note that these regulations and standards are distinct and separate from building and construction codes. If they require clarification about these requirements, Applicants should contact AHS-EPH at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector.</p>
<i>Public Utility</i>	
ATCO Gas	No objection to the proposed.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No concerns.

AGENCY	COMMENTS
Telus Communications	No objection to the above circulation.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Calgary	The City of Calgary has no comments for this application (PL20190032) related to a boundary adjustment; however, it is important to note that generally The City of Calgary Administration is not supportive of redesignation and subdivision within the identified growth areas and we would not be supportive of future redesignation and subdivision applications within the ± 4.29 hectares (10.60 acres).
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Rocky View Recreation Board (All)	Municipal Reserves are not required pursuant to Section 663 of the Municipal Government Act, the Bow North Recreation Board has no further comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	Pursuant to Section 663 of the <i>Municipal Government Act</i> , the Parks office of the Recreation, Parks and Community Support department has no concerns with this redesignation application.
Development Authority	No comments received.
Agriculture & Environment Services	No agricultural concerns.
GIS Solutions	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No concerns at this time.
Development Compliance	No concerns at this time.



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="618 312 729 340">General</p> <ul data-bbox="667 365 1422 495" style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="618 516 1192 543">Geotechnical - Section 300.0 requirements:</p> <ul data-bbox="667 567 1300 594" style="list-style-type: none"> Engineering has no requirements at this time. <p data-bbox="618 617 1216 644">Transportation - Section 400.0 requirements:</p> <ul data-bbox="667 667 1459 968" style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to construct a road approach, in accordance with County Servicing Standards, off of Range Road 284 or Township Road 224 providing access to Lot 2. Two road approaches exist from Township Road 224, both providing access to Lot 1. The transportation offsite levy shall be deferred at this time as the subdivision is for a boundary adjustment. <p data-bbox="618 989 1308 1016">Sanitary/Waste Water - Section 500.0 requirements:</p> <ul data-bbox="667 1039 1446 1373" style="list-style-type: none"> Engineering has no requirements at this time. As part of Resignation, the applicant provided a Level 1 Assessment Variation for Lot 1 which indicated favorable groundwater conditions The applicant is not required to demonstrate adequate servicing for Lot 2 since the subject land is located in the Ranch and Farm land district and is greater than 30 acres, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411). <p data-bbox="618 1394 1357 1459">Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul data-bbox="667 1482 1446 1694" style="list-style-type: none"> Engineering has no requirements at this time. The applicant is not required to demonstrate adequate servicing for Lot 2 since the subject land is located in the Ranch and Farm land district and is greater than 30 acres, as per the County's <i>Residential Water and Sewer Requirements Policy</i> (C-411). <p data-bbox="618 1715 1377 1743">Storm Water Management – Section 700.0 requirements:</p> <ul data-bbox="667 1766 1300 1793" style="list-style-type: none"> Engineering has no requirements at this time. <p data-bbox="618 1814 1219 1841">Environmental – Section 900.0 requirements:</p> <ul data-bbox="667 1864 1300 1892" style="list-style-type: none"> Engineering has no requirements at this time.



AGENCY	COMMENTS
Utility Services	No concerns.
Capital Project Management	No comments received.
Transportation	No comments received.
Solid Waste & Recycling	No comments received.

Circulation date: March 25, 2019 – April 29, 2019



BYLAW C-7901-2019

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-7901-2019.

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. 23 of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 8910653 from Farmstead District to Ranch and Farm District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Plan 8910653 is hereby redesignated to Ranch and Farm District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7901-2019 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: 4
File: 02321005/ PL20190032

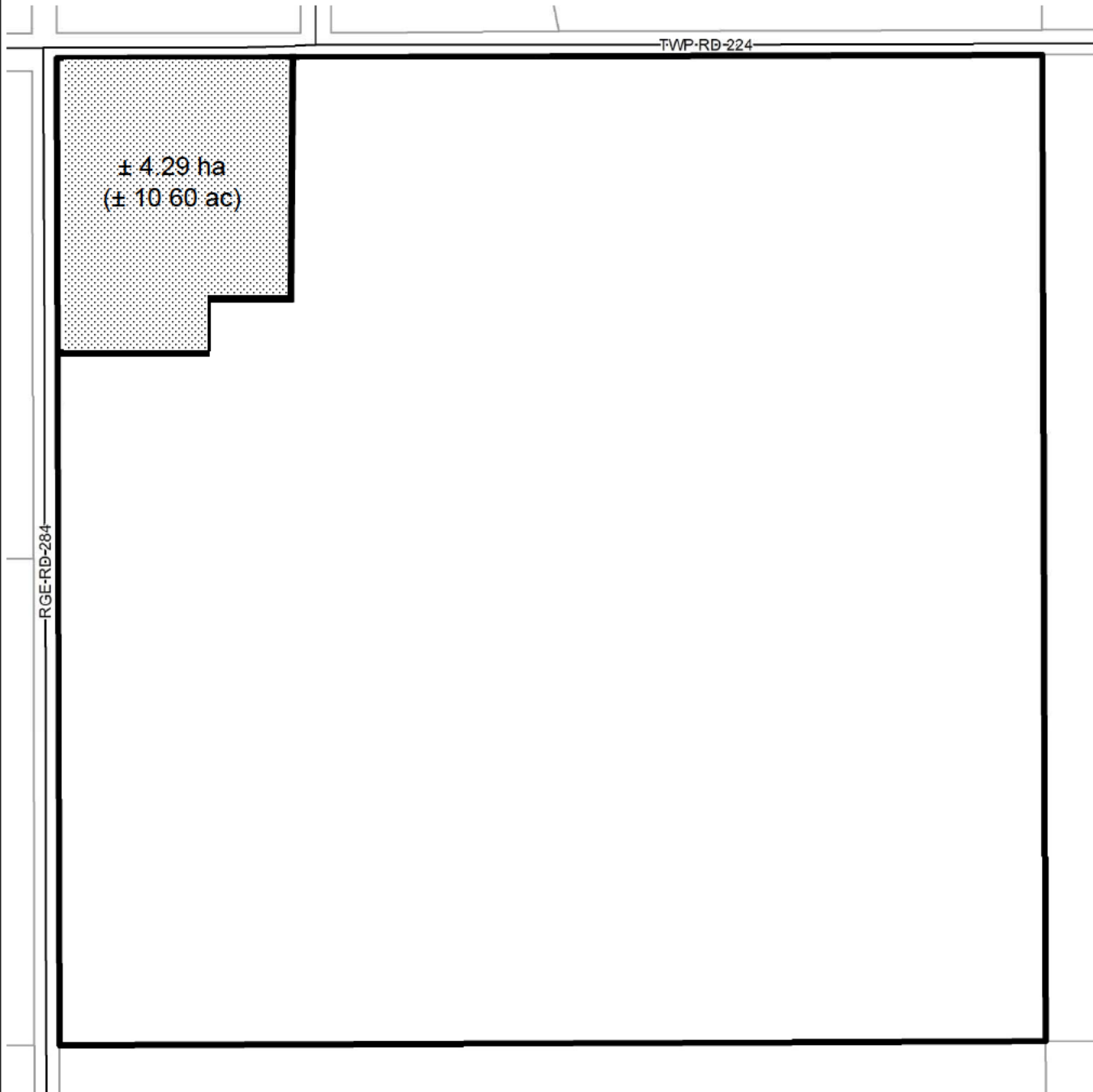
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20XX</i>
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 20XX</i>
READ A THIRD TIME IN COUNCIL this	day of	, 20XX

Reeve

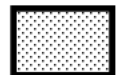
CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
BYLAW C-7901-2019

**AMENDMENT**

FROM Farmstead District TO Ranch and Farm District



Subject Land _____

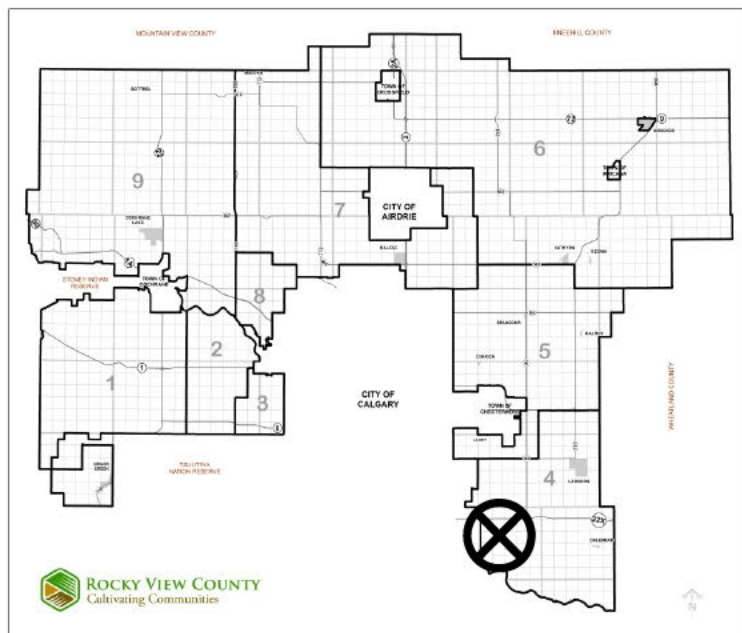
LEGAL DESCRIPTION: Lot 1, Plan 8910653

FILE: PL20190032 – 02321005

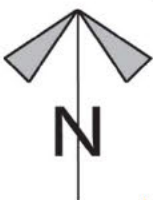
DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN



NW-21-22-28-W04M

Date: 22-Aug-19

Division # 4

File: 02321003/5

Development Proposal: To redesignate the subject lands from Farmstead District to Ranch and Farm District to accommodate an associated boundary adjustment.

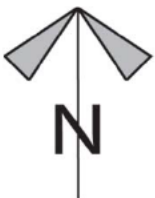
TWP-RD-224

F → RF
± 4.29 ha
(± 10.60 ac)

RF Remainder

RGE-RD-284

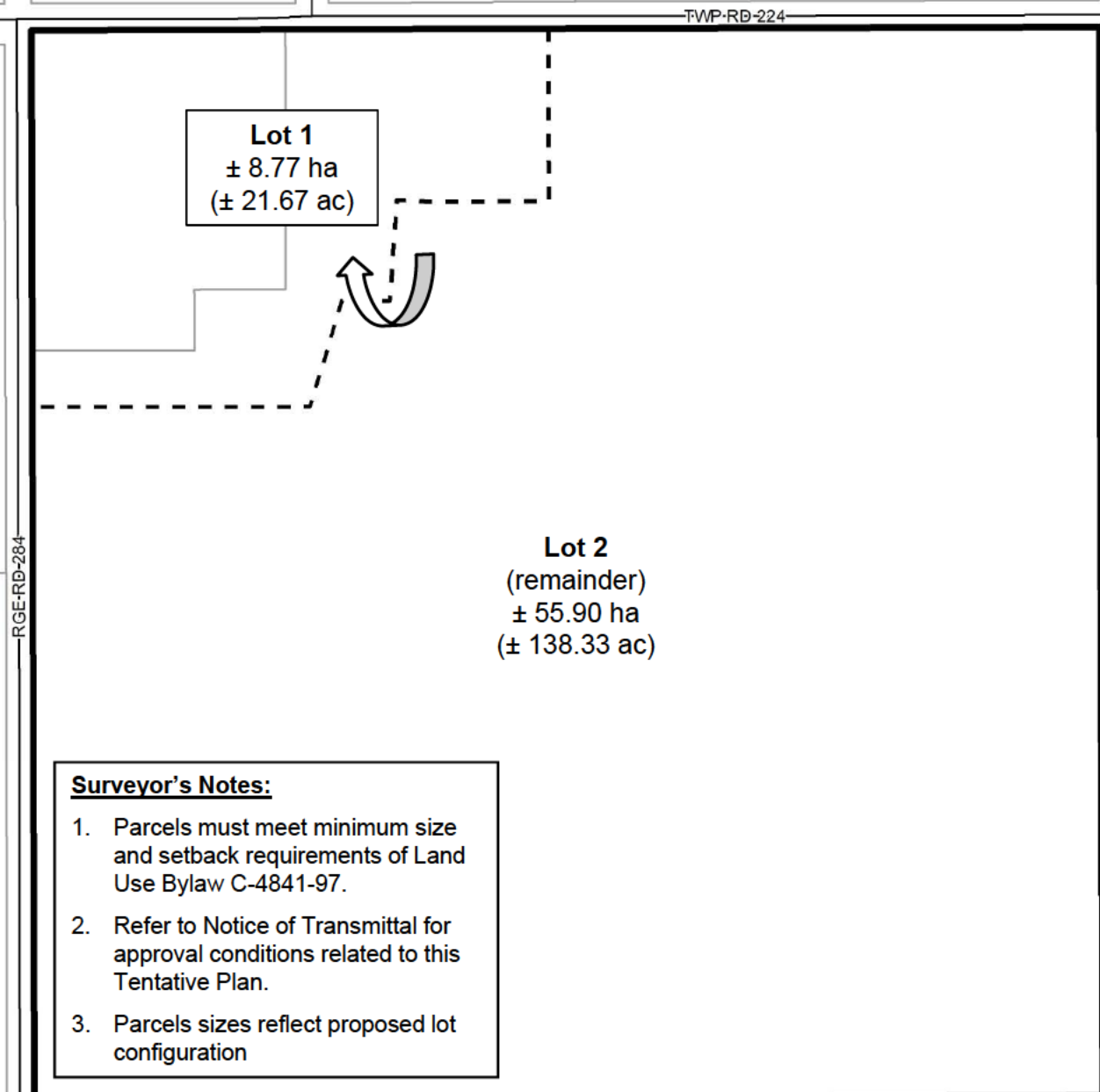
DEVELOPMENT PROPOSAL



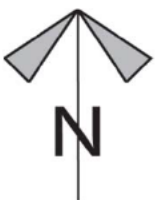
NW-21-22-28-W04M

Date: 22-Aug-19Division # 4File: 02321003/5

Subdivision Proposal: To adjust the boundaries between a ± 4.29 hectare (± 10.60 acre) parcel and a ± 60.46 hectare parcel (± 149.40 acre) in order to create a ± 8.77 hectare (± 21.67 acre) parcel and a ± 55.90 hectare (± 138.33 acre) parcel.



TENTATIVE PLAN FOR ASSOCIATED BOUNDARY ADJUSTMENT (PL20190027)

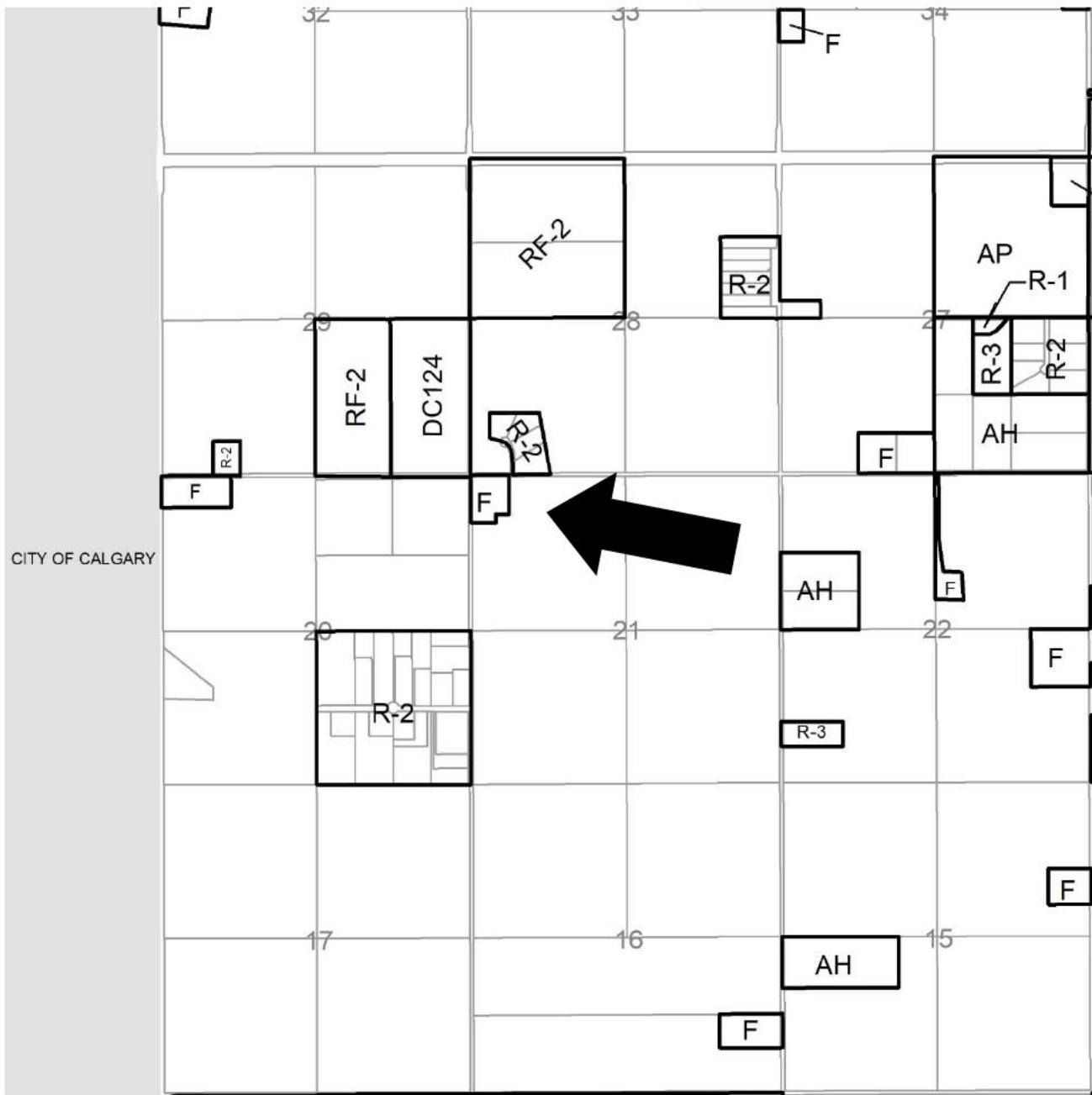


NW-21-22-28-W04M

Date: 22-Aug-19

Division # 4

File: 02321003/5



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

LAND USE MAP

NW-21-22-28-W04M

Date: 22-Aug-19

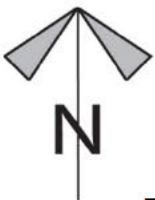
Division # 4

File: 02321003/5



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-21-22-28-W04M

Date: 22-Aug-19

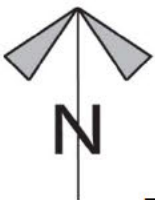
Division # 4

File: 02321003/5



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

AIR PHOTO
Spring 2018

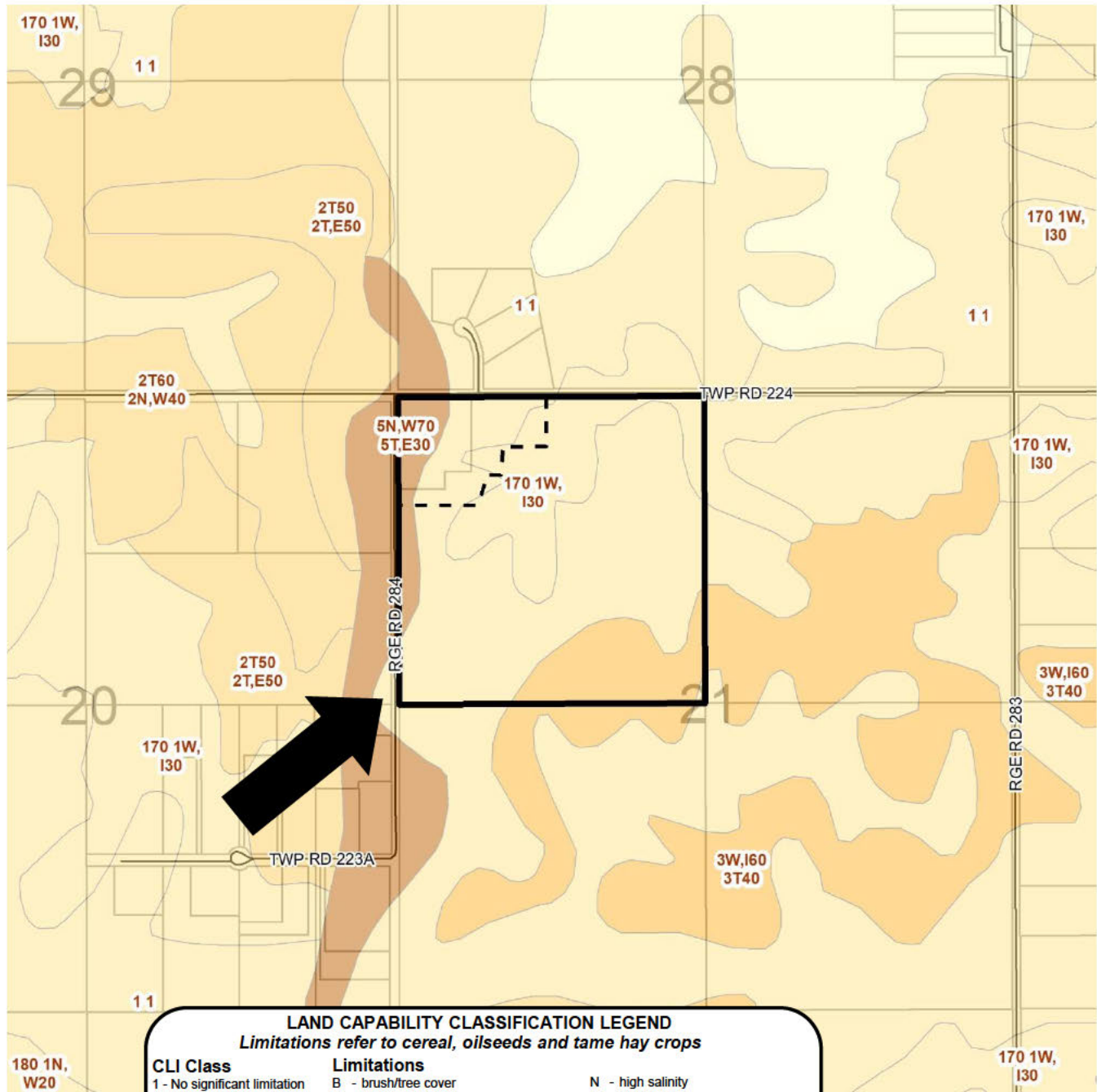


NW-21-22-28-W04M

Date: 22-Aug-19

Division # 4

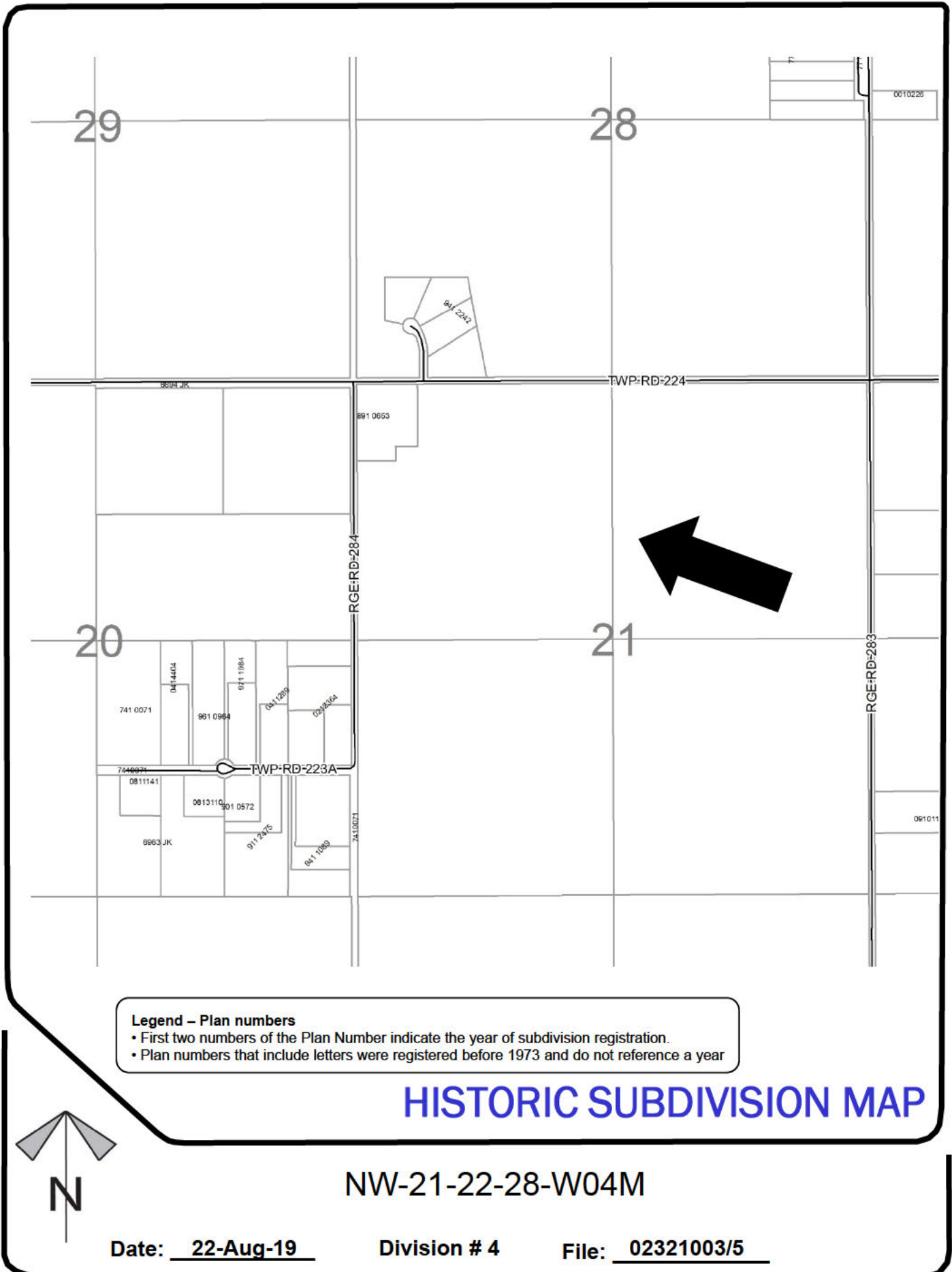
File: 02321003/5

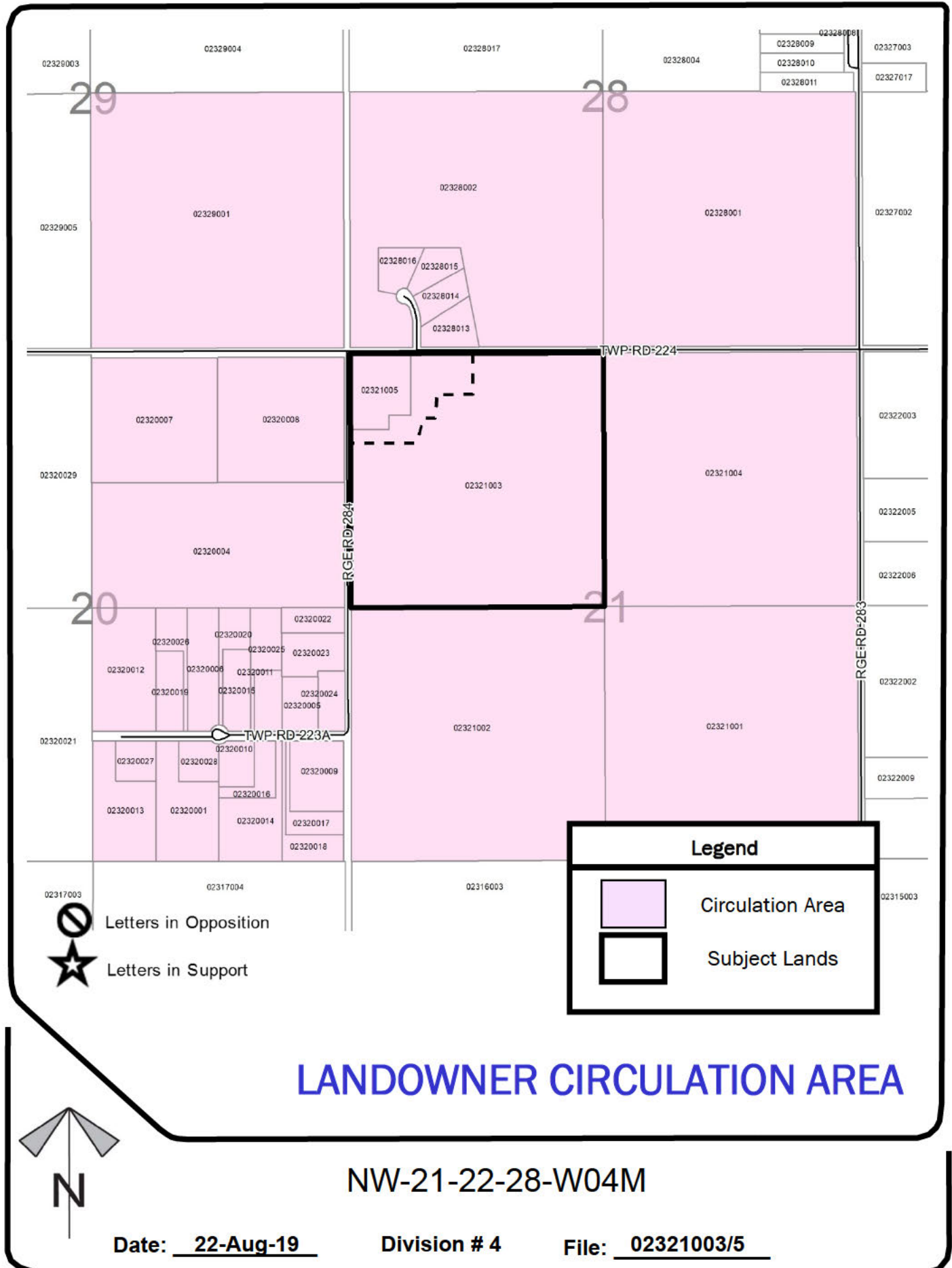


SOIL MAP

NW-21-22-28-W04M

Date: 22-Aug-19Division # 4File: 02321003/5





Lori-Lee Turcotte

From: Tracy Hotchkiss [REDACTED]
Sent: Wednesday, July 17, 2019 7:10 AM
To: Paul Simon
Subject: File 02321003/005 / PL20190027 - Boundary Adjustment and Redesignation

Follow Up Flag: Flag for follow up
Flag Status: Completed

Good morning Paul,

Further to our conversation yesterday, I wish to acknowledge the date set before Council on September 10th, 2019, where Council will be reviewing and hopefully granting us the Re-designation that we are seeking on our property. Regarding the Boundary Adjustment, I have organized the Plan of Survey to be completed and be made available for submission by the County to Alberta Land Titles in the next couple of weeks. I will be submitting the remaining 2019 taxes relevant to the lands affected by the Boundary Adjustment along with confirmation that the Approach is in place on Township Road 224 allowing access to Lot 2 (the remainder). The County Endorsement Fee, of which I believe \$20.00 is outstanding, will be paid at the time that I visit the counter at the County offices.

We appreciate the assistance that you and your department staff have provided us in both obtaining the Boundary Adjustment and the process involved with the land Re-designation. As we will be out of the country at the time that our file is to be reviewed by Council, we will not be in attendance but look forward to a favourable response. Having the Boundary Adjustment and Re-designation completed will greatly assist us with the next step in our intended sale of the 21.67 Acre parcel to Budding Gardens Inc. The progressive attitude by the County of Rocky View, and its business development plans is to be commended.

We look forward to future correspondence regarding these matters, with hopefully confirmation of the re-designation being completed and the file being closed.

With thanks and warm regards,

Tracy Hotchkiss

283235 Township Road 224
Rocky View County, Alberta
T1X 0J6

[REDACTED]



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 10, 2019	DIVISION: 7
TIME:	Morning Appointment	
FILE:	06517005	APPLICATION: PL20190055
SUBJECT:	Redesignation Item – Farmstead District to Business-Recreation Destination District	

POLICY DIRECTION:

The application was evaluated in accordance with policies of the County Plan, City of Calgary/Rocky View County Intermunicipal Development Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Farmstead District to Business-Leisure and Recreation District in order to facilitate the development of a small driving range.

The following is a summary of the application assessment:

- The proposal is consistent with policies of “Other Business Development” as the proposed recreation development is limited in size and scale, has direct access to a County road, and technical studies on transportation and stormwater conclude that the future traffic and drainage could be managed on site and will not affect adjacent lands.
- The proposed development would provide a recreation opportunity for residents in the region.
- The proposal meets the requirements of Business-Leisure and Recreation District of the Land Use Bylaw.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	May 2, 2019
DATE DEEMED COMPLETE:	July 12, 2019

PROPOSAL:	To redesignate the subject land from Farmstead District to Business-Leisure and Recreation District, in order to facilitate the development of a small driving range.
LEGAL DESCRIPTION:	Block 1, Plan 8710072, NE-17-26-01-W05M
GENERAL LOCATION:	Located approximately 1 mile north of Highway 566 and immediately west of Range Road 14.
APPLICANT:	Konschuk Consulting
OWNERS:	Jianli Zhang, Di Zhang, Yuhong Li
EXISTING LAND USE DESIGNATION:	Farmstead District
PROPOSED LAND USE DESIGNATION:	Business-Leisure and Recreation District
GROSS AREA:	± 38.00 acres

¹ **Administration Resources**
Xin Deng and Milan Patel, Planning and Development Services



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

Class 3D60, 3T40 – The majority of the land contains soil with moderate limitation for crop operation due to low permeability and adverse topography.

Class 3T50, 3WI50 – The northwest portion of the land contains soil with moderate limitation for crop operation due to adverse topography, excessive wetness / poor drainage, and flooding.

Class 1 1 – A small portion of the land in the northwest area contains soil with no significant limitation for crop operation.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 14 landowners in the area between May 22 and June 21, 2019. Three letters were received in response (Appendix 'D'). The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

1987 The subject land was created and registered in Plan 8710072.

BACKGROUND:

The subject land contains a dwelling and a detached garage. The land is accessed via the existing approach off Range Road 14. The dwelling is serviced by an existing water well and a private sewage treatment system.

There is a large pond on the north half of the land; as such, the proposed development would likely take place on the south portion of the parcel. The Applicant proposes to build a small golf course driving range with a tee-off area, a pro shop, and a parking lot. The pro shop would contain a washroom and would be serviced by a water cistern system, and a sewage holding tank or the existing septic tank. The details would be determined at the future Development Permit stage.

The subject land is the first parcel out created from the quarter section. The surrounding lands are primarily agricultural uses, and the closest multi-lot residential development is located 0.5 mile to the east. The city of Calgary is situated 1 mile to the south.

POLICY ANALYSIS:

The application was evaluated in accordance with the Interim Growth Plan, the County Plan, and the Land Use Bylaw.

Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land-use, infrastructure, and services. The proposed recreation development is not included in the four major development types defined in the Interim Growth Plan, and the development is not considered a regional significance; therefore, Interim Growth Plan does not apply, and the application was evaluated in accordance with the County Plan.

City of Calgary/Rocky View County Intermunicipal Development Plan

The land falls within the growth corridor area of the Intermunicipal Development Plan with the City of Calgary, therefore, this application was circulated to the City of Calgary. The City of Calgary has no concern for the proposed development, but worries potential impacts of other potential uses under the proposed Business-Leisure and Recreation District.



County Plan

Section 14, Business Development, provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This section encourages new business to locate within the existing business area as identified on Map 1, and also provides flexibility for considering development that is located outside of the business area if the proposal can justify their need and location. "Other Business Development" provides policies that can be used to evaluate proposals that are not located in the identified business areas.

The parcel is not located in the vicinity of an identified business area and cannot be reasonably located in an existing business area given the size requirements, limited servicing needs, and temporary use. The proposed development is limited in size, scale, intensity, and scope, and therefore meets the policies in Section 14 of the County Plan.

The Applicant provided a transportation assessment and a site-specific stormwater management plan. These reports demonstrate that the proposed development can be accommodated on the subject lands and would not have adverse impact on adjacent lands. Range Road 14 is a gravel road. In order to meet the County Services Standards, at the Development Permit stage, the Applicant would be required to upgrade a portion of Range Road 14 to paved standard from the intersection with Highway 566 to the access point of the development.

Land Use Bylaw

The proposed Business-Leisure and Recreation District meets the parcel size requirement, and the golf course driving range is a listed use within the district.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The proposed development is consistent with policies of Other Business Development within the County Plan, meets the requirement of the Land Use Bylaw, and would benefit the residents in the region.

OPTIONS:

- | | | |
|------------|---|--|
| Option #1: | Motion #1 | THAT Bylaw C-7918-2019 be given first reading. |
| | Motion #2 | THAT Bylaw C-7918-2019 be given second reading. |
| | Motion #3 | THAT Bylaw C-7918-2019 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-7918-2019 be given third and final reading. |
| Option #2: | THAT application PL20190055 be refused. | |

Respectfully submitted,

"Matthew Wilson"

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

"Al Hoggan"

Chief Administrative Officer



APPENDICES

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7918-2019 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 response.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>Alberta Transportation recognizes that the proposed development will be accessed via the municipal road system. The proposal, therefore, would appear to have a minimal impact on Highway 566.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal. The area of land subject of this proposal is located beyond 300 metres of Highway 566 (or 800 metres of a public road intersection on Highway 566), and therefore, is not within Alberta Transportation's area of jurisdiction as outlined in the Highways Development and Protection Act. In this case, subsequent development activity at this location would not require a Roadside Development Permit from the department.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	<p>The applicant must obtain Historical Resources Act approval prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture, Multiculturalism and Status of Women's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p>
Alberta Energy Regulator	No response.
Alberta Health Services	<p>At this time, we do not have any concerns with the information as provided. If future development plans include the construction of any public facilities, such as a restaurant, AHS-EPH would like to be notified. Forwarding building plans to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p>

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No concerns.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Rocky View Gas Co-op	No objections. Rocky View Gas Co-op will require notification when/if a subdivision application is to follow the redesignation application.
City of Calgary	No comments regarding water, sanitary or stormwater for this application, however, City is concerned about the numerous other potential uses listed under Business-Leisure and Recreation, and would request that Rocky View County consider a Direct Control District to specify a golf course driving range as the use.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the surrounding ag lands from the driving range. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and by providing a visual barrier.
Rocky View Ranch Lands Recreation Board	No concern for a redesignation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns with this land use redesignation application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.
Development Authority	No response.
GIS Services	No comment.

AGENCY	COMMENTS
Development Compliance	No recommendations or concerns.
Building Services	No response.
Fire Services & Emergency Management	The Fire Service has only one comment, which is that the access road and the parking lot be made compliant to the requirements of the Alberta Building Code and to Rocky View County Servicing Standards.
Planning and Development Services – Engineering	<p data-bbox="613 577 732 604">General:</p> <ul data-bbox="613 625 1468 1010" style="list-style-type: none"> <li data-bbox="613 625 1468 728">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <li data-bbox="613 747 1468 1010">• At the time of future DP, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details <p data-bbox="613 1031 805 1058">Geotechnical:</p> <ul data-bbox="613 1079 1468 1199" style="list-style-type: none"> <li data-bbox="613 1079 1468 1140">• County GIS contours indicates that there are slopes less than 15%. <li data-bbox="613 1161 1195 1199">• Engineering has no concerns at this time. <p data-bbox="613 1220 829 1247">Transportation:</p> <ul data-bbox="613 1268 1468 1967" style="list-style-type: none"> <li data-bbox="613 1268 1333 1295">• Access to the parcel is provided off Range Road 14. <li data-bbox="613 1316 1468 1419">• A memo for Highway 566/Range Road 14 intersection review was provided, prepared by Bunt & Associates. Dated December 13th, 2018. <li data-bbox="613 1440 1468 1543">• As per memo, intersections of Hwy 560 & Range Road 14 would accommodate the current proposal and no intersection improvements are required. <li data-bbox="613 1564 1468 1667">• Review of daily volumes indicated that Range Road 14 will exceed its environmental capacity for Regional Low Volume roadway. <li data-bbox="613 1688 1468 1967">• As per County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future DP, applicant/owner is required to enter into a Road Right-of-Way Development Agreement for the construction of Regional Transitional Paved road along the Range Road 14 ROW from site access to Hwy 566 (Approximately 1350 m) with associated infrastructure including paved approach to site in accordance with Rocky View County Servicing Standards.

AGENCY	COMMENTS
	<p>The applicant will be eligible for cost recovery to construct municipal infrastructure.</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be developed.. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No servicing has been proposed for the proposed development. Currently, an existing septic system services single-family dwelling. As per policy #449 and county standards, the county recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems. As a condition of future DP, applicant is required <ul style="list-style-type: none"> To have sewage holding tanks for proposed development in accordance with County Policy #449 and county standards. OR To demonstrate typical wastewater strength and volumes and suitability of existing septic field for proposed development in accordance with County Policy #449 and county standards. Engineering has no requirement at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> No servicing has been proposed for the proposed development. However, should water servicing be required for proposed development, engineering recommends the use of cistern with trucked water service. Currently, a well services existing dwelling and other accessory buildings. Applicant will require approvals from Alberta Environment if the groundwater from existing water well is to be used for business/commercial purposes. Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Site-specific stormwater Implementation plan was submitted, prepared by Westhoff Engineering Resources Inc., Dated April 3, 2019. The report proposes overland ditch/swale drainage system collecting and conveying runoff to an evaporation pond with emergency overland outlet to wet creek.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> At time of future DP, applicant will be required to implement the recommendations of Site-specific stormwater implement plan. At the time of future DP, the applicant is required to provide an erosion and sediment control (ESC) plan identifying ESC measures to be implemented during the construction of the proposed development and infrastructure.
	<p>Environmental:</p> <ul style="list-style-type: none"> Based on GIS review, wet creek, lake and riparian areas are present on site. No disturbance is proposed at this time. As a condition of future DP, application is required to obtain Alberta environment approval if any wetlands are to be disturbed. Engineering has no requirements at this time.
Utility Services	No concerns.
Capital Project Management	No response.
Transportation Services	<ul style="list-style-type: none"> Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions. Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or direct additional surface drainage into adjacent County road allowance. Recommend Applicant submit a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. Any on site exterior lighting to be “dark sky” compliant. Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance. Applicant to be reminded no business signage to be installed within the County Road Allowance

Circulation Period: May 22, 2019 – June 21, 2019



BYLAW C-7918-2019

A Bylaw of Rocky View County to amend Land Use 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-7918-2019.

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.65 of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 8710072, NE-17-26-01-W05M, from Farmstead District (F) to Business-Leisure and Recreation District (B-LR), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 8710072, NE-17-26-01-W05M, is hereby redesignated to Business-Leisure and Recreation District (B-LR) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7918-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 07
File: 06517005 / PL20190055

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


Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7918-2019**AMENDMENT**

FROM Farmstead District TO Business – Leisure and Recreation District . 

Subject Land _____

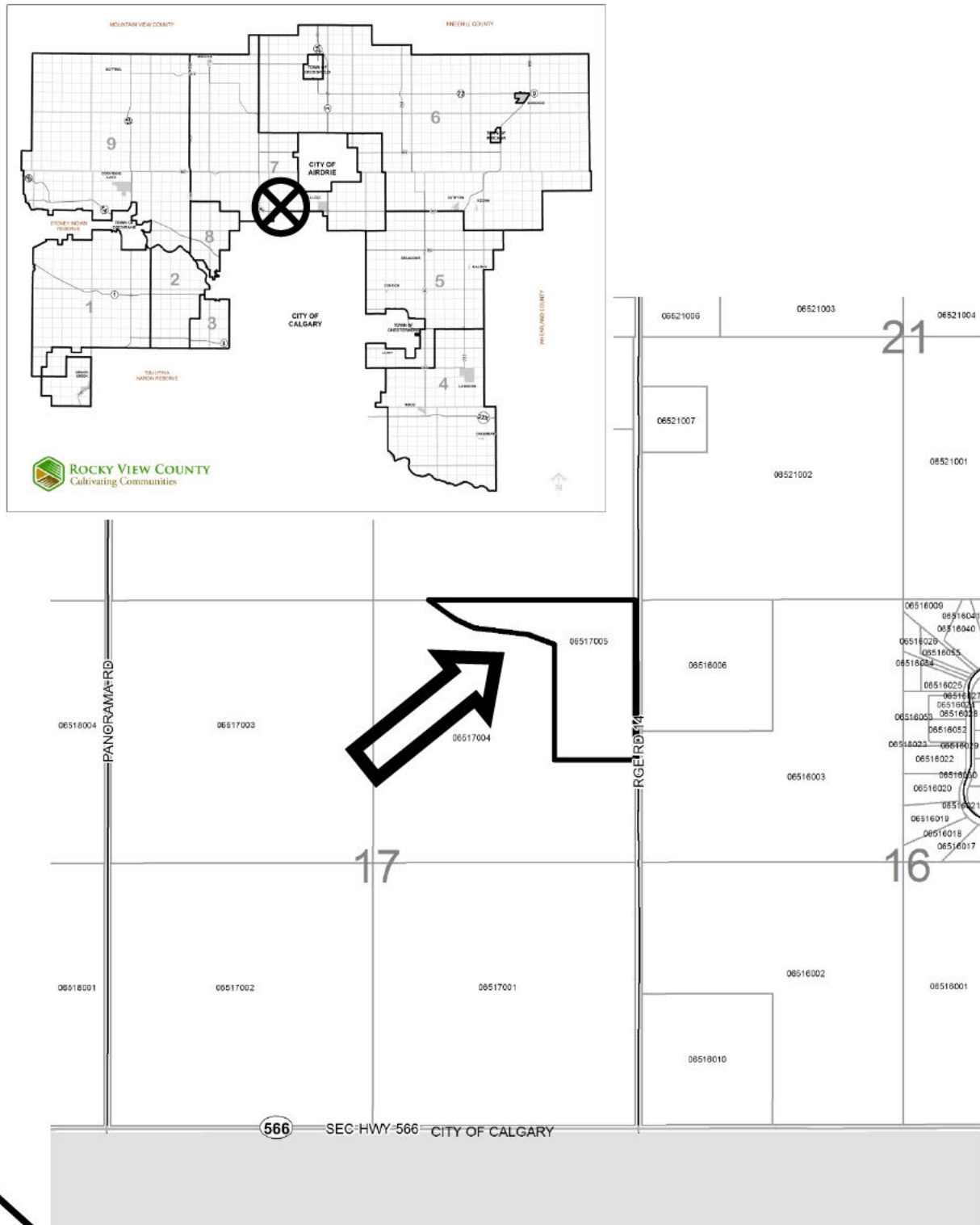
LEGAL DESCRIPTION: Block 1, Plan 8710072, NE-17-26-01-W05M



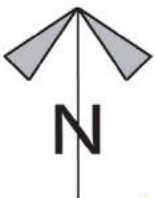
ROCKY VIEW COUNTY
Cultivating Communities

FILE: PL20190055 – 06517005

DIVISION: 07



LOCATION PLAN



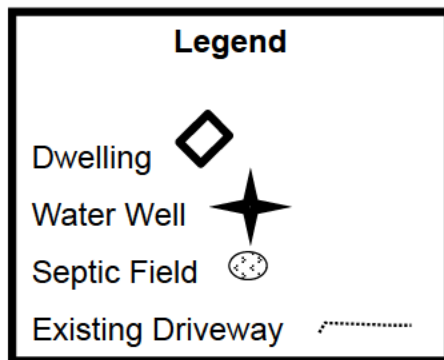
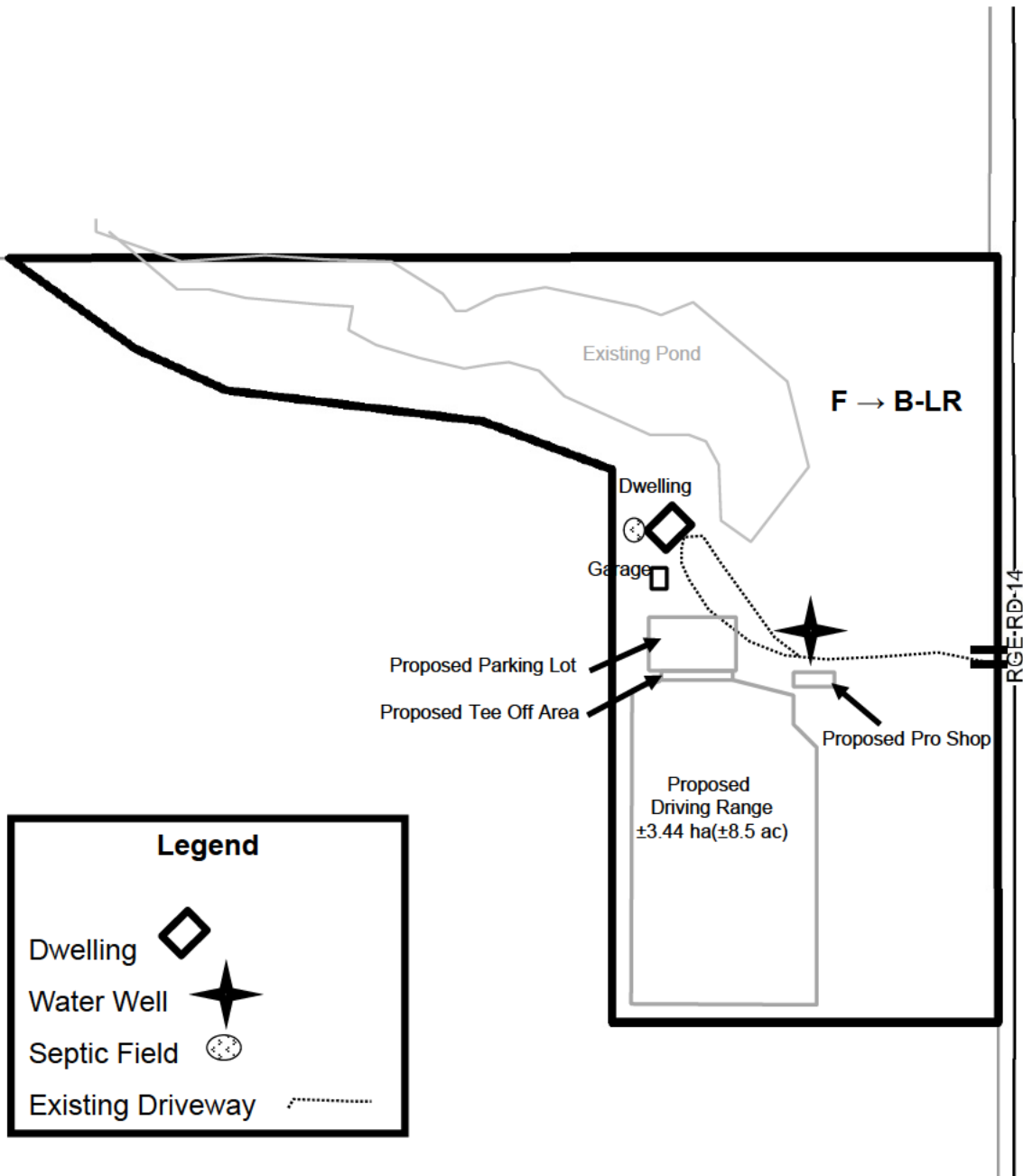
Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

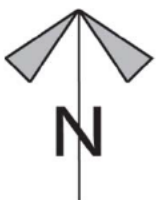
Division # 7

File: PL20190055 - 06517005

Redesignation Proposal: To redesignate the subject land from Farmstead District to Business - Leisure and Recreation District, in order to facilitate the development of a small driving range.



DEVELOPMENT PROPOSAL

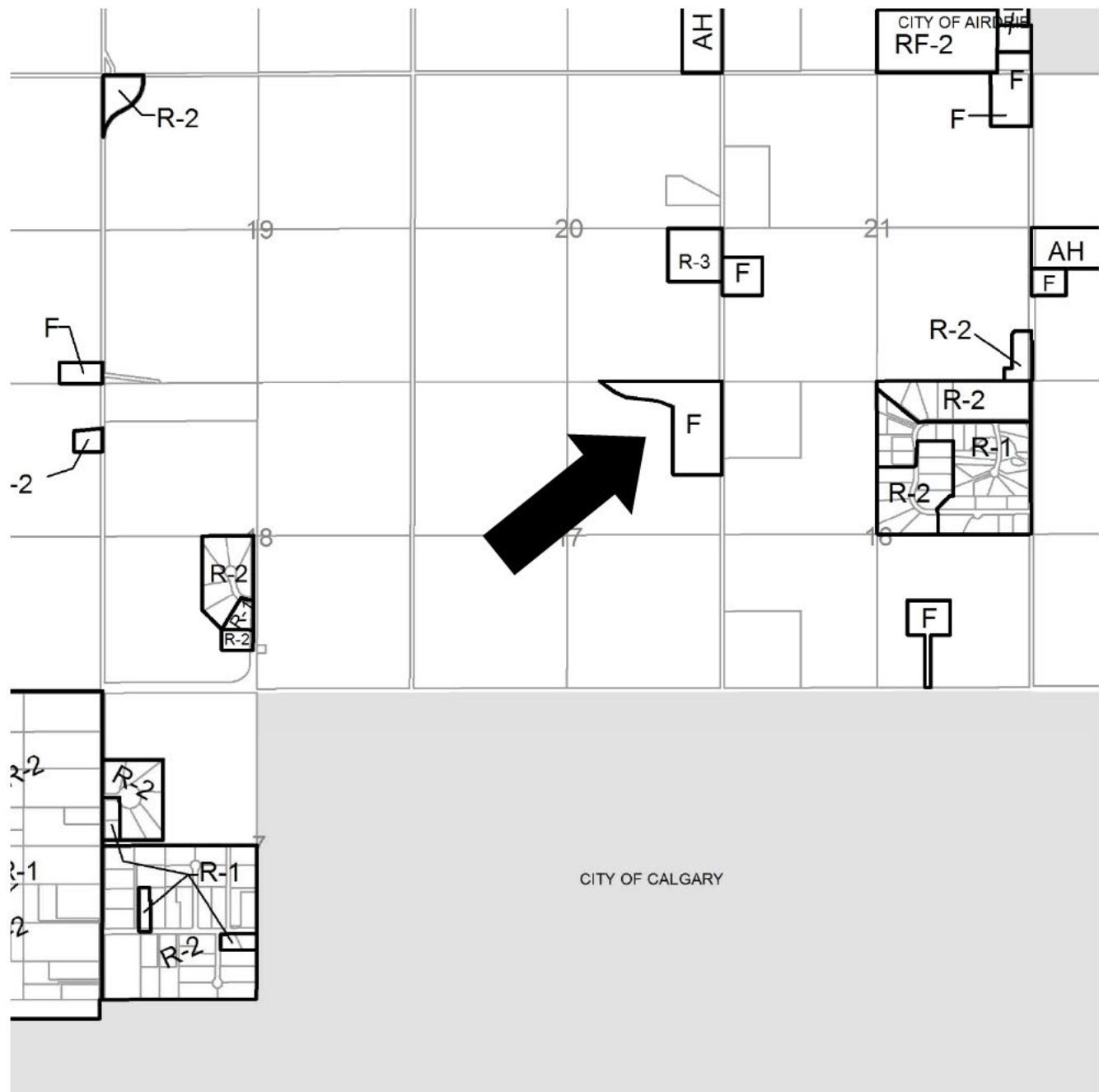


Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

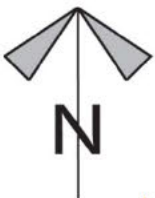
Division # 7

File: PL20190055 - 06517005



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

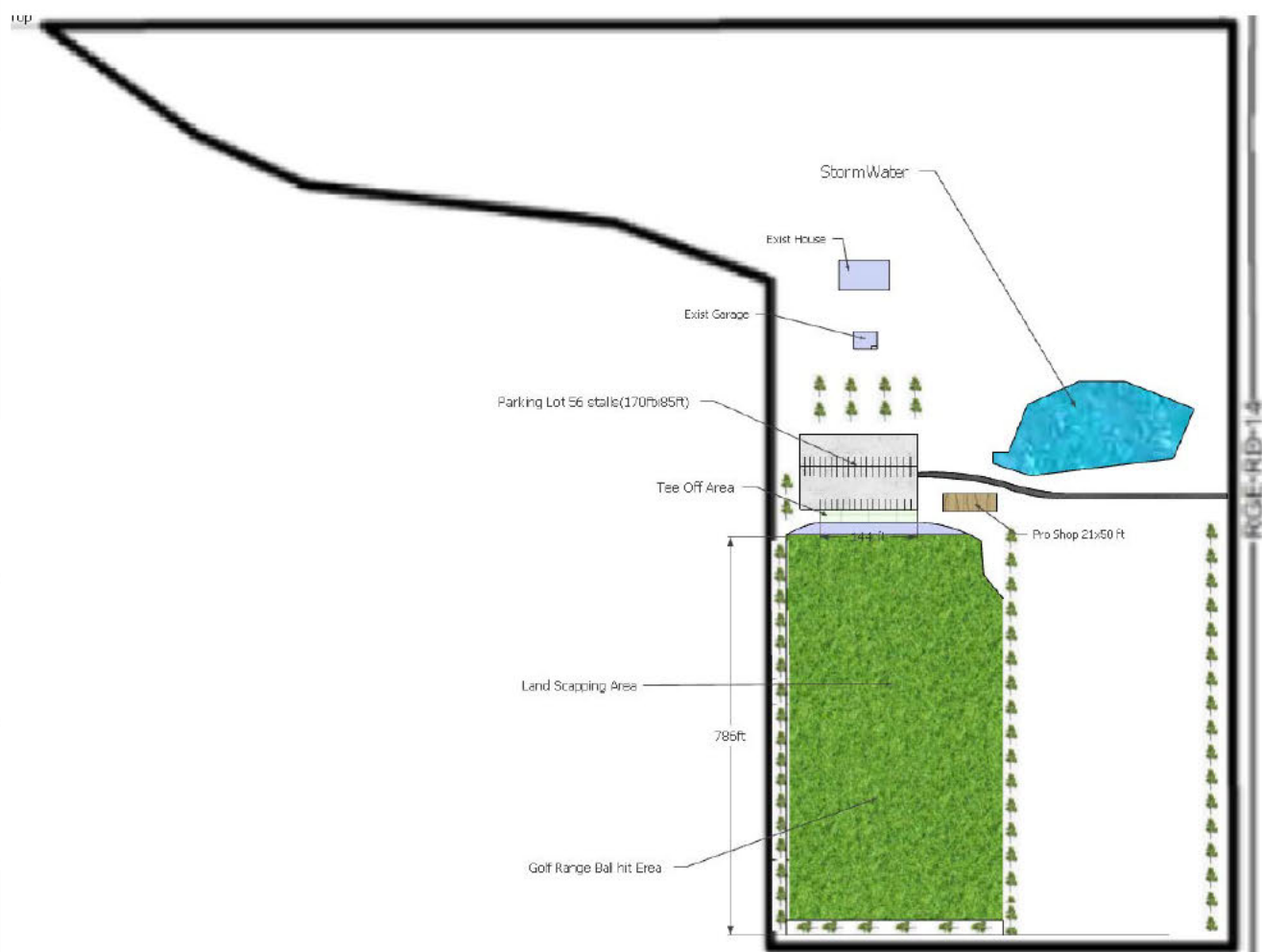


Block 1, Plan 8710072, NE-17-26-01-W05M

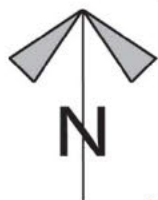
Date: 22-Aug-19

Division # 7

File: PL20190055 - 06517005



PROPOSED SITE PLAN



Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

Division # 7

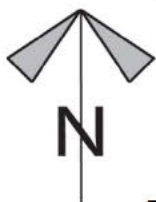
File: PL20190055 - 06517005



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

TOPOGRAPHY

Contour Interval 2 M



Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

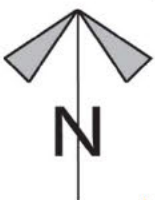
Division # 7

File: PL20190055 - 06517005



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

AIR PHOTO
Spring 2018

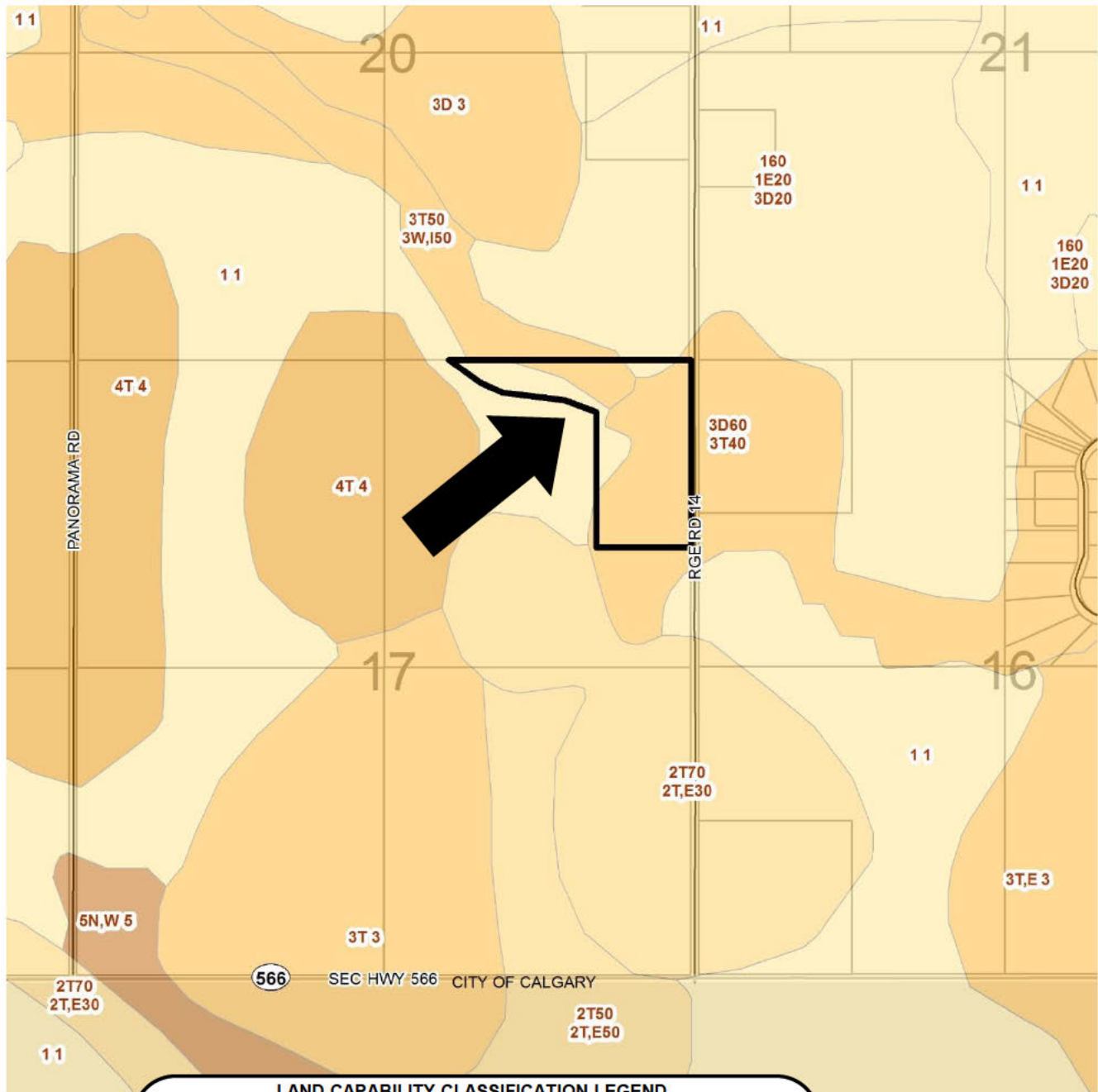


Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

Division # 7

File: PL20190055 - 06517005



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

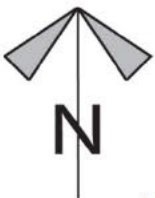
CLI Class

- 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

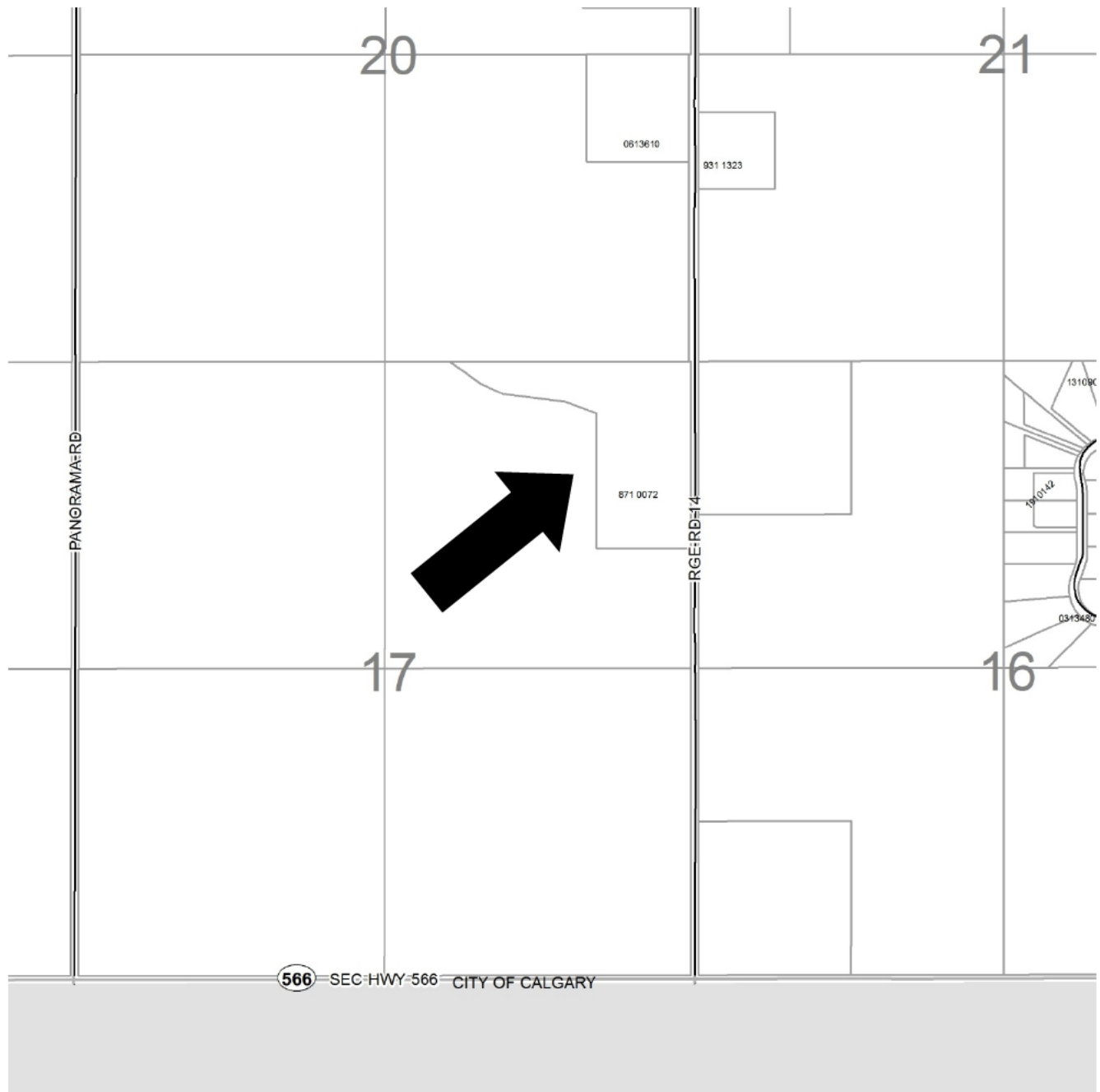


Block 1, Plan 8710072, NE-17-26-01-W05M

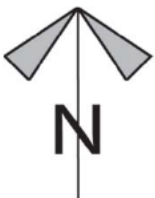
Date: 22-Aug-19

Division # 7

File: PL20190055 - 06517005

**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

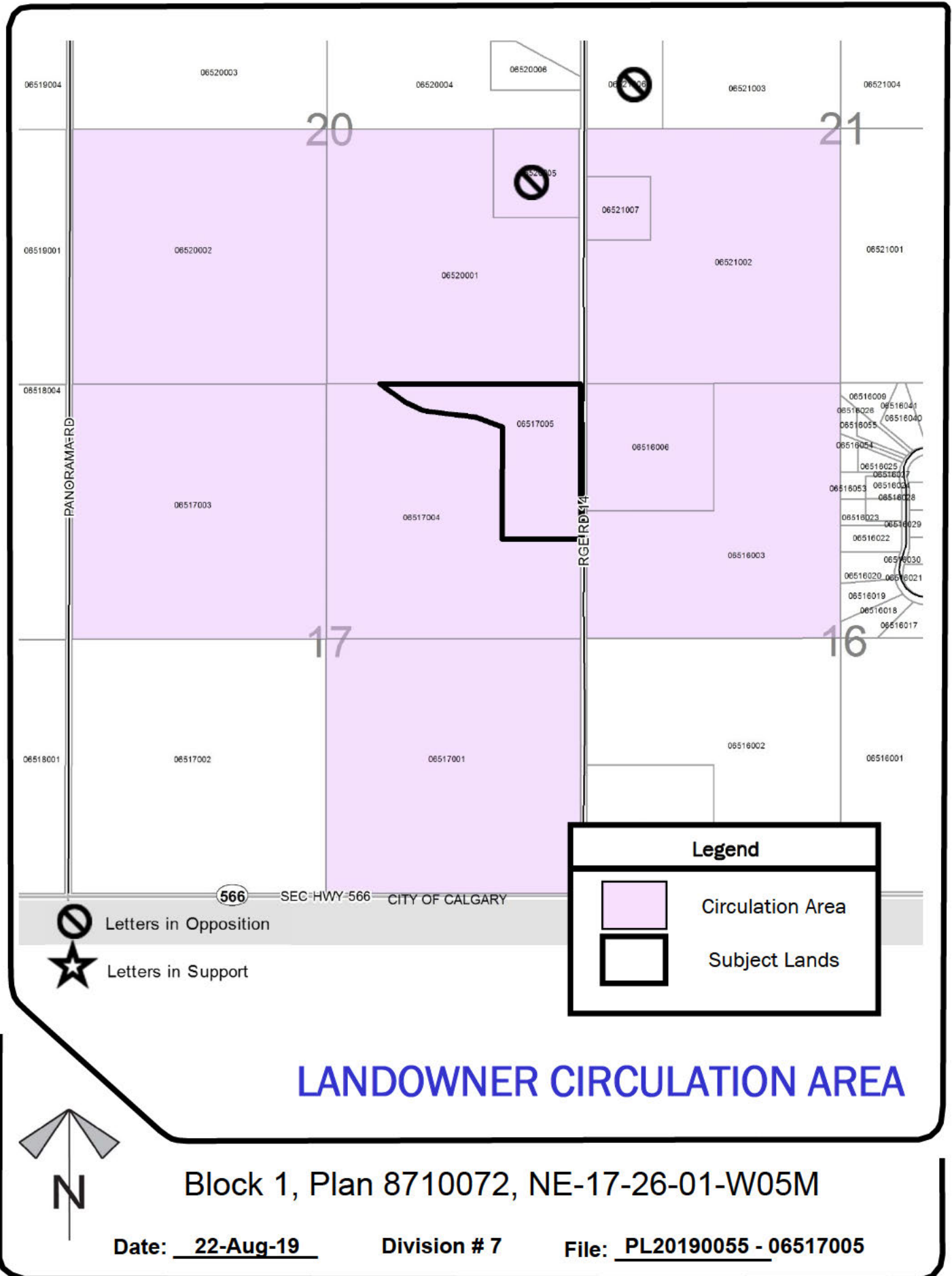
HISTORIC SUBDIVISION MAP

Block 1, Plan 8710072, NE-17-26-01-W05M

Date: 22-Aug-19

Division # 7

File: PL20190055 - 06517005



Lori-Lee Turcotte

From: [REDACTED]
Sent: Friday, May 31, 2019 9:39 AM
To: Xin Deng
Subject: re: File 06517005

Good morning. We are replying to the proposal of the golf course driving range. We are not really opposed to it but the only issue we have is the traffic. There is already a lot of traffic on this road and it is not in the best of shape. We would like to see an upgrade to it before any development was approved.

Regards, Ken and Barb Young

June 11, 2019

Rocky View County,
Planning Services Department,
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Planning Services Department

Re: File # 06517005 Application # PL20190055 Division 7

My husband and I are opposed to having the subject land redesignated to Business-Leisure and Recreation District, to facilitate the development of a small golf driving range, for the following reason:

Range Road 14 is inadequate to accommodate the increased traffic which would result with the development of a golf driving range. Range road 14 is a dusty, dirt road with frequent ruts and potholes, especially when it rains. Presently, the road requires frequent gravel applications to make it driveable. The traffic on the road has increased tremendously the past year as cars from Panorama and Evanston and trucks are using it to go north. Until the road is rebuilt, traffic needs to be minimized not increased.

Please take into account the condition of Range Road 14 when considering the land redesignation and development proposal.

Thank You.

Sincerely,

Dianna Oberg,

Address: 263192 Range Road 14

Lori-Lee Turcotte

From: Tracy Clark [REDACTED]
Sent: Wednesday, June 12, 2019 11:11 AM
To: Xin Deng
Subject: Concerns Regarding Application Number PL20190055

Hello Xin,

I am contacting you in regards to a letter we have received about **Application Number PL20190055, File 06517005**. Both myself and my father (Brian Johnston) have received this notification and I am replying to express concern on both of our parts. My father owns the quarter section immediately adjacent to the proposed redesignation and I own an acreage within that same quarter.

We have serious concerns regarding this application for re-designation of land use for the following reasons:

1) **Road Access.** Range Road 14 is a poor quality gravel road that is not currently well maintained. We continually struggle with overuse of this road due to the existing business (Canine Agility Centre) and the traffic generated by the encroaching communities of Calgary and Airdrie. The very high high levels of traffic coming from both north (Airdrie) and south (Calgary) make travelling on RR14 unsafe as the city drivers do not know how to drive on gravel roads. They drive too fast and in the middle of the road because there are no road markings - I have been forced into the ditch more than once to avoid a collision. Additionally, the dust generated by the traffic is impacting our quality of life and health. Lastly, the actual road structure of RR 14 is not sufficient for the high levels of traffic that are currently using it (soft spots, washboard, etc) - adding another business on the road will definitely worsen the situation we are already struggling with. If this application is approved by the county we would expect that Range Road 14 would need to be properly paved from Yankee Valley Road all the way south to 566. It is important to recognize that traffic comes from both the north (Airdrie area) and south (Calgary).

2) **Water Access.** Our home is on a water well and we are very concerned about the additional strain on the water table that a business like a driving range will cause. The water table in our area is very shallow and fluctuates widely - when any of the surrounding neighbors or farms uses too much water we already see a drop in water pressure/supply that is very concerning. If a driving range that perhaps requires irrigation where to utilize the same aquifer we are concerned we will lose the water supply to our house and livestock facilities. And as our home and livestock operation is pre-existing to this proposed business it is my understanding that we have priority with regards to water access and supply. I know there is a dam on the property in question but it is important to note that dam is fed by the same springs and aquifer that supply water to all the surrounding pre-existing homes and farms. Increased pressure on the dam will surely impact the water table in a negative manner. The obvious solution here is that if this driving range is approved the requirement must be that the Rocky View Water Coop be brought to the property and the driving range uses that as their water source.

3) **Safety & Security.** As we have already learned from the encroaching communities of Calgary and Airdrie, with increased population comes increased crime. By driving more traffic to the area we are concerned about the safety of ourselves and our home. We have already had to incur personal costs to try to protect our home by installing an expensive driveway gate after increased break-ins in the area. With a new business on RR14

that will lead to more traffic, we will need increased RCMP patrols and regular presence to deter criminal activity.

4) Quality of Life & Preservation of Lifestyle. We have invested in a rural lifestyle because we prefer the peace and quiet of country living. Our family has farmed in this area for generations. Establishing our home and farm operation has been at considerable expense, and the introduction of a commercial business into our neighborhood is of great concern to us. We feel very strongly that the presence of this business will negatively impact our existing lifestyle, neighborhood and community. We are concerned that attracting people unaccustomed to farming will raise concerns around our business operations - whether that be the safety of our livestock or the cropping practices that we employ on our land (fertilizer & chemical application, etc). We also do not want the additional traffic and people in our community as it will be disruptive to our farming operation and way of life. In our opinion, urban commercial business/leisure activity is not compatible with the current Farmstead District designation and we strongly oppose the re-designation of this land use.

Thank you for the opportunity to express our concerns regarding the re-designation of this land use. In summary, for the reasons above we strongly oppose this re-designation of land use. If you require further comment, clarification or discussion regarding this matter please contact me at **403-462-9870**.

Tracy Clark
26310 Range Road 14
Rocky View County, AB



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** 6
TIME: Morning Appointment
FILE: 08014004 **APPLICATION:** PL20190056
SUBJECT: Redesignation Item – Ranch and Farm District to Business-Agricultural Services District

POLICY DIRECTION:

The application was evaluated in accordance with policies of the County Plan and Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the land from Ranch and Farm District to Business-Agricultural Services District in order to facilitate an agricultural business on a ± 10.00 acre parcel with ± 145.38 acre remainder.

The following is a summary of the application assessment:

- The proposal is consistent with policies of “Other Business Development” within the County Plan as the proposed agricultural business is limited in size and scale, has a direct access to the county road, and the traffic study indicates that the intersection of Highway 9 and Range Road 252 can accommodate traffic generated from the development.
- The proposal is also consistent with the agricultural policies of the County Plan. The Applicant provided development rationale, and provided information that demonstrates that the proposed agricultural development would not affect on-site or off-site infrastructure and servicing.
- The proposal meets the requirements of Business-Agricultural Services District of the Land Use Bylaw.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: April 29, 2019
DATE DEEMED COMPLETE: July 29, 2019

PROPOSAL: To redesignate a portion of the land from Ranch and Farm District to Business-Agricultural Services District in order to facilitate an agricultural business on a ± 10.00 acre parcel with a ± 145.38 acre remainder.
LEGAL DESCRIPTION: SW-14-28-25-W04M
GENERAL LOCATION: Located approximately 4 miles east of the village of Beiseker, on the north side of Highway 9 and east side of Bircham Road.
APPLICANT: Richardson International Limited (Karl Carnegie)
OWNERS: RDM Farms Ltd.

¹ **Administration Resources**

Xin Deng and Milan Patel, Planning and Development Services



EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Business- Agricultural Services District
GROSS AREA:	± 155.38 acres
SOILS (C.L.I. from A.R.C.):	<p>Class 2H, M – The majority of the land contains soil with slight limitations for crop operation due to temperature and low moisture holding and adverse texture.</p> <p>Class 5W, N – The northern portion of the land contains soil with very severe limitations for crop operation due to excessive wetness / poor drainage, and high salinity.</p>

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to four (4) landowners in the area between May 17 and June 10, 2019. No letters in response were received. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

There is no development history on file.

BACKGROUND:

The subject land is an undeveloped, un-subdivided quarter section. The Applicant indicated that they are currently operating the agricultural facility inside the village of Beiseker. As the business grows, they need to relocate the facility to a larger parcel. The Applicant proposes to operate the agricultural facility on a ± 10.00 acre parcel of the land. The proposed development would include three components:

- 1) A large dry fertilizer blending system, including 2000 tonnes storage of product in metal bins, and 200 tonnes/hour blending equipment. The facility would not generate smoke, steam or odour.
- 2) A 557 sq. m. (6000 sq. ft.) liquid chemical storage shed. The chemical shed would be Agrichemical Warehousing Standards Association (AWSA) certified with strict regulations. There would be no liquid mix in the shed. The chemicals stored are for pest control for crops.
- 3) A 242 sq. m. (2600 sq. ft.) office building, including five offices (five employees in the future), washroom, boardroom, and grain-grading counter.

The proposed ± 10.00 acre new parcel would be accessed through a new approach off Bircham Road. As a water and wastewater solution, the office building would be serviced by a water cistern system with truck-in and a sanitary holding tank with truck-out.

A large commercial vehicle would bring all of the products to the site first, and then customers could come to load up with dry fertilizer or liquid chemical as they need.

The land is located in the predominant agricultural area. Beiseker Airport is located approximately 2 miles west. Beiseker Airport had no comment in response to the circulation.

POLICY ANALYSIS:

The application was evaluated in accordance with the Interim Growth Plan, the County Plan and the Land Use Bylaw.

Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land-use, infrastructure, and services. The proposed agricultural development is not included in the four major development types defined in the



Interim Growth Plan, and the development is not considered regionally significant. Therefore, the Interim Growth Plan does not apply, and the application was evaluated in accordance with the County Plan.

County Plan

Section 14 Business Development provides policies for evaluation of proposals ranging from regional business to highway business and other business development. This Section encourages new business to locate within the existing business area as identified on Map 1, but also provides flexibility for considering development that is located outside of the business area if the proposal can justify their need and location. "Other Business Development" provides policies to evaluate the proposal that is not located in the identified business areas.

The parcel is not located in the vicinity of an identified business area; cannot be reasonably located in an existing business area; and is limited in size, scale, intensity, and scope; therefore, it meets the policies in Section 14 of the County Plan.

In order to meet the requirement for direct access to paved county road, at the future subdivision stage, the Applicant would be required to upgrade a portion of Bircham Road from the intersection with Highway 9 to the access point to the site. The Applicant provided a memo for traffic trip estimation, which concluded that the existing intersection of Bircham Road and Highway 9 would be able to accommodate the traffic generated from the development. Alberta Transportation has no concerns with regard to the application.

Section 8 of the County Plan supports and encourages small-scale, value-added agriculture and agriculture services to locate in proximity to complementary agricultural producers.

The proposed development would be serviced by a water cistern system and a sanitary holding tank, which would not affect the existing infrastructure and servicing of the county.

Land Use Bylaw

The proposed Business-Agricultural Services District meets the parcel size requirement. Agricultural Processing and similar uses are listed uses within the district.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The proposed development is consistent with policies of Business Development within the County Plan. The proposed diverse, value-added agricultural business meets the intent of Agricultural Section of the County Plan. The proposed development would be compatible with adjacent lands, and would not have adverse impact on the existing infrastructure and servicing.

OPTIONS:

- | | | |
|------------|---|--|
| Option #1: | Motion #1 | THAT Bylaw C-7924-2019 be given first reading. |
| | Motion #2 | THAT Bylaw C-7924-2019 be given second reading. |
| | Motion #3 | THAT Bylaw C-7924-2019 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-7924-2019 be given third and final reading. |
| Option #2: | THAT application PL20190056 be refused. | |



Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7924-2019 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objections.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>Access to the proposed parcel must be via the local municipal road network (Range Road 252) and direct Highway 9 access is not permitted.</p> <p>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 application.</p> <p>Please note, however, that subsequent development activity at this location would require a Roadside Development Permit from the department.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response
Alberta Energy Regulator	No response.
Alberta Health Services	At this time we do not have any concerns with the information as provided.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No concerns.
Telus Communications	No objections.

AGENCY	COMMENTS
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
Rocky View Gas Co-op	No objections. Rocky View Gas Co-op will require notification when/if a subdivision application is to follow the redesignation application.
Beiseker Airport	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No agricultural concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the surrounding ag lands from the ag business. The guidelines would help mitigate areas of concern including: trespass, litter, pets, and noise.
Rocky View Beiseker Recreation Board	No concern.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns with this land use redesignation application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at future subdivision stage.
Development Authority	No response.
GIS Services	No response.
Development Compliance	No recommendations or concerns.
Building Services	No response.
Fire Services & Emergency Management	No comment.
Planning and Development Services – Engineering	General: <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.

AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicates that there are slopes less than 15%. Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> A site transportation impact assessment memo, prepared by Stantec Consulting Ltd., dated July 29, 2019 was provided. Based on submitted memo, the proposed facility is expected to generate relatively low volume of daily traffic. No upgrades to the Highway 9 & Birchham Road intersection is required at this time. As a condition of future subdivision, the applicant will be required to construct a paved approach to proposed parcel in accordance with County's servicing standards from Birchham Road. As per County Plan, business development outside of a business area should have direct and safe access to a paved County Road or Provincial Highway. As a condition of future subdivision, the applicant will be required to upgrade Birchham Road to Regional Transitional Paved Road standard from Highway 9 to new site access for the proposed parcel. As a condition of future subdivision, the applicant will require a waiver from AT as the lands are adjacent to Highway 9. As the applicant is proposing to subdivide for the First Parcel Out of a previously un-subdivided quarter section, Transportation Offsite Levy shall be deferred at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> Proposed development is indicated to be serviced by sewage holding tank. Engineering has no requirements at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> Proposed development is indicated to be serviced by water cistern. Engineering has no requirements at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The proposed development consists of an office, dry fertilizer plant and chemical storage building. As a condition of future subdivision, the applicant will be required to submit a site specific stormwater management plan, prepared by a qualified professional, assessing the post development site stormwater management to identify any stormwater management measures are required to be implemented to service the proposed development. If the findings of the plan require local improvements, site specific

AGENCY	COMMENTS
	<p>stormwater management plan should provide an onsite stormwater management strategy for the proposed development in accordance with the County Servicing Standards.</p> <ul style="list-style-type: none"> • Engineering has no requirement at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • Base on GIS review, wetlands are present on site. Alberta Environment approval for wetland disturbance shall be the sole responsibility of applicant/owner. • Engineering have no requirements at this time.
Utility Services	No concerns.
Capital Project Management	No concerns.
Transportation Services	<ul style="list-style-type: none"> • Applicant to confirm access to development / subdivided lots. • Recommend Applicant submit a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Application involves Development along Alberta Transportation Road Allowance. Therefore applications to be circulated to Alberta Transportation for review and comments

Circulation Period: May 17, 2019 – June 10, 2019



BYLAW C-7924-2019

A Bylaw of Rocky View County to amend Land Use 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-7924-2019.

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.80 of Bylaw C-4841-97 be amended by redesignating a portion of SW-14-28-25-W04M, from Ranch and Farm District (RF) to Business-Agricultural Services District (B-AS), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SW-14-28-25-W04M, is hereby redesignated to Business-Agricultural Services District (B-AS) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7924-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 06
File: 08014004 / PL20190056

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7924-2019**AMENDMENT**

FROM Ranch and Farm District TO Business – Agricultural Services District 

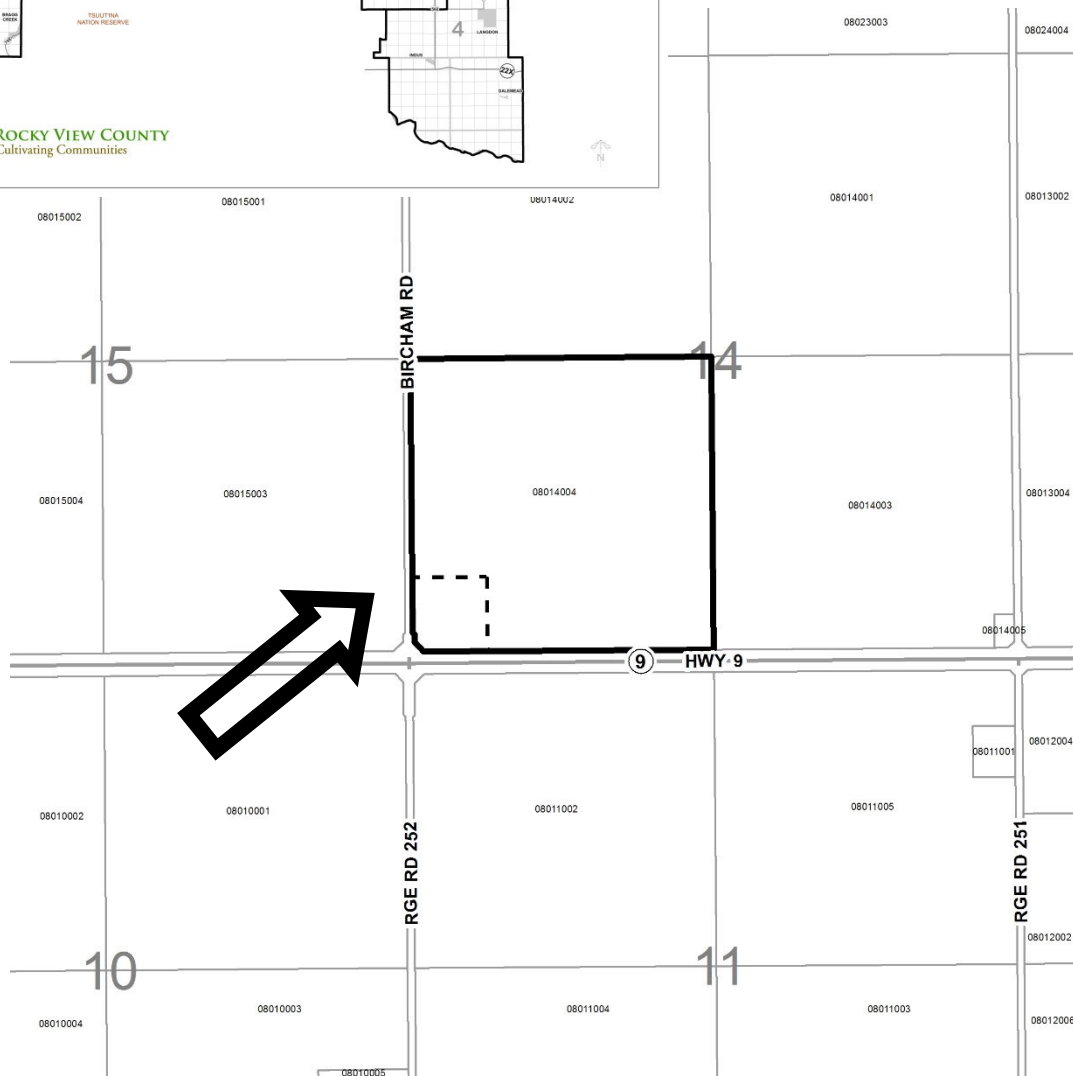
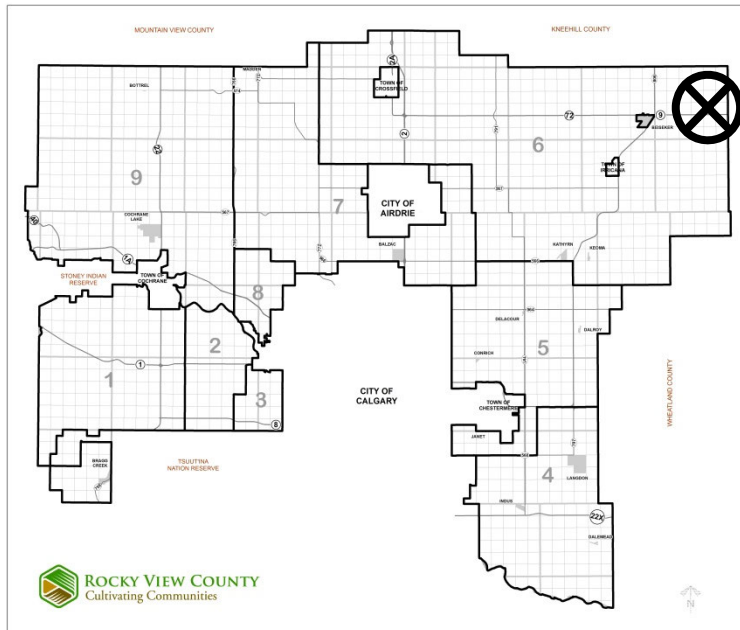
Subject Land _____

LEGAL DESCRIPTION: A Portion of SW-14-28-25-W04M

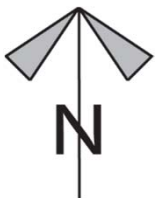


FILE: PL20190056 – 08014004

DIVISION: 06



LOCATION PLAN



SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

File: PL20190056 - 08014004

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Business - Agricultural Services District (B-AS), in order to facilitate the creation of a ± 4.05 hectare (± 10.00 acre) parcel with a ± 58.83 hectare (± 145.38 acre) remainder.



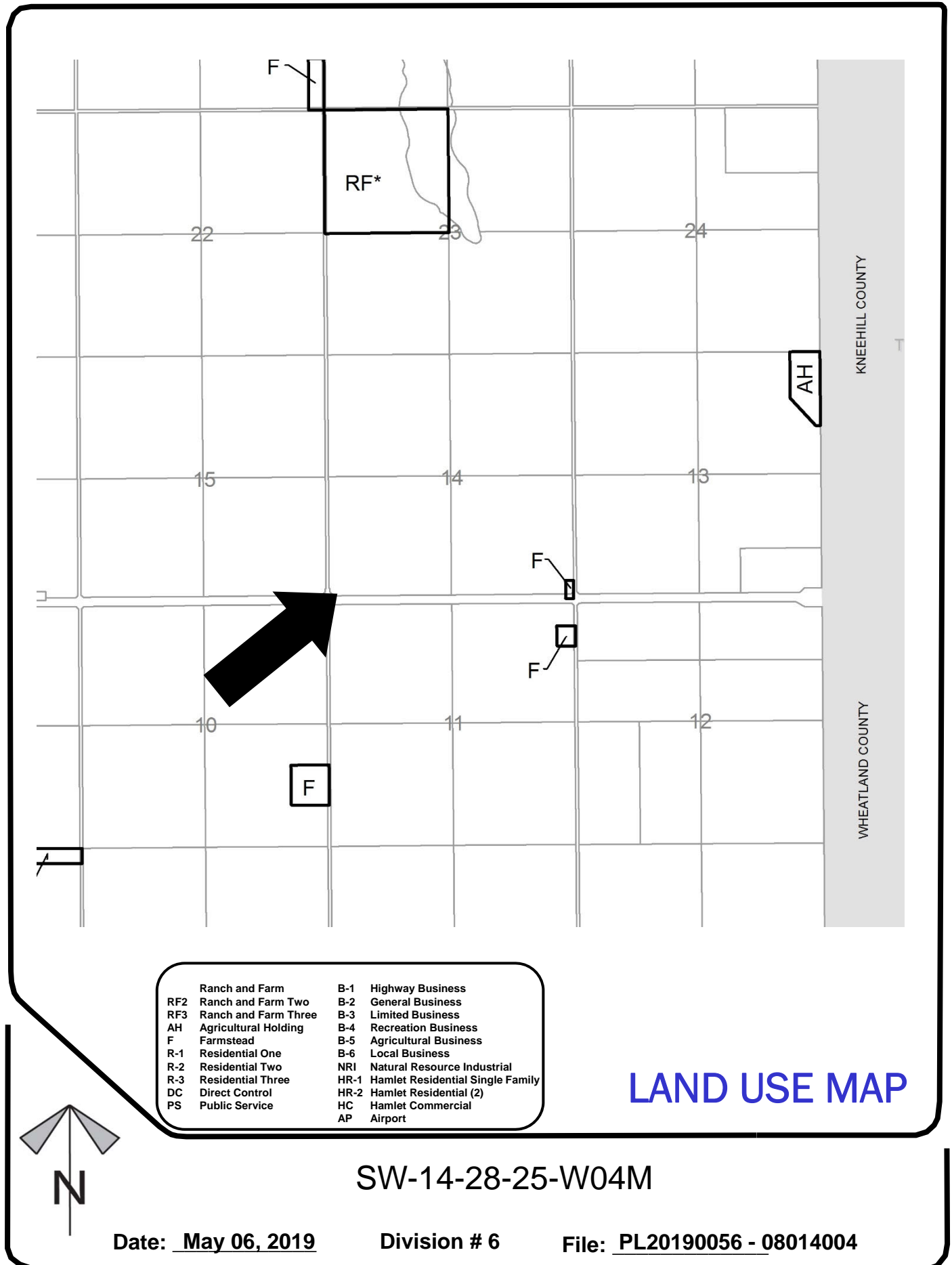
DEVELOPMENT PROPOSAL

SW-14-28-25-W04M

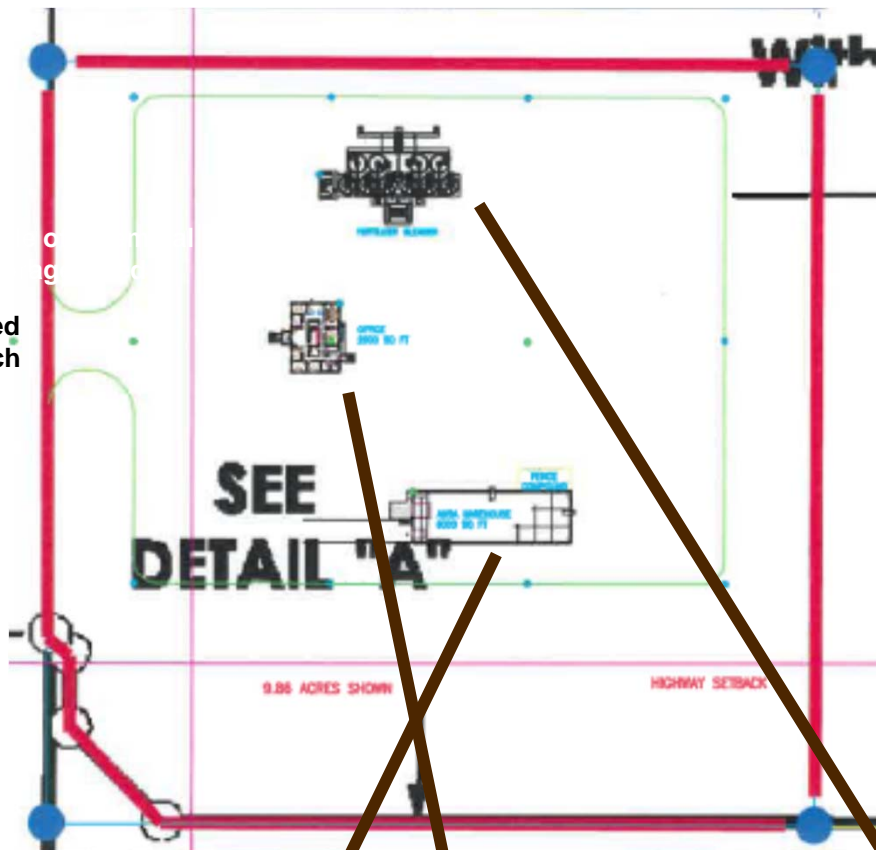
Date: May 06, 2019

Division # 6

File: PL20190056 - 08014004



Proposed
Approach

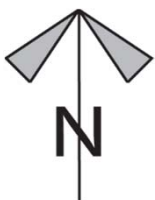


Example of Chemical
Storage Shed

Example of Office

Example of Dry Fertilizer
Blending System

Proposed Site Plan



SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

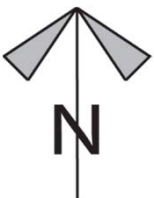
File: PL20190056 - 08014004



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

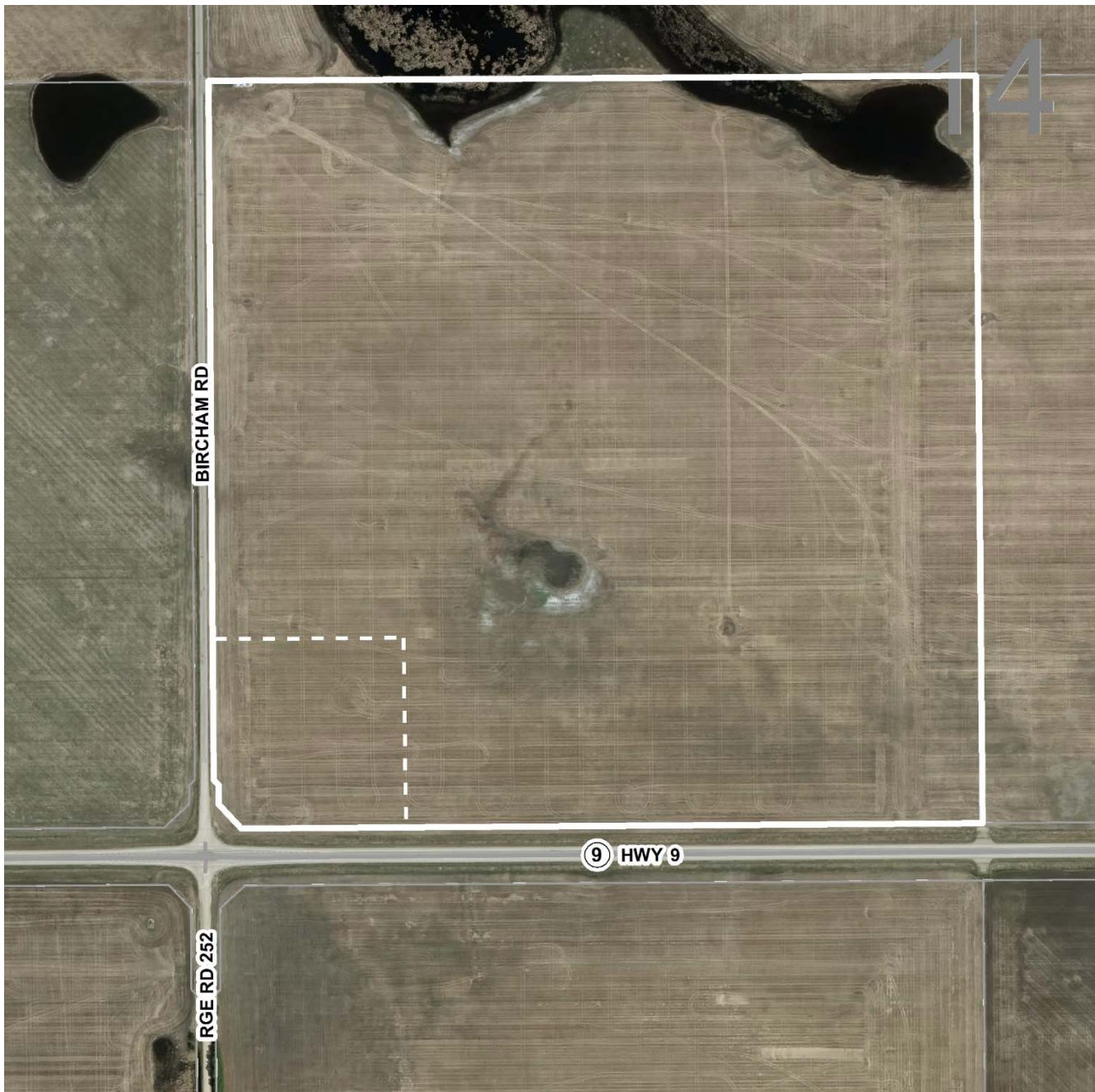


SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

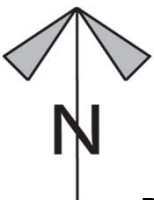
File: PL20190056 - 08014004



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

AIR PHOTO

Spring 2018

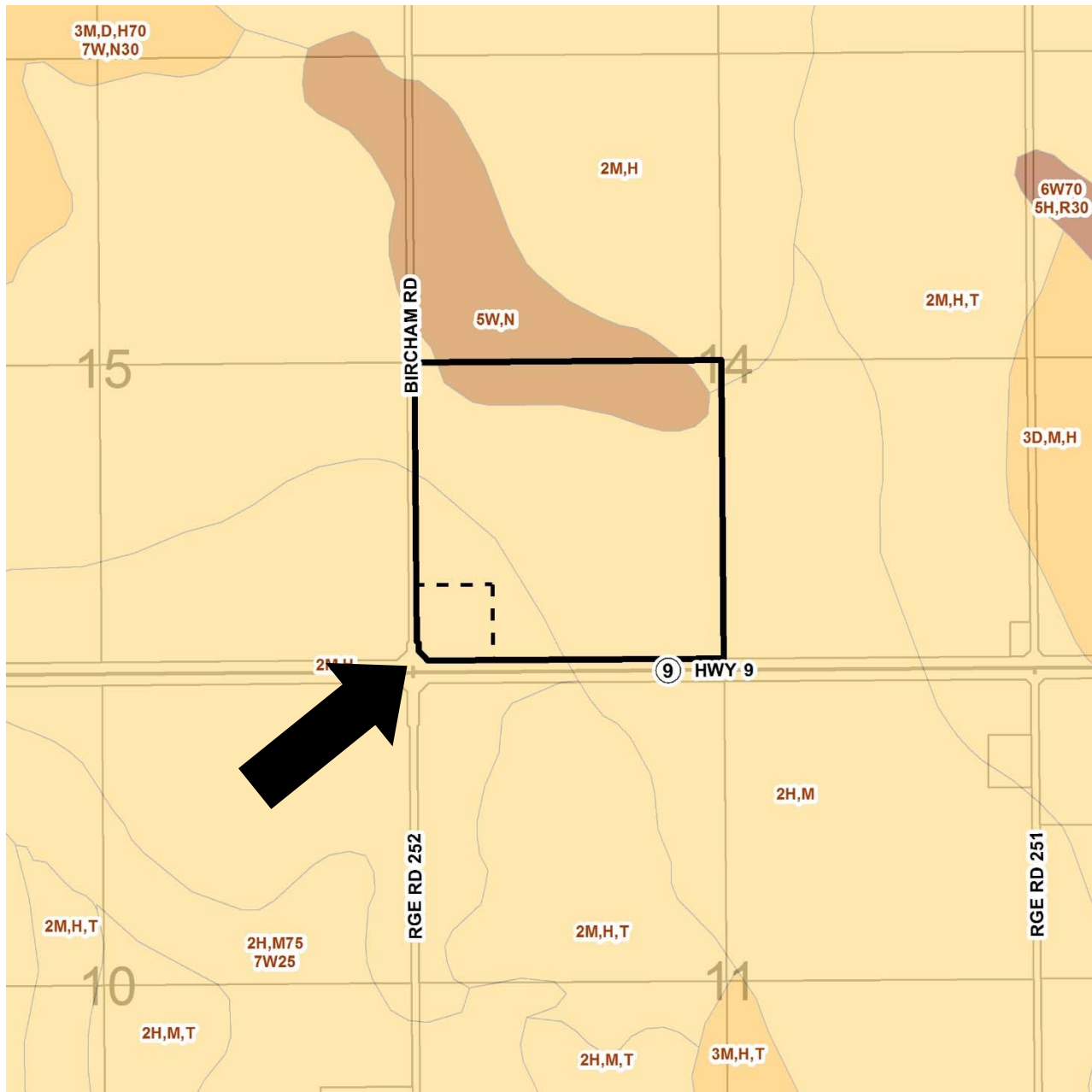


SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

File: PL20190056 - 08014004



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

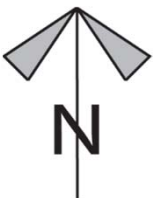
CLI Class

- 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

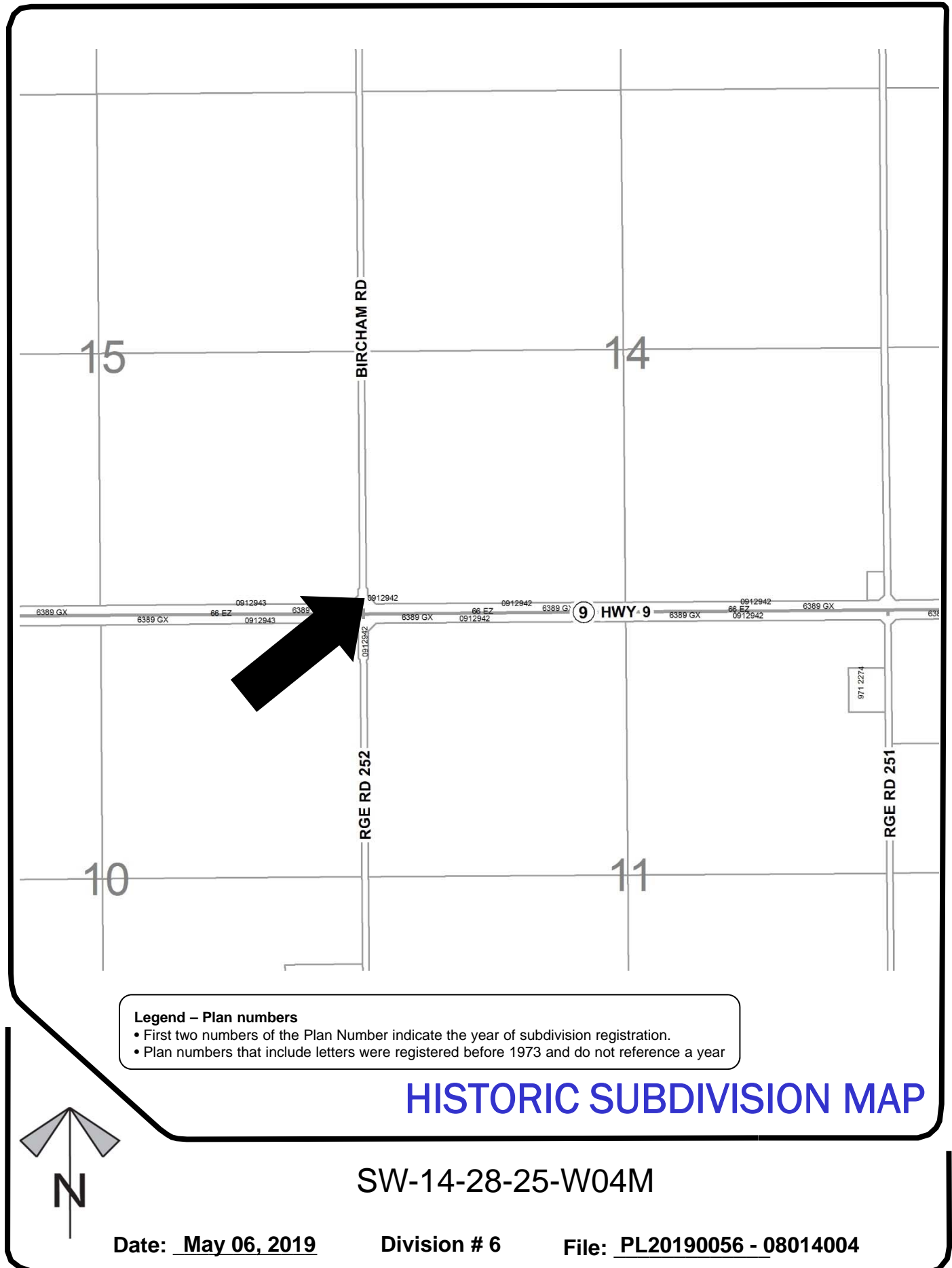


SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

File: PL20190056 - 08014004

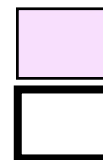




Letters in Opposition

Letters in Support

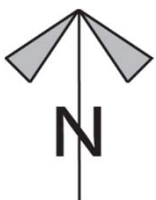
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SW-14-28-25-W04M

Date: May 06, 2019

Division # 6

File: PL20190056 - 08014004



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 06416004 **APPLICATION:** PL20170103

SUBJECT: Conceptual Scheme Item – Sharp Hills Outline Plan – Appendix to 566 Crossing Business Commercial Conceptual Scheme (Area 3).

Note: This application should be considered in conjunction with redesignation application PL20170104 (agenda item C-5).

POLICY DIRECTION:

The application was evaluated against the County Plan, the Balzac East Area Structure Plan, the 566 Crossing Conceptual Scheme, and the Calgary International Airport Vicinity Protection Area Regulation.

EXECUTIVE SUMMARY:

This application proposes adoption of an Outline Plan into the 566 Crossing Conceptual Scheme to allow for the development of a 12-lot country residential community.

The Outline Plan was submitted with an application to redesignate the subject lands from Ranch and Farm District to Residential One District - PL20170104 (Item C-5).

The applicant has not adequately demonstrated the viability of the project as provided in the Outline Plan, specifically:

- Several technical matters relating to slope stability, private sewage treatment, minimum developable area, and road visibility on Range Road 293 have not been adequately addressed;
- The lands are subject to the Calgary International Airport Vicinity Protection Area Regulation and are partly located within a portion of the Airport's Noise Exposure Forecast area that prohibits residential uses and the subdivision of residential districts;
- The lot configuration limits access to open space and, contrary to County policy, proposes panhandle access for multiple lots; and,
- The Outline Plan, and the supporting policies within, are of insufficient clarity to guide safe and efficient development, with matters such as environmental reserve, municipal reserve, and operation of a bareland condominium association is not adequately defined.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #3.

¹ **Administration Resources**

Oksana Newmen and Gurbir Nijjar, Planning and Development Services

**DATE APPLICATION RECEIVED:**

June 27, 2017

DATE DEEMED COMPLETE:

August 3, 2017

PROPOSAL:

To redesignate the subject lands from Ranch and Farm District to Residential One District to provide a policy framework to guide future subdivision and development proposals within a portion of the NE-16-26-29-W04M to facilitate the creation of 12 residential parcels ≥ 1.98 acres.

LEGAL DESCRIPTION:

A portion of NE-16-26-29-W04M

GENERAL LOCATION:

Located near the southwest junction of Range Road 293 and Township Road 263, approximately 1 mile south of the city of Airdrie.

APPLICANT:

Planning Protocol 3, Inc.

OWNERS:

HLC Homes Ltd.

EXISTING LAND USE DESIGNATION:

Ranch and Farm District (RF)

PROPOSED LAND USE DESIGNATION:

Residential One District (R-1)

GROSS AREA: ± 48.9 acres**SOILS (C.L.I. from A.R.C.):****Development Area:**

3T40 3M, 4T, E20 – Moderate limitations due to adverse topography, low moisture holding, adverse texture, and erosions damage

4T, E 4 – Severe limitations to cereal crop production due to adverse topography and erosion damage.

5T60 5T, E40 – Very severe limitations due to adverse topography and erosion damage

Watercourse:

3S, P 3 – Moderate limitations due to high sodicity and excessive surface stoniness

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to 42 adjacent landowners; five letters in opposition were received in response (Appendix 'D'). The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:**March 2009**

2009-RV-063 – Subdivide into 18 business lots, one environmental reserve lot, five municipal reserve lots, and two public utility lots. File closed.

October 21, 2008

566 Crossing Business Park Conceptual Scheme was adopted by Council.

BACKGROUND:

The lands are located within the 566 Crossing Conceptual Scheme, which provides planning for 256 acres of land and features three sub-areas, each requiring further development details through adoption of an outline plan.



The subject lands comprise Area 3 of the Conceptual Scheme. Area 1 has not been developed. A Direct Control District and corresponding Outline Plan for development of a business park was approved for Area 2; however, no development has proceeded to-date.

The lands are currently developed with a dwelling and associated accessory buildings. Access is provided from an existing approach via Range Road 293, which would eventually be redeveloped into a new internal subdivision road servicing eight of the lots (Phase 2). The remaining four lots are located north of the existing pond, and would access Township Road 263 via parallel panhandles, overlain by an access easement for the benefit of the four proposed lots (Phase 1).

OUTLINE PLAN OVERVIEW:

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

Site Context

Given the proximity to the flight paths associated with Calgary International Airport, a portion of the lands are subject to the Noise Exposure Forecast Airport Vicinity Protection Area (NEF). Topographically, the site is bisected by a tributary of Nose Creek. There are steep slopes both along the watercourse corridor, and extensive areas across the site, as well as areas that have prior placement of fill material.

Lands to the west are part of the Conceptual Scheme plan area and are identified as appropriate for development of a business park, though most recently it was Balzac Meats. To the east, south, and north are largely residential parcels on larger acreages, along with small pockets of agricultural lands.

Proposed Land Use Concept

The Sharp Hills Outline Plan seeks to redesignate the lands to Residential One District in order to subdivide the ± 48.90 acre parcel into 12 residential parcels ranging in size from 2.05 acres to 3.02 acres, plus a 10.72 acre remainder. Due to the physically divided nature of the site, four parcels are proposed for the north side, referred to as Phase 1, and the remaining eight parcels comprise Phase 2, on the southern portion of the site.

Due to technical requirements for building setbacks, the Nose Creek Watershed Plan, setbacks from steep slopes, the NEF requirements, and proposed site development guidelines, it is unclear whether the lands can be developed as proposed.

A central municipal reserve area is identified, and a corresponding environmental reserve is located along the watercourse and pond.

Noise Exposure Forecast (Airport Vicinity Protection Area)

The parcel is bisected by the NEF30 contour, which prohibits residential development on the western portion of the site. This is discussed further in the Policy Analysis section of this report.

In order to avoid the NEF area, the applicant has utilized “stacked” panhandles, narrow parcels, and compressed building envelopes to attempt to maximize lots. This results in a plan with restrictive covenants, easements, and building controls, and generates technical concerns. Development of the lands as proposed has the potential to cause future landowner conflicts, and poses a public safety and nuisance concern.

Transportation and Access

The parcel is currently served by two separate approaches, accessing Township Road 263, and Range Road 293. Each access would remain, accommodating a “paved access easement” that would cross the four proposed panhandles to the north in Phase 1, and an internal road constructed to municipal standards accessing the southern parcels in Phase 2.



As the proposed northern parcels are composed of a series of panhandles to access the four parcels, the applicants have proposed an easement for the parcels to share, as shown on Figure 8 of the Plan. Based on the slopes along the northern portion, there is concern that the access road would exceed the eight percent slope maximum for emergency vehicle access as specified by the Alberta Building Code. Additionally, there is concern that this paved access would impact contiguous developable area and building envelopes.

The submitted transportation impact assessment study noted that no off-site improvements are required as a result of the development, given the low volumes of expected vehicle trips. However, the proposed internal roadway accessing Range Road 293 would not meet the required intersection sight stopping distance in the southbound direction, potentially making it difficult for a motorist turning left to head north along Range Road 293. The traffic study proposed a “Hidden Intersection Ahead” sign to be installed to raise awareness and warn road users of the intersection. This intersection, its design and managing the site distance constraint will be further investigated when detailed design occurs at the subdivision stage.

The detail in the plan regarding intersection safety, roadways and access routes is unclear, and the proposed transportation and access considerations are insufficient to guide eventual development and protect future landowners.

Wastewater Servicing

The Sharp Hills Outline Plan area proposes individual private sewage treatment systems for each lot. The completed PSTS assessment notes limitations to PSTSs for lots 9 and 10 due to placement of fill. Lot 8 may have restrictions, and lots 7 and 12 would require mounded treatment systems. Lots 8 through 11 have steep slopes, which would require special attention in design and siting of treatment fields.

The Outline Plan discussion regarding these requirements is absent, and policies drafted by the applicant for wastewater servicing are insufficient to guide eventual development and protect future landowners.

Water Servicing

Both the Rocky View County and Rocky View Water Co-op distribution systems exist adjacent to the plan area.

A connection letter was provided by the Rocky View Water Co-op for 10 lots; however connection to County services is the preferred option for the proposed lots.

Stormwater Management

A conceptual stormwater management plan notes that due to the complicated site topography, there is no practical opportunity to provide a centralized storm drainage facility, noting one is not required.

The outline plan indicates that site-specific stormwater management plans are to be submitted at the subdivision stage. As the parcel configuration proposes the creation of irregularly shaped parcels, this may not be the appropriate time to confirm stormwater requirements. While the conceptual stormwater management plan prepared is sufficient, the policies drafted by the applicant are insufficient to guide eventual development.

Slope Stability

A slope stability assessment and a One Contiguous Acre Building Envelope Slope Assessment were submitted by the Applicant; however, the results of the report require updating as areas that are not suitable for development, such as wetland areas, are included. The concern is that while the outline plan suggests there is sufficient developable area, technical review does not support this conclusion.



Wetland Study

A wetland study identifies that several ephemeral streams are located within the plan area. Administration's concern is that this does not appear to have been considered as a constraint for the one acre developable area calculations for the proposed lots.

Open Space

The plan provides for environmental reserve easement (ERE) along the unnamed tributary to Nose Creek, and sufficient municipal reserve (MR). While the amount of municipal reserve is sufficient, and in keeping with furthering connectivity along the Nose Creek watershed area, the details on the ownership and maintenance of the ERE are not adequately addressed as to the ownership and subsequent upkeep of the ERE in keeping with MGA requirements.

While mentioned in the Conceptual Stormwater Plan, the existing water control structure at the west end of the pond and the corresponding water license are not referred to in the Outline Plan.

Figure 11 of the document also presents an "MR access". It is unclear why the applicant has proposed a new access point when an existing maintenance access exists from Range Road 293. Further, the addition of this access creates issues with developable area calculations for Lot 9, reducing contiguous developable area.

Separately, the 566 Crossing Conceptual Scheme calls for buffer along the western property line, and this has not been included within the Outline Plan.

Phasing

The outline plan proposes Phase 1 for the northern four parcels, and Phase 2 for the remaining southern parcels.

Bareland Condominium Association

The applicant indicated that a bareland condominium is proposed. Based on the lack of detail within the Outline Plan, there are insufficient assurances that a bareland condominium would be effective and would not overburden future landowners in its operation.

POLICY ANALYSIS:

Balzac East Area Structure Plan

The parcel is located in two separately designated areas within the ASP: Residential Phase 1 and Special Development Area 2. The residential area speaks to residential use guidance, while the special development area is defined by restrictions pertaining to Noise Exposure Forecast (NEF) contour from the Calgary International Airport.

While the application proposes intensification of existing residential development areas through infilling, the proposed outline plan is not consistent with the goals of achieving "an efficient, sequential pattern of development" and an efficient and safe road network. In general, the proposal is inconsistent with the BEASP.

Residential Uses

The ASP seeks housing that is consistent with existing neighbouring developments, with integration of open space and larger lot sizes being preferred. While the Residential One District proposed by the application features two acre parcel sizes, much of the proposed residential lands are not developable as such due to the NEF area and the irregular lot configuration.

It is also noted that redesignation and subdivision projects are encouraged by the ASP to undergo public consultation and input. The applicant has completed public outreach, including open houses. Cited concerns included density of development, proximity of houses to existing residences, and slope stability.

Road Network

The ASP requires consideration of the overall road network. Range Road 293 north of Highway 566 has been identified by the ASP as being “of particular concern”. Specific to this application, the traffic study prepared by the Applicant identifies a sight-distance concern that would require mitigation. This may result in a safety concern for future and existing landowners.

Further, the provision of an easement access roadway spanning four panhandle parcels may pose future access challenges and civil concerns amongst the users.

Provincial Airport Regulations – Airport Vicinity Protection Area

Much of the area is located in Special Development Area 2, where the presence of an airport Noise Exposure Forecast (NEF) contour prohibits residential development. The NEF contour is a component within the Calgary International Airport Vicinity Protection Area Regulation (AVPA), a provincial regulation. Additionally, the BEASP notes that the NEF cones “have significant impact on development options, which are recognized locally as a growth constraint.”

Policy 5(1) of the AVPA notes that “where a parcel is located in two NEF areas... the proposed use of the parcel may be carried out only in the area in which the proposed use is not a prohibited use”. While the applicants have taken measures to see that the proposed housing is confined to the appropriate NEF contour area, the resulting parcel configuration raises access and potential landowner issues.

566 Crossing Conceptual Scheme

The 566 Crossing Conceptual Scheme features three areas, each requiring completion of an outline plan to provide for eventual development. Details regarding the Conceptual Scheme have been addressed above.

Figure 7 of the Conceptual Scheme identifies lands outside the NEF area as being appropriate for residential uses, and lands inside the NEF area as being appropriate for business uses. As the application proposes residential uses within the business area, the proposed Outline Plan is inconsistent with the conceptual scheme.

RECOMMENDED AMENDMENTS TO THE CONCEPTUAL SCHEME:

Although the proposed conceptual scheme is not feasible as submitted, Administration has provided suggested amendments to many of the policies within the document. These suggestions cannot fully resolve the outstanding issues prevalent within the proposal; rather, they are provided in order to mitigate future challenges as far as possible.

The amendments are provided in Appendix ‘E’.

CONCLUSION:

The application was evaluated against the Interim Growth Plan, Municipal Development Plan, Balzac East Area Structure Plan, 566 Crossing Conceptual Scheme, and the Calgary International Airport Vicinity Protection Area Regulation. The proposal is not consistent with these plans, and has not been demonstrated to be technically feasible. Items of particular concern include:

- Land use concept, particularly parcel configuration;
- AVPA and the noise exposure forecast contour development restrictions;
- Traffic and access concerns;
- Wastewater servicing;
- Slope stability;
- Open space concept and environmental reserves; and
- Bareland condominium association implementation.



The technical studies submitted by the applicant do not accurately reflect the existing on-site considerations, and do not adequately account for the proposed development.

Administration recommends **refusal**, in accordance with **Option #3**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7922-2019 be given first reading.
- Motion #2 *Motions to amend the Outline Plan - Conceptual Scheme to address technical deficiencies and inconsistencies with County policy are detailed in Appendix 'E'.*
- Motion #3 THAT Bylaw C-7922-2019 be given second reading.
- Motion #4 THAT Bylaw C-7922-2019 be considered for third reading.
- Motion #5 THAT Bylaw C-7922-2019 be given third and final reading.
- Option #2: THAT application PL20170103 be tabled, and that the Applicant be directed to submit a revised application with amendments to be determined by Council.
- Option #3: THAT application PL20170103 be refused.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services
ON/ltt

Chief Administrative Officer

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7922-2019 and Schedule A
APPENDIX 'C': Sharp Hills Conceptual Scheme
APPENDIX 'D': Map Set
APPENDIX 'E': Outline Plan Amendments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0103/104) located just south of Airdrie. As per the circulation, Municipal Reserve is still outstanding and will be considered at the subdivision stage.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	<p>Alberta Transportation has no comments at this time.</p> <p>Policy 5.3.2 of the Conceptual Scheme states: The Municipality and Alberta Transportation and Infrastructure may require the August 2007 Transportation Impact Study and the East Airdrie/Balzac Transportation Study be updated in conjunction with subdivision applications.</p> <p>In this case, the traffic impact assessment should be updated at the time of subdivision to confirm safe and effective operation of the Highway 566 and Range Road 293 intersection.</p>
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments received.

AGENCY	COMMENTS
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above noted circulation.
TransAlta Utilities Ltd.	TELUS will need to review the circulation for the proposed development/subdivision when prepared.
Rockyview Gas Co-op Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Airdrie	Given the information provided, Planning has no comments or objections to the application as the proposed development will not negatively impact the adjacent parcels located within the City of Airdrie boundary.
Calgary Airport Authority	<p>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</p> <p>The proposed development area is located within the 25-30 and 30-35 NEF (Noise Exposure Forecast) contours. Residential uses are considered a prohibited use in NEF 30 and higher areas and a number of residential lots are split by this contour; thus any residential dwellings must be located outside of the 30 NEF contour. The County is responsible for ensuring compliance with the AVPA Regulation. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code. Industrial uses are not considered prohibited uses within the noted development area.</p> <p>Bird Hazard Considerations</p> <p>Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at 403.735.1405.</p> <p>Land Use in the Vicinity of Airports</p> <p>As this development is occurring outside of the Calgary International Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.</p> <p>I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require</p>

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	further information regarding these comments, please do not hesitate to contact me at 403.735.5343 or stefank@yyc.com.
ASB Farm Members	No comments.
Rocky View West Recreation District Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>General</p> <ul style="list-style-type: none"> • Overall, maps and several images are difficult to read and decipher. • Assignment of Environmental Reserve Easements are dictated by the Municipal Government Act. • Policy numbering appears to be inconsistent throughout the document. <p>Policy 9.3.1</p> <ul style="list-style-type: none"> • This policy is non-specific and does not offer information related to the acceptable uses of MR lands as dictated by the MGA. <p>Policy 11.0.1 (First entry)</p> <ul style="list-style-type: none"> • Indeed, dedication of MR lands occurs at subdivision stage. <p>Policy 11.0.1 (Second entry)</p> <ul style="list-style-type: none"> • This is acceptable. All occupants of County lands including MR are bound by a license of occupation and subject to compliance with applicable maintenance service levels. <p>Policy 11.0.2</p> <ul style="list-style-type: none"> • To clarify- ERE is not dedicated, rather it is an easement registered on private lands. ERE is applied in accordance to the terms of the MGA <p>Table 1, Page 32</p> <ul style="list-style-type: none"> • Proposed lot identified as “ERE” is not a lot, rather this is a private lot subject to registration of an ERE.
GIS Services	No comments.
Building Services	No comments.

AGENCY	COMMENTS
Fire Services & Emergency Management	No comments at this time.
Planning and Development Services - Engineering	<p data-bbox="625 373 899 399">General Comments:</p> <p data-bbox="625 422 1451 751">Overall it is noted that the proposed conceptual scheme document doesn't highlight many of the technical challenges identified in the supporting technical submissions made by the developer. We note that there remains risk that the proposed lot layout cannot be achieved at subdivision stage based on the requirements of the County's Servicing Standards. The applicant has been advised that further technical requirements will apply at subdivision and/or development permit stages and where minimum requirements cannot be achieved, lot yield reductions may result.</p> <p data-bbox="625 774 813 800">Geotechnical:</p> <ul data-bbox="673 825 1451 1766" style="list-style-type: none"> <li data-bbox="673 825 1451 1255">• The Contiguous Developable Acre letter report prepared by Almor Testing Services Ltd. dated March 13th, 2019 has been reviewed. The submissions received to date have not addressed comments previously provided. The contiguous developable acre provided in the letter includes several areas identified in the wetland report as ephemeral drainage courses. The intent of the 1ac is to accommodate PSTS disposal beds and cannot include environmentally sensitive areas. The developer is advised that the actual lot layout will be confirmed at subdivision and each lot will require a minimum 1 acre of contiguous developable area or the subdivision will not be registered. <li data-bbox="673 1262 1451 1556">• The updated Slope Stability letter report prepared by E2K Engineering Ltd. dated May 8, 2019 has addressed prior review comments. It is noted that the while the submission meets County Servicing Standards, there are recommendations that will need to be closely followed at the subdivision/development stage. Updates to the Slope Stability Assessment will be required at subdivision based on the actual development proposal applied for. <li data-bbox="673 1562 1451 1766">• Further geotechnical requirements will apply at the subdivision stage. These will include, but not be limited to confirming the contiguous developable acre exists for each proposed lot, and additional slope stability reporting addressing access, actual building locations, storm drainage and PSTS loading of the slopes. <p data-bbox="625 1787 837 1812">Transportation:</p> <ul data-bbox="673 1837 1451 1898" style="list-style-type: none"> <li data-bbox="673 1837 1451 1898">• The updated Traffic Impact Assessment letter report prepared by Bunt & Associates Engineering Ltd. dated

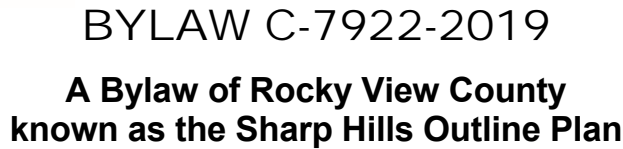


AGENCY	COMMENTS
	<p>February 25th, 2019 has addressed previous review comments. It is noted for Council's understanding:</p> <ul style="list-style-type: none"> ○ The report indicates that Township Road 263, a 7m wide chip seal surface, has volumes above 500 VPD that warrant upgrades to a paved surface. The proposed subdivision will contribute an additional 38 trips per day to the existing volumes. ○ The proposed south intersection location for the proposed internal road will not meet County site distance standards. The location has a site distance of 105m which the author notes is less than the 150m minimum requirement for a public intersection. Additional requirements will apply at subdivision and exploration of private access arrangements are recommended for the southerly access road. <ul style="list-style-type: none"> • The County's Transportation Offsite Levy will apply at the subdivision stage in accordance with the bylaw in place when development proceeds. • Further transportation requirements will apply at the subdivision stage and may include: <ul style="list-style-type: none"> ○ Upgrades to existing County roads ○ Detailed engineering submissions for road design, intersection improvements and offsite signage. <p>Sanitary / Waste Water:</p> <ul style="list-style-type: none"> • The Private Sewage Site Assessment letter report prepared by Osprey Engineering Inc. dated June 4th, 2019 has been reviewed. The report indicates that constraints exist for standard PSTS systems on numerous parcels (7, 9, 10, 12). In addition, it notes that Lots 7 and 12 are not suitable for PSTS fields. Particular care will need to be taken at the subdivision stage to ensure waste water disposal is managed in accordance with the County's standards per the recommendations in this letter report. Servicing costs for constrained parcels are expected to be higher than for standard NSF treatment systems. • Further PSTS requirements will apply at the subdivision stage based on actual development proceeding. This may include developable area, PSTS reporting and slope stability considerations. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • The developer is proposing servicing the new parcels in the plan area through the Rocky View Water Coop. The County owns the distribution system adjacent to the

AGENCY	COMMENTS
	<p>plan area and may require County service at a future subdivision stage.</p> <ul style="list-style-type: none"> • The County's Water and Waste Water Offsite Levy will apply at the future subdivision stage (water portion) for newly created parcels serviced by the County's potable system. • Further water servicing requirements will apply at the subdivision stage based on the actual development proceeding. All future development will require connection to a piped potable water supply. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • The updated Conceptual Stormwater Management Plan letter report prepared by Osprey Engineering Inc. dated February 11th, 2019. The update has addressed prior review comments and development within the plan area will need to carefully follow recommendations related to post development discharges down slopes, volume controls and stormwater retention. • It is noted that in accordance with the Water Act, and the terms of the license itself, the water license diversion rights are appurtenant to the lands and the existing dugout/reservoir runs with the land. At subdivision stage, details will be required on which private lot will own the license and storage reservoir on the parent parcel, to the County's satisfaction. This is to ensure the storage reservoir is managed and operated in accordance with the GOA approval. • Further stormwater servicing requirements will apply at the subdivision stage based on the actual development proceeding. This will include, but not be limited to, site grading plans and site specific stormwater implementation plans. Site drainage in the plan area will need to consider PSTS, slope stability, access and contiguous developable area requirements. <p>Environmental:</p> <ul style="list-style-type: none"> • The Wetland Assessment Report prepared by Trace and Associates Inc. dated June 22nd, 2018 has been reviewed. The report identified a number wetlands and/or riparian areas that will require consideration during future development activities. The report contains a number of recommendations that the developer should follow when development proceeds. • The developer has been advised that they are responsible for ensuring provincial wetlands approvals are in place prior to disturbances occurring onsite. <p>Further environmental requirements will apply at the subdivision stage based on the actual development</p>

AGENCY	COMMENTS
<p>Capital Project Management</p> <p>Utility Services</p>	<p>proceeding. This will include, but may not be limited to, Erosion & Sediment Control Reporting, regulatory approvals and environmental easement details.</p> <p>No comments received.</p> <p>On the application, it states that the proposed water supply is to be through a connection to the Rocky View Water Co-op Ltd. However, in the proposed conceptual scheme amendment for Area 3, it states the following proposed policies:</p> <p>Policy 4.1.1 – The Municipality has provided a domestic water supply to the Plan Area.</p> <p>Policy 4.1.2 - All development within the Plan Area shall connect to the Municipal system....</p> <p>The County has developed a water supply system in the immediate area, and it is both desirable and logical that the proposed development tie into the County system and not the Rocky View Water Co-op system, which is farther away and does not provide the same level of service (i.e. pressure and fire hydrants). We have spoken with the Rocky View Water Co-op, and they are in agreement that servicing of water for this development should be through the County system.</p> <p>This development should comply with the policies of the conceptual scheme and connect to the County's water system in the immediate area with payment of applicable off-site levies at the time of subdivision.</p> <p>Because this parcel falls within the Balzac East Area Structure Plan, Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the industrial land use from the agricultural land use to the West of the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: December 21, 2017 to January 15, 2018



Page 1 of 2
AGENDA
Page 122 of 630



ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE 'A'
FORMING PART OF BYLAW C-7922-2019

An Outline Plan affecting a portion of NE-16-26-29-W04M consisting of 19.79 hectares (48.90 acres) of land herein referred to as the "Sharp Hills Outline Plan".

HLC Homes Sharp Hill Conceptual Scheme (Bylaw _____)

Sharp Hill Conceptual Scheme



PREPARED FOR
HLC Homes Balzac, Alberta
C/O Kevin Hu
Range Road 293 Rocky View County

ON

July 15th 2019

FOR SUBMISSION TO
Rocky View County

BYLAW C-_____

**A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the
Municipal Government Act to amend Bylaw C-5177-2000,
known as the “Balzac East Area Structure Plan”, and
adopt a Conceptual Scheme known as the “Sharp Hill Conceptual Scheme”.**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This bylaw shall be known as Bylaw C-_____

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5177-2000, known as the “Balzac East Area Structure Plan”, be amended in
accordance with the amendments contained in Schedule ‘A’, attached to and forming part
of the Bylaw; and

THAT the “Sharp Hill Conceptual Scheme” be adopted to provide a policy framework for future
redesignation, subdivision, and development proposal within NE-16-26-29-W4M,
consisting of an area of approximately 19.2 hectares (+/- 48.9 acres), as defined in
schedule ‘B’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-_____ 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: 3

File: 04618004/04618019 –

PL2017158

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'**FORMING PART OF BYLAW C-_____**

Schedule of Amendments to Bylaw C-5177-2000

1. Amend the Table of Contents by adding a reference to 6.0 (c) and numbering accordingly:
 6. Adopted Conceptual Schemes
 - c. Sharp Hill Conceptual Scheme C-_____
2. Attach the "Sharp Hill Conceptual Scheme" as defined in schedule 'B'

SCHEDULE 'B'**FORMING PART OF BYLAW C-_____**

A Conceptual Scheme affecting the area within NE-16-26-29-W4M, consisting of an area approximately 19.2 hectares (+/- 48.9 acres), herein referred to as the "Sharp Hill Conceptual Scheme".

HLC Homes Conceptual Scheme (Bylaw _____)

PREPARED BY

Planning Protocol 3 Inc.
2922 – 3 Ave N.E Calgary,
Alberta
T2A 6T7

IN ASSOCIATION WITH

Osprey Engineering
Bunt & Associates Engineering (Alberta Ltd)

Trace Environmental

Almor Testing Services Ltd

E2K Engineering

Catalyst Management Consultants Inc.

TABLE OF CONTENTS

1.	Introduction.....	1
2.	Plan Interpretation.....	2
3.	Purpose and Objectives.....	2
3.1.	Purpose.....	2
3.2.	Objectives	2
4.	Existing RV Planning Framework.....	5
5.	Balzac East Area Structure Plan.....	8
6.	HLC Homes Sharp Hill Concept Scheme Rationale.....	11
6.1.	Regional Development Constraints.....	11
6.2.	Resolution of Development Constraints.....	12
6.3.	Slopes and Slope Stability.....	12
6.4.	Seasonal Drainage Course.....	16
6.5.	Regional Traffic Access.....	16
6.6.	Local Traffic Access.....	17
6.7.	North Development Cell Road.....	17
6.8.	South Development Cell Road.....	17
7.	Topography.....	20
8.	HLC Homes Sharp Hill Concept Scheme Plan Area.....	20
8.1.	Plan Area Map.....	20
9.	Existing Conditions.....	23
9.1.	Location.....	23
9.2.	Legal Description.....	23
9.3.	Historical Context.....	23
9.4.	Current Land Use.....	24
9.5.	Surrounding Context.....	24
9.6.	Terrain.....	25
9.7.	Existing Development.....	25
10.	HLC Homes Land Use Concept.....	26
10.1.	Vision.....	26
10.2.	Proposed Site Plan.....	26
11.	Municipal Reserve.....	27
12.	Proposed Subdivision Layout.....	29
12.1.	Site Lotting and Setback.....	29

HLC Homes Conceptual Scheme (Bylaw _____)

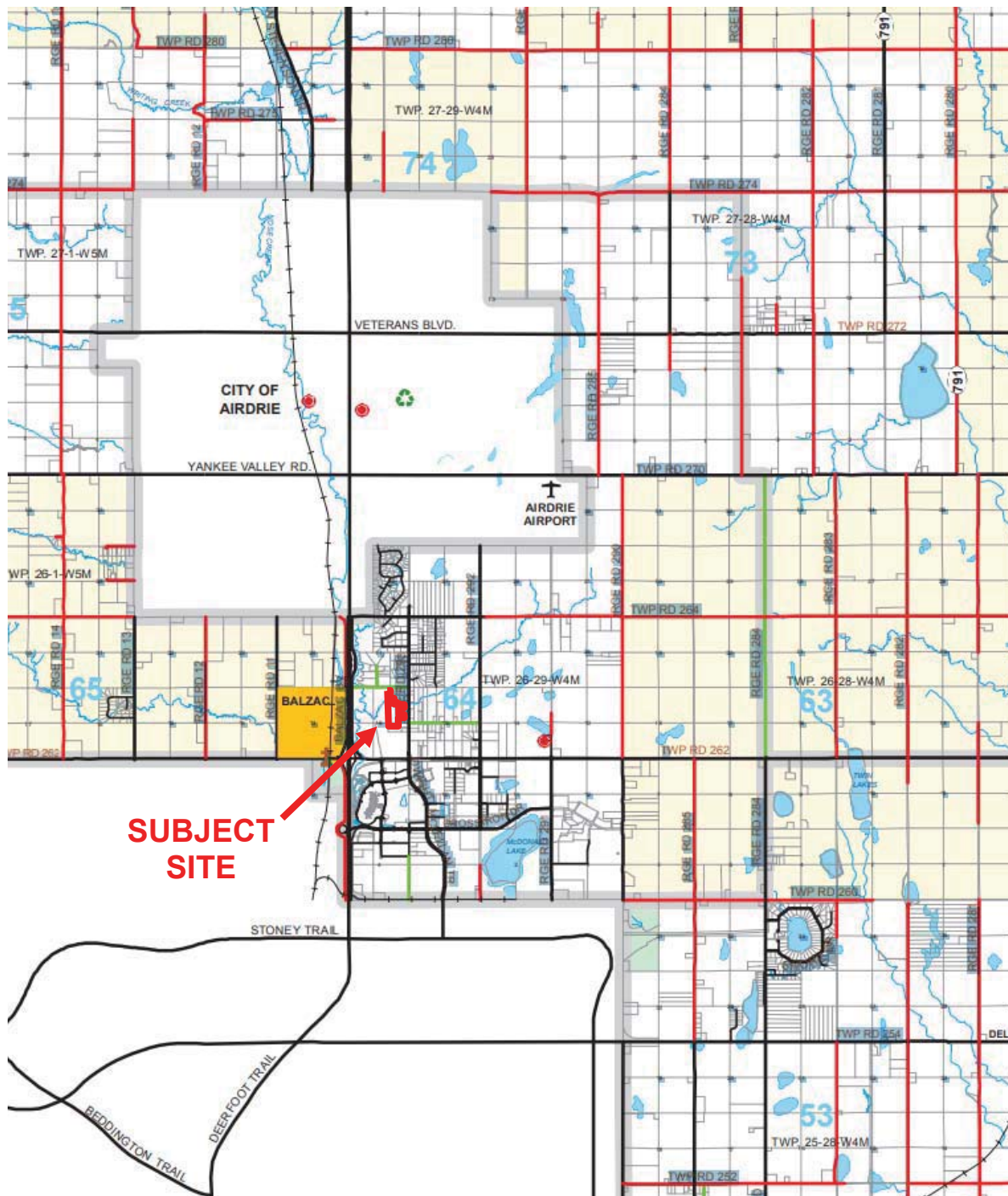
12.2. Subdivision Lot Size Considerations.....	30
13. Architectural Design Guidelines.....	34
14. Transportation.....	35
14.1. Site Entry Feature.....	35
14.2. Internal Private Road Design.....	35
15. Transportation Impact Assessment.....	36
15.1. Opening Day Vehicular Conditions.....	36
15.2. Range Road 293 (RR293).....	37
16. Servicing.....	37
16.1. Connection to Regional Water Servicing.....	37
17. Proposed Private Sewage Treatment Systems	38
17.1. Conclusions.....	38
18. Solid Waste Management.....	39
19. Wetland Environmental Study.....	39
20. Summary and conclusions.....	39
21. Storm Water Management.....	40
22. Conclusions and Recommendations.....	40
23. Shallow Utilities	41
24. Community Service Levels.....	41
25. Bareland Condominium Association.....	41
26. Public Consultation.....	43
26.1. General Comments of Open House Attendees.....	43
27. Implementation.....	44
28. Appendices	44
<u>Figures</u>	
Figure 1 – Regional Locator Map.....	1
Figure 2 – Site Plan Aerial.....	4
Figure 3 – Growth Management.....	6
Figure 4 – Balzac East Area Structure Plan.....	8
Figure 5 – Site Plan.....	13
Figure 6 – Slope Stability.....	14
Figure 7 – One Acre Building Envelope.....	15
Figure 8 – Internal Road Network.....	19
Figure 9 – Topography.....	21
Figure 10 – Phasing.....	22
Figure 11 – Green Space.....	28
Figure 12 – Residential Building Envelope.....	33
Figure 13 – Proposed Bareland Condo Plan.....	42

HLC Homes Conceptual Scheme (Bylaw _____)

1. Introduction

The Rocky View County Balzac East Area Structure Plan (BEASP) adopted in 2000 states that preparation of Conceptual Scheme (CS) may be required for developments within the ASP boundary. This Conceptual Scheme is prepared as a result of Rocky View staff indicating that a CS is required. This plan strives to be consistent with the , MGA, the County Plan, the County of Rocky View Land Use Bylaw, the Balzac East Area Structure Plan (BEASP), the 566 Crossing Conceptual Scheme. See Regional Locator Map (Figure 1.)

Figure 1: Regional Locator Map



HLC Homes Conceptual Scheme (Bylaw _____)

Policy 1.1.0. To demonstrate this plans consistencies with MGA, the County Plan, the County of Rocky View Land Use Bylaw, the Balzac East Area Structure Plan (BEASP), and the 566 Crossing Conceptual Scheme.

2. Plan Interpretation

Discussion sections within this Conceptual Scheme are provided for information to clarify policies within this document. Policies take precedence over inconsistencies that may be found in the discussion section.

The word “shall” is a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by administration, the developer, the Development Authority and the Subdivision Authority.

The word “should” is a directive term that indicates or directs a strongly preferred course of action by Council, administration and/or the developer but one that is not mandatory.

3. Purpose and Objectives

3.1. Purpose

The purposes of this Conceptual Scheme are to:

Comply with BEASP 4.3.1(f) which states that

- a) Identify a Conceptual Scheme area specific to the land area in this document ;
- b) Identify the planning issues that may affect the subdivision and development of the plan area;
- c) Identify a land use concept with associated servicing and development strategies for the subdivision and development of the plan area;
- d) Identify a planning policy framework that addresses the planning issues and supports the land use concept and associated servicing and development strategies; and
- e) Establish an implementation strategy for the subdivision and development of the plan area.
- f) Comply with all other statutory documents including the MGA, Land Use Bylaw

3.2. Objectives

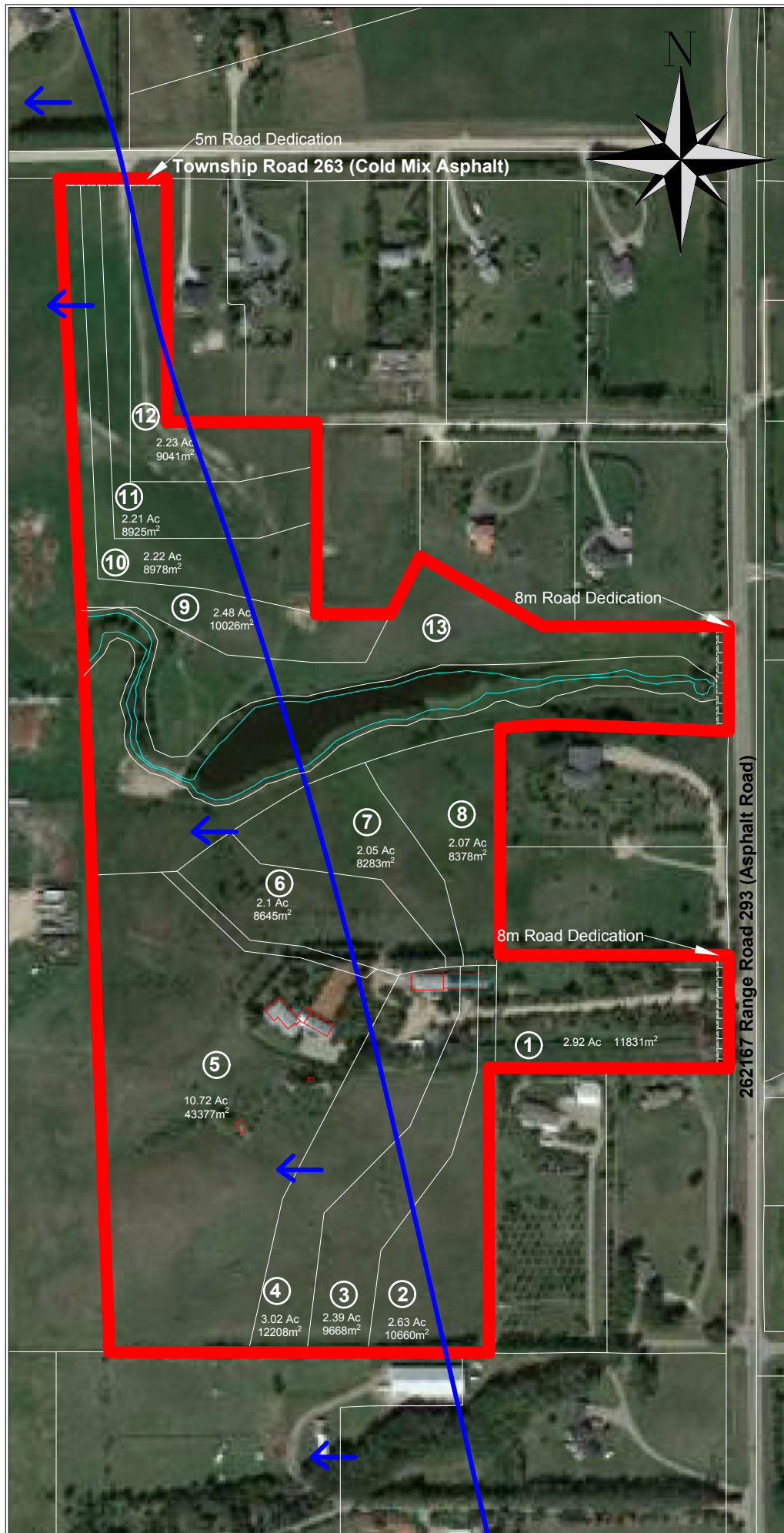
The objectives of this Conceptual Scheme are to:

- a) Establish the appropriateness of the Conceptual Scheme and plan area in a comprehensive format for the subdivision and development for the land (See Figure 2);
- b) Examine the implications of development proceeding within the

HLC Homes Conceptual Scheme (Bylaw _____)

Conceptual Scheme boundary;

- c) Identify existing constraints and opportunities within the plan area for subdivision and development;
- d) Establish a land use concept with servicing and development strategies and policy framework for the plan area; and
- e) Accommodate the subdivision and development of the plan area.



HLC Homes

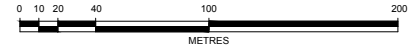
PLAN SHOWING

Site Plan Aerial

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

Seasonal Drainage Course -

Existing Home/Barn -

NEF30 -

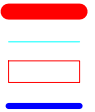


Figure 2

DRAWN BY		DATE	FILE NO.
A. WINKLER		Jul 15/19	P 643-01
CHECKED BY		R. POTRIE	

Planning Protocol 3 Inc.

2922 3rd Ave NE

Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol2.com

Url: www.planningprotocol2.com



HLC Homes Conceptual Scheme (Bylaw _____)

4. Existing Rocky View Planning Framework

Municipal Development Plan (MDP) the MDP provides overall policy direction for all land within Rocky View County. It was adopted by Council on July 6, 1998 and among other things, it encourages the establishment of development in appropriate locations that will broaden and diversify the economic base of the Municipality. It also recognizes the need to conserve significant natural features.

The Conceptual Scheme proposes an infill residential development within the confines of the Balzac East Area Structure plan boundaries. It recognizes existing residential uses and includes provisions that will result in the preservation of one of the Nose Creek tributaries.

Rocky View County Plan (Bylaw C-7280-2013)

The County Plan identifies that residential development should occur within an approved Area Structure Plan area. The subject lands are within the Balzac East Area Structure Plan.

In section 5.1 of the Rocky View County Plan it states that residential growth is supported within the Hamlet of Balzac in accordance with the Area Structure Plan (ASP) or Concept Scheme (CS). The area covered in this Concept Scheme is covered by both Balzac East Area Structure Plan (BEASP) and the 566 Crossing Concept Scheme (566 CS). It is the purpose of this CS to demonstrate how it is in compliance with each of these statutory documents.

In the Country Residential Section, 5.8 & 5.9 of the County Plan Country Residential development is supported so long as growth is covered by an ASP, and existing country residential has been absorbed and demand for new development can be supported, and

- a) is consistent with population goals (2.5 – 3 % growth of the region's population by 2026)
- b) there is opportunity for community input (open house)
- c) it is orderly and sequential (phase I of residential development)
- d) meets the financial, environmental, community and infrastructure goals of the County Plan,
- e) there is market demand for the lots created (all lots are already spoken for / presold)

In the Land and Environmental Stewardship Section of the County Plan 7.12 it;

"Encourages the efficient use of rural land and infrastructure by directing residential... to the defined growth areas by encouraging infill development within those areas".

This CS makes every attempt to support these policies.

In the Conservation Section of the County Plan 7.26 it;

"Encourages and supports conservation design as a form of compact residential development in new or amended area structure plans." This CS supports a compact innovative design.

The Country Residential Development Section 10.0 of the County Plan Goals

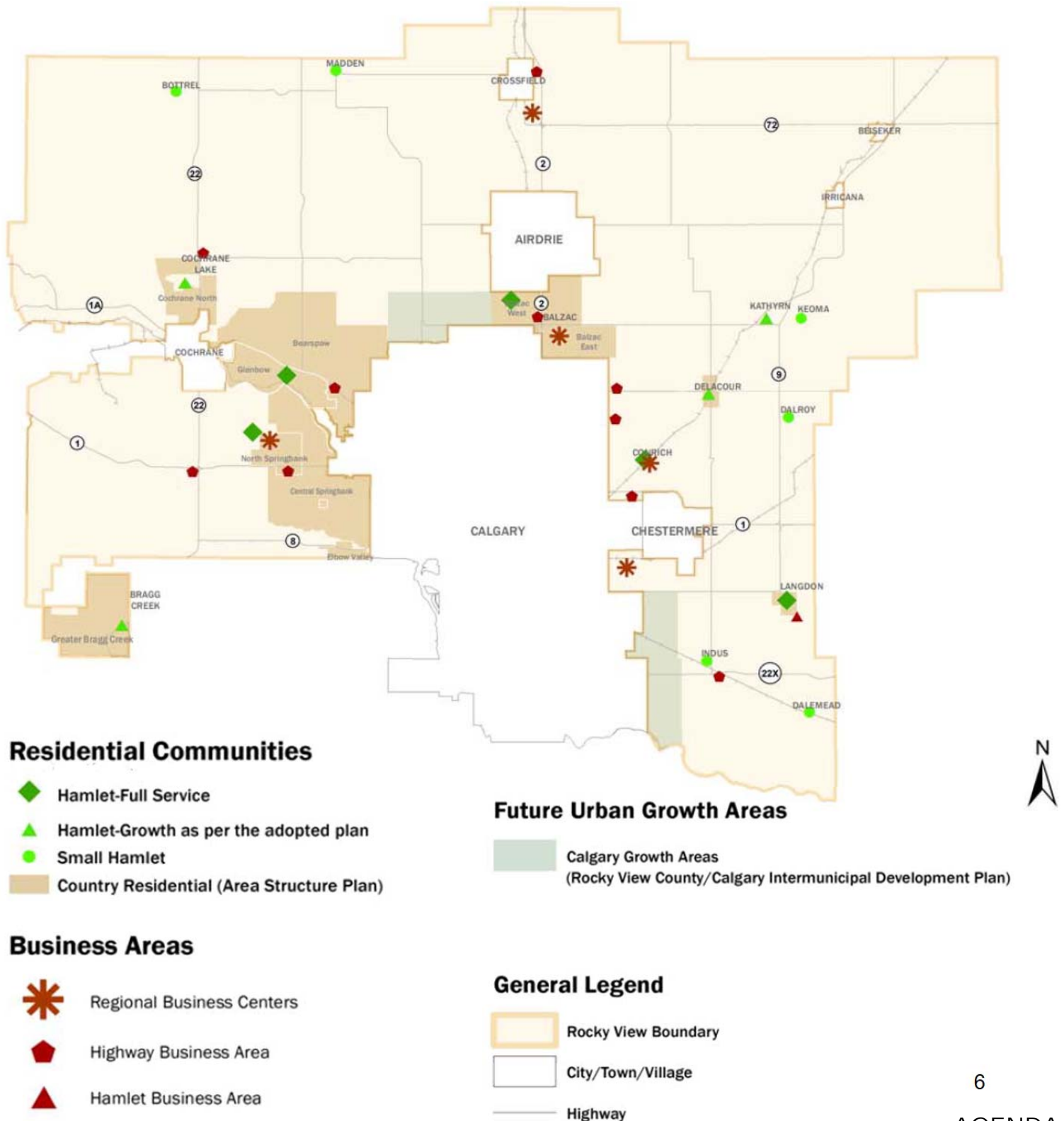
"Encourage alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape."

Also policy 10.1 encourages development within the greater Balzac area that conforms to the ASP.

HLC Homes Conceptual Scheme (Bylaw _____)

Section 10.9 (e, f, & g) encourages compact development and allows for residential dwelling bonusing when dedicated open lands exceed the minimum requirement and which prevents the subdivision of open lands and it effectively manages open lands.

Figure 3: Growth Management



HLC Homes Conceptual Scheme (Bylaw _____)

Section (12.0) of the County Plan which deals with Parks, Open Space, Pathways, and Trails, Section 12.3 states;

“Promote and provide for the connectivity of pathways and trails to Hamlets”

In Section 13.0 of the County Plan dictates policy about Reserves 13.10 states that

“Environmental Reserves (ER or ERE) shall be taken at the time of subdivision in accordance with the MGA as determined by the County.”

And 10.15 (b) which encourages the maximizing of lot yields which create an efficient development pattern. It is felt that all of these objectives are achieved in the proposed concept scheme.

In Section 16.0 of the County Plan dictates policy about Transportation. Its goals include;

“Supporting existing development and future growth areas by providing an effective and fiscally sustainable transportation system” and to Develop and maintain the County’s transportation infrastructure in a safe, efficient, fair and cost effective manner.”

Section 16 .3 states;

“New development shall make use of, extend and enhance the existing transportation infrastructure where feasible.”

In Section 16.13 of the County Plan dictates policy about road access

“Residential redesignation and subdivision applications should provide for development that:

- a) provides direct access to a road, while avoiding the use of panhandles;
- b) minimizes driveway length to highways/roads;
- c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and
- d) Limits the number and type of access onto roads in accordance with County Policy.”

In section 22.0 of the County Plan dictates policy about Solid Waste. The Goal is to;

“Provide convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste.”

Policy 22.3 states;

“Support and promote markets and industries that consume recyclables and/or actively minimize waste.”

Policy 22.10 states;

“Identify and implement opportunities to expand the variety of recycled materials accepted at collection stations.”

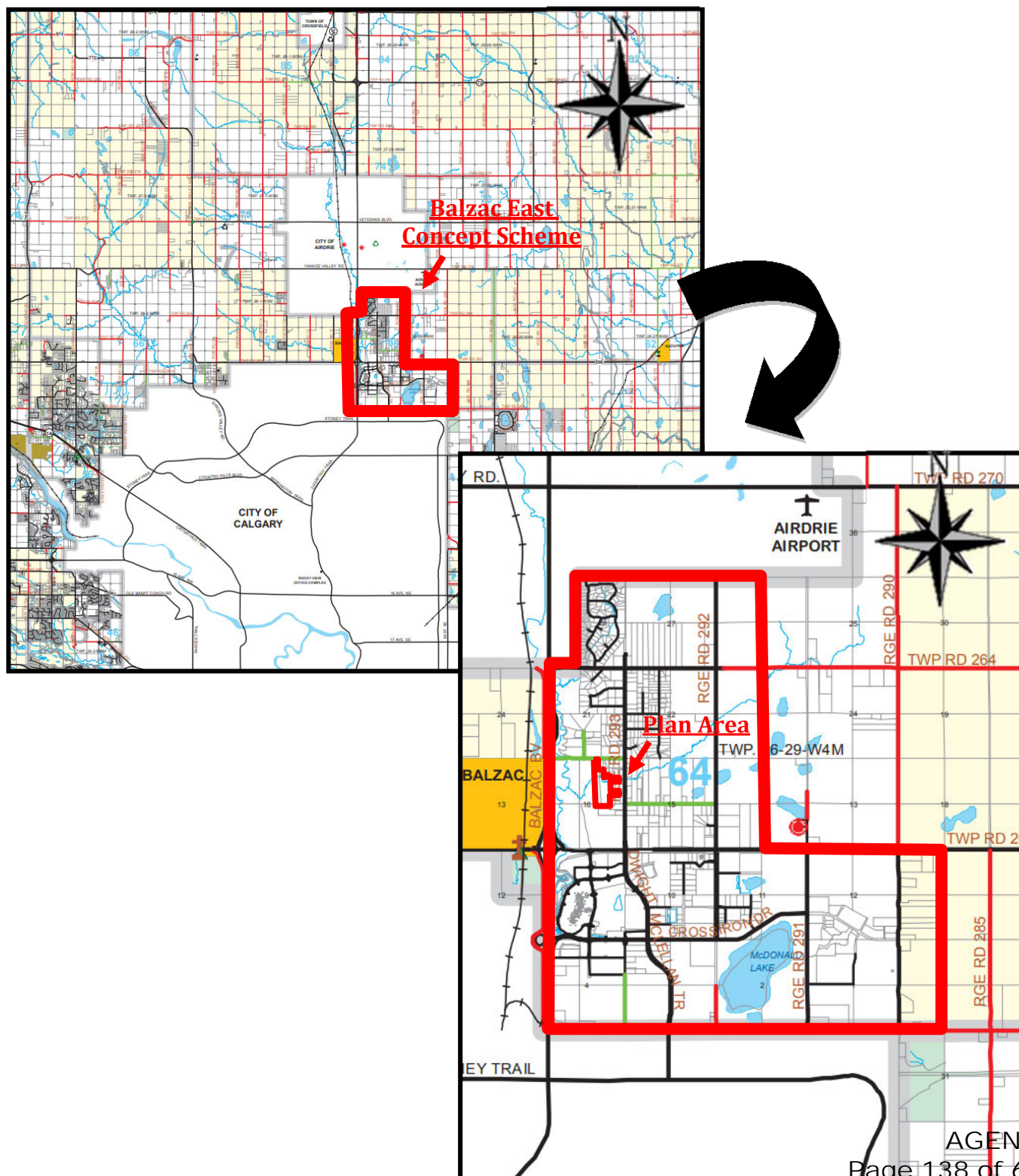
HLC Homes Conceptual Scheme (Bylaw _____)

5. Balzac East Area Structure Plan (Bylaw C-5177-2000, Adopted September 26, 2000)

The Balzac East Area Structure Plan (BEASP) identifies the subject lands as Phase I Infill Residential Area. See Figure 4.

Section 3 of the BEASP provides a list of requirements for the preparation of Conceptual Schemes as follows:

Figure 4: Balzac East Area Structure Plan and Plan Area



“3.0 PLAN VISION AND GOALS

The BEASP will provide a framework for orderly economical and beneficial development of land, and patterns of human settlement. It is intended to provide a flexible long-term framework for development in the Plan Area. The BEASP should provide clear policy guidance, with appropriate flexibility, to ensure that Balzac East remains a desirable place to live and work. Based on community input, the BEASP attempts to accommodate a diverse range of interests, address lifestyle and livelihood issues, and promote economic diversity.

Stakeholders' input forms a major component of the Plan goals and policies. During the BEASP public participation process, a number of issues, concerns, and interests were noted.

The BEASP envisions an orderly and sequential pattern of land use transition accommodating new residential and business opportunities while continuing to respect adjacent agricultural activities. The transition will strive to preserve and integrate natural features, open space, and visual characteristics that attract new residents, while, at the same time, provide new economic opportunities for those who have historically earned their livelihood in the area. New economic opportunities will take the form of high quality, and appropriately located business areas. All development will be supported by a well-planned and appropriate network of infrastructure and services.”

“3.1 Plan Goals

The following goals provide the focus for the BEASP, build on the Plan Area vision, and collectively represent the future aspirations of the community and the Municipality:

- a) Achieve an efficient, sequential pattern of development encouraging a diversity of land uses working in harmony with one another;
- b) Promote intensification of existing residential development areas through infilling;
- c) Recognize the potential for transition of agricultural lands to non-agricultural uses in a series of orderly, planned, properly serviced, and market – driven stages;
- d) Promote appropriately located business areas to serve local and regional needs;
- e) Establish high quality Performance Standards and Development Guidelines to harmonize development with the natural and built environment;
- f) Provide an efficient and safe road network to address existing traffic issues and accommodate future growth;
- g) Encourage the protection, preservation, conservation, and/or enhancement

of significant and valued natural and/or archaeological features of the Plan Area through the development process.

- h) Maintain the functional and visual integrity of significant transportation corridors.”

With respect to future residential growth the following principles should be applied as stated in Section 4.2 of the BEASP;

“4.2 Residential Land Use

Orderly and sequential residential development compatible with the natural environment is encouraged beginning with the in-filling of existing residential areas.

Generally, residential development should occur in an orderly pattern, within the plan area, from west to east. Visual impacts from both the highway and within neighbourhoods shall be considered. New housing should be consistent with existing neighbouring developments and be of a form and character that leads to the development of a consistent visual landscape. Rural density developments with integration of open space and larger lot sizes are preferred over urban forms of development. Permitted levels of development will be influenced by the capacity and quality of available services and infrastructure.

Applicants for residential development in the Plan Area should consider internal road linkages with neighbouring landowners in support of a comprehensive and efficient road network. Opportunities to provide pedestrian linkages through the residential areas with possible connections to the proposed Nose Creek Open Space system should be considered.”

“4.2.1 General Residential Area Policies

- a) The Municipality may require applications for redesignation and/or subdivision for residential development to supply the following:
 - i. a storm water management report;
 - ii. an evaluation of any on-site hydrological conditions including confirmation of sufficient water supply
 - iii. an evaluation of sanitary servicing;
 - iv. an evaluation of on-site geotechnical, archaeological, and historical features
 - v. A Traffic Impact Analysis; and/or
 - vi. Any other matter deemed necessary by the Municipality.
- b) Redesignation and subdivision applications for multi-lot developments shall demonstrate how the proposal could accommodate the future subdivision potential and/or development of a future road network on surrounding lands.
- c) Panhandles are generally discouraged except where site constraints exist or where panhandles may accommodate future internal subdivision roads”

“4.2.2 Phase One - Residential Intensification Area Policies

In-filling of Phase One is encouraged prior to further development of infrastructure in Phase Two. Applications for residential development out of phase may be considered if adjacent to existing development of similar density and lot size, compatible with the surrounding land use pattern.

- a) Minimum parcel size shall be two (2.0) acres.
- b) Proposals for redesignation, subdivision, and development within the Phase One Residential Intensification Area shall be supplied by a surface water system, with written confirmation of a sufficient water supply.
- c) ... Conceptual Schemes may be required for redesignation and subdivision applications deemed to have an impact on the long-term land use scenario, servicing requirements, future road network, or development pattern of surrounding lands.

“1.4 Opportunities and Constraints identified in the BEASP

A number of issues and technical considerations were evaluated as part of the BEASP process, and the following opportunities and constraints were identified:

- a) Differing lifestyle/livelihood aspirations - Agricultural land holders expressed difficulties in continuing their farming operations, while existing small land owners wish to retain the "country charm" of their once rural surroundings.
- b) Proximity to Urban Centres - Urban growth pressures will continue and annexation of at least some parts of the Plan Area is likely in the foreseeable future.
- c) Nose Creek - The creek is a major drainage component in the Plan Area. It has traditionally been utilized for storm water management and the watering of livestock, but consideration should also be given to its potential as a linear park with some recreational amenity.
- d) Proximity to the Calgary International Airport - Proximity to a major airport brings federal regulations, public safety issues, and land use limitations to the Plan Area.
- e) Highway 2 - Alberta's main highway has controlled access and requires special consideration with respect to visual appearance of the highway corridor.

6. HLC Homes Sharp Hill Conceptual Scheme Rationale

6.1. Regional Development Constraints

The constraints within the Conceptual Scheme area are identified in the BEASP. Several factors act as constraints for this site; namely

- a) The (Airport Vicinity Protection Area) AVPA (non-residential build zone above the Noise Exposure Forecast NEF 30 zone),

HLC Homes Conceptual Scheme (Bylaw _____)

- b) The slopes associated with the site,
- c) The seasonal drainage course that bisects the site,
- d) Access points to the site.

6.2. Resolution of Development Constraints

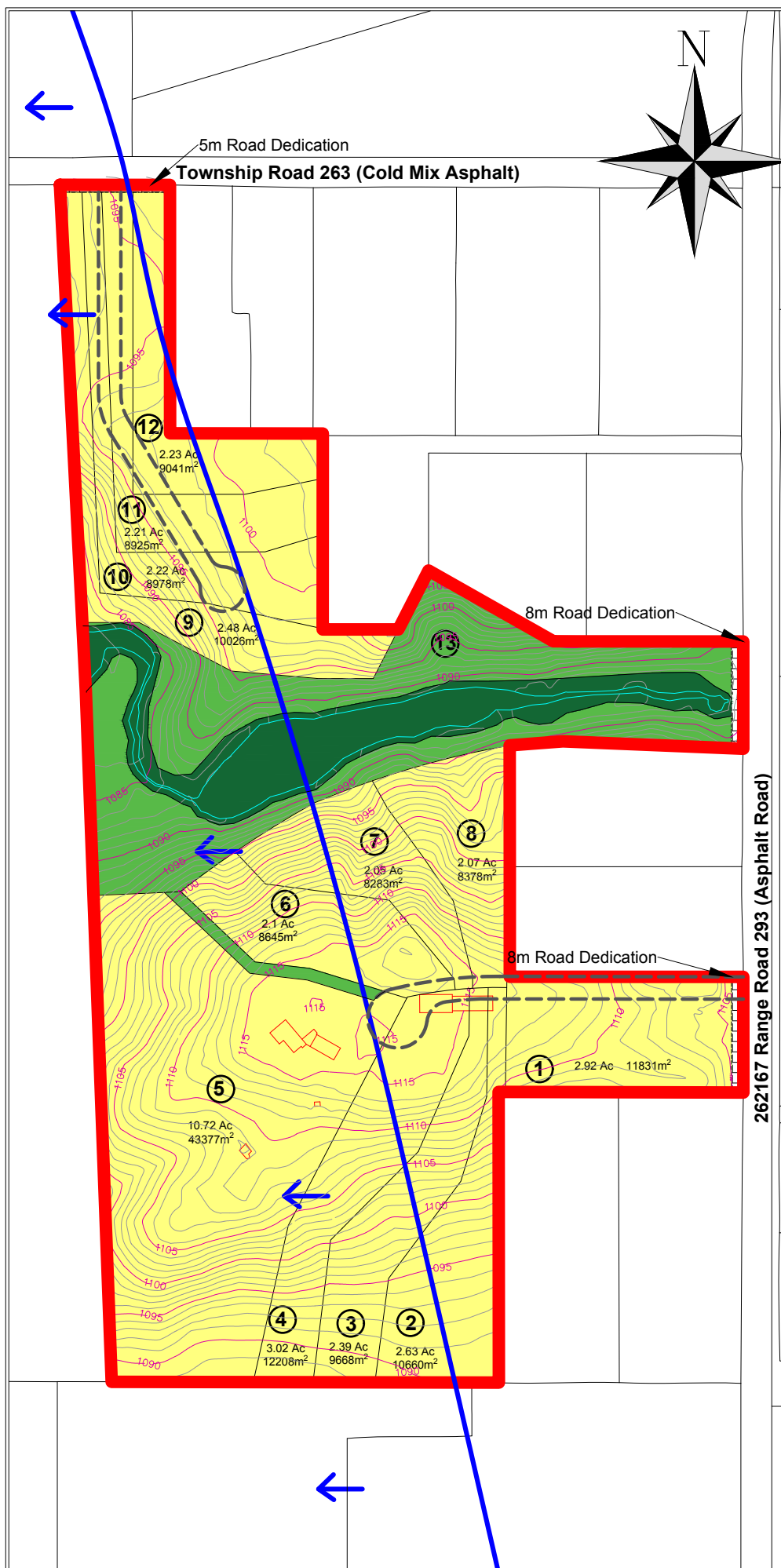
The portion of the site which falls within the NEF 30 line is an area which no new residential homes can be built. All existing homes built before the enactment of the AVPA are grandfathered in and are thus allowed to be maintained and renovated, however no new residential buildings will be allowed. The existing home on the site falls into this category and is grandfathered in. This restriction does not apply to non- residential uses, such as shops, barns garages, utility sheds, or anything that does not contain residential sleeping quarters. The Noise Exposure Forecast (NEF 30) line is defined in Site Plan Map (Figure 2). All lots contain a residential building envelope large enough to accommodate an estate home footprint of 3500 – 4500 + sq. ft. and easily meet all the required front, side, and rear yard setbacks. See Figure 7 for 1 Acre Building Envelopes.

Bylaw C-4841-97 Section 48.5 of the Land Use Bylaw states that each lot must contain at least 1.98 acres (0.801 ha) in order to qualify as an R-1 country residential lot. While the configuration of each lot is unique it is possible to create a functional design which qualifies for the minimum parcel size. All lots are 1.98 acres (0.801 ha.) or greater.

6.3. Slopes and Slope Stability

This Sharp Hill area is a raised area higher than all the surrounding areas with superb views. These higher vantage point areas are very desirable and come with constraints due to slopes. The maximum slope in the plan area is up to 25 % as shown in Figure 6. A Professional Slope Stability Engineer was retained to conduct a thorough investigation of the slopes. The findings were that each building envelope is stable and eligible for residential development. Requested of the engineer is that their study confirm that there is at least one contiguous acre of developable land on each lot. Figure 7 demonstrates a 1 acre contiguous building area. Each building envelope has been hand crafted with specific intention to ensure that each lot has views, envelopes, and buildable areas for a residence as well as accessory buildings. The placement of the buildings will be similar to those already in existence in the surrounding area. Several similar subdivisions of R-2 to R-1 lots have occurred in the area. In this manner these lots will be consistent with the other existing local county residential lots.

The elevation difference of the plan area is highest on the east central portion at a height of 1118m to a the low of 1085m in the west central portion of the site representing a difference of 33 meters. The most extreme slopes of the area have 20 to 25% slopes and are stable and suitable for residential development, according to the findings of the geotechnical study. Almor Slope Assessment is located in Appendix 2. This engineer report certifies that the slopes in this area are stable and each lot contains an area of at least 1 developable acre. See Slope Stability Map (Figure 6.)



HLC Homes

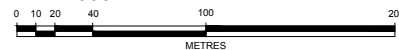
PLAN SHOWING

Site Plan

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -	
Seasonal Drainage Course -	—
Existing Home/Barn -	
NEF30 -	—
Topographic Lines -	—
Paved Access Easement -	---

Statistics

Land Use	Ac.	Ha.	%	Units
R-1	37.10	15.01	76	12
MR	7.93	3.21	16	-
Road Easement	0.38	0.15	1	-
ERE	3.53	1.43	7	1
Total	48.94	19.81	100	13

Figure 5

DATE		FILE NO.	
DRAWN BY	A. WINKLER	Jul 11/19	P 643-01
CHECKED BY	R. POTRIE	Jul 11/19	

Planning Protocol 3 Inc.

2922 3rd Ave NE
Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol3.com

Url: www.planningprotocol3.com

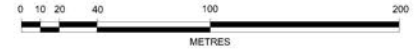
PLAN SHOWING

Slope Stability

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

Creek -

Topographic Lines -

Existing Home/Barn -

0-15% Slope -

15-25% Slope -

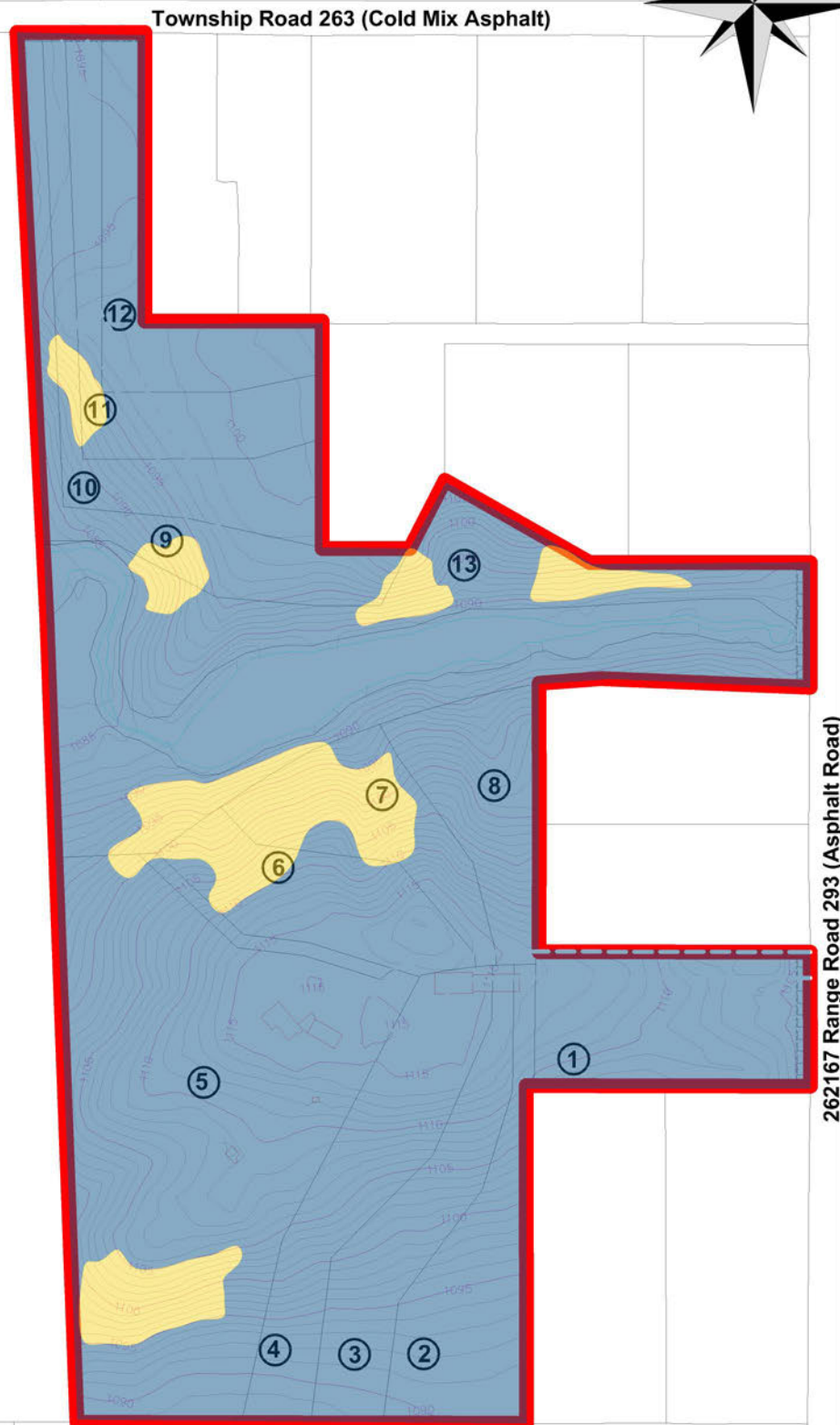


Figure 6

DRAWN BY		DATE	FILE NO.
A. WINKLER		Jul 15/19	P 643-01
CHECKED BY		R. POTRIE	
		Jul 15/19	

Planning Protocol 3 Inc.

2922 3rd Ave NE

Calgary Alberta T2A 6T7

Phone: (403) 230-5522

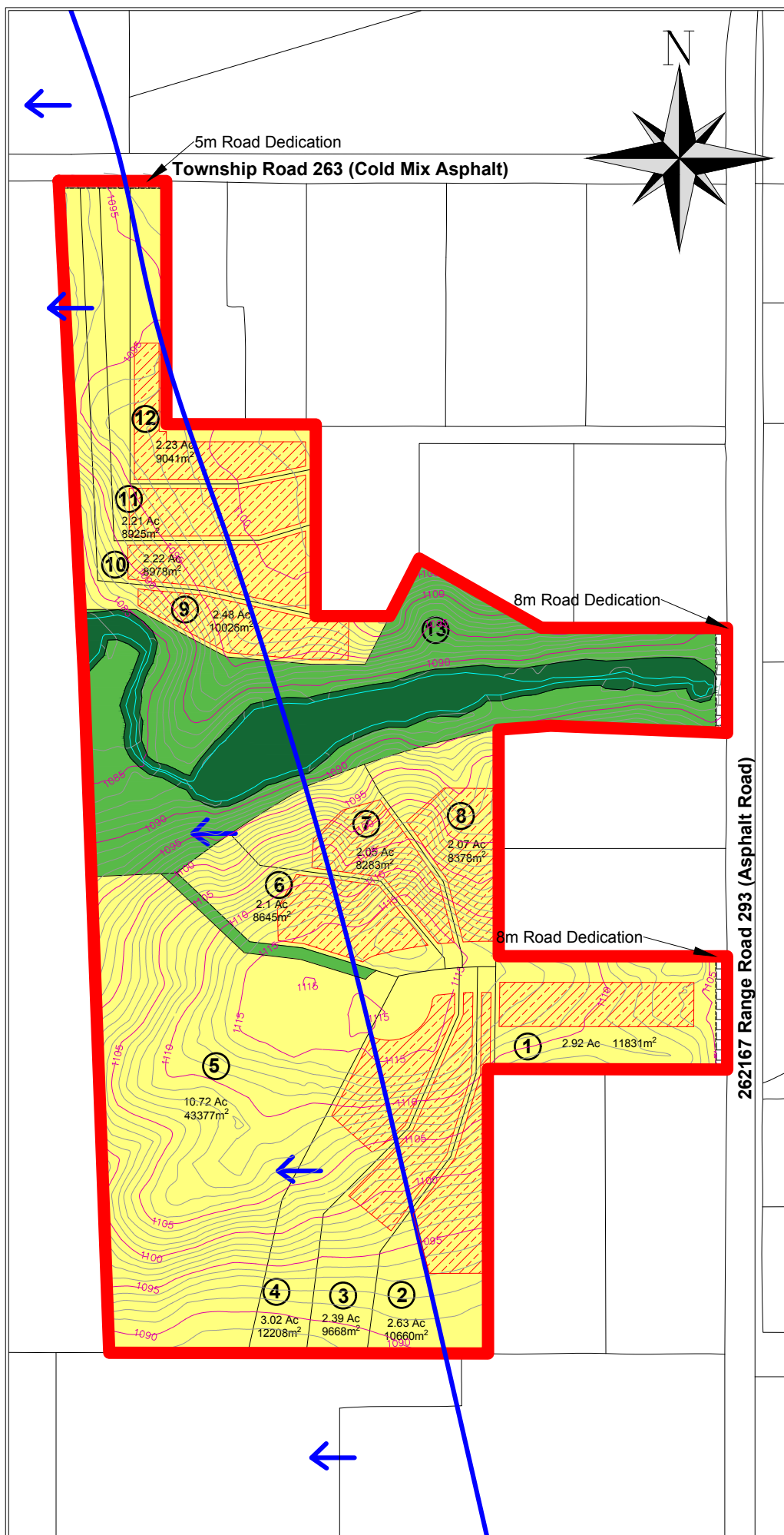
Fax: (403) 230-0335

Email: rod@planningprotocol2.com

Url: www.planningprotocol2.com



AGENDA



HLC Homes

PLAN SHOWING
1 Acre Building Envelope

AFFECTING
NE-16-26-29-W4M

SCALE- 1:4000

0 10 20 40 100 200
METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

- Subject Property -
- Seasonal Drainage Course -
- R1 -
- Municipal Reserve -
- ERE -
- NEF30 -
- 1 Ac Building Envelope -
- Topographic Lines -



Figure 7

DRAWN BY		DATE	FILE NO.
A.WINKLER		Jul 11/19	P 643-01
CHECKED BY			
R. POTRIE		Jul 11/19	

Planning Protocol 3 Inc.



2922 3rd Ave NE
Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol3.com

Url: www.planningprotocol3.com

6.4. Seasonal Drainage Course

There is a seasonal drainage course that bisects the site in an east west direction. It drains in a westerly direction and eventually ends up in Nose Creek. This watercourse has a vehicular crossing nearing the west edge of the site. This vehicular crossing does not pose any restriction in flow. This crossing has existed since the mid 1970's and is still in good functioning condition. A secondary crossing of this water course exists at the extreme east edge of the site, at range road 293. These two drainage crossings are joined by a vehicular road on the south side of the drainage course that links these two crossings. It is proposed that this entire infrastructure remain unchanged as functioning access to both the drainage course and the valley bottom. The drainage course will be dedicated as Environmental Reserve Easement (ERE) which includes a 6 meter buffer on both sides of the Seasonal Drainage Course (SDC). Beyond the SDC and the ERE the rest of the non-residential valley bottom and sensitive area will be dedicated as Municipal Reserve (MR.)

Photos of Seasonal Drainage Course



6.5. Regional Traffic Access

The Conceptual Scheme area identified in the BEASP is serviced by the Balzac interchange at Secondary Highway 566 (SH566) and Range Road (RR) 293.

BEASP 3.1(f) Plan goals state that goals should be to;

“Provide efficient and safe use of road network to address existing traffic issues and accommodate future growth”

According to the JCB Transportation letter the Balzac intersection is operating at less than maximum capacity. Also, the lighted intersections at SH 293 and SH 566 (Costco intersection) are designed for a far greater capacity than it is currently experiencing. According to the transportation study conducted by JCB engineering this intersection is servicing the area at an acceptable level. It is further emphasized that most of the traffic at this intersection will be south bound into the Cross Iron Mills Mall. The expected additional 124 vehicle trips per day generated by the 11 new residential lots will not add significant volume to the regional infrastructure. Figure 8 shows the Internal Road Network.

This accomplishes several prime policy objectives for new developments.

- a) This development takes advantage of substantial existing transportation infrastructure while not stressing the existing regional transportation system.

- b) While the majority of traffic will be southbound from this development there is a portion of the traffic which will head north, splitting the overall additional traffic volumes generated.
- c) Since there is an alternate north-bound access (SH 293) it, provides a necessary secondary access in case of emergencies.
- d) The volume generated by this development (124 VTPD) is relatively small in comparison to the capacity of the existing infrastructure.

6.6. Local Traffic Access

The development is divided by a gully that, geographically and physically separates it into two cells of development. There is a north and south cell of development. Each has its own access considerations. See Figure 8 for the Internal Road Network.

6.7. North Development Cell Road

Lots 9 -12 propose a private internal Cul-de-sac road which consolidates the accesses into one controlled access point to Township Road 263. Currently a safe access already exists in this location. A new access would not be required. See Internal Road Network (Figure 8.)

These northerly 4 lots are accessed from Township Road (TR) 263. These lots share one united access onto TR 263. These four lots represent 38 VTPD or 35 % of the total VTPD generated by the site. Each of these lots will have their own panhandle which will provide legal access. However for efficiency a private joint access road will provide physical access. See figure 8.

Panhandles are usually discouraged (BEASP 4.2.1 (c)) except where panhandles may accommodate future road networks. In this case, it is a necessity to create panhandles in order to meet the minimum parcel size of 1.98 ac (0.80 ha). These panhandles do accommodate a future internal road. The north internal private road is shown as part of Figure 8. Due to physical and geographical limitations (drainage course and topography) it is unlikely that this private access road will ever be developed as a through road.

According to the Bunt TIA letter shown in Appendix 8 TR 263 is able to support up to 750 VTPD and there are currently 515 VTPD. Including this development, the VTPD on TR 263 will be approximately 550 VTPD which falls well within the acceptable limits of TR 263 VTPD bearing capacity.

The required road widening of an additional 5 meters for TR 263 is provided as part of this plan.

6.8. South Development Cell Road

Lots 1 – 8 will also share an internal private access road. An existing access to Range Road (RR) 293 currently provides access for the existing residence as well as two other existing residences. According to Bunt Transportation the addition of 8 lots (an additional 76 VTPD) is within the capacity of that road. The only issue posed by this intersection is the Safe Sight Distance (SSD) to the south. A SSD of 105 meters falls short of the 150 meters required. This could pose a problem for traffic making a northbound turn from this intersection. In the

HLC Homes Conceptual Scheme (Bylaw _____)

Transportation engineer's opinion this is an existing situation which can be resolved by installing a sign stating, "hidden intersection ahead". It is also noted by the transportation engineer that the majority of traffic will be south bound and not northbound. In the south bound direction the necessary SSD is met.

The required road widening of an additional 8 meters for RR 293 is provided as part of this plan. The plan for these roads is also shown in Figure 8.

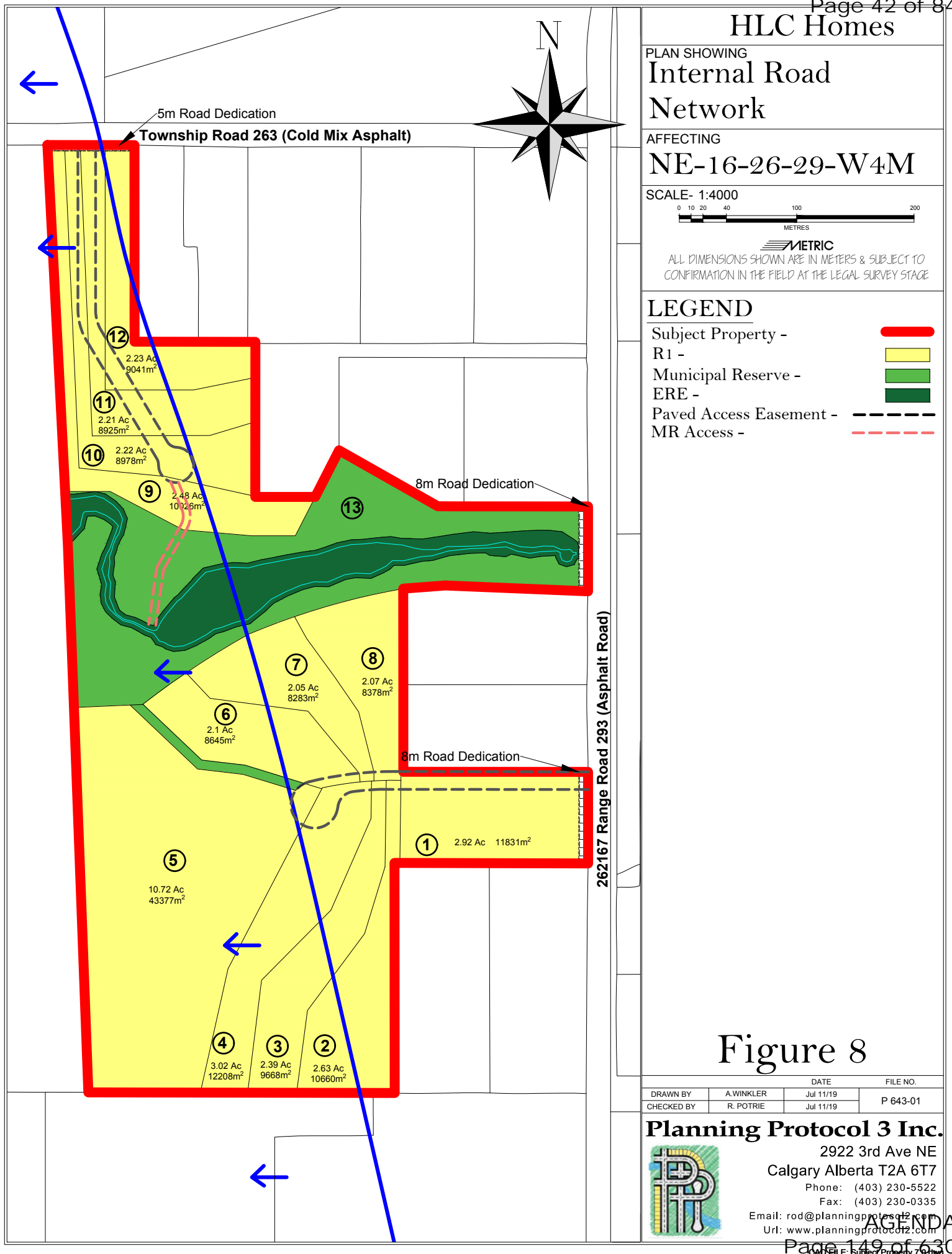


Figure 8

DRAWN BY		DATE	FILE NO.
A. WINKLER		Jul 11/19	P 643-01
CHECKED BY		DATE	
R. POTRIE		Jul 11/19	

Planning Protocol 3 Inc.

2922 3rd Ave NE
Calgary Alberta T2A 6T7
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol2.com
Url: www.planningprotocol2.com

AGENDA

Page 149 of 630

7. Topography

This is a (19.78 ha) 48.9Ac parcel which consists of a diversity of geographic features ranging from flat lands, drainage course, and sloping terrain. The high point of this site is 33 meters above the low point. The highest point is located on the east central portion of the site and the low point is located on the west central portion where the creek exits the property. Some of the site consists of lands that are up to 25% slope. Contour information is shown in Figure 9. Normally areas over 15% slope would be considered as non-developable in the absence of a slope stability report. A slope stability study has been conducted and concluded that there is at least one contiguous acre of developable area within each lot. E2K Slope Stability Report concludes that the entire site is stable and is acceptable for residential development. In addition it is to be pointed out that over 21 % of the site is preserved and protected as, ERE and MR. This dedication will guarantee that a large portion of the site will be permanently dedicated and protected for future generations to come.

Photo of the Site



View of the site from the north west corner looking due south along west fence line

8. HLC Homes Sharp Hill Conceptual Scheme Plan Area

8.1. Plan Area Map

The HLC Homes Sharp Hill Conceptual Scheme Plan Area is approximately (19.7 ha) 48.9 acres in size (Figure 5), and provides a logical land base for development of infill residential development comprising 11 lots over two phases of development. The first phase (lots 1-9) will access RR 293 and Phase II (lots 9- 12) will access TR 263. See Phasing Map for further information (Figure 10)



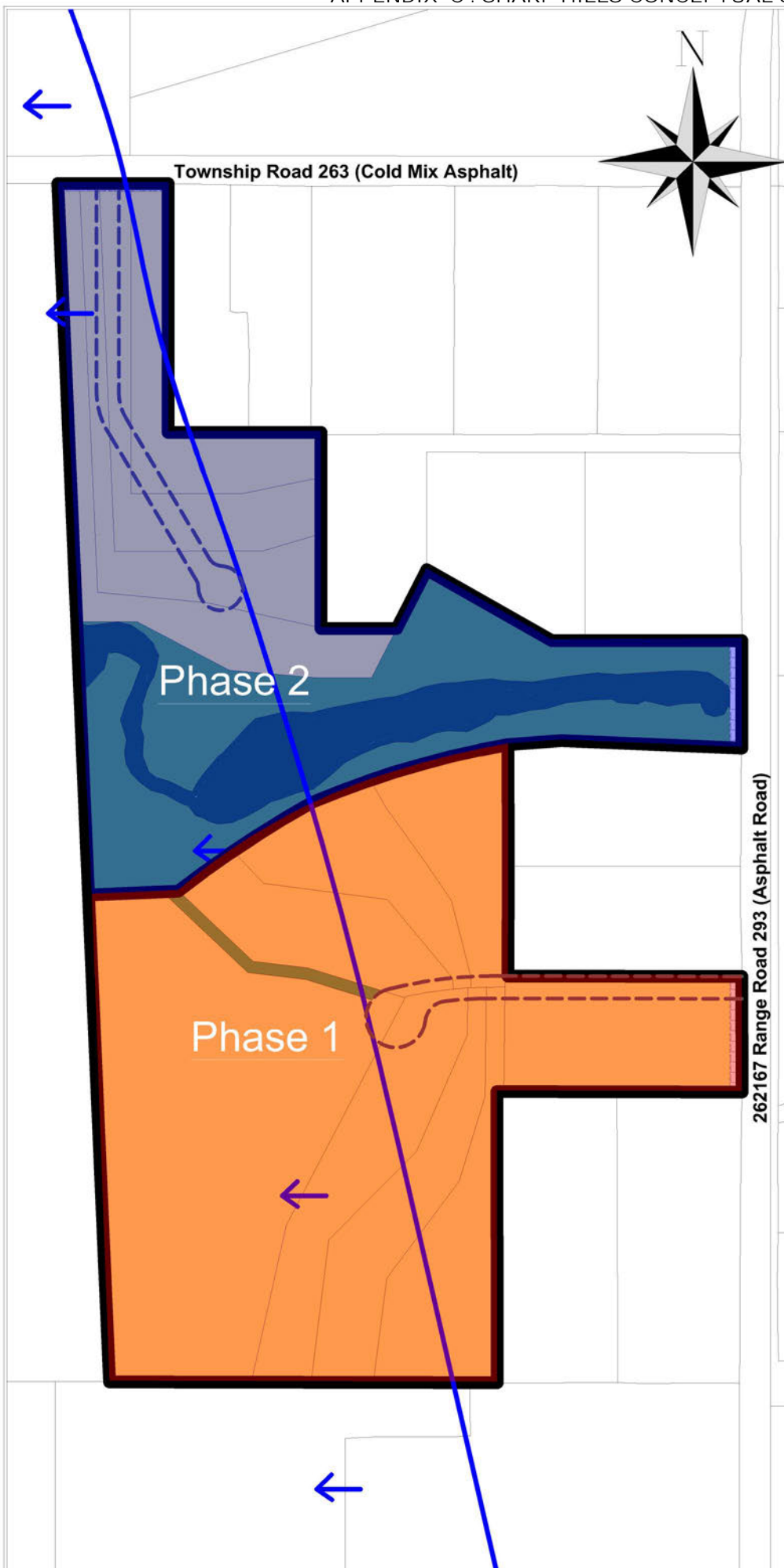


Figure 10

		DATE	FILE NO.
DRAWN BY	A. WINKLER	Jul 11/19	P 643-01
CHECKED BY	R. POTRIE	Jul 11/19	

Planning Protocol 3 Inc.

2922 3rd Ave NE
Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol2.com

Url: www.planningprotocol2.com

AGENDA

9. Existing Conditions

9.1. Location

The HLC Homes Sharp Hill Conceptual Scheme Plan area is described as being located;

- West of and adjacent to RR 293
- South of and contiguous to Township Road 263
- Within portion of the NE-16-26-29-W4M

Shown in Figure 1.

9.2. Legal Description

The plan area includes one title described as follows, and shown on Figure 5. The total area is 19.78 hectares (48.9 acres).

- Ptn. NE 16- 26 – 29 W4M
- Containing 64.7 Ha (160ac.) more or less
- Excepting thereout ;
 - Subdivision Plan 8911467 containing 6.47 ha (16 ac)
 - Subdivision Plan 9010698 containing 3.24 ha (8.00 ac)
 - Subdivision Plan 9311127 containing 3.67 ha (9.07 ac)
 - Subdivision Plan 9410824 containing 29.116 ha (71.95 ac)
 - Subdivision Plan 9511640 containing 2.46 ha (6.08 ac)
 - All mines and minerals and the right to work the same

9.3. Historical Context

The plan area has been used as ranch and farm land starting in the late 1800s. The surrounding area began to develop into residential parcels starting in the 1970 – 80's, and continues to fragment with mainly country residential developments of varying parcel sizes.

Country Residential development near the HLC Homes Sharp Hill Conceptual Scheme include Residential Two District (R-2) and Residential One District (R-1) with parcel sizes ranging from 2 acres, 4 acres and larger. Limited Ranch and Farm operations continue to operate in the area.

Adjacent, to the west is an 80 acre, "Balzac Meats" site, a meat butchery operation that operated since the late 1970's until June 2018 when it was completely destroyed by fire. An undeveloped, approved Business Park has existed on that site since 2008. On the other three sides Country Residential development has increased incrementally over the years on the north, east, and south of the plan area.

The policy statement from that 566 Crossings Concept Scheme (CS) Bylaw C-6693-2008, Adopted October 21, 2008 states that residential and business park traffic shall not be mixed. That CS also states that buffers should exist between residential areas and the business park

HLC Homes Conceptual Scheme (Bylaw _____)

operations. This Concept Scheme complies with these two policies. No connecting roads exist nor are proposed as part of this CS. A 30 meter buffer exists in the approvals for the business park which will be augmented by the extensive ERE and MR dedication in this CS.

Policy 9.3.1. As part of this plan the sensitive areas such as the drainage course and valley bottom will be dedicated as ERE and MR at the subdivision and development stage

9.4. Current Land Use

The site is currently zoned Ranch & Farm and will need to be rezoned to R-1 in order to create the proposed parcels.

The proposed site will meet all the requirements of the R-1 land use district.

Policy 9.4.1. As part of this plan the residential lots shall meet the requirements of the R-1 district of the land use bylaw.

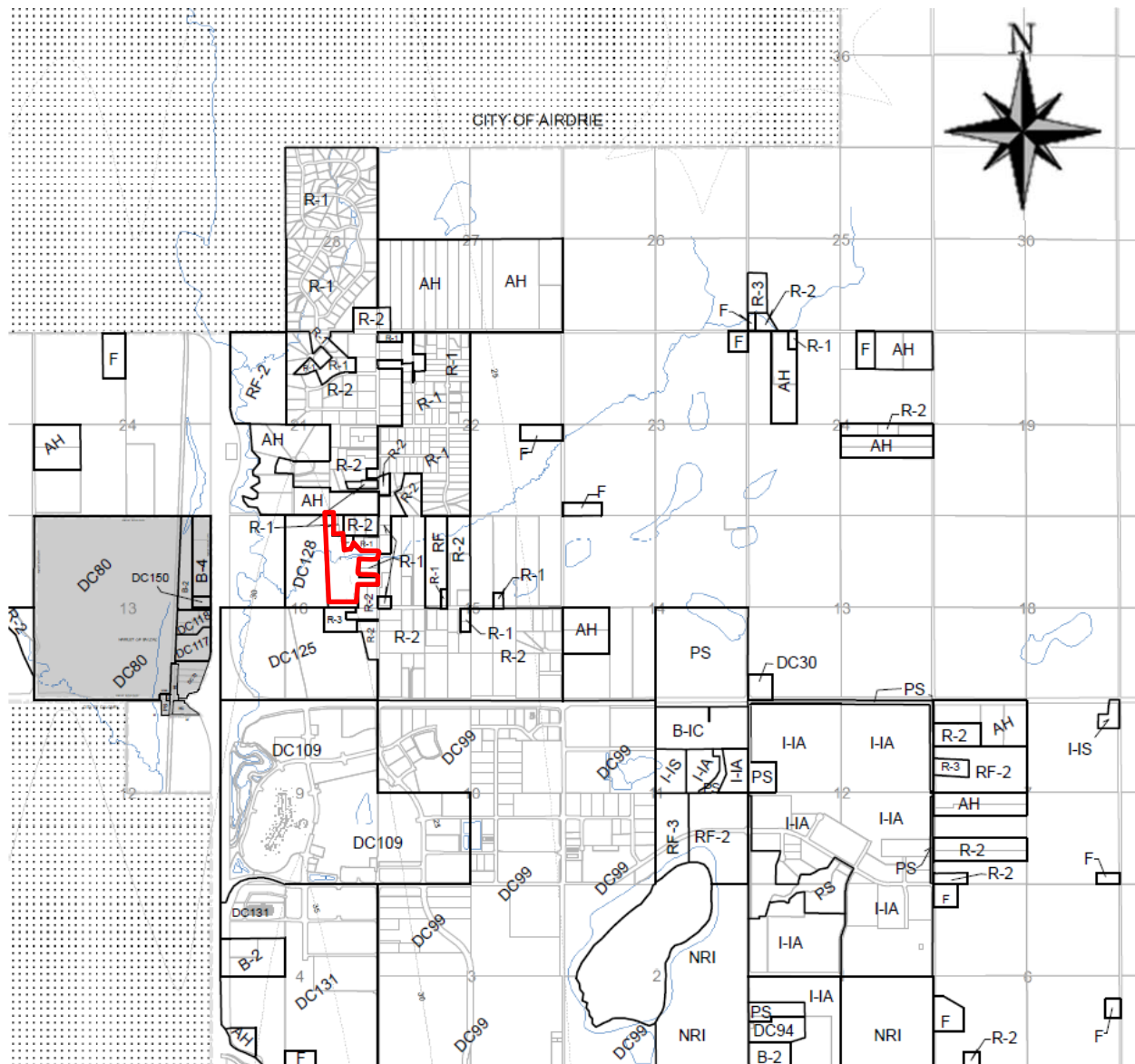
9.5. Surrounding Context

Lands in proximity and contiguous to the plan area mainly consist of Country Residential developments with parcel sizes range from 2- 4 acres and larger.

Lands to the south, east and north of Township Road are designated Residential 1 (R-1) & Residential 2 (R-2). Lands to the west have an approved zoning of DC – 128 for a future Business Park. There is also a parcel adjacent in the north central portion of the plan area zoned DG - 38 which houses a Rocky View Water Coop Reservoir Site.

HLC Homes Conceptual Scheme (Bylaw _____)

Existing Land Uses



9.6. Terrain

The plan area slopes downward from the East to the West and south. Most of the slopes are 0 - 15%. Figure 6 shows maximum slopes of approximately 25% occur on a small portion of the site. According the slope stability study these slopes are stable and provide a respectable margin of safety which makes them eligible for residential development.

9.7. Existing Development

The plan area has a single-family residence developed within the Titled area, and is occupied by the owner of HLC Homes as shown on Figure 3. This residence will continue to be occupied,

HLC Homes Conceptual Scheme (Bylaw _____)

and will form part of the overall future plans for the developed area.

The current access from Range Road 293 to the existing residence will be upgraded and a new private internal Cul-de-sac road will be created to service phase I of the proposed subdivision.

The current access from Township Road (TR) 263, to lots 9- 12, will be developed to a new private internal Cul-de-sac standard road which will be created to service phase II of the proposed development. This Cul-de-sac will ensure that there is only one access to TR 263. This proposed new private internal road will consolidate the 4 panhandle accesses into one safe access onto TR 263.

10. HLC Homes Land Use Concept

10.1. Vision

The vision of the HLC Homes Conceptual Scheme is to develop an eleven (11) new lot country residential development for a select group of owners who wish to create upper end contemporary single family homes and amenities on a site with spectacular views to the Rocky Mountains and Valley views and have close proximity to regional amenities and transportation infrastructure.

The community will be set up with restrictive covenant on each lot creating a Bareland Condominium Association (BCA) which will govern the administrative duties of the development. This governance will include ownership and management of the architectural controls, private internal road, green space, storm water management systems, pathway /trail systems, as well as the landscaping, water, and garbage removal.

The large existing executive home will undergo extensive renovations to set the standard for quality and design for the development of the new lots.

Significant soft and hard landscaping will be integrated with homes that will be designed specifically to be placed on each site to take advantage of slopes and protect panoramic views.

10.2. Proposed Site Plan

The proposed site layout and proposed landscaping is shown in photos below. Lots 1 through 4 and lots 6 through 8 are new lots to be created by subdivision. These represent Phase I of the development. Lot 5, (the existing home site) will be subdivided as a balance parcel around its existing amenities. The existing green house will be removed as part of development as it is located in the centre of the proposed new private Cul-de-sac internal road.

Lots 9 through 12 will form Phase II of the development. The proposed Panhandles will be consolidated into one access via a private internal Cul-de-sac paved road onto TR 263.

These private roads will be owned and maintained by the Bareland Condominium Association (BCA) and will provide access to both phases of the development from TR 263 and RR 293. The roads will be lined with trees and the site will be complimented with an abundance of trees, bushes, and shrubs. As many of the existing trees as possible will be preserved and augmented by a new generation of landscaping.

Site clustering of landscaping and trees will be provided by the developer and maintained by the BCA and will include tree/shrub planting to buffer the development from adjacent residents and development.

HLC Homes Conceptual Scheme (Bylaw _____)

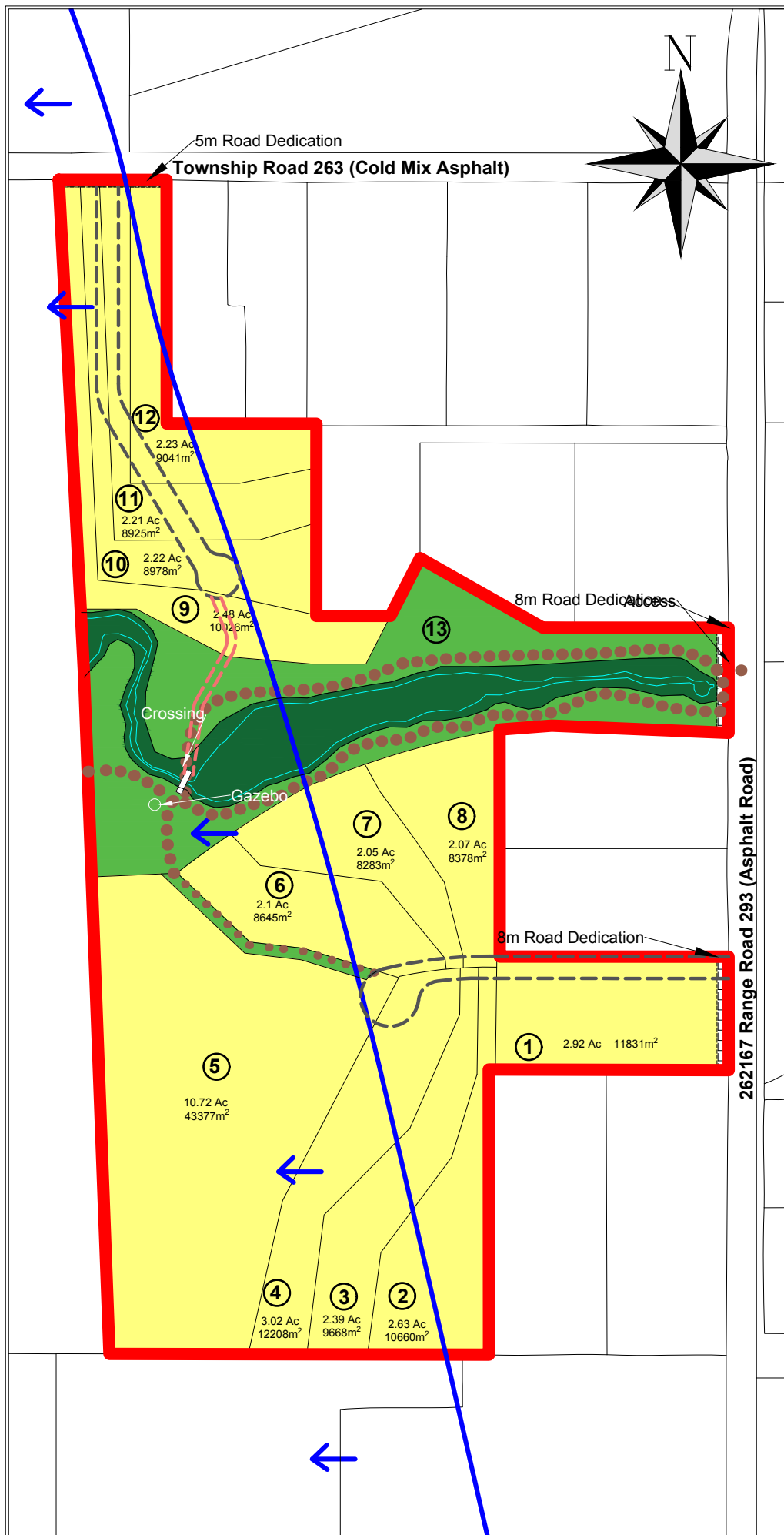


These images reflect the standard and design features to be considered for the development.

11. Municipal Reserve

Municipal Reserve (MR) has been dedicated for Ptn. NE- 16- 26 – 29 W4M , however it is the developers intent to augment existing dedication with an additional 16% (7.93 ac) of open space which will protect the valley bottom and associated drainage course.

The BEASP states that pathways should make provision for connection to the Nose Creek Open Space System. The bed and shore, plus 6 meters either side of the drainage course, will be dedicated as ERE. However, in addition to this, MR dedication is proposed right up to the lots. Combined, these two open space areas, allows for future open space connectivity. This also provides for the preservation and protection of the portions of the site which consists of a drainage course and sloping lands.



HLC Homes

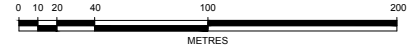
PLAN SHOWING

Green Space

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Local Trail System -

Seasonal Drainage Course (6m+ setback) -

Paved Access Easement -

MR Access -

Figure 11

		DATE	FILE NO.
DRAWN BY	A. WINKLER	Jul 15/19	P 643-01
CHECKED BY	R. POTRIE	Jul 15/19	

Planning Protocol 3 Inc.



2922 3rd Ave NE
Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol2.com

Url: www.planningprotocol2.com

Page 158 of 630

HLC Homes Conceptual Scheme (Bylaw _____)

The proposed MR and pathway /Trails will be owned by the municipality but maintained by the BCA, and will be for public use (Figure 11).

Policy 11.0.1. The method of Municipal Reserve dedication on Ptn. NE- 16- 26 – 29 W4M shall be determined at the future subdivision stage.

Policy 11.0.1. MR will be dedicated and owned by the municipality but maintained by the BCA.

Policy 11.0.2. ERE will be dedicated at subdivision stage and maintained by the BCA.

12. Proposed Subdivision Layout

12.1. Site Lotting and Setback Plan

Site Lotting and Setback Plan (Figure 12) shows the proposed lot sizes and building setback envelopes for the site. The detailed design may be subject to changes at future subdivision stage.

Policy 12.1.1. Development areas and dimensions identified in this Conceptual Scheme shall be considered approximate only, and are subject to change at the subdivision stage without the need to amend this Conceptual Scheme.

Table 1 shows the approximate lot sizes and building envelope for each lot, as well as the area allocated for the internal road, green space, and Road dedication on RR 293 and TR 263. The internal front yard setback may be reduced at the discretion of the developer on a site specific basis to match the Land Use Bylaw requirements.

Table 1 – Proposed Lot Area, Building Envelope and Setbacks

Proposed Lots	Lot Area	Building Envelope	Proposed Setbacks (Metres)			
			Front	Rear	Side 1	Side 2
Lot 1	± 1.18 ha (± 2.92 ac)	± 0.76 ha (± 1.88 ac)	15	7	3	3
Lot 2	± 1.06 ha (± 2.63 ac)	0.58 ha (± 1.44 ac)	15	7	3	3
Lot 3	± 0.97 ha (± 2.39 ac)	0.28 ha (± 0.70 ac)	15	7	3	3
Lot 4	± 1.22 ha (± 3.02 ac)	0.23 ha (± 0.57 ac)	15	7	3	3
Lot 5	± 4.34 ha (± 10.72 ac)	N/A	N/A	N/A	N/A	N/A
Lot 6	± 0.87 ha (± 2.10 ac)	0.19 ha (± 0.47 ac)	15	7	3	3
Lot 7	± 0.83 ha (± 2.05 ac)	0.13 ha (± 0.32 ac)	15	7	3	3
Lot 8	± 0.84 ha (± 2.07 ac)	0.12 ha (± 0.30 ac)	15	7	3	3
Lot 9	± 1.00 ha (± 2.48 ac)	0.18 ha (± 0.45 ac)	15	7	3	3
Lot 10	± 0.90 ha (± 2.22 ac)	0.20 ha (± 0.49 ac)	15	7	3	3
Lot 11	± 0.89 ha (± 2.21 ac)	0.20 ha (± 0.50 ac)	15	7	3	3
Lot 12	± 0.90 ha (± 2.23 ac)	0.17 ha (± 0.41 ac)	15	7	3	3
MR	± 3.21 ha (± 7.93 ac)	N/A	N/A	N/A	N/A	N/A
ERE	± 1.43 ha (± 3.53 ac)	N/A	N/A	N/A	N/A	N/A
Road Easement	± 0.15 ha (± 0.38 ac)	N/A	N/A	N/A	N/A	N/A

12.2. Subdivision Lot Size Considerations

All residential lots in the plan area are proposed to be 0.80 ha (1.98 acres) or greater, which meet the Land Use Bylaw minimum parcel size requirement for Residential One District.

According to the Almor testing slope stability report (Appendix 2) all lots have a one-acre contiguous building envelope. However due to constraints caused by the NEF 30 line the residential building portion is restricted to the area shown in Figure 12.

Section 654(2) of the Municipal Government Act allows the subdivision authority to approve

HLC Homes Conceptual Scheme (Bylaw _____)

an application for subdivision even though the proposed subdivision does not comply with the Land Use Bylaw, so long as the following criteria are satisfied, in the opinion of the subdivision authority:

- a) *The proposed subdivision would not:*
 - (i) *Unduly interfere with the amenities of the neighbourhood, or*
 - (ii) *Materially interfere with or affect the use, enjoyment, or value of the neighbouring parcels of land.*
- b) *The proposed subdivision conforms to the use prescribed for that land in the Land Use Bylaw.*

Other supporting rationale for the proposed residential building envelopes

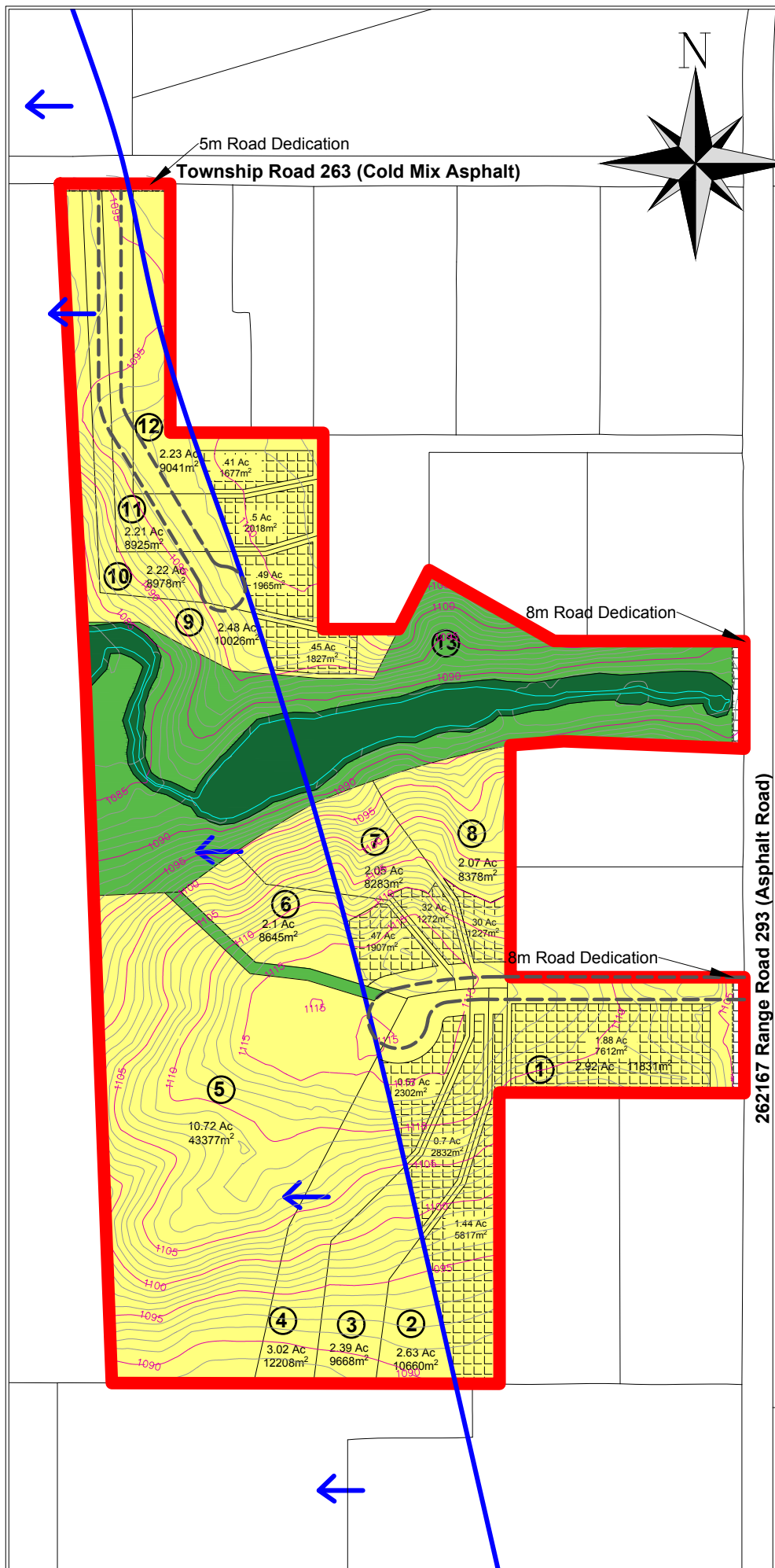
- 12.3.1** The site plan layout of the lots follows a logical progression of infill lots which is encouraged as Phase 1 of BEASP. The less than residential building envelope only applies to buildings with living quarters. This AVPA (NEF30) line does not apply to accessory buildings such as garages, shops, storage sheds, septic fields and virtually anything else that does not contain sleeping quarters.
- 12.3.2** Each lot does comply with the front, rear, and side yard setbacks.
- 12.3.3** Landscaping and green space adjacent to these Lots make the smaller building envelope unnoticeable.
- 12.3.4** According to engineering reports configuration of each lot provides a building envelope area within setbacks that meets bylaw requirements and provides adequate space for septic field construction.
- 12.3.5** Each lot will be serviced by a piped water source which eliminates the risk of any cross contamination from septic fields to wells.
- 12.3.6** BCA Architectural Design Guidelines will apply to every lot in the development. The size of residential building envelope will not negatively impact the overall quality of development through the use of the design principles and guidelines that will be implemented.
- 12.3.7** A requirement of the Architectural Design Guidelines will be; no continuous perimeter fencing along the internal lot property lines. This will have the impact of no visual determination of lot boundaries with the overall development being open. The smaller residential building envelope will not be definably visible.

HLC Homes Conceptual Scheme (Bylaw _____)

- 12.3.8** Other existing Residential One (R-1 & R-2) lots have residences perched at the edge of the slope similar to what this development is proposing.
- 12.3.9** Restrictive covenants on title (managed by the BCA) will specifically prescribe the boundary where each home will be located.

Lot Development Design Principles;

- 12.3.10** Each site will be designed and developed with the following design principals;



HLC Homes

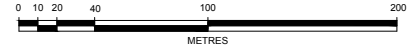
PLAN SHOWING

Residential Building Envelope

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Residential Building Envelope -

Seasonal Drainage Course -

NEF30 -

Topographic Lines -

Paved Access Easement -

Figure 12

DRAWN BY	A.WINKLER	DATE	FILE NO.
CHECKED BY	R. POTRIE	Jul 11/19	P 643-01

Planning Protocol 3 Inc.

2922 3rd Ave NE

Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol3.com

Url: www.planningprotocol3.com



HLC Homes Conceptual Scheme (Bylaw _____)

- 12.3.11** The design of the homes and amenities will be specific to each site and will be specifically designed by topography, view lines, landscaping and sun angles, AVPA, in such a way to fit buildings, structures, courts into the natural features of the site with minimal site disturbance.
- 12.3.12** Building design will be “Prairie Estate Contemporary” with emphasis on the use of natural materials including stone, wood, metal, concrete, energy efficiency and environmental protection.
- 12.3.13** Roof structures will range from flat to high pitch depending on site conditions.
- 12.3.14** Hard and soft landscaping features and finishes are as important as building design and will be compatible with building design to create consistency of design with all amenities developed on the lot.
- 12.3.15** Internal lot landscaping and planting will be professionally designed and is intended to be a significant part of the development of each lot.

13. Architectural Design Guidelines

Architectural design guidelines will be prepared prior to subdivision, and will be consistent with the development vision and lot design principles in this Conceptual Scheme. The guidelines will require creative site specific design solutions, and will be used to maintain an overall high standard of excellence for home, amenity and landscaping construction over the lifetime of the development.

Architectural design guidelines will be implemented by a Design Committee initially provided by the developer with ongoing responsibility to be turned over to the BCA when all the lots have been developed.

Policy 13.0.1. Architectural Design Guidelines shall be prepared at the subdivision application stage by the Developer, and be registered as a restrictive covenant against individual titles at the time of plan of subdivision registration.

Policy 13.0.2. Implementation and enforcement of the Architectural Design Guidelines shall be the sole responsibility of the Developer initially and upon completion of construction turned over to the BCA.

Policy 13.0.3. Architectural Design Guidelines should include requirements reducing perimeter fencing.

Policy 13.0.4. Architectural Design Guidelines should encourage and recommend the owners to adopt technologies that may include solar heating, grey water recycling and the use of environmentally sustainable building materials identified as acceptable in the guidelines.

14. Transportation

14.1. Site Entry Feature

Entry to the site will be from Range Road 293 and TR 263. The entry features will be designed as an amenity to the site, and will provide a landscaped entry statement that greets you as you enter the site. The following preliminary sketch illustrates the proposed site entry feature concepts



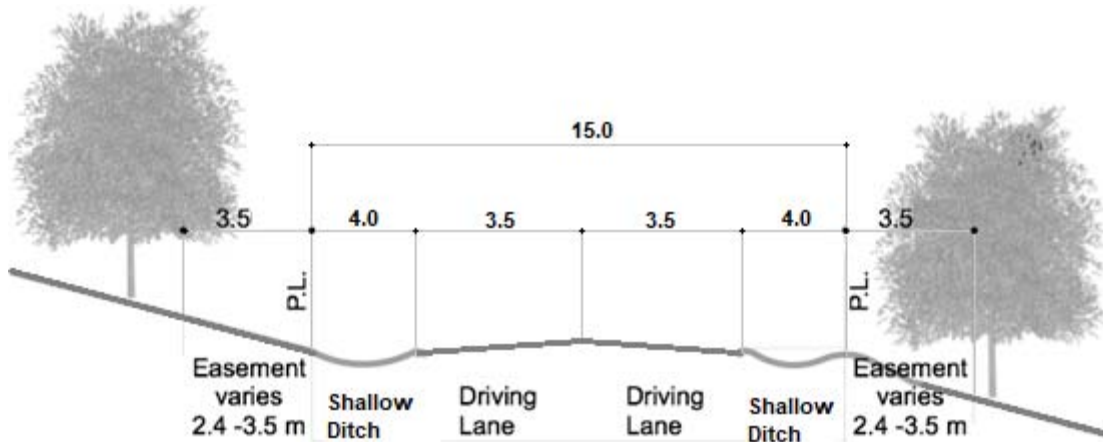
14.2. Internal Private Road Design

The internal road will be privately owned and maintained by the (BCA), and forms part of the design vision for the subdivision. It will contain a series of landscaped areas along the entry corridor with a generous compliment of trees planted along the road. The entry feature for the road will contain landscaped entry structures.

Design and construction standards will generally follow those published in Rocky View County Road Guidelines 800.2 Residential Local (RL1) within a 15.0 meter right of way and 7.0 meter paved road surface.

Road construction criteria will be designed and certified by a qualified engineer and shall be acceptable to the County.

HLC Homes Conceptual Scheme (Bylaw _____)



Policy 14.2.1. The Developer shall be responsible for any road upgrades and intersection improvements as required to serve the proposed subdivision and development.

Policy 14.2.2. Internal road construction standards should generally follow the County Servicing Standards Section 800, Residential Local (RL1) be designed and certified by a qualified professional in accordance with the County Servicing Standards to the County's satisfaction.

Policy 14.2.3. The Developer and/or the BCA shall be responsible for the operation and maintenance of the private road and associated infrastructures including site entry feature and its landscaping.

15. Transportation Impact Assessment (TIA)

Bunt & Associates Engineering Ltd. conducted a transportation review of the JCB TIA letter shown in Appendix 7, to confirm the impact of the proposed development on Range Road 293 and Township Road 263 intersections.

The review also included a requirement to comment on the safety and operational adequacy of the existing and proposed intersection geometry.

With respect to the safety of the intersections in its current configuration the Bunt report indicates that the limited scope and impact to traffic caused by the eleven new lots do not contribute to safety issues at the intersection.

Summary and conclusions of the report confirm the following:

15.1. Opening Day Vehicular Conditions:

15.1.2 Township Road 263 (TR 263)

"As noted on the JCB Engineering letter, the proposed subdivision is anticipated to add 38 trips per day. This would increase the daily traffic to approximately 555 vpd. Consequently, it is considered that the existing TR 263 has the capacity to accommodate the proposed subdivision and no improvements are required."

15.2. Range Road 293 (RR293)

"The intersection of the access road to the Lots 1 – 8 of the subdivision and RR 293 is located just north of a crest along RR 293. The site distances from the new intersection were reviewed to confirm the adequacy of the location of the intersection.

Both the Safe Sight Distance (SSD) and Intersection Sight Distance (ISD) are met to the north at this intersection.

However, to the south, (for a car northbound) the available sight distance is 105 metres. The required 150 meters of SSD is not met. This indicates that it will be difficult for a motorist turning left to head north along RR 293 to comfortably pick an appropriate gap for entering the traffic stream.

As an approaching motorist from the south does have appropriate SSD, it is recommended that a "Hidden Intersection Ahead" sign, similar to the existing sign located on RR 293 north of the intersection, be installed 150 metres south of the proposed intersection. This will raise the awareness of the approaching motorists that a vehicle may enter the road from an upcoming, unseen intersection.

In conclusion, Bunt's additional research and findings augment, support, and clarify the findings of the former JCB Engineering Transportation Letter. These intersections will continue to operate within acceptable capacity and queuing parameters in an unsignalized capacity."

Policy 15.2.1. Improvements via installation of a road sign and recommendations in the Bunt Traffic Review dated February 25, 2019 shall be followed.

Policy 15.2.2. At future subdivision, the Developer shall dedicate an 8 meter road widening along RR 293 and a 5 meter road widening along TR 263.

16. Servicing

16.1. Connection to Regional Water Servicing

County Policy identifies that the County is committed to taking reasonable steps to support long term, safe and reliable potable water supply for its residents.

A letter from Rocky View Water Coop confirms their support to provide 11 water hookups for the 11 new country residential lots proposed. Confirmation letter is shown in Appendix 6. As of July 3, 2019 Rocky View Water Coop confirms they currently have additional capacity for 1000 new residential hookups. One of Rocky View Water Coop lift stations / reservoirs are immediately adjacent to the site plan area.

The BEASP Policy 6.5.1.g states that developers will connect to the East Rockyview water transmission Main and pay all required levies to the satisfaction of the municipality.

Rockyview Water Coop has existing water lines adjacent to the Conceptual Scheme area.

Rockyview Water Coop provided the developer with a Letter of Intent to provide nine new water hook-ups (2 already exist one to the existing home and one to the existing green house on site) to each of the lots at subdivision stage. See Appendix 6.

Policy 16.1.1. All lots shall have a piped treated water supply.

Policy 16.1.2. All new lots shall connect to the Rocky View Water Coop (Appendix 6).

Policy 16.1.3. Developer shall pay for all costs associated with the hook ups to the piped water system at no cost to the municipality.

Policy 16.1.4. All required easements shall be provided to the satisfaction of the Utility Company.

17. Proposed Private Sewage Treatment Systems

The proposed new lots (lots 1-4, 6- 8 and 9-12) will be installing individual sewage treatment and septic fields to collect, treat, and dispose of sewage. Osprey Engineering has conducted a PSTS report (full report shown in Appendix 10):

- Osprey Engineering, PSTS report dated July 15, 2019 (Appendix 10);
- E2K - Geotechnical Evaluation and Slope Assessment, dated May 8, 2019 (Appendix 3); and
- Almor Testing Slope Assessment for One Acre building sites dated March 13, 2019 (Appendix 2).

Findings from these studies were that each lot is capable of having its own private sewage system.

17.1. Conclusions

If installed and maintained using accepted best practices, there is more than adequate space on the proposed lots to install compliant, functioning PSTS. It must be noted that system size will vary according to the actual houses proposed on the lots.

It is recommended that a qualified professional conduct additional engineering assessments at the time of building construction.

Policy 17.1.1. A Level II Private Sewage Treatment System Assessment shall be submitted at the time of subdivision in accordance with the Servicing Standards to the County's satisfaction.

Policy 17.1.2. Each new lot shall install a Packaged Sewer Treatment System meeting BNQ Standards in accordance with County Plan Policy 17.1 and in accordance with engineering design (see Appendices 1-3).

Policy 17.1.3. Design and construction of sewage treatment and effluent dispersal shall be acceptable to the County and Alberta Environment.

Policy 17.1.4. All sewage systems shall be installed by a qualified installer as recommended in the Osprey Engineering report.

18. Solid Waste Management

The developer will enact a 3 bin solid waste system that will provide separation of waste products for recycling and disposal. The BCA will administer and enforce this solid waste program. This program will form part of the architectural design guidelines.

Policy 18.0.1. A solid waste and recycling management plan would be developed for the plan area and implemented by the Developer and/or the BCA, at future subdivision stage.

19. Wetland Environmental Study

A wetland Environmental Study was prepared by Trace & Associates, on June 22, 2018 followed by a June 28, 2019 policy compliance statement (Appendix 5). The purposes of the reports were to:

- Describe the existing environment (including soils, vegetation, landform, hydrology, wetlands and wildlife);
- Describe the proposed development;
- Predict the potential effects of the development on the environment;
- Recommend any mitigation measures that would reduce or eliminate impacts of the development on the environment; and

The Wetland Assessment was prepared to assess Ecosystem Components impacts within the Project Site. Findings of the study include:

20. Summary and Conclusions

Based on the results of their findings, the Trace June 22, 2018 Study and June 28, 2019 shown in Appendix 5 presented the following summary and conclusions:

- Provincially or federally-listed wildlife species identified during our review may be present on or near the Site, and due diligence is required to ensure that appropriate mitigations and timing of activities are in place, in consultation with a qualified professional and the appropriate regulator(s), as follows:
 - If construction is planned to begin during the migratory bird nesting period (April 15 through August 30) (GOC, 2017), conduct a migratory bird nest search within seven days of planned vegetation disturbance to maintain compliance with the Migratory Bird Convention Act (GOC, 1994a). If a nest is found, species-specific mitigations are required in consultation with the local AEP biologist.
 - On-site wetlands and watercourses are currently not within the proposed development footprint; therefore, approval under the Water Act (GOA, 2000) is not required at this time. If development plans change so that wetlands may be impacted, then it is necessary to submit both a wetland assessment and Water Act application to AEP.

- Little bluestem, a S3-ranked plant species that is tracked on an ACIMS watch list, was recorded on the Site. The plants observed are within the area not proposed for construction (grading), and are therefore not expected to be impacted.

Policy 20.0.1. No changes to the wetlands should occur during construction

Policy 20.0.2. If the plan is altered which include changes to the wetlands then a wetland qualified specialist should be present to advise about wetlands and wildlife concerns.

21. Storm Water Management

A storm water management plan (SWMP) prepared by Osprey Engineering dated July 15 2019 was submitted in support of the Conceptual Scheme to provide information on the drainage strategy for the site. See Appendix 9.

The SWMP meets the criteria as outlined in the BEASP 6.5.3 (a), (b), (c), (d)

22. Conclusions and Recommendations

Based on the background and analysis summarized in the subsequent sections, Osprey has the following recommendations with respect to stormwater management for this development.

1. The *Nose Creek Watershed Management Plan [NCWMP]* (Palliser 2007) has been adopted by Rocky View County and is assumed to govern the design of storm drainage works in the subject area. The concept provided addresses the MDP's unit release rate (1.257 L/s/ha) and volume control (11 mm) targets without additional BMPs. This is primarily due to restricted development areas and coarser textured soils (which have a larger capacity to infiltrate runoff);
2. Due to the complicated site boundaries and topography, there is no practical opportunity to provide a single, centralized storm drainage facility (e.g. a pond or wetland). As runoff targets are already met a centralized stormwater facility will not have any measurable effect on downstream runoff;
3. Dwellings are to be constructed such that all building entrances and ground level at foundation walls are to be at least 0.3 m above adjacent ground and peak water surface elevations of adjacent ponds, channels or other areas where water may be held;
4. Waterbodies are not affected by this development. All constructed works are located well away from any identified water bodies (per Germaine (2018)). As such, no permits (e.g. *Water Act*, *Public Land Act*, etc....) or notification is required from AEP;
5. No effects are foreseen for the holder of the Water Diversion License noted for this quarter-section, and
6. As future homes in this development will be served by a water co-op, offsetting water usage for lot irrigation by rainwater capture is desirable. To this end, rainwater cisterns should be installed on all new dwellings. These may consist of a buried holding tank meeting CAN/CSA Standard B66 or other appropriate storage system. A suggested size would be 4.5 m³ [1000 Imperial gallons] or larger. All tanks should be equipped with:
 - a. A seasonal flow diverter on downspouts for winter months;

HLC Homes Conceptual Scheme (Bylaw _____)

- b. A gravity overflow pipe with a suitably armoured downstream outlet. Outlet shall be sited such that overflows drain safely away from structures and private sewage components. A suitable reference for rainwater harvesting is *Guidelines for Residential Rainwater Harvesting Systems Handbook* (CMHC 2012).

Policy 22.0.1. The Stormwater Management Plan should be updated and finalized at future subdivision stage to the County's satisfaction.

Policy 22.0.2 At future subdivision stage the Developer may as required:

- a) Submit a site specific cistern rain water capture plan with details as per the Osprey Engineering design suggestion and;
- b) Register any required easements.

23. Shallow Utilities

ATCO Gas provides natural gas services, and has recently upgraded their servicing infrastructure in the area. Fortis provides electrical services. TELUS provides phone and CTV.

Policy 23.0.1. Shallow utilities shall be provided by the appropriate utility company at the sole expense of the Developer.

Policy 23.0.2. The Developer shall register any necessary easements and right-of-ways related to utilities such as electrical power, gas, telephone, and internet to service the proposed subdivision.

24. Community Service Levels

Fire protection and ambulance services are provided by the County either directly or through agreements with other Municipalities. Protective services are provided to the area by the RCMP and the County's Protective Services.

Policy 24.0.1. Each lot shall be clearly marked at the entrance with an address for emergency vehicle identification.

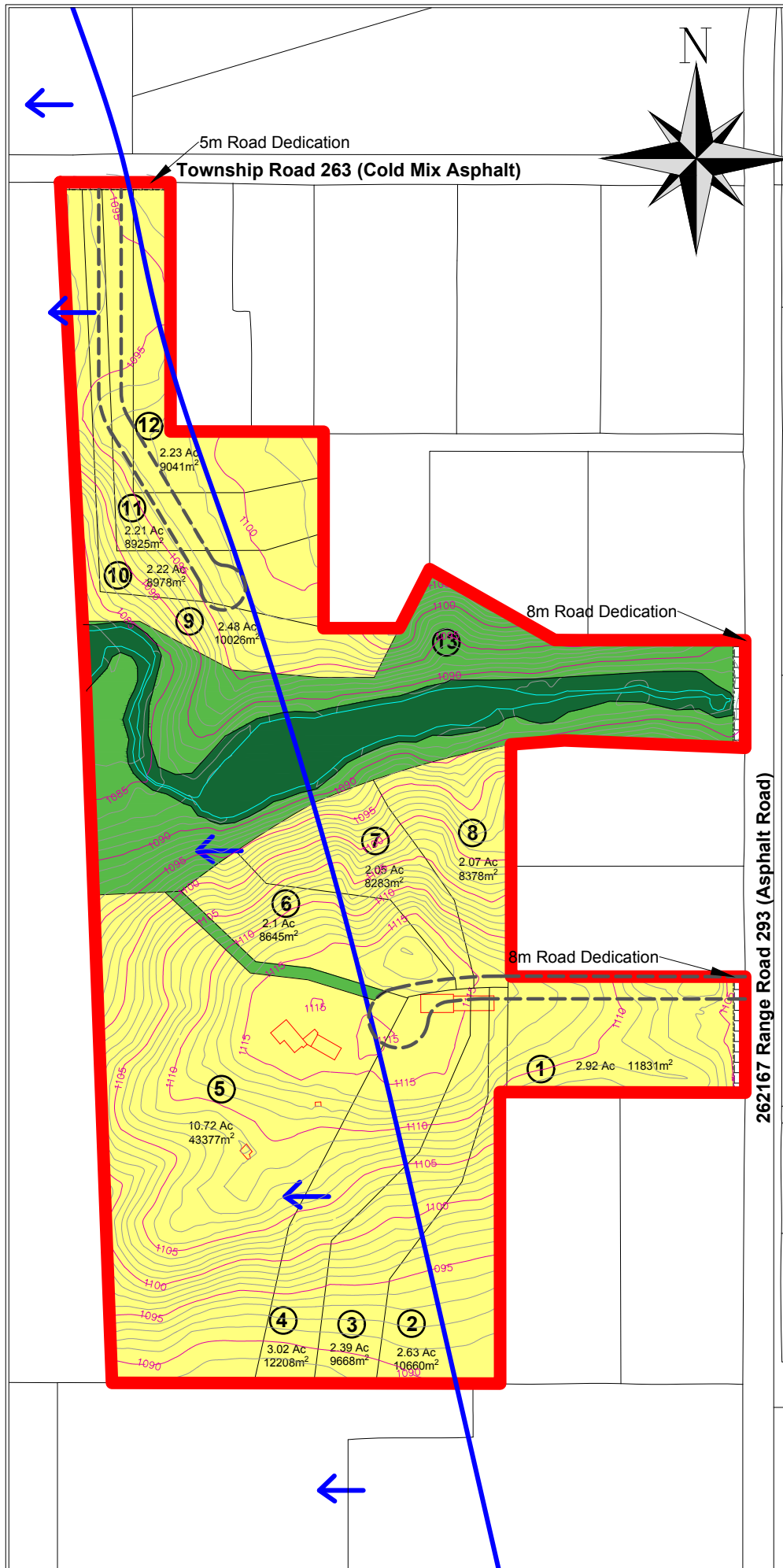
25. Bareland Condominium Association

The developer will set up a Bareland Condominium Association (BCA). This BCA will be responsible for ownership, management, operation and maintenance of a range of responsibilities from Architectural controls, landscaping, road maintenance, water controls, and overseeing solid waste management, issues. See Figure 13.

Policy 25.0.1. The Developer and /or the BCA shall be responsible for the ownership, management, operation, and maintenance of the following within the plan area:

Policy 25.0.2. The internal roads and associated infrastructures;

Policy 25.0.3. Site Entry Feature from Range Road 293, Site Entry Feature from TR 263, landscaping, and associated infrastructures;



HLC Homes

PLAN SHOWING

Proposed Bareland Condo Plan

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000

0 10 20 40 100 200 METRES

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property - —

Seasonal Drainage Course - —

Existing Home/Barn - □

NEF30 - —

Topographic Lines - —

Paved Access Easement - ---

Statistics				
Land Use	Ac.	Ha.	%	Units
R-1	37.10	15.01	76	12
MR	7.93	3.21	16	-
Road Easement	0.38	0.15	1	-
ERE	3.53	1.43	7	1
Total	48.94	19.81	100	13

Figure 13

DRAWN BY		DATE		FILE NO.	
A. WINKLER		Jul 11/19		P 643-01	
CHECKED BY		R. POTRIE		Jul 11/19	

Planning Protocol 3 Inc.



2922 3rd Ave NE
Calgary Alberta T2A 6T7

Phone: (403) 230-5522

Fax: (403) 230-0335

Email: rod@planningprotocol3.com

Url: www.planningprotocol3.com

HLC Homes Conceptual Scheme (Bylaw _____)

Policy 25.0.1. All water management infrastructure, including but not limited to the pond, green space, and the associated conveyance system, and water license;

Policy 25.0.1. All common lands with the plan area, including pathways within the development, and the associated landscaping features and plantings.

Policy 25.0.1. The Developer, initially and the BCA eventually shall be responsible for the implementation and enforcement the architectural design guidelines.

26. Public Consultation

Consultation with the public has occurred in the format of personal meetings and discussions with adjacent property owners at various times through the preparation of this document. The County also has public notices, which provided opportunity for adjacent landowners to review the conceptual scheme and provide input. An Open House was held on May 17, 2018. There were 25–30 persons in attendance (Appendix 11).

26.1. General Comments of Open House Attendees

There were 10 letters of support submitted. Each was gratefully accepted and shown in Appendix 11.

We compiled a list of concerns raised by attendees and proposed solutions, (Letters of concern can be found in Appendix 11);

- 1) There was a concern that some of the area within the proposed Phase II (Figure 10) had fill. This resulted in an Engineer looking specifically at this area. The findings were that buildings can be built in this location (Appendix 3).
- 2) Area landowners did not want to see any public pathways adjacent to their lots (the expressed concern was the potential fire hazard / threat from smokers walking their dogs.) It was concluded to remove all perimeter pathways and leave only internal pathways/trails. See Figure 11 Green Space Map.
- 3) Open house attendees living north of the site mentioned about potential views from their homes being impaired or blocked by new homes being built. New home construction will be managed by the BCA.
- 4) An adjacent land owner was worried that if we were to change the drainage course in any way that his water supply (well water supply) may be affected. As a result there will be no changes to the water course, so there should not be a problem with his or anyone's water well.
- 5) Most who attended wanted to see a piped water hook up as opposed to any other water source. This is now a confirmed fact. This site and all of its lots will be serviced by Rocky View Water Coop (Appendix 6).
- 6) Some residents were worried about slopes and slope stability. The Slope Stability Engineer has confirmed that the slopes are stable and there will be no issues about slope. Further a level of safety of 1.5 has been applied to the entire site. Historical records show there has never been any slumping or evidence of instability in the site plan area (Appendix 3).
- 7) Some residents were concerned about a suitable building site. Again, Engineers have confirmed that there is an acceptable building envelope on each and every lot. The slopes within the plan area are stable and buildable (Appendix 2).
- 8) The same residents had worries about there not being adequate one acres building envelope within each lot. Again, Engineers have established that there is an acceptable one acre building envelope on each and every lot (Appendix 2).
- 9) Some residents were concerned about the mixing of residential and commercial land use proposed in the original submission. This mixed land use has since been eliminated from

the plan area due to landowner concerns. This also complies with the policy of 566 Crossings CS.

- 10) Some residents brought up the potential safety of the existing intersection at RR 293. The result was two transportation engineers completing TIA studies on the site shown in Appendices 7&8. The findings were that minor improvements were needed to be made in order to make the south intersection (RR 293) safe at its current location. These improvements will be made and reflected in Figure 8, also see section 6.8 of this document.
- 11) Most attendees wanted to see the 2 acre minimum parcel size observed. This has been strictly observed. All lots have been specifically designed to be 2 acres or larger. See Site Plan, Figure 5.
- 12) Another concern was with some ambiguities in the first draft of the Concept Scheme. We have re-written and improved the document in hopes to clarify many of the previous ambiguities.
- 13) Some attendees expressed a need to have the drainage course/valley bottom preserved as much as possible. The drainage course, bed and shore as well as MR dedication has been proposed to ensure the preservation of the valley and drainage course. This is consistent with BEASP
- 14) There was a comment about the irregular lot lines. The lots have been reworked in order to make improvements; however, we feel that the issue of irregular lot lines can never be totally eliminated due to AVPA constraints and the NEF 30 line. Several lot line adjustments have been made in attempts to improve this situation.
- 15) There was a request to have any accessory buildings west of the NEF 30 line limited to a 7 meter height restriction so as not to obstruct views from exiting residents. This seems to be a reasonable request and it is felt that this policy could easily be incorporated into the Architectural Control Guidelines (section 13 of this document).

Note-worthy as well, is the fact that the developer has met with each of the immediate, adjacent landowners in an attempt to resolve any concerns they had. This is an open and ongoing dialogue which will continue until the project is complete. While it may be impossible to completely resolve every concern it is evident that exhaustive measures have been taken to solve as many as possible.

Policy 26.1.1. Where ever possible the developer should make every possible attempt to reconcile adjacent land owner concerns.

27. Implementation

Development of the land will proceed in a way to minimize the impact of construction activities in the following ways:

- Initial site stripping and grading will be limited to road and utility construction that will be part of the first phase for development of the site.
- Following internal road construction, perimeter landscaping, servicing and road landscaping will proceed.
- Lots will remain as much as possible in their natural state until developed. Due to the nature of high expectations for home design and construction it is likely that the sales absorption of the lots will occur over a period of time so the intent is to keep undeveloped lots natural with existing vegetation.

- When lots are developed, owners will be required to prepare a site impact assessment with their construction documents to minimize impacts to the building site and the development. Each lot will prepare a site plan design to manage construction.

Policy 25.0.1. The County may issue a Development Permit for stripping and grading in accordance with the following reports as approved by the County and, where necessary, approval by Alberta Environment and Parks:

- An approved Stormwater Management Plan;
- Erosion and Sediment Control Plan;
- Weed Control Plan; and
- A Construction Management Plan
- Approved Engineering Drawings

28. Appendices

List of Technical Engineering Reports submitted with the Conceptual Scheme Application:

- Ground water testing, Prepared by Almor Testing Services, dated July 4, 2018 (Appendix 1)
- One Contiguous acre Bldg. envelope Slope Assessment, prepared by Almor Testing Services, dated March 13, 2018 (Appendix 2)
- Slope Stability Site Assessment, prepared by E2K Engineering Ltd, dated May 8, 2018 (Appendix 3)
- Slope Stability follow up letter, prepared by E2K Engineering Ltd, dated June 21, 2018 (Appendix 3)
- Trace & Associates Phase I Environmental Feb 22, 2018 (Appendix 4)
- Trace & Associates Wetland Assessment June 22, 2018 & Trace & Associates Riparian Policy Evaluation June 28, 2018 (Appendix 5)
- Rocky View Water Coop letter of confirmation June 17, 2019 (Appendix 6)
- Traffic TIA letter JCB engineering April 25, 2018 and Nov 3rd 2017 (referenced) (Appendix 7)
- TIA follow up letter prepared by Bunt & Associates Engineering Ltd., dated Feb 25, 2019 (Appendix 8)
- Osprey Engineering Inc. - Stormwater Study, dated July 15, 2019 (Appendix 9)
- Osprey Engineering Inc. - PSTS Study, dated July 15, 2019 (Appendix 10)
- Letters of Support/Concern & Attendance to Open House hosted on May 17, 2018 (Appendix 11)

The map shows the City of Airdrie, Alberta, with a grid of numbered areas (1-9). A large 'X' marks the city's location. Surrounding areas include the City of Calgary, Town of Chester, and various reserves. A large arrow points to a specific area within the city grid.

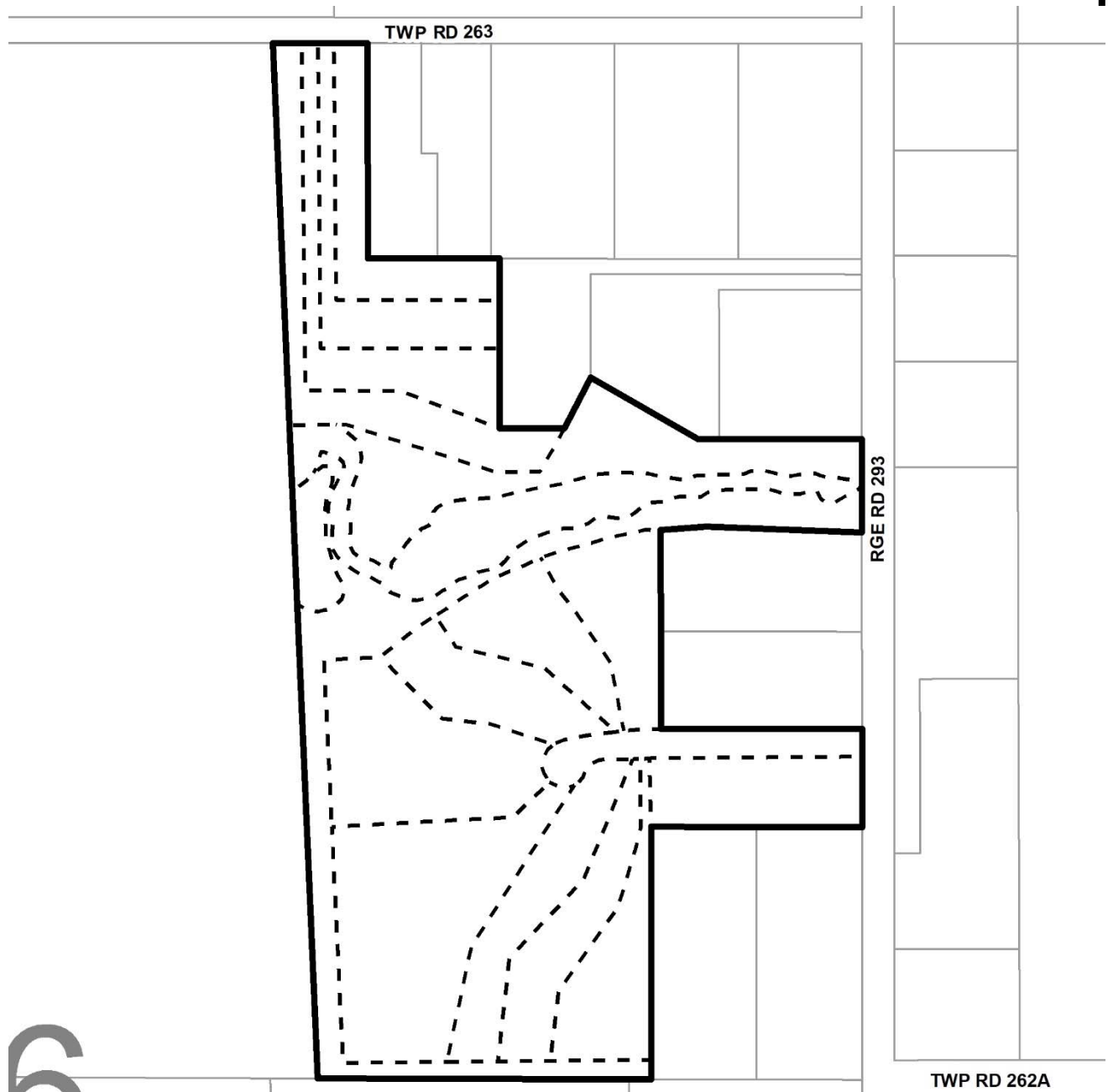
File: 06416004

Slide 1

DK1 Dominic Kazmierczak, 8/19/2019

DK2

Redesignation proposal: To redesignate the subject lands from Ranch and Farm District to Residential One District.



DEVELOPMENT PROPOSAL

NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

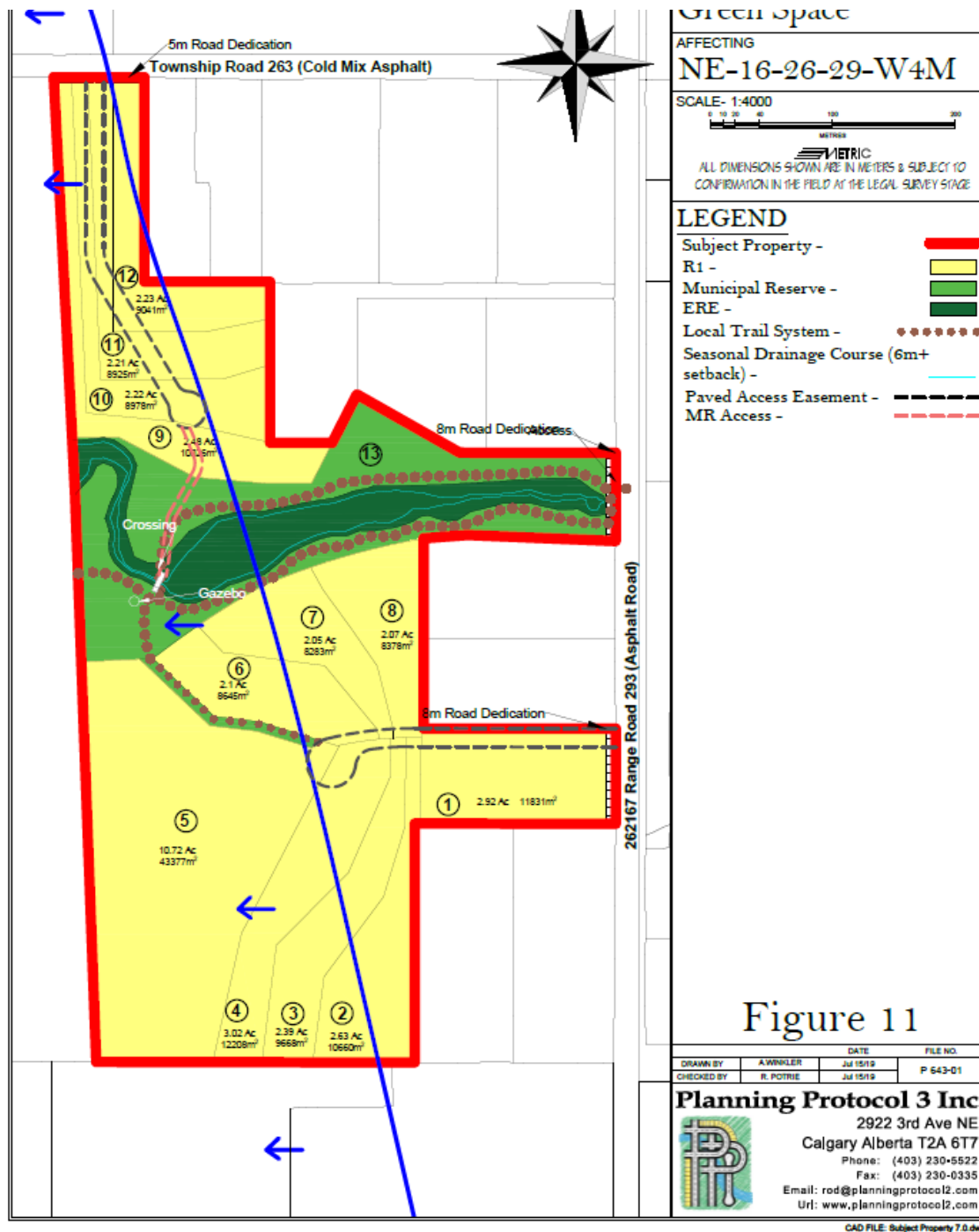
File: 06416004

Slide 2

DK2 May benefit from some annotation on this plan or a separate plan e.g. existing dwelling, current approaches etc.

Dominic Kazmierczak, 8/19/2019

Conceptual Scheme amendment proposal: To amend the 566 Crossing Business Park Conceptual Scheme to include Outline Plan Area 3 (Appendix B) consisting of 12 residential lots.



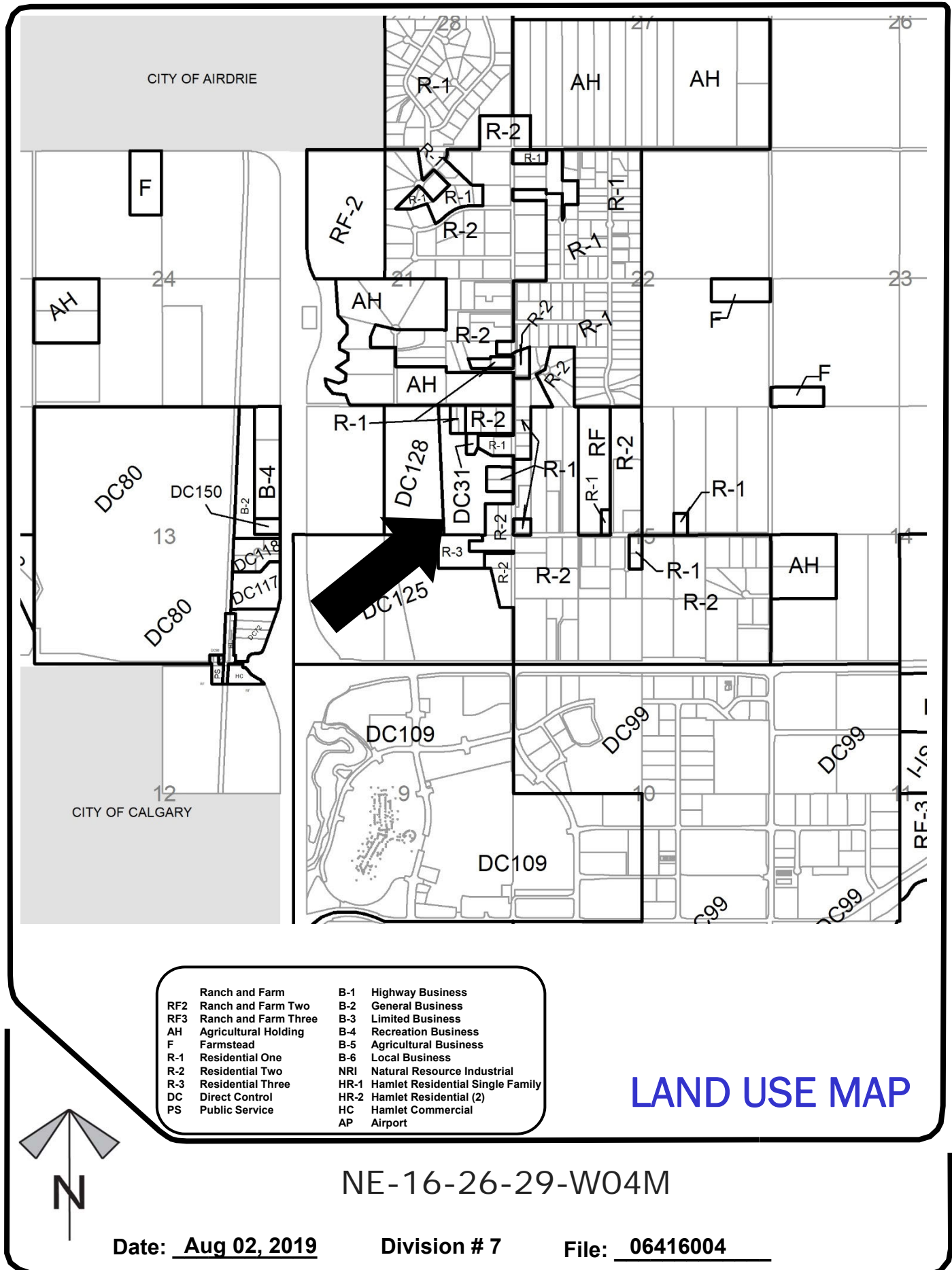
DEVELOPMENT CONCEPT

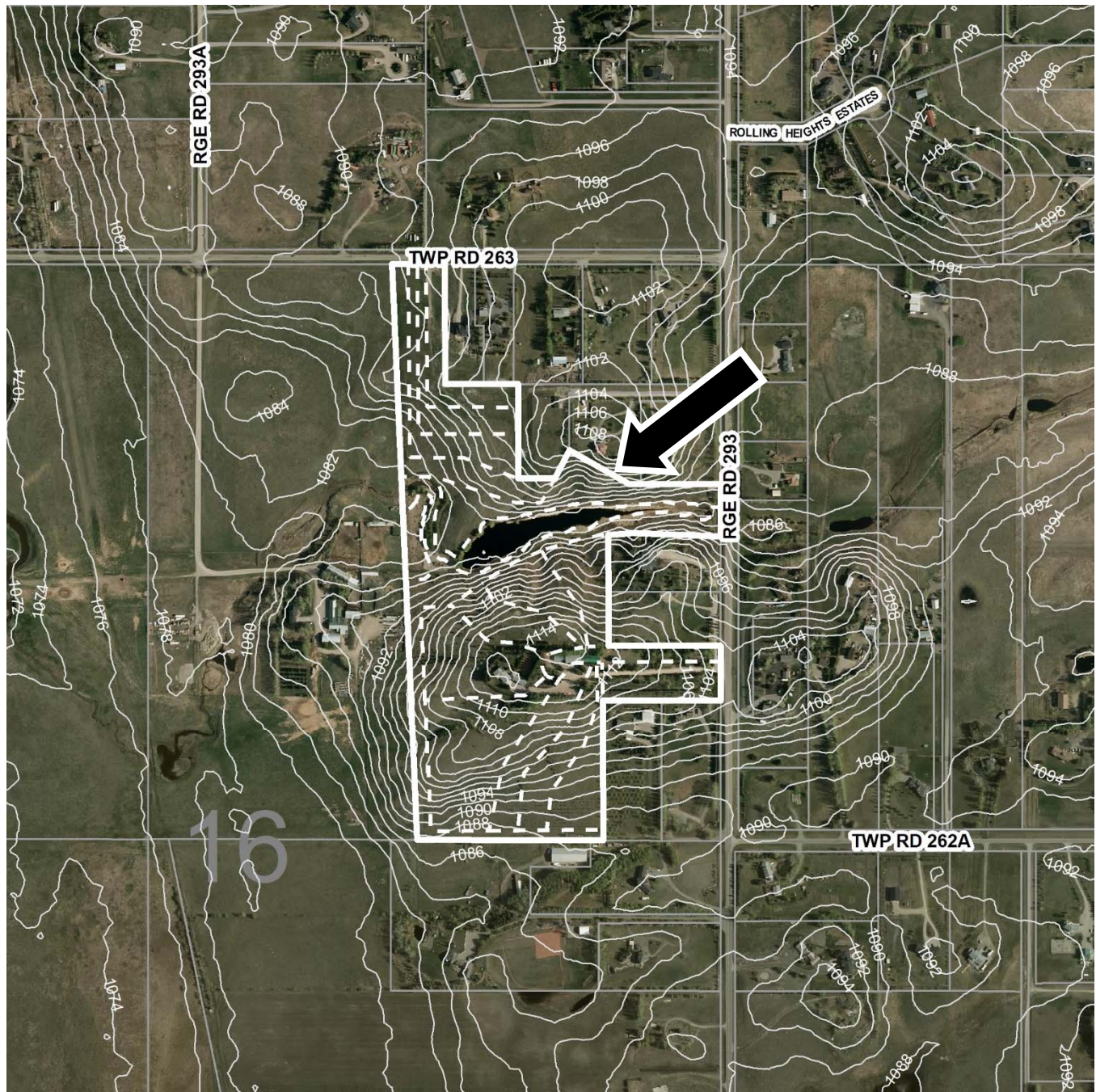
NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

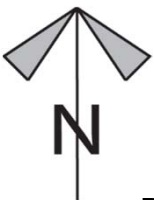
File: 06416004





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

TOPOGRAPHY
Contour Interval 2 M



NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

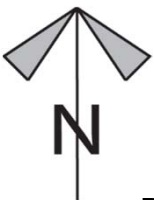
File: 06416004



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

AIR PHOTO

Spring 2018

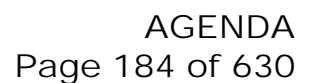


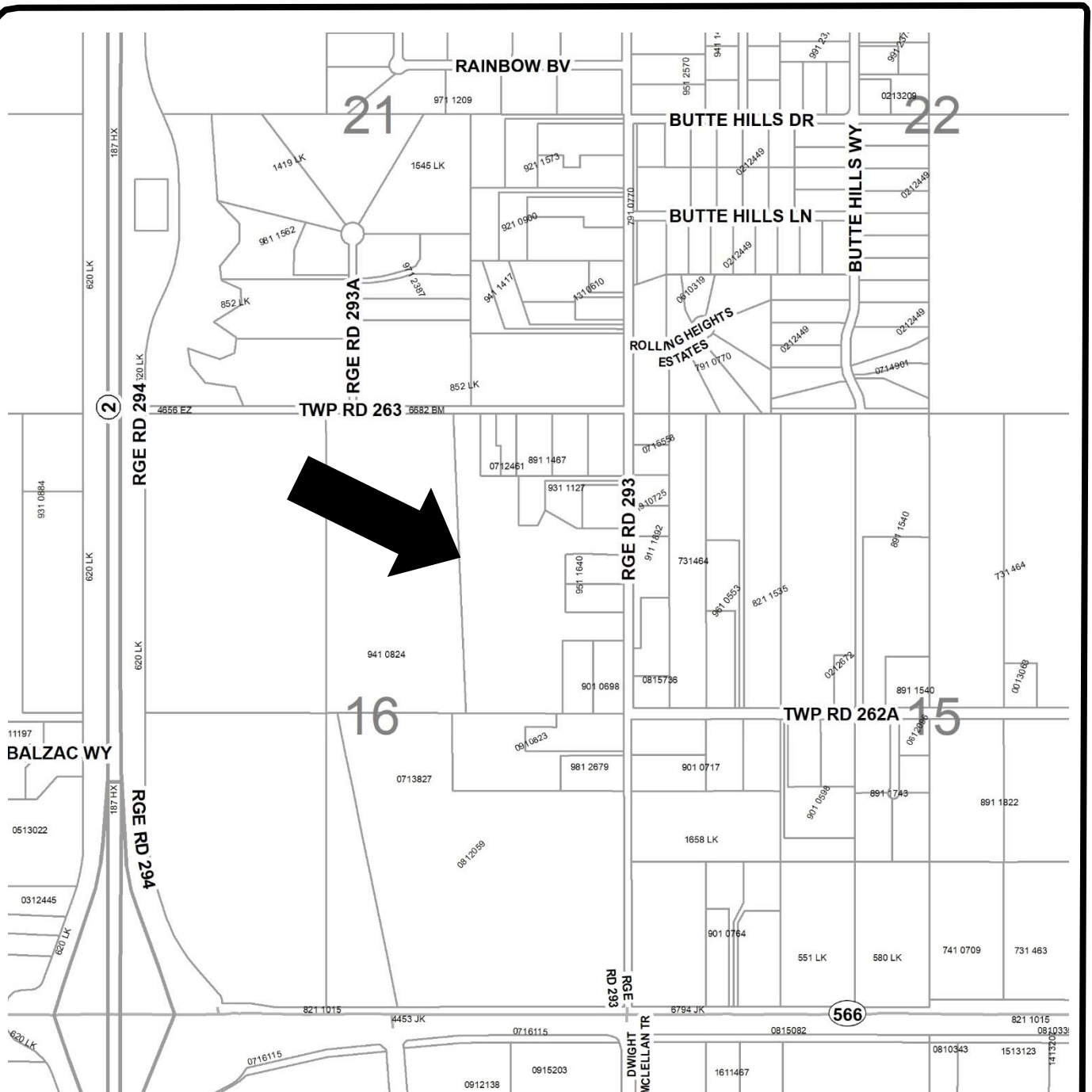
NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

File: 06416004



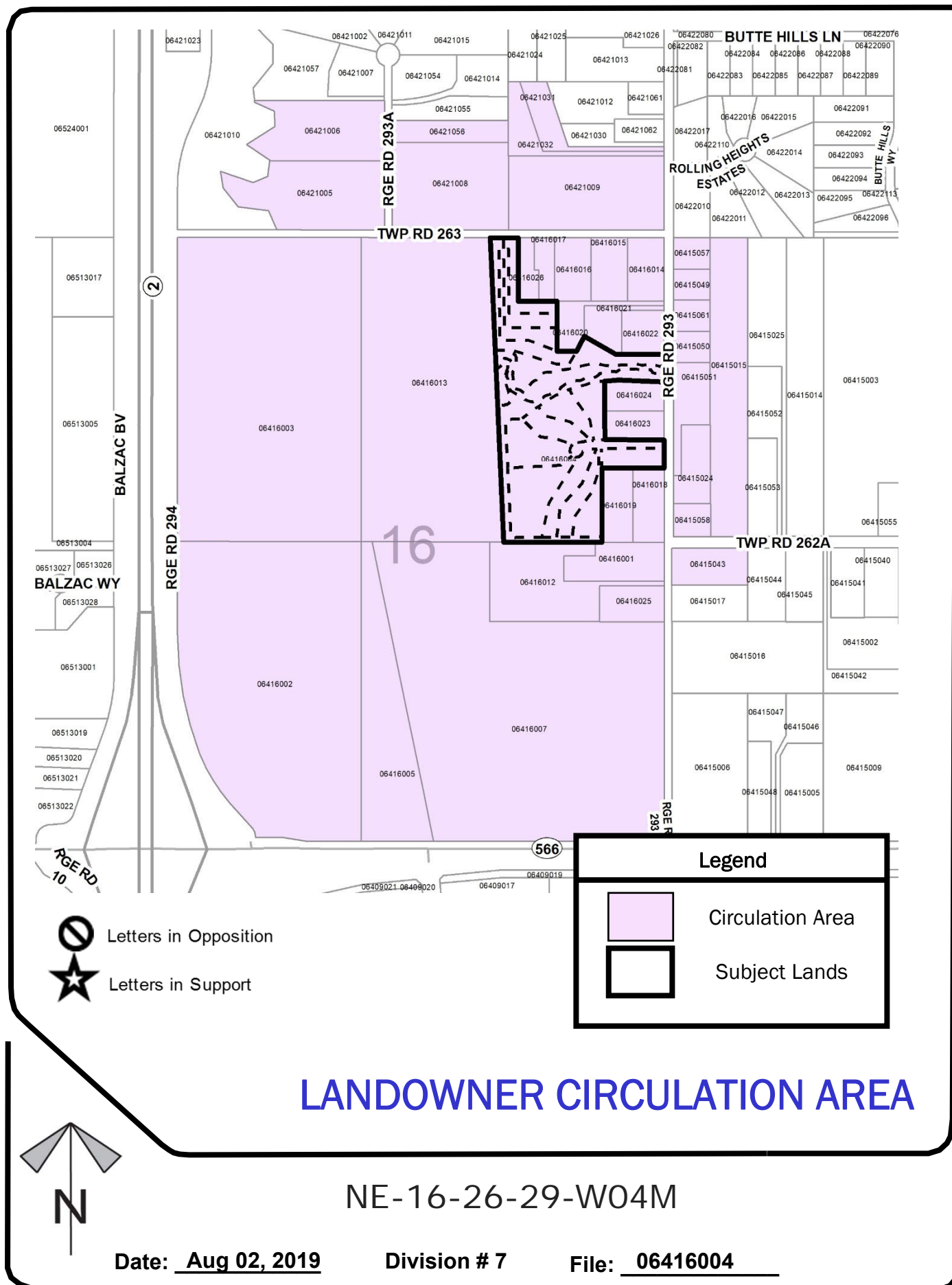
**Legend – Plan numbers**

- 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

NE-16-26-29-W04M

Date: Aug 02, 2019Division # 7File: 06416004



PL20170103**Appendix 'E'****Schedule of Recommended Amendments****Delete and replace Policy 1.1.0 to read:**

- Policy 1.1.0 Policies contained in this Outline Plan shall apply to the Plan Area, defined as Area 3 within the 566 Crossing Business Park Conceptual Scheme.

Delete and replace Policy 9.4.1 to read:

- Policy 9.4.1. The minimum parcel size for residential subdivision with the plan area shall be ≥ 1.98 acres.

Add the following to Section 9.4

- Policy 9.4.2 Subdivision of the subject lands shall be developed generally in accordance with the proposed subdivision design as shown on Figure 5 to the policies of this outline plan. Should technical requirements require subdivision configuration to be revised, lot layout, numbering, and/or reduction of the number of developable parcels may be revised without amendment to this plan.
- Policy 9.4.3 A caveat shall be registered on each lot within the plan area advising each owner that their land, improvements on their land, and all land within the subdivision is subject to the policies contained within the 566 Crossing Business Park Conceptual Scheme and the Sharp Hills Outline Plan.

Delete Policies 11.0.1, 11.0.2, and 11.0.3 and replace with the following:

- Policy 11.0.1 Municipal reserve shall be provided in accordance with the MGA, and shall be made up of land dedication or cash-in-lieu as determined by the County.
- Policy 11.0.2 The proposed linear municipal reserve shall be a minimum of 8.00 m wide, and shall require formal delineation. Fencing, pathways or trails, and landscaping shall conform to municipal standards. The Developer shall be responsible for installation and maintenance.
- Policy 11.0.3 Municipal reserve shall be subject to landscaping improvements and site furnishings.

- Policy 11.0.4 A landscape plan for municipal reserve land shall be prepared by the developer for approval by the County as part of subdivision approval.
- Policy 11.0.5 The existing road approach from Range Road 293 shall continue to serve as municipal reserve maintenance access.
- Policy 11.0.6 An Environmental Reserve Easement shall be registered at time of subdivision, in accordance with County requirements. An Environmental Site Assessment may be required in order to determine the ERE area.

Delete Policies 14.2.1, 14.2.2, and 14.2.3 and replace with the following:

- Policy 14.2.1. The Developer shall be responsible for any road upgrades, intersection improvements, or other requirements as detailed in the April 25, 2018 JCB Transportation Impact Assessment and February 25, 2019 Bunt & Associates Update Transportation Impact Assessment as required to serve the proposed subdivision and development.
- Policy 14.2.2. Internal subdivision roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction.
- Policy 14.2.3. The Developer and/or the BCA shall be responsible for the operation and maintenance of the private road and associated infrastructures including site entry features and associated landscaping.
- Policy 14.2.4 The developer shall provide details at subdivision stage regarding individual building access in Phase 1 lots, considering existing grades.
- Policy 14.2.4 The proposed parcels in Phase 1 shall be accessed by a mutual approach from Township Road 263 which shall be protected by Access Right-of-Way Plan and associated easement agreements for each lot at time of subdivision.
- Policy 14.2.5 The proposed parcels in Phase 2 shall be access by an internal private roadway to be maintained by the condominium owner's association.

Delete and replace Policy 1.1.0 to read:

- Policy 15.2.1. Detailed engineering assessments will be completed at time of subdivision to mitigate the site line deficiency to the County's satisfaction.

Delete Policies 16.1.1, 16.1.2, 16.1.3, and 16.1.4 and replace with the following:

- Policy 16.1.1. Each residential lot shall be serviced by piped water supply through the County supply system.

Policy 16.1.2. Developer shall pay for connections to the piped water system for each residential parcel.

Policy 16.1.3. All required easements shall be provided to the satisfaction of the Utility Company.

Delete Policies 17.1.1, 17.1.2, 17.1.3, and 17.1.4 and replace with the following:

Policy 17.1.1. Recommendations within the June 4, 2019 Osprey Engineering PSTS Assessment report shall be adhered to, and conditions verified at subdivision stage.

Policy 17.1.2. Each new lot shall be serviced by an individual private sewage treatment system, in accordance with County Servicing Standards.

Policy 17.1.3 As per the June 4, 2019 Osprey Engineering PSTS Assessment report Sewage treatment fields shall not be permitted on proposed Lot 7.

Policy 17.1.4 Per the June 4, 2019 Osprey Engineering PSTS Assessment report, Lots 9, 10, and 12 may have concerns regarding soil supporting on-site sewage treatment, and further evaluation may be required at subdivision stage.

Policy 17.1.5 All PSTS installations in the plan area shall consider the June 4, 2019 Osprey Engineering PSTS Assessment report at building permit stage.

Policy 17.1.6 In consideration of the identified ephemeral draws identified in the June 22, 2018 Trace & Associates Wetland Assessment Report, proposed Lots 3, 6, 7, and 8 shall be subject to 15m setback per Municipal Affairs Standard of Practice for the new PSTS systems.

Policy 17.1.7 Post-development run-off as a result of the proposed internal roadway in Phase 2 shall be required to comply with the County's Servicing Standards and the Nose Creek Watershed Management plan, to be enforced at detailed design stage, which may include a pond or storage facility and outlet conveyance.

Policy 17.1.8 The existing water control structure shall be addressed prior to subdivision stage, when detailed road, storm drainage, and residential parcels will occur.

Policy 17.1.9 The following land alterations may require revision to the May 8, 2019 Slope Stability Assessment completed by E2K Engineering prior to issuance of development or building permits:

- a) Any on-slope access roads, or significant rough grading or alteration of building zones
- b) removal of vegetation and/or trees from on-site slopes.
- c) addition of fill to slopes
- d) Excavations exceeding 2.0m within the slope

Policy 17.1.10 As a condition of future subdivision, the applicant shall submit finished grade plans, and cut and fill plans.

Policy 17.1.11 As a condition of future subdivision, the applicant shall submit an update to the Slope Stability Analysis, prepared by a qualified professional, which

shall confirm proposed post-development slopes are stable, based on the actual development proposed, including PSTS locations and post development storm drainage patterns, and identify any required mitigation to ensure slope stability.

Policy 17.1.12 As a condition of future subdivision, an updated contiguous developable area report shall be prepared.

Delete and replace Policy 20.0.1 to read:

Policy 20.0.1 The developer shall make no alternations to the existing water tributary and/or pond without prior approval from Alberta Environment.

Delete Policies 22.0.1 and 22.0.2 and replace with the following:

Policy 22.0.1 The Stormwater Management Plan should be updated and finalized at future subdivision stage to the County's satisfaction.

Policy 22.0.2 At future subdivision stage the Developer may as required:

- a) Submit a site specific cistern rain water capture plan with details as per the Osprey Engineering design suggestion and;
- b) Register any required easements.
- c) Provide a stormwater management report to support each subdivision as it proceeds.

Delete Policies 23.0.1 and 23.0.2 and replace with the following:

Policy 23.0.1 The developer shall provide shallow utilities to the plan area in accordance with the Municipality's Servicing Standards for Residential Subdivisions.

Delete Policies 25.0.1, 25.0.2, 25.0.3, 25.0.4, 25.0.5 and 25.0.6 and replace with the following:

Policy 25.0.1. The Developer and /or the BCA shall be responsible for the ownership, management, operation, and maintenance of the following within the plan area:

- a) The internal roads and associated infrastructures;
- b) Site Entry Feature from Range Road 293, Site Entry Feature from TR 263, landscaping, and associated infrastructures;
- c) All water management infrastructure, including but not limited to the pond, green space, and the associated conveyance system, and water license;
- d) All common lands with the plan area, including pathways within the development, and the associated landscaping features and plantings.
- e) The Developer, initially and the BCA eventually shall be responsible

for the implementation and enforcement the architectural design guidelines.

- Policy 25.0.2 The developer shall prepare and register restrictive covenants on each residential lot prohibiting development of residences within the AVPA NEF 30 contour at subdivision endorsement. This shall include pertinent details regarding parcel-specific prohibitions and development requirements for each lot.
- Policy 25.0.3 Building envelopes shall be defined at subdivision stage, incorporating NEF contour and other technical limitations.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 06416004 **APPLICATION:** PL20170104

SUBJECT: Redesignation Item – Ranch and Farm District to Residential One District; Range Road 292 and Township Road 263

Note: This application should be considered in conjunction with conceptual scheme application PL20170103 (C-4)

POLICY DIRECTION:

The application was evaluated against the Balzac East Area Structure Plan, 566 Crossing Conceptual Scheme, and the Calgary International Airport Vicinity Protection Area Regulation.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Residential One District in order to subdivide the ± 48.90 acre parcel into 12 residential parcels ranging in size from 2.05 acres to 3.02 acres, plus a 10.72 acre remainder. Due to the physically divided nature of the site, four parcels are proposed for the north side, and the remaining eight parcels are on the southern portion of the site. The land use application was submitted in conjunction with an application for an outline plan (PL20170103).

The redesignation application aims to provide a policy framework to guide the development of the lands (PL20170103). This report features a brief summary of the application details, while the primary analysis for both applications can be found within the Outline Plan report (Item C-4).

Administration has identified several concerns with respect to the viability of the residential subdivision that the application proposes. Additionally, much of the lands are not appropriate for residential development, and the Plan does not accurately account for the proposed future development.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #3.

DATE APPLICATION RECEIVED: June 27, 2017
DATE DEEMED COMPLETE: August 3, 2017

PROPOSAL: To redesignate the subject lands from Ranch and Farm District to Residential One District to provide a policy framework to guide future subdivision and development proposals within a portion of the NE-16-26-29-W04M to facilitate the creation of 12 residential parcels ≥1.98 acres.

LEGAL DESCRIPTION: A portion of NE-16-26-29-W04M

¹ **Administration Resources**

Oksana Newmen and Gurbir Nijjar, Planning and Development Services

GENERAL LOCATION:	Located near the southwest junction of Range Road 293 and Township Road 263, approximately 1 mile south of the city of Airdrie.
APPLICANT:	Planning Protocol 3, Inc.
OWNERS:	HLC Homes Ltd.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Residential One District (R-1)
GROSS AREA:	± 48.9 acres
SOILS (C.L.I. from A.R.C.):	Development Area: 3T40 3M, 4T,E20 – Moderate limitations due to adverse topography, low moisture holding, adverse texture, and erosions damage 4T, E 4 – Severe limitations to cereal crop production due to adverse topography and erosion damage. 5T60 5T,E40 – Very severe limitations due to adverse topography and erosion damage Watercourse: 3S,P 3 – Moderate limitations due to high sodicity and excessive surface stoniness

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to 42 adjacent landowners; five (5) letters in opposition were received in response and are attached (Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

March 2009	2009-RV-063 – Subdivide into 18 business lots, one environmental reserve lot, five municipal reserve lots, and two public utility lots. File closed.
October 21, 2008	566 Crossing Business Park Conceptual Scheme was adopted by Council.

BACKGROUND:

The lands are located within the 566 Crossing Conceptual Scheme (CS), adopted in 2008. The subject lands comprise Area 3 of the CS. Area 1 has not been developed. A Direct Control District and corresponding Outline Plan for development of a business park was approved for Area 2, however no development has proceeded to-date.

The lands are currently developed with a dwelling and associated accessory buildings. Access is provided from an existing approach via Range Road 293.

Potable water is proposed to be supplied by the County's water system. Wastewater treatment is proposed to be provided via on-site private sewage treatment plans, and preliminary studies show this is potentially possible, however the irregular lot configuration may limit wastewater feasibility. Stormwater can be managed on site without construction of additional facilities, however, Administration again notes that the proposed lot configuration poses challenges to on-site stormwater management.

Further details regarding the proposed development concept can be found within the PL2017103 report.

POLICY ANALYSIS:

The primary policy analysis for this proposal is provided in the PL20170103 report. The Interim Growth Plan, Municipal Development Plan, Balzac East Area Structure Plan, 566 Crossing Conceptual Scheme, and the Calgary International Airport Vicinity Protection Area Regulation have been considered

CONCLUSION:

The application was evaluated against the Interim Growth Plan, Municipal Development Plan, Balzac East Area Structure Plan, 566 Crossing Conceptual Scheme, and the Calgary International Airport Vicinity Protection Area Regulation. The proposal is not consistent with these plans, and has not been demonstrated to be technically feasible.

Administration recommends **refusal**, in accordance with **Option #3**.

OPTIONS:

- | | | |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-7923-2019 be given first reading. |
| | Motion #2 | THAT Bylaw C-7923-2019 be given second reading. |
| | Motion #3 | THAT Bylaw C-7923-2019 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-7923-2019 be given third and final reading. |
| Option #2: | | THAT application PL20170104 be tabled, and that the Applicant be directed to submit a revised application with amendments to be determined by Council. |
| Option #3: | | THAT application PL20170104 be refused. |

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
 Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
- APPENDIX ‘B’: Bylaw C-7923-2019 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	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0103/104) located just south of Airdrie. As per the circulation, Municipal Reserve is still outstanding and will be considered at the subdivision stage.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	<p>Alberta Transportation has no comments at this time.</p> <p>Policy 5.3.2 of the Conceptual Scheme states: The Municipality and Alberta Transportation and Infrastructure may require the August 2007 Transportation Impact Study and the East Airdrie/Balzac Transportation Study be updated in conjunction with subdivision applications.</p> <p>In this case, the traffic impact assessment should be updated at the time of subdivision to confirm safe and effective operation of the Highway 566 and Range Road 293 intersection.</p>
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments received.

AGENCY	COMMENTS
FortisAlberta	FortisAlberta has no concerns, please contact 310-WIRE for any electrical services.
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above noted circulation.
TransAlta Utilities Ltd.	TELUS will need to review the circulation for the proposed development/subdivision when prepared.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
City of Airdrie	Given the information provided, Planning has no comments or objections to the application as the proposed development will not negatively impact the adjacent parcels located within the City of Airdrie boundary.
Calgary Airport Authority	<p>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</p> <p>The proposed development area is located within the 25-30 and 30-35 NEF (Noise Exposure Forecast) contours. Residential uses are considered a prohibited use in NEF 30 and higher areas and a number of residential lots are split by this contour; thus any residential dwellings must be located outside of the 30 NEF contour. The County is responsible for ensuring compliance with the AVPA Regulation. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code. Industrial uses are not considered prohibited uses within the noted development area.</p> <p>Bird Hazard Considerations</p> <p>Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at 403.735.1405.</p> <p>Land Use in the Vicinity of Airports</p> <p>As this development is occurring outside of the Calgary International Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.</p> <p>I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require</p>

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	further information regarding these comments, please do not hesitate to contact me at 403.735.5343 or stefank@yyc.com.
ASB Farm Members	No comments.
Rocky View West Recreation District Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Parks office has no concerns at this time; however, detailed comments pertaining to reserve dedication; provision for parks, park land and consideration for active transportation networks will be provided at any future subdivision stage.
GIS Services	No comments.
Building Services	No comments.
Fire Services & Emergency Management	No comments at this time.
Planning and Development Services - Engineering	General Comments: Overall it is noted that the proposed conceptual scheme document doesn't highlight many of the technical challenges identified in the supporting technical submissions made by the developer. We note that there remains risk that the proposed lot layout cannot be achieved at subdivision stage based on the requirements of the County's Servicing Standards. The applicant has been advised that further technical requirements will apply at subdivision and/or development permit stages and where minimum requirements cannot be achieved, lot yield reductions may result.
	Geotechnical: <ul style="list-style-type: none"> The Contiguous Developable Acre letter report prepared by Almor Testing Services Ltd. dated March 13th, 2019 has been reviewed. The submissions received to date have not addressed comments previously provided. The contiguous developable acre provided in the letter includes several areas identified in the wetland report as ephemeral drainage courses. The intent of the 1ac is to accommodate PSTS disposal beds and cannot include environmentally sensitive areas. The developer is advised that the actual lot layout will be confirmed at subdivision and each lot will require a minimum 1 acre



AGENCY

COMMENTS

of contiguous developable area or the subdivision will not be registered.

- The updated Slope Stability letter report prepared by E2K Engineering Ltd. dated May 8, 2019 has addressed prior review comments. It is noted that the while the submission meets County Servicing Standards, there are recommendations that will need to be closely followed at the subdivision/development stage. Updates to the Slope Stability Assessment will be required at subdivision based on the actual development proposal applied for.
- Further geotechnical requirements will apply at the subdivision stage. These will include, but not be limited to confirming the contiguous developable acre exists for each proposed lot, and additional slope stability reporting addressing access, actual building locations, storm drainage and PSTS loading of the slopes.

Transportation

- The updated Traffic Impact Assessment letter report prepared by Bunt & Associates Engineering Ltd. dated February 25th, 2019 has addressed previous review comments. It is noted for Council's understanding:
 - The report indicates that Township Road 263, a 7m wide chip seal surface, has volumes above 500 VPD that warrant upgrades to a paved surface. The proposed subdivision will contribute an additional 38 trips per day to the existing volumes.
 - The proposed south intersection location for the proposed internal road will not meet County site distance standards. The location has a site distance of 105m which the author notes is less than the 150m minimum requirement for a public intersection. Additional requirements will apply at subdivision and exploration of private access arrangements are recommended for the southerly access road.
- The County's Transportation Offsite Levy will apply at the subdivision stage in accordance with the bylaw in place when development proceeds.
- Further transportation requirements will apply at the subdivision stage and may include:
 - Upgrades to existing County roads
 - Detailed engineering submissions for road design, intersection improvements and offsite signage.



AGENCY

COMMENTS

Sanitary / Waste Water:

- The Private Sewage Site Assessment letter report prepared by Osprey Engineering Inc. dated June 4th, 2019 has been reviewed. The report indicates that constraints exist for standard PSTS systems on numerous parcels (7, 9, 10, 12). In addition, it notes that Lots 7 and 12 are not suitable for PSTS fields. Particular care will need to be taken at the subdivision stage to ensure waste water disposal is managed in accordance with the County's standards per the recommendations in this letter report. Servicing costs for constrained parcels are expected to be higher than for standard NSF treatment systems.
- Further PSTS requirements will apply at the subdivision stage based on actual development proceeding. This may include developable area, PSTS reporting and slope stability considerations.

Water Supply and Waterworks:

- The developer is proposing servicing the new parcels in the plan area through the Rocky View Water Coop. The County owns the distribution system adjacent to the plan area and may require County service at a future subdivision stage.
- The County's Water and Waste Water Offsite Levy will apply at the future subdivision stage (water portion) for newly created parcels serviced by the County's potable system.
- Further water servicing requirements will apply at the subdivision stage based on the actual development proceeding. All future development will require connection to a piped potable water supply.

Stormwater Management:

- The updated Conceptual Stormwater Management Plan letter report prepared by Osprey Engineering Inc. dated February 11th, 2019. The update has addressed prior review comments and development within the plan area will need to carefully follow recommendations related to post development discharges down slopes, volume controls and stormwater retention.
 - It is noted that in accordance with the Water Act, and the terms of the license itself, the water license diversion rights are appurtenant to the lands and the existing dugout/reservoir runs with the land. At subdivision stage, details will be required on which private lot will own the license and storage reservoir on the parent parcel, to the County's satisfaction. This is to
-

AGENCY	COMMENTS
	<p>ensure the storage reservoir is managed and operated in accordance with the GOA approval.</p> <ul style="list-style-type: none"> • Further stormwater servicing requirements will apply at the subdivision stage based on the actual development proceeding. This will include, but not be limited to, site grading plans and site specific stormwater implementation plans. Site drainage in the plan area will need to consider PSTS, slope stability, access and contiguous developable area requirements. <p>Environmental:</p> <ul style="list-style-type: none"> • The Wetland Assessment Report prepared by Trace and Associates Inc. dated June 22nd, 2018 has been reviewed. The report identified a number wetlands and/or riparian areas that will require consideration during future development activities. The report contains a number of recommendations that the developer should follow when development proceeds. • The developer has been advised that they are responsible for ensuring provincial wetlands approvals are in place prior to disturbances occurring onsite. <p>Further environmental requirements will apply at the subdivision stage based on the actual development proceeding. This will include, but may not be limited to, Erosion & Sediment Control Reporting, regulatory approvals and environmental easement details.</p>
Capital Project Management	No comments received.
Utility Services	<p>On the application, it states that the proposed water supply is to be through a connection to the Rocky View Water Co-op Ltd. However, in the proposed conceptual scheme amendment for Area 3, it states the following proposed policies:</p> <p>Policy 4.1.1 – The Municipality has provided a domestic water supply to the Plan Area.</p> <p>Policy 4.1.2 - All development within the Plan Area shall connect to the Municipal system....</p> <p>The County has developed a water supply system in the immediate area, and it is both desirable and logical that the proposed development tie into the County system and not the Rocky View Water Co-op system, which is farther away and does not provide the same level of service (i.e. pressure and fire hydrants). We have spoken with the Rocky View Water Co-op, and they are in agreement that servicing of water for this development should be through the County system.</p> <p>This development should comply with the policies of the conceptual scheme and connect to the County's water system</p>



AGENCY	COMMENTS
Agricultural and Environmental Services - Solid Waste and Recycling	<p>in the immediate area with payment of applicable off-site levies at the time of subdivision.</p> <p>Because this parcel falls within the Balzac East Area Structure Plan, Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the industrial land use from the agricultural land use to the West of the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>

Circulation Period: December 21, 2017 to January 15, 2018

**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-7923-2019.

PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97); Balzac East Area Structure Plan (Bylaw C-5177-2000) and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps 64, 64-S, and 64-N of Bylaw C-4841-97 be amended by redesignating a 49.8 acre portion within NE-16-26-29-W04M from Ranch and Farm District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT a 49.8 acre portion within NE-16-26-29-W04M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7923-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7

File: 06416004 – PL20170104

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2019

READ A FIRST TIME IN COUNCIL this _____ *day of* _____, 2019

READ A SECOND TIME IN COUNCIL this _____ *day of* _____, 2019

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2019

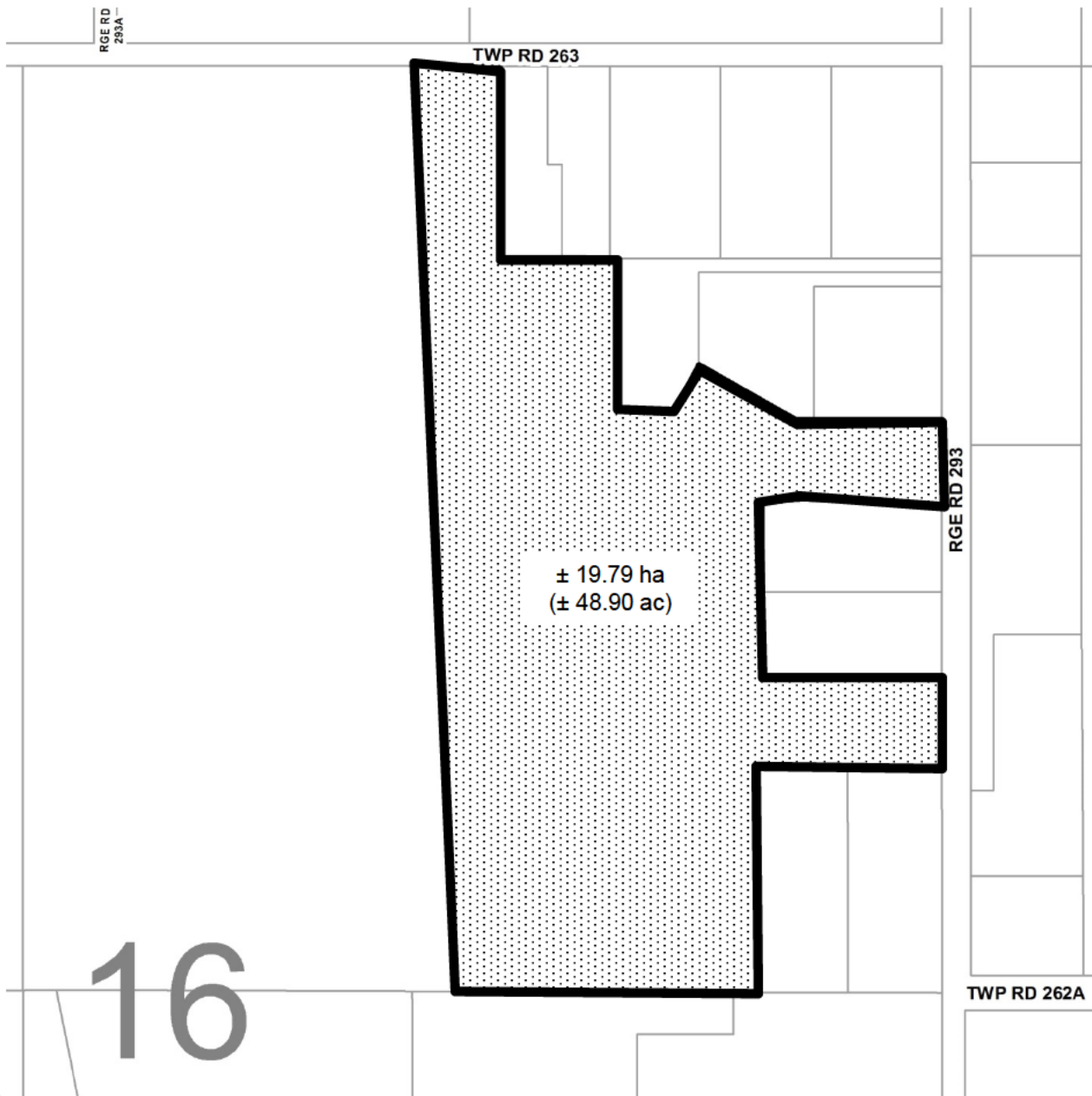
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2019

Reeve

CAO or Designate

Date Bylaw Signed _____

SCHEDULE "A"

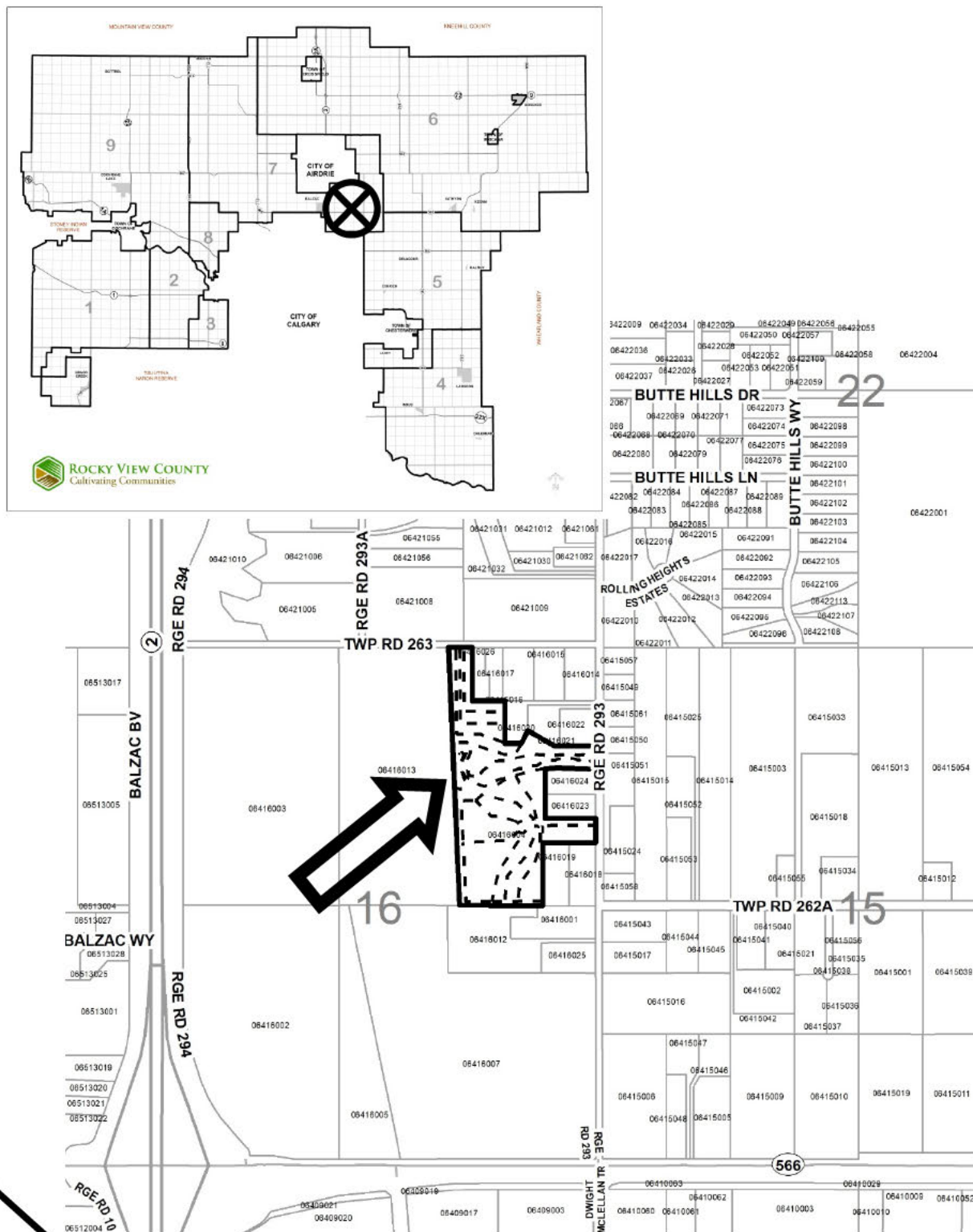
BYLAW: C-7923-2019FROM Ranch and Farm District TO Residential One District

Subject Land _____

LEGAL DESCRIPTION: NE-16-26-29-W4MFILE: 06416004 - PL20170104

DIVISION: 7

ROCKY VIEW COUNTY
Cultivating Communities

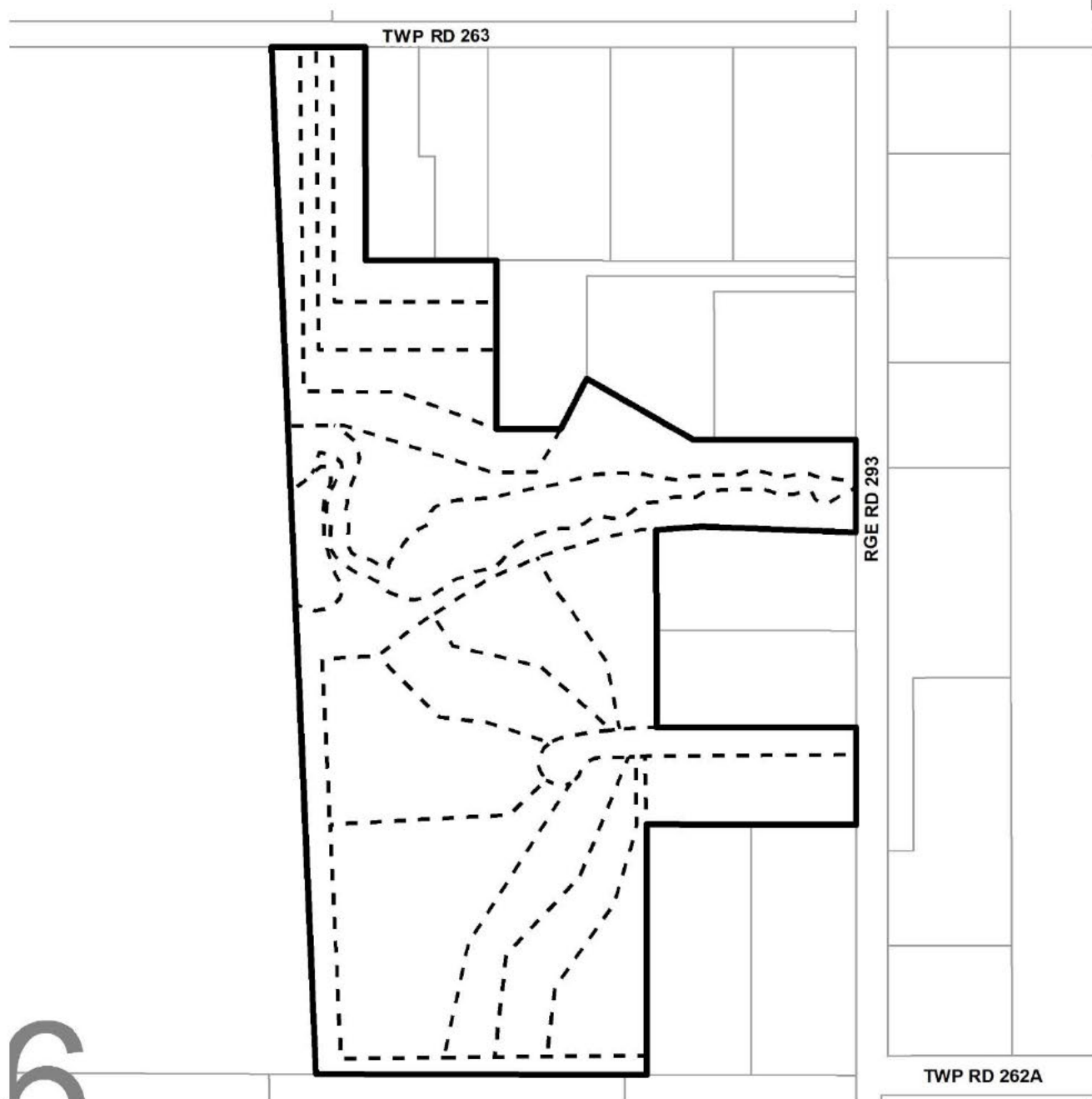


LOCATION PLAN

NE-16-26-29-W04M

Date: Aug 02, 2019Division # 7File: 06416004

Redesignation proposal: To redesignate the subject lands from Ranch and Farm District to Residential One District.



DEVELOPMENT PROPOSAL

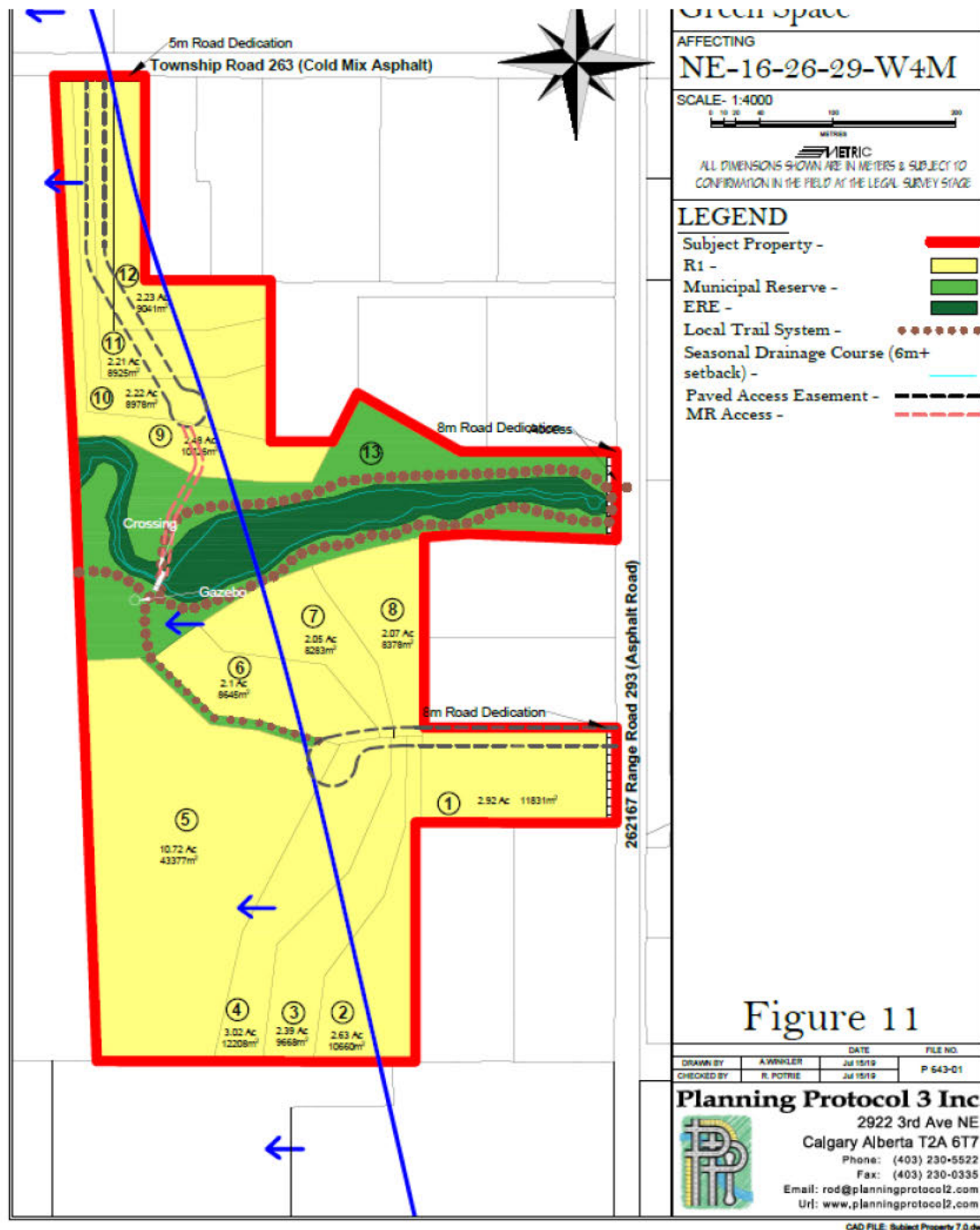
NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

File: 06416004

Conceptual Scheme amendment proposal: To amend the 566 Crossing Business Park Conceptual Scheme to include Outline Plan Area 3 (Appendix B) consisting of 12 residential lots.



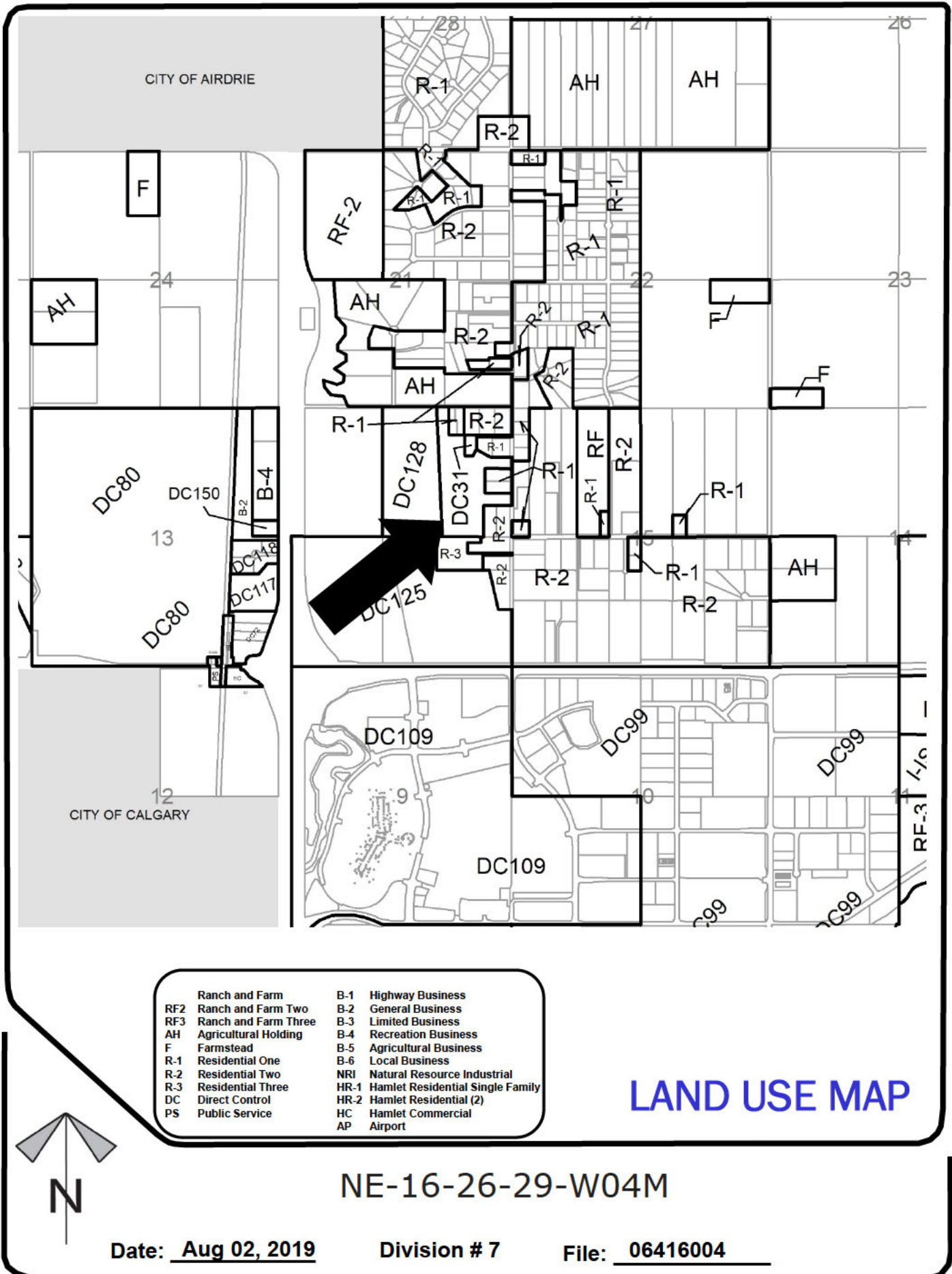
DEVELOPMENT CONCEPT

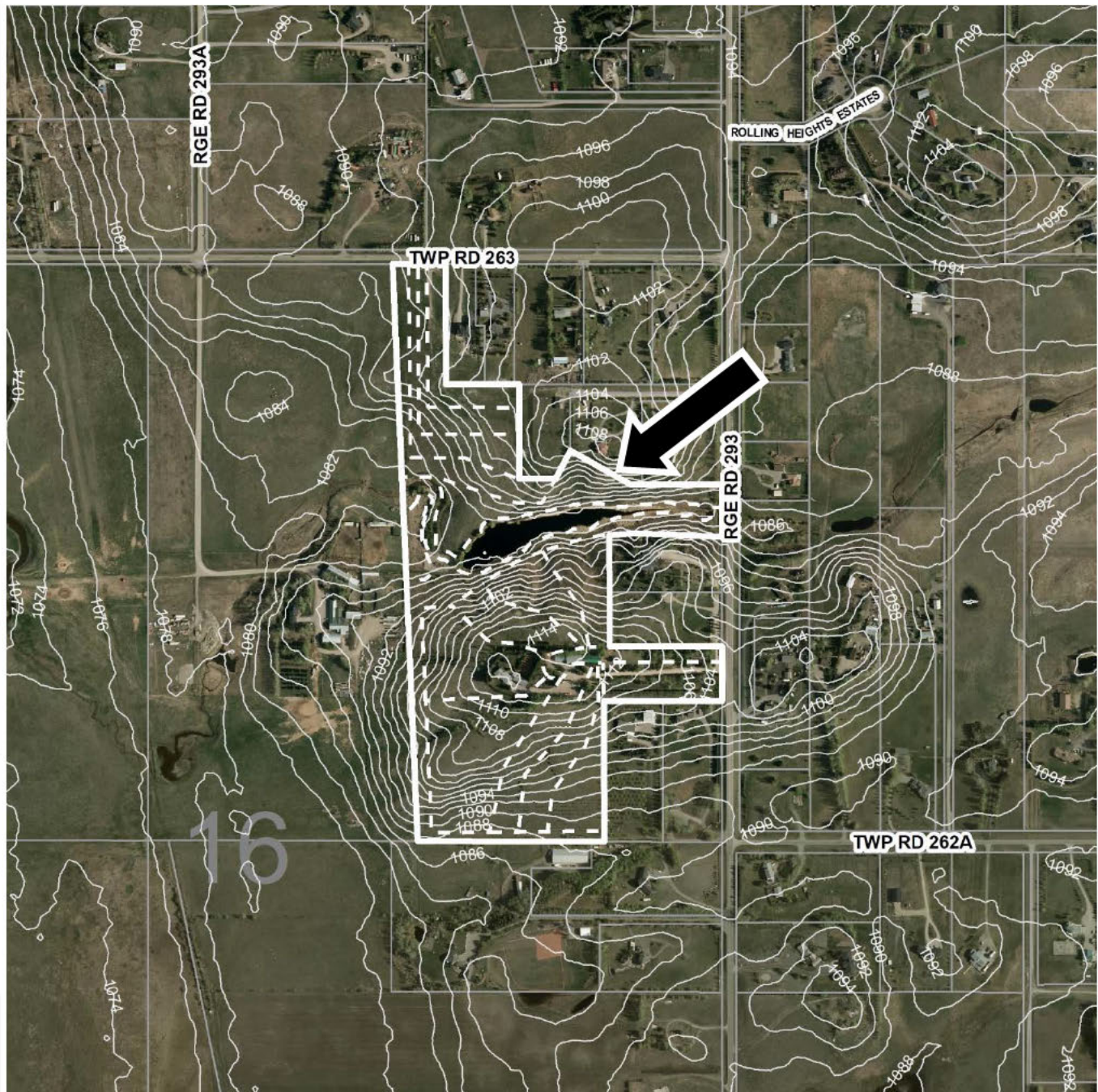
NE-16-26-29-W04M

Date: **Aug 02, 2019**

Division # 7

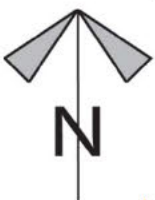
File: **06416004**





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

TOPOGRAPHY
Contour Interval 2 M



NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

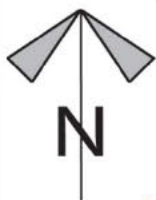
File: 06416004



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

AIR PHOTO

Spring 2018

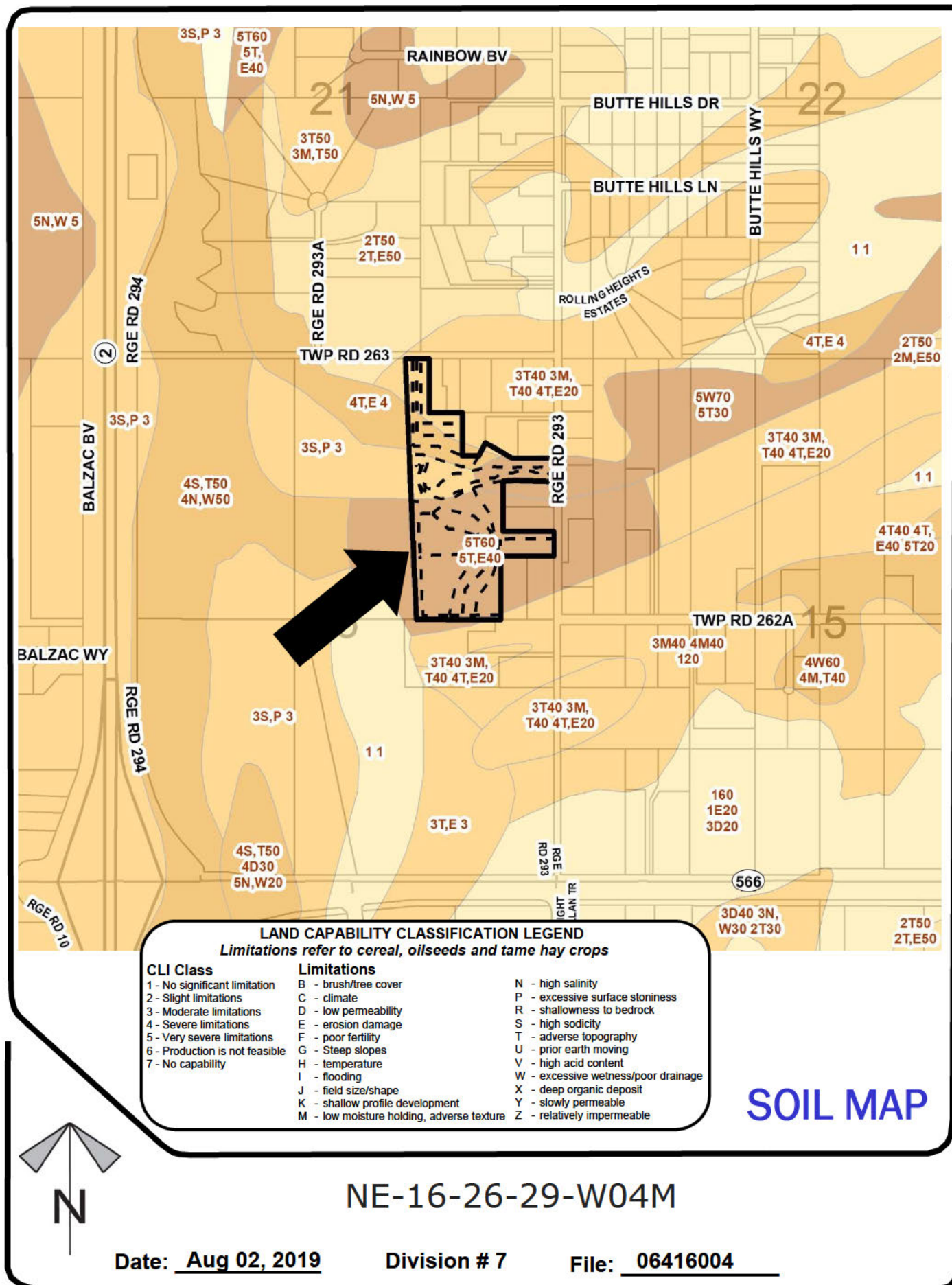


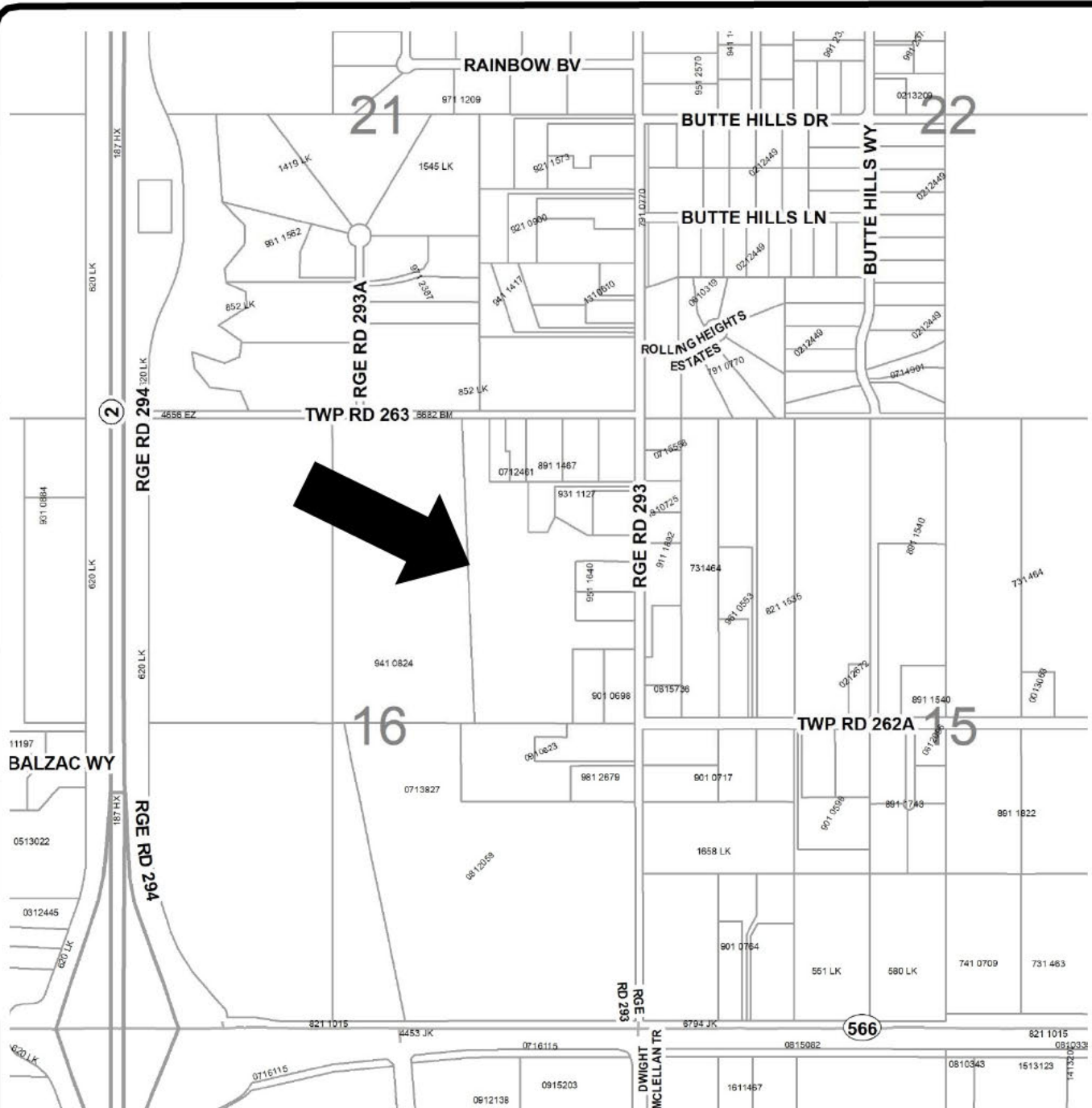
NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

File: 06416004





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

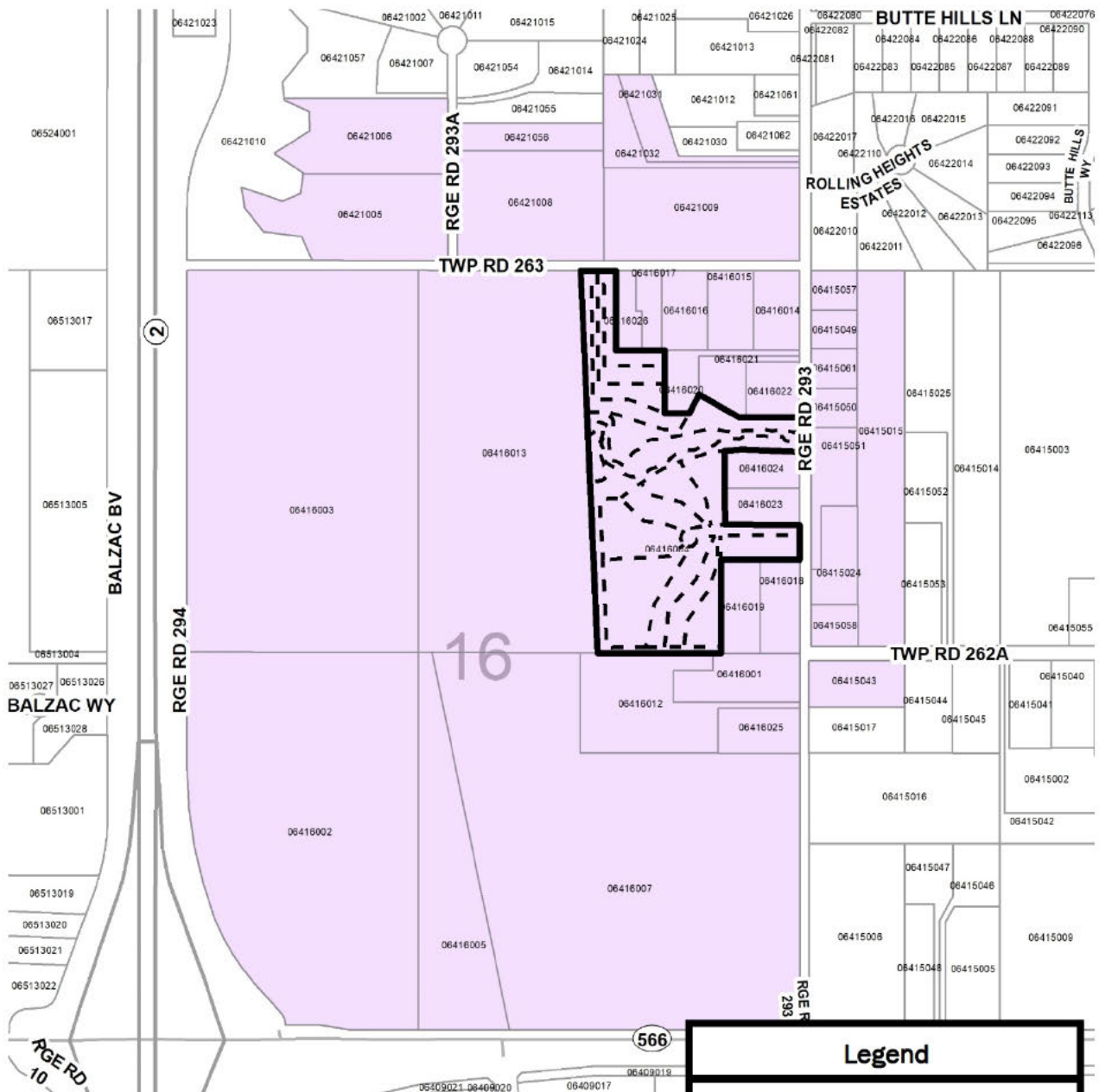
HISTORIC SUBDIVISION MAP

NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

File: 06416004



Letters in Opposition

Letters in Support



Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NE-16-26-29-W04M

Date: Aug 02, 2019

Division # 7

File: 06416004

Syd and Mary Anne Hartley
262131 Rge Rd 293
Rocky View County
T4A 0N1

January 6, 2018

Rocky View County
911 32nd Ave NE
Calgary
T2E 6X6

Att. Meghan Norman

Re: File 06416004 / Application PL20170103 & PL21070104

Dear Ms. Norman

Thank you for your letter of December 21, 2017 regarding the application by Rodney Potrie to amend the 566 Crossing Business Park Conceptual Scheme. Having reviewed your letter and the amended plan as found on the pdf document referenced in your letter we would like to present our comments.

The referenced documents contain many ambiguities and lack specifics in many areas making an analysis very difficult. The following will address some of the more obvious issues with the plan, we trust that there will opportunities in the future to address this again as the details become clearer.

Generally speaking the development is attempting to put too many lots into an area where development is restricted by steep slopes, previous backfilling and airport restrictions. It is further complicated by irregular property lines. These property lines are a result of the previous owner having subdivided off as many lots as was considered feasible at the time.

As the landowners of the property directly south of proposed Lot 1 we are concerned with the development of this lot. Lot 1 is somewhat higher than our property and it is very narrow. Our concern is that a home being built on Lot 1 will be crowded toward our property line and will tower over our home, intruding on our privacy. When we purchased our land in 1990 the minimum lot size was 4 acres and the possibility of a house being crowded on our property line was zero. We do not like seeing lot sizes reduced and houses being squeezed in.

We have copied the following text, from Alberta Regulations and from the amended 566 Crossing Business Park Conceptual Scheme, and have provided our comments to them. For clarity the copied text is in italics and the comments in normal font.

**CALGARY INTERNATIONAL AIRPORT VICINITY PROTECTION AREA
REGULATION****Alberta Regulation 177/2009**

Refer to Schedule 3:

Use of land where parcel located in 2 NEF Areas 5(1) Where

(a) a noise exposure forecast contour divides a parcel of land that is greater than 0.2 hectares into 2 areas, and

(b) in one area a proposed use is a prohibited use and in the other area the proposed use is not a prohibited use,

the proposed use of the parcel may be carried out only in the area in which the proposed use is not a prohibited use.

This regulation would apply to lots 2, 3, 4, 7, 8, 10, 11, 12, 13 and lot 14, if it is a lot. Most of these would not have sufficient area outside of the NEF 30 line to allow construction of a house. Lots 5 and 6 have no area outside the contour line, lot 6 may have some kind of grandfather rights.

566 CROSSING BUSINESS PARK CONCEPTUAL SCHEME**1.2.2 Future Development**

f) 2. The Conceptual Scheme should ensure that there is a suitable transition between the proposed business/institutional uses and the residential cell

i) A description of the interface and buffering of the proposed development with adjacent residential, agricultural and future business land uses;

Although it is not clear we assume lot 5 is to be industrial/commercial. We find this unacceptable, the lot is in between two residential lots. It would be impossible to achieve a transition.

3.2**Balzac East Area Structure Plan (BEASP)**

The second area outside the 30 NEF contour is adjacent to Range Road 293. This area is currently occupied by a number of country residential parcels. The BEASP recognizes these existing residences and designates the eastern portion of the Plan Area as being

suited for additional growth potential for residential development with a minimum parcel size of 2 acres.

The modified document removes the minimum 2 acre parcel size, this is unacceptable. The neighbourhood should maintain its status as a country residential neighbourhood without relaxing lot sizes.

The documents are contradictory in defining sanitary services. In one place it is stated that connection to a County system will be required when available. This is fine, but it doesn't exist today, and a temporary septic system will be necessary. Regardless, if temporary or not septic design must be to provincial standards. Due to topographic conditions septic systems may be difficult to build, even on lots greater than 2 acres. Someone purchasing such a lot might be very unhappy to find out the cost of dealing with a septic system in these conditions.

4.3 Form of the Conceptual Scheme

The third Outline Plan Area is currently developed to country residential uses. The BEASP designates the western portion of this area as SDA2 while the eastern portion, forming the majority of this Outline Plan Area, is designated as Residential One, suggesting continued residential development with a minimum of 2 acre parcels. Reviewing the area designated as SDA2 within this Outline Plan Area, it is noted that the southern and central portions consist of steep slopes that would make them largely undevelopable or difficult to access with municipal standard roads.

It is clear from this paragraph, taken out of the Balzac East Area Structure Plan, that it is not just the Hartley's that think much of this land is not suitable for development. Lots 2 through 10 all have very steep slopes. I would suggest that the county do a site inspection to verify this comment. The drawings provided do not make this clear.

4.4.6 Escarpments

Policy 4.4.6.1: The escarpments illustrated on Figure 10 may be altered, but only once grading plans have been prepared satisfactory to the Municipality.

This must be very clear to any prospective buyer. Several lots are located on very steep slopes. The challenges presented by such slopes impact the design of driveways, foundations, soil erosion, septic systems and storm runoff to name a few. The severity of this condition requires a fully integrated and professionally engineered design and plans for any changes being made to any lands where slopes are greater than 15%.

Appendix B

2.0 SITE FEATURES 2.1

Topography

As in the previous section regarding Escarpments this section does not discuss how to deal with the steep slopes. If the plan is going to allow changes to the escarpment areas, which we disagree with, the changes must be properly engineered.

2.2

Soils and Vegetation

This section does not mention the significant depth of topsoil that was imported to the north side of the east west creek. This top soil is upwards of 30 feet deep. It is located on lots 14, 10, 11, 12 and 13.

I have attached 5 pages of the email discussions I had with your Lisa Mrozek on the matter. It is clear from this that any construction on the fill areas is not to be allowed as the fill is not compactable.

I would also point out that the drawing and marked up photos provided by the applicant are not accurate. The area where fill was placed is larger and the depth deeper than the submission suggests. The fill extends through the panhandle area of lots 10, 11, 12 and 13. To help illustrate this I have attached aerial photos of the area taken, August 2015 before filling, November 2015 during filling, and August 2016.

3.0 OUTLINE PLAN DEVELOPMENT SCHEME

3.1 Proposed Subdivision Concept

It is difficult to understand what is being said in this section. The creek has been modified extensively. The dam has been there for many years and is likely a good thing but who will maintain it in the future?

The north side slopes to the creek were significantly modified in the last several years through the importation of topsoil that was dumped from the top of the northern embankment.

It would seem to be appropriate for this area to be studied by the appropriate authority to determine to what extent it should be reclaimed.

We are concerned how changes to this water course might affect the well water that we depend on as it is only a few hundred feet away.

3.2 Interface with Adjacent Residential

Due to the existing topography, the southeast west portion of the Plan Area is not visible from the vast majority of the adjacent parcels. Nevertheless, a "no build" & buffer zone area, as shown on Figure 7, has been designated to respect the existing topography and to limit the extent of development in this area. it also recognizes the presence of a no build zone as part of the NEF 30 line (the Aviation Protection Area) AVA

There is very little of this section that is quantified. Everything is very general and contradictory. We do not understand what it is saying.

The "no build" zone mentioned above does not show up on figure 7 as stated.

"The southeast west portion of the Plan Area is not visible from the vast majority" It is not clear what this is saying.

3.3 Phasing

This section makes references that are not clear;

What is Sharp Hill 2?

Who are the adjacent landowners?

3.4 Open Space

The dedication of undevelopable and unusable land as MR is not acceptable. Cash in lieu would be much more appropriate

It is unclear where the other pathways and MR are located. The drawings are very unclear and ambiguous.

5.0 TRANSPORTATION

Policy 5.0.3: Property access will be permitted to all internal roadways including Range Road 294 293 as outlined on Figure 12

What does this mean?

Policy 5.0.4: No property Other than the one lot no industrial access will be permitted onto Township Road 263 and this will be interim access only until the business park to the west is developed.

Where is this industrial lot? This is a residential area. If it happens to be lot 5 it is an industrial lot in the middle of a residential area, unacceptable. Industrial access through residential, even on a temporary basis, is unacceptable.

7.1

Site Landscaping

Lots that are located on steep slopes should not be granted development permits.

9.0 Aviation Protection Area (AVPA)

The plan area is affected by the NEF 30 zone which protects against any residential development between the NEF 30 – 35 zone. Residential development within this area is strictly prohibited. Special attention has been given to ensure that no residential development occurs within this area. Figure ___ defines the location of the NEF 30 boundary. This figure also contains the defined building envelopes of each lot which also includes setbacks from the property lines. The allowable building area has been individually calculated to ensure that each of these lots will have sufficient building envelope as well as meeting all other bylaw set back requirements.

We agree with these requirements however the “Figure” has not been provided. When it is done it should also be coordinated with the steep slopes, the required setbacks and the fill areas. This should not be left to the purchaser of the lot to determine as it is likely that there will be no suitable area left to locate a house.

General comments

- The original 566 Crossing Plan was very clear that residential and commercial developments must be transitioned from each other to ensure the residential areas are not overly impacted by the commercial. There were buffers, landscaped buffers and no build buffers outlined on Figure 8 of the plan. It is not clear how this will be maintained with the changes being proposed.
- Where the access to lots 1 through 9 is shown coming off 293 the topography is very unsuitable, the land rises steeply to the north and will impact the adjoining property to the north. This location may also have sight line problems, traffic coming north on 293 will be hidden from view behind the crest of the hill.
- There are many other inconsistencies in this amended plan. The applicant should be required to prepare a coherent document.

It is our opinion that this plan is incomplete, inaccurate, ambiguous, contrary to bylaws and legislation and is therefore unacceptable and should be rejected.

Respectfully,

 
Syd and Mary Anne Hartley



Dillon Investments Ltd.
262111 Range Road 293
Rocky View County, AB
T4A 0N1

January 12, 2018

Rocky View County
911 32 Avenue N.E.
Calgary, AB
T2E 6X6

Attention: Meghan Norman

Re: File#06416004/Application PL20170103 & PL20170104

Dear Ms. Norman,

Thank you for the letter of December 21, 2017 regarding application by Rodney Potrie to amend the 566 Crossing Business Park Conceptual Scheme. The referenced contained many ambiguities and lacked specifics in many areas making an analysis very difficult to interpret what they are trying to do. After reviewing your letter and looking at it very carefully, I have some safety and liability issues that concern me in which I think should concern you too; preventing a legal issue down the road with the new residents.

The first concern I have is that they are putting far too many lots on this property with no respect as to how the project is going to look when finished. They are putting a lot where ever they see a slim opening, not taking into consideration the steep slopes which would be altered interfering with storm runoff. Also the property lines are irregular. I think a five year old could have done a better job doing up this plan. What were they thinking about with the placement of the homes and the dangers of the steep slopes where a car won't be able to stop or get out. The challenges presented by such steep slopes impact the design of driveways, foundations, soil erosion, septic systems and storm runoff. With the severity of these conditions it would require a fully integrated and professionally engineered design for any changes being made to any area where slopes are greater than 15 degrees.

On the North side of the creek that runs from East to West the soil was built up on average 25 to upwards of 40 feet with black (top soil) and was not compacted at all. The soil was not clay so there is going to be ongoing compaction and a stability issues. There was no permit issued, no engineering plan, permits and inspections were obtained after the

damage was done. In any event I don't think any development should be done where top soil was added. I think this could be a potential disaster.

In my opinion there should not be industrial/commercial lot between two residential lots. It should be all residential lots to make a Country Residential theme. Where did this industrial lot come from? It is residential and it is obvious they do not care about the surrounding neighbors. This is unacceptable and imagine access to an industrial lot through a residential area (How Stupid).

Another point I am against is a pathway around the perimeter of the development. It sounds good but it brings a lot of risk of fire to the area. Imagine if you are a child trying to smoke and you do not want your parents to know. When you are done, do you put the cigarette butt in your pocket, then take it home to dispose of it the proper way. No you toss the cigarette butt where no one sees it. (In the grass) and now you have a grass fire, like the one in Sharpe Hill last November 2017. If a fire starts there is no access for a fire truck because of the steep terrain. We could easily lose a lot of life and property. We were all kids once and I speak from experience.

My last and the most important point; I would like to disagree with the new proposal in that they want to move the entrance to the property further North. Right now the entrance is exactly on the crest of the hill and when I leave the property and turn left to go North, I have to feed the gas hard especially if someone is coming from the South just cresting the hill. If they moved the entrance any further North you would be pulling out blind not seeing any cars behind the crest of the hill. In the winter the vehicle heading North going over the crest of the hill would not be able to stop if the vehicle pulled from the new proposed roadway. By keeping the existing entrance collisions and near misses could be avoided. Visibility and therefore safety should be of utmost importance. Also by moving the entrance further North would necessitate removal of the embankment that borders my property and my entrance gate. My property would become unstable along the new roadway because it would be 15 to 20 feet higher than the road.

In closing I would like to see the many inconsistencies of this proposal be addressed with the consideration of existing residents and landowners in mind.

Regards,

Darcy Steinman
Director, Dillion Investments

Lori-Lee Turcotte

From: Steinman [REDACTED]
Sent: Friday, January 12, 2018 3:30 PM
To: Meghan Norman
Subject: Fwd: PL20170103/PL20170104

Follow Up Flag: Follow up
Flag Status: Flagged

Begin forwarded message:

From: Steinman [REDACTED]
Subject: PL20170103/PL20170104
Date: 12 January, 2018 3:27:06 PM MST
To: mnorman@rockyview

Dear Meghan Norman;

In regards to File Number: 06416004 Application Number PL20170103/PL20170104, we are for residential development only.

As for a business, we are totally opposed and will not even consider this application. If you have any questions in regard towards this development please don't hesitate to give me a call.

This is our private residence and we have been here for 16 years and we do not want business development beside us.

We are more than willing to accommodate a different kind of proposal.

Yours truly
Darcy and Tracy Steinman

I can be reached at
Darcy Steinman
[REDACTED]

**Gordon & Diane Miller
262129 Range Road 293
Rocky View County
T4A0N1**

January 13, 2018

**Rocky View County
911 32 Ave. N.E.
Calgary
T2E 6X6**

Att. Meghan Norman

Re: File 06416004/Application PL20170103 & PL20170104

Thank you for your letter of December 21, 2017 regarding the Conceptual Scheme Amendment Proposal. Having reviewed your letter and the amended plan and appendix referred to in your letter we present our comments and concerns . To begin we must say we found the documents confusing, incomplete and lacking specific details, making it difficult to understand and interpret.

Our land borders said development to the south of Lot 1 and to the east of Lot 2. We are adjacent neighbors to the west of Hartleys. There is an elevation change of approximately six meters between our backyard and the proposed Lot 1. Any residence built on that lot would tower over our yard and significantly impact our privacy and create possible waterflow issues.

At the time that Mr. & Mrs. J. Hayes subdivided their land creating two residential parcels on the south facing slope it was believed that the maximum number of residential parcels had been created due to the NEF 30 noise cone. When our home was built, the style and orientation of the house was such as to maximize the view and use of our land. The building sites for Lots 2 & 3 will be directly in our line of sight. Water from any home built adjacent to our west boundary would adversely drain onto our property, including any laneways to these properties from the internal cul-de-sac. We believe the Planning Department, in order to fully understand the challenges of this proposed development, need to actually tour the land in question. We would be happy to assist in any way to accommodate this overview.

As to Lot 5, the idea of having a commercial/industrial lot between two residential lots is absurd to say the least. Buffering this area to mitigate the issues of noise, traffic, etc. would be impossible as it is at a lower elevation to surrounding lots. The mixing of residential and commercial traffic on this internal roadway would be unacceptable. The 566 Crossing Business Park Conceptual Scheme clearly states “measures to ensure that the proposed development will not adversely affect the viability of existing uses on adjacent lands, and a description of the interface and buffering of the proposed development with adjacent residential, agricultural and future business land uses” (see Future Development 1.2.2 items “h” and “i”).

The proposed internal cul-de-sac road would adversely impact the private property north of this road. There are at least two major issues:

1. The sight lines for traffic entering onto Range Road 293 for north bound traffic would not be feasible.
2. The elevation change and cuts needed to build this internal road would have a large negative impact on the property directly to the north of said road.

In regard to Lot 10, the southern portion of the proposed panhandle is on imported uncompacted fill. This applies also to a portion of the proposed building site. We believe it would be impossible to build a home on this site while respecting property setbacks and the challenges presented by the steep side hill.

Lot 11 has the same issues with the majority of the panhandle on imported uncompacted soil as well as an extremely narrow building site.

Lots 12 and 13 will have the same issues on the panhandle with having imported and uncompacted fill . Again, a tour of said land by the Planning Department would be beneficial.

To summarize, we believe a drill test report of a large area of the southerly portion of Lots 10 and 11 will have to be conducted by a qualified professional before a decision can be made as to the viability of these lots. Looking at satellite photos of this area taken before August 2016 and the present time will help to clarify the changes that have been made to the land.

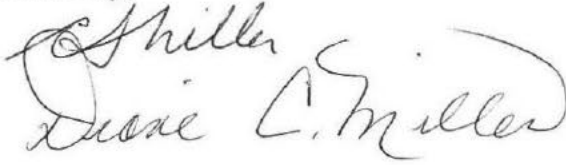
Lot 14 appears to be designated as Municipal Reserve. What would the benefit of this be to the county? We believe cash-in-lieu would be the best option.

The proposed pathway as shown in the 566 Crossing Business Park Conceptual Scheme (figure 9) which runs alongside the existing internal road allows connectivity from Range Road 293 to the property to the west and is well thought out.

As far as storm water management and the minimizing of the downstream flow to Nose Creek comments are made that the existing dam will be sufficient. This is not so, as after the spring melt and runoff the inflow and outflow are the same, meaning there is no storage capacity for rain events in the dam. Although there is a storm water pond shown there is no mention of how it would control the water in rain events so there would be no negative impact on Nose Creek. Furthermore, such a storm water retention pond would have to be lined as there is a high ground water table. We also have concerns as to possible negative impact on the aquifer supplying our well.

In closing, we strongly recommend a tour of the proposed development land by the Planning Department so that the topographical restrictions can be better understood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gordon and Diane Miller". The signature is written in dark ink on a white background.

Gordon and Diane Miller



Meghan Norman
Rocky View County
Planning Services

RE: Application #PL20170103/PL20170104 File#06416004

Hello Meghan,
Further to our conversation of last week, I am forwarding this letter regarding the
purposed sub-division application for the above.

As a longterm property owner adjacent to the land in question
I have a few of concerns;

-I feel the driveway approach would better suited having a double path in the
centre versus 4 entries, As I understanding that area is host to both electrical and
water lines.

Continuous driving on the area may promote early replacement of the lines or
have a detrimental effect on its current working capacity.

-I also would like to see that the proposed R1 housing(lots 12-13), be set further
back East of the NEF cone, so as not to spoil the current skyline that I have been
blessed to view to the SW of my home. Meaning, If the new homes building site
was equal to my fence line, then the actual construction of the home would be 4-5
metres back, that allowing both the new resident and myself an unobstructed
view.

-And 3rd, that the out buildings on the west side of the NEF cone are not higher
that 7metres in height . If permission was granted to go higher than that, I would
not be in favour of a height extension .

Thank you for the opportunity to respond to this application.

Regards,
Lisa Bronconnier
Roll#06416017



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** 4, 5, 6, and 7
TIME: Afternoon Appointment
FILE: N/A **APPLICATION:** N/A
SUBJECT: Live/Work Land Use District – Bylaw C-7917-2019

POLICY DIRECTION:

Council directed Administration to return to Council with a live-work district in the Central East Rocky View Region for adoption into the current Land Use Bylaw.

EXECUTIVE SUMMARY:

The proposed bylaw includes a combination of the industrial and outdoor storage uses provided by Councillor Gautreau and Deputy Reeve Schule, as well as residential uses.

Administration has therefore prepared the requested live-work district to be added to the existing Land Use Bylaw.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

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.

Administration returned to the July 9, 2019, Council meeting with options requesting establishment of policy guidance for the live-work district. Council directed that a live-work district be prepared for September 10, 2019.

Administration carried forward the majority of the industrial and outside storage uses defined by the original Notice of Motion, and added other residential uses based largely on the Residential Two District. Special Requirements were also refined and expanded, in addition to making Council the Development Authority for decision-making on Development Permits within the new district.

PUBLIC & AGENCY SUBMISSIONS:

The project was not referred to landowners or agencies.

¹ Oksana Newmen, Planning and Development Services



CONCLUSION:

As directed by Council, Administration has prepared a live-work district that merges industrial uses with a residential district, creating a new live-work district that would provide landowners in the Central East Rocky View region the opportunity of living on-site and operating an expanded business on the premises.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7917-2019 be given first reading.
 Motion #2 THAT Bylaw C-7917-2019 be given second reading.
 Motion #3 THAT Bylaw C-7917-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7917-2019 be given third and final reading.
- Option # 2: THAT Administration be directed to prepare an outline of alternative strategies to accomplish an expanded live-work option.
- Option #3: THAT Council provide alternate direction.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services
ON/lt

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Notice of Motion re: Live/Work Land Use District
ATTACHMENT ‘B’: Bylaw C-7917-2019 and Schedule A

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.



BYLAW C-7917-2019

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-7917-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-4841-97 is hereby amended to add development regulations for a live-work district affecting parcels within the Central East Rocky View region as shown on Schedule 'A' attached to and forming part of this bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7917-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Divisions: 4, 5, 6, and 7

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7917-2019

Schedule of textual amendments to the Land Use Bylaw (Bylaw C-4841-97):

Amendment #1:

Add a new Section 81, which reads:

SECTION 81 LIVE-WORK DISTRICT (L-W)

81.1 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 activity is industrial or commercial in nature.

81.2 Uses, Permitted:

Accessory buildings less than 150.00 sq. m (1,614.59 sq. ft.) building area
Dwelling, single detached
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private Swimming pools

81.3 Uses, Discretionary:

Accessory buildings greater than or equal to 150.00 sq. m (1,614.59 sq. ft.) building area
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Animal Health Care Services
Automotive Services
Bed and Breakfast Home
Bee Keeping
Child Care facilities
Commercial Communication Facilities – Type "A"
Contractor, Limited
Dwelling, moved-in
General Industry Type I
General Industry Type II
Health Care Practice
Home-Based Business, Type II
Keeping of livestock (See Section 24 for regulations)
Kennels, Hobby
Kennel, Commercial on parcels greater than 5.00 hectares (12.36 acres)
Market Gardens and Greenhouses on parcels greater than 6.00 hectares (14.83 acres)
in area where there is a surface supply of water
Private Riding Arena on parcels greater than 6.00 hectares (14.83) acres in area
Signs
Outdoor storage, recreational vehicle
Outdoor storage, truck trailer
Personal Service Business
Private Riding Area on parcels greater than 6.00 hectares (14.83) acres in area

Residential Care Facility
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.

81.4 Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12.

81.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions.

81.6 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) *Yard, Front:*

- (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.

(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.

81.7 Building Height

- (a) *maximum* - 10.00 m (32.81 ft.)

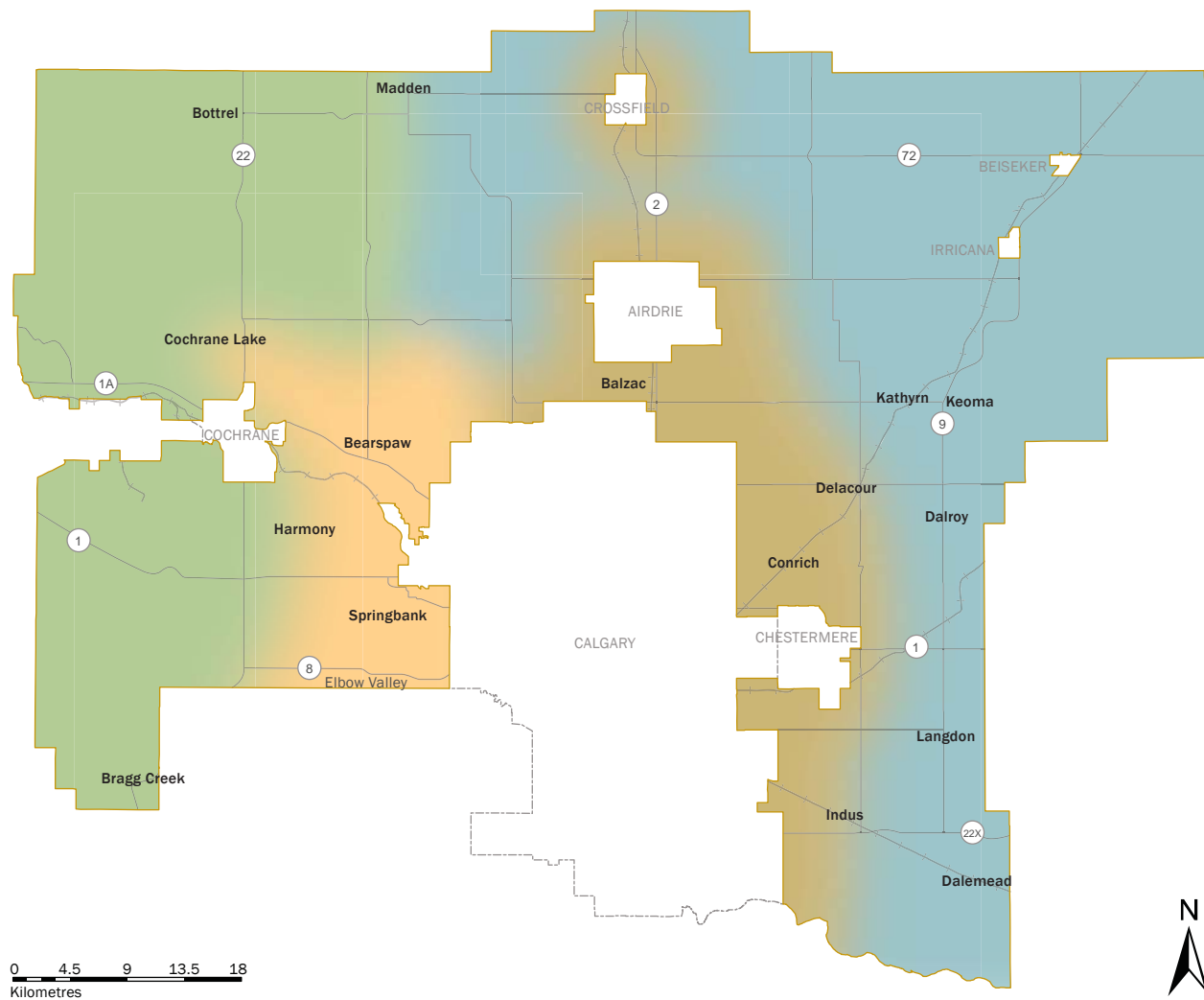
81.8 Building Requirements

- (a) Buildings used for business operations shall have the following minimum setbacks:
 - (i) 100.00 m (328.08 ft.) from any *dwelling* on adjacent parcels; or
 - (ii) 50.00 m (164.04 ft.) from a *parcel* designated as residential land use.
- (b) The design, character, and appearance of all *buildings* shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project;
- (c) *Building* façade widths that exceed 30.00 m (98.43 ft.) shall incorporate wall plane projections or recesses of at least 3% of the width of the façade that extend at least 20% of the width.

81.9 Special Requirements

- (a) Prior to the approval of any commercial or industrial use, a dwelling unit must be established on the site;
- (b) *Council* shall be the *Development Authority* for the purposes of decision-making on *Development Permit* applications within the *Live-Work District*;
- (c) *Council, as the Development Authority, shall have unlimited discretion with respect to development regulations;;*
- (d) The *Development Authority* may require a greater *building setback* for a proposed *development* which, in the opinion of the *Development Authority, may* interfere with the the amenity of adjacent sites;
- (e) The *Development Authority may* require an Environmental Impact Assessment where there is uncertainty as to potential impacts of or potential significant risk from the proposed *development*.
- (f) The *Development Authority may* require a Trip Generation Assessment where there is uncertainty as to potential impacts from the proposed *development*.
- (g) The *Development Authority may* require a Site Servicing Assessment to determine the adequacy of the existing onsite water, wastewater and stormwater where there is uncertainty as to potential impacts from the proposed *development*
- (h) A maximum of 50% of the *parcel shall* be used for industrial and commercial purposes.
- (i) A minimum of 50% of the parcel shall be used for residential and storm water purposes.
- (j) Commercial and industrial uses shall be located at the rear of the dwelling unit.
- (k) Hours of operation of commercial and industrial uses occurring outside of an enclosed building shall be limited to between 8:00 a.m. and 7:00 p.m.

- (l) Any *outside storage* shall be completely *screened* from *adjacent lands* to the satisfaction of the Development Authority
- (m) Any *outside storage* and shall meet the minimum *setback* requirements for *buildings*.
 - a. Any outside storage associated with a commercial or industrial use shall meet the building setback requirements for commercial and industrial buildings.
- (n) Commercial and industrial uses shall directly involve one or more residents of the parcel involved in the business or operation.
- (o) A landscape buffer of 10 metres is required adjacent to a residential district, or an agricultural district parcel less than 24.7 acres in area:
 - (i) The landscape buffer will be located on private land to mitigate potential on-site negative visual impacts associated with non-residential land uses to nearby residential developments.
- (p) Development within a landscape buffer is restricted to:
 - (i) Landscaping, berms, landscaped stormwater ponds, natural wetlands, trails, and linear parks; and
 - (ii) Surface parking where it is screened from view from public right-of-ways by berms and/or landscaping.
- (q) Parking and outside storage related to commercial and industrial uses *shall* not be permitted in a minimum *setback* area.
- (r) The business *shall* not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the *Development Authority*. At all times, the privacy of the adjacent residential dwellings *shall* be preserved and the business *shall* not, in the opinion of the *Development Authority*, unduly offend or otherwise interfere with neighbouring or adjacent residents;
- (s) Commercial and industrial development shall required to comply with the Business Development requirements.

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



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: September 10, 2019 **DIVISIONS:** All

FILE: 0194

SUBJECT: Electoral Boundary & Governance Review

POLICY DIRECTION:

On July 9, 2019, Administration was directed to prepare a budget adjustment for Council's consideration on or before September 30, 2019 for an independent consultant to conduct both an electoral boundary review and governance structure review.

EXECUTIVE SUMMARY:

The purpose of this report is to request budget adjustment guidance for Administration to undertake a Request for Proposal (RFP) process to retain an independent consultant to conduct a comprehensive electoral boundary and governance structure review that is objective and neutral.

The review will provide Council with options to redistribute Rocky View County's electorate as per the Electoral Boundary Review Policy C-702 (Attachment 'A') approved by Council on July 9, 2019 and a governance structure review to consider an elected mayor-at-large position.

To assist in determining the cost of the project, Administration sought and received Requests for Information (RFI) from the industry and best practices from other municipalities. From the responses received, technical experts provided their recommendations for the review process and provided an outline of the groundwork required for a robust review. The requirements for the review process includes various phases, which the consulting firm will be responsible for, such as: research and analysis, public participation, formulation of options, and recommendations for Council.

A key finding of the RFI process was that the projected costs of an electoral boundary review and governance structure review varied dependent on the activity level of the public participation which required a more defined scope of work. This report provides Council with three public engagement strategies for Council's consideration that will be used to solicit RFP's to inform a budget adjustment for Council's consideration at a later date.

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.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Public Engagement Strategy Option #1, which would direct Administration to undertake a Request for Proposal Process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review and to prepare a budget adjustment for Council's consideration on or before November 30, 2019.

¹ **Administration Resources**
Charlotte Satink, Municipal Clerk



BACKGROUND:

Electoral Boundary Review

On July 9, 2019, Council was provided with a report outlining the need for an electoral boundary review. The County's last major electoral boundary review was conducted in year 2000. Since 2000, the County's total population has increased by 43% and there currently are four divisions above or below the generally accepted 25% percent legal deviation standard.

Council provided direction by way of an approved policy for criteria to be used when developing electoral boundary recommendations. Administration was also directed to prepare a budget adjustment to consider the services of an objective, qualified, and expert third-party consultant to conduct an electoral boundary and governance review that includes public engagement and consultation.

Governance Review

The governance structure, wherein the County's Reeve is appointed by Council at the annual organizational meeting, was adopted by Rocky View County when the municipality was created in 1955 and continues today. In-scope for the governance review of the project would be for the County to consider an elected mayor-at-large for a four-year election term instead of appointing a Reeve each year.

The chief elected official (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.

DISCUSSION:

Request for Information (RFI)

The process by which a municipality considers conducting a comprehensive electoral boundary and/or governance review varies and are typically rare occurrences. Examples from other municipalities include having administration carry out the task based on a prescribed terms of reference, to hiring an independent consultant to conduct the work, to formulating a citizen led advisory panel. For specialized municipalities, the electoral boundary and governance structure changes were led by the Province.

Administration went to industry with a Request for Information to gauge interest, indicating a high level summary of the project where proponents were asked to provide how they would approach this type of review and to provide preliminary costs.

Based on the RFI proposals received, the cost estimates for the review was vast; between \$30,000 to \$215,000 with an estimated completion timeframe of 7 months to 12 months. Common amongst all proponents was identifying the level of public participation to be the varying factor of determining project costs.

Should Council determine the scope of work to determine the level of public participation for this project, Administration will undertake a RFP process to seek out consulting firms that will formulate a comprehensive project plan with a detailed cost breakdown for Council's consideration.

Projected Project Plan

It is expected that the consultant selected will produce the following for the electoral boundary and governance review process:



1) *Research and Analysis*

A solid foundation of knowledge will be compiled and analyzed including an environmental scan of relevant legal context, legislative requirements, past reviews, population forecasting and best practices with particular focus on the Alberta municipal context.

2) *Public Engagement and Consultation*

The consultant will develop and recommend type of strategies that will be used to implement public participation with key County stakeholders in accordance with Council's direction.

3) *Recommendations to Council*

The consultant will develop a recommendation of whether or not the Count should have an elected-Mayor-at-large position and will develop electoral boundary options for Council's consideration that are legally robust and legislatively compliant.

Projected Costs for Public Participation

The purpose of the engagement and consultation portion of the project is to ensure that those impacted by a decision have a right to contribute to the decision making process. Engagement includes creating awareness that includes public participation through fairness, transparency, and with respect to diverse perspectives.

A public participation strategy developed by the consultant would be used to identify ways to build awareness of the project, share information, and gather feedback that in accordance Council's Public Participation Policy C-191 (Attachment 'B').

From the RFI's submitted, public engagement and consultation costs varied greatly. Factors that contributes to cost variances include:

Frequency – How often stakeholders are engaged

Number and Type of Stakeholders – Determines if the participation is broad (County as a whole) or narrow (for each division, specific stakeholder group/members)

Tactics – This includes the type of communication tools to reach out to stakeholders. Costs will differ depending how stakeholders will be engaged. Examples include online surveys, direct mail outs, advertising, bold signs etc.

Stakeholders Strategy – Determines what level of decision making influence stakeholders will have. As per Council's Public Participation policy, the different levels of strategies are: inform, listen/learn, consult and collaborate.

The County's population represents a wide spectrum of interests and values amongst its nine divisions, from large scale agricultural communities to hamlet communities of varied size, and everything in between. One of the determining factors for cost for this project will be to determine the level of public participation that is appropriate for this review. Council must determine the level of public participation and influence Council recognizes as appropriate for this project.

BUDGET IMPLICATIONS:

Based on the public engagement strategy approved by Council, Administration will undertake a RFP Process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review. Based on the RFP's received, Administration will be bringing back a budget adjustment request for Council's consideration.



Engagement Strategy #1 – Inform and Listen / Learn from the Public

Option 1 would inform and listen / learn from the public broadly on the governance topic of an elected mayor-at-large and the current electoral boundaries through an independent consultant. This would include an online questionnaire and a Council workshop.

This option would include one set of recommendations completed by an independent consultant that is directly presented for Council's consideration without public consultation on the recommendations.

Engagement Strategy #2 – Inform, Listen / Learn, and Consult from the Public

(East, West, Central Rocky View County)

Option 2 would inform, listen / learn, and consult from the public broadly on the governance topic of an elected mayor-at-large and the current electoral boundaries through an independent consultant. This would include an online questionnaire, a Council workshop and public consultation that includes three open houses (east, west and central Rocky View).

This option would include a soft set of recommendations completed by an independent consultant for public consultation after the first set of public feedback received and a final set of recommendations based on the second set of public feedback received for Council's consideration.

Engagement Strategy #3 – Inform, Listen / Learn, and Consult from the Public (Each Division)

Option 3 would inform, listen / learn and consult from the public broadly and specifically, within each division and with identified stakeholders on the governance topic of an elected mayor-at-large and the current electoral boundaries through an independent consultant. This would include an online questionnaire, a Council workshop, two open houses per division, and stakeholder specific meetings.

This option would include a soft set of recommendations completed by an independent consultant for a staged gate Council approval followed by public consultation on the soft recommendations. A final set of recommendations based on the second set of public feedback will then be submitted for Council's consideration.

OPTIONS:

- | | |
|------------|--|
| Option #1 | <p>Motion # 1: THAT Administration be directed to undertake a Request for Proposal Process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review based on public participation Engagement Strategy Option #_____.</p> |
| Option # 2 | <p>THAT Council provide alternative direction.</p> |



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Electoral Boundary Policy

Attachment ‘B’ – Public Participation Policy



ELECTORAL BOUNDARY REVIEW

Council Policy

C-702

Policy Number:	C-702
Policy Owner:	Municipal Clerk's Office
Adopted By:	Council
Adoption Date:	2019 July 09
Effective Date:	2019 July 09
Date Last Amended:	N/A
Date Last Reviewed:	N/A

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.





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.
- (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





Policy History

Amendment Date(s) – Amendment Description

- N/A

Review Date(s) – Review Outcome Description

- N/A



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.



Public Participation Policy

Council Policy

Policy C-191

Purpose

- 1 This policy identifies:
 - (1) the approaches Rocky View County (the County) uses to engage Stakeholders; and
 - (2) the circumstances in which the County engages Stakeholders.



Policy Statement

- 2 Council recognizes that engaging Stakeholders in meaningful ways on issues that are important to them enriches Council's and Administration's decision-making.
- 3 The County's Public Participation Policy aligns with the requirements in section 216 of the *Municipal Government Act*, RSA 2000, c M-26.



Policy

- 4 Good governance includes engaging Stakeholders in Public Participation by:
 - (1) creating inclusive opportunities for Stakeholders to influence the decisions that affect them;
 - (2) ensuring that the range of Stakeholder perspectives is considered as part of the decision-making process;
 - (3) providing Stakeholders with the appropriate information and tools to engage in meaningful participation; and
 - (4) ensuring Public Participation activities are undertaken only when there is an opportunity for Stakeholders to shape action or policy.
- 5 The County endeavours to undertake Public Participation activities in the following circumstances:
 - (1) when new programs or services are being established;
 - (2) when existing programs and services are being reviewed or changed in significant ways;
 - (3) when the County examines services and service standards as part of budgeting, capital, or financial plans;



Public Participation Policy

- (4) when gathering input or formulating recommendations with respect to the County's strategic or business plans;
 - (5) when required by legislation;
 - (6) when deemed necessary by the County Manager; or
 - (7) when directed by Council.
- 6** The County's Public Participation approach includes five possible strategies related to reaching and involving Stakeholders in any given initiative.
- (1) The nature of the decision, the time available, the resources available, and the ability of Stakeholders to influence the decision all determine which strategy is used. The range of strategies is listed below in descending order, from the most broadly applicable (Inform) to the least (Empower, which may be prohibited by legislation for many decisions).
 - (2) The five available strategies are:
 - (a) **Inform:** Communicate decisions and actions to Stakeholders.
 - (i) The County makes information available that is timely, accurate, easily understood, and accessible so that Stakeholders are aware of the activities of their municipal government.
 - (b) **Listen and Learn:** Gather and understand stakeholder feedback.
 - (i) The County listens to Stakeholders, records their input, and reports their input to decisions makers and back to Stakeholders.
 - (c) **Consult:** Work with Stakeholders to ensure their input is directly reflected in the alternatives developed.
 - (i) The County consults with Stakeholders to obtain feedback, uses their feedback to develop alternatives for decision makers, and reports to Stakeholders and decision makers how stakeholder input contributed to the recommendations made.
 - (d) **Collaborate:** Consider Stakeholders to be partners in the decision-making process.
 - (i) The County collaborates with Stakeholders on analyzing issues, building alternatives, identifying a preferred solution, and making joint recommendations to decision makers, and advises Stakeholders on how collaboration affected outcome.
 - (e) **Empower:** Aspects of the decision-making process are delegated to Stakeholders.
 - (i) The County abides with the decisions made under delegated authority.



Public Participation Policy

- 7** For every County Public Participation initiative, the purpose of the engagement is clarified for all participants at the beginning of the process. The roles and responsibilities of all parties is clearly communicated and understood.
- 8** Council and Administration strive for the best understanding of stakeholder views and perspectives on topics and issues, however the input received through Public Participation is one factor in the decision-making process, and its influence varies relative to other factors (such as budgets or time frames) in any specific decision.
- 9** Public participation is an opportunity to understand all perspectives on a decision, whether those perspectives are held by one or many Stakeholders. Public participation is not a vote or plebiscite.
- 10** Public participation activities are designed in a manner that encourages inclusive participation to gain all perspectives.
- 11** All participants in Public Participation activities engage each other in a respectful, safe, and non-confrontational manner.
- 12** Council endeavours to:
 - (1)** identify any opportunities for Public Participation as early as possible in the decision-making process;
 - (2)** work with Administration to identify areas where public engagement can and will make a meaningful difference to Council decisions;
 - (3)** consider public input obtained through Public Participation activities as part of their decision-making process;
 - (4)** promote Public Participation activities and provide, where appropriate, Council representation; and
 - (5)** ensure resources are available to allow for the implementation of appropriate Public Participation programs and services.
- 13** Administration, through the County Manager, endeavours to:
 - (1)** identify any opportunities for Public Participation as early as possible in the planning process;
 - (2)** ensure a co-ordinated approach to Public Participation across the organization;
 - (3)** ensure that the resources invested in Public Participation activities are reasonable and appropriate for the impact the decision will have on Stakeholders;
 - (4)** develop all necessary processes and tools that support the implementation of this policy;
 - (5)** communicate to Council, and the community where appropriate, how public input was gathered and used in Administrative decision making or recommendations to Council; and



Public Participation Policy

- (6) make recommendations to Council on the appropriate resources required for Public Participation.
- 14** The County's Public Participation activities are undertaken in accordance with the Alberta *Municipal Government Act*, the Alberta *Freedom of Information and Protection of Privacy Act*, County policies and bylaws, and any other applicable legislation.
- 15** Nothing in this policy affects any right or obligation that the County or any person has under any other provision of the *Municipal Government Act*, as per section 216.1(4) of the Act.
- 16** No resolution or bylaw of Council may be challenged on the grounds it was made without complying with this policy, as per section 216.1(5) of the *Municipal Government Act*.
- 17** Where appropriate and feasible, the County encourages its Boards and Committees to create meaningful opportunities for Public Participation in their activities.

References

Act(s)	<ul style="list-style-type: none"> • <i>Municipal Government Act</i>, RSA 2000, c M-26 • <i>Freedom of Information and Protection of Privacy Act</i>, RSA 2000, c F-25
Regulation(s)	<ul style="list-style-type: none"> • <i>Public Participation Policy Regulation</i>, AR 193/2017
Plans	<ul style="list-style-type: none"> • n/a
Related Policies, Bylaws, Directives	<ul style="list-style-type: none"> • n/a
Related Procedures	<ul style="list-style-type: none"> • n/a
Other	<ul style="list-style-type: none"> • n/a

Approval Date	<ul style="list-style-type: none"> • 2018 July 03
Replaces	<ul style="list-style-type: none"> • n/a
Lead Role	<ul style="list-style-type: none"> • Communication Services
Administrative Responsibility	<ul style="list-style-type: none"> • All departments
Last Review Date	<ul style="list-style-type: none"> • n/a
Next Review Date	<ul style="list-style-type: none"> • 2021 July 03



Public Participation Policy

Definitions

18 In this policy:

- (1)** “Administration” means the staff of Rocky View County, under the direction of the County Manager.
- (2)** “Contractors” means individuals or organizations paid to complete work on behalf of Rocky View County.
- (3)** “Council” means members of Rocky View County Council, acting independently or as a group.
- (4)** “County Manager” means the chief administrative officer as established under the *Municipal Government Act*.
- (5)** “Public Participation” means a variety of non-statutory opportunities where Stakeholders receive information and/or provide input to the municipality.
- (6)** “Stakeholder” means residents, business owners, property owners, or other individuals or groups who are impacted, directly or indirectly, by a County action or decision.
- (7)** “Business plan” means the plans developed by Administration to guide the operations of departments.



UTILITY SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: 5051-225
SUBJECT: Aqua 7 Regional Water Commission Capital Replacement Reserve

EXECUTIVE SUMMARY:

As part of a Financial Recovery Plan requested by the Provincial Government in 2010, members of the Aqua 7 Regional Water Commission have contributed annually to the recovery of the operating deficit the Commission had accumulated prior to 2010. Based on the portion of the Commission's water licence allocated to Rocky View County, the County's accumulated deficit recovery contribution has been \$26,438.28 per year since 2010. In 2020 the Commission's accumulated operating deficit will have been fully recovered and member accumulated deficit contributions past 2019 will no longer be required.

The Board of Directors of the Commission are now, however, recommending that member municipalities contribute to a capital replacement reserve in place of the accumulated operating deficit payments. The establishment of a capital replacement reserve will enable the Commission to effect major infrastructure repairs and replacements without the need to increase rates charged to consumers. The Aqua 7 Regional Water Commission is requesting that its member municipalities commit to annual contributions towards a capital replacement reserve starting in 2020 by endorsing the attached Memorandum of Understanding.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

In 2004 Rocky View County joined the Aqua 7 Regional Water Commission (formerly the Kneehill Regional Water Services Commission) as a member municipality. Commission water is drawn from the Red Deer River, treated by the Town of Drumheller and distributed accordingly by the Commission to its member municipalities. Under agreement, Rocky View County has an allocation of 2200 m³ per day of water through the works of the Commission. To date Rocky View County does not take any water from the Commission, but the allocation of water under agreement with the Commission plays a key strategic role in the County's overall water servicing strategy for the future.

In 2010, as part of a Financial Recovery Plan that was requested by Municipal affairs in its investigation of the Commission's operations, the Aqua 7 Regional Water Commission began charging its member municipalities an annual fee to recover an accumulated operating deficit. This accumulated deficit recovery payment was based on the percentage of licence allocation each member municipality was assigned by the Commission. Rocky View County's share of the accumulated deficit as a result was \$26,438.28 per year, which it has budgeted for and paid to the Commission on an annual basis since 2010. The accumulated deficit payments will conclude in 2019 as all accumulated deficit will have then been fully recovered by the Commission.

¹ **Administration Resources**
Stuart Jewison, Utility Services



The Board of Directors of the Commission have made a recommendation to continue to collect the amount that formerly made up the annual accumulated deficit payment from its member municipalities, and to place those funds instead into a capital replacement reserve. The intent of the capital replacement reserve is to have funds available to the Commission to make significant repairs or replacement to its water infrastructure without the need to increase user rates to pay for the repairs/replacements. It is good industry standard practice, and proper pursuant to the provisions of the *Municipal Government Act*, for a public water utility to set aside funds annually into a capital replacement reserve.

The Commission is requesting that its member municipalities commit to this annual capital replacement reserve contribution by signing the attached Memorandum of Understanding.

BUDGET IMPLICATIONS:

An annual capital reserve contribution of \$26,438.28 to the Aqua 7 Regional Water Commission would be required for the 2020 and beyond budget years. As this is a replacement of the past accumulated operating deficit payments, there would be no increase from the 2019 budget regarding the Aqua 7 Regional Water Commission system.

OPTIONS:

Option #1 THAT Council authorize the Reeve and Chief Administrative Officer to sign the Memorandum of Understanding between the Aqua 7 Regional Water Commission and its member municipalities 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' – Aqua 7 Regional Water Commission Memorandum of Understanding.

**MEMORANDUM OF UNDERSTANDING made this 7th day of May, 2019.
BETWEEN:**

AQUA 7 REGIONAL WATER COMMISSION
(Hereinafter referred to as the "Commission")

OF THE FIRST PART

AND

VILLAGE OF CARBON
(hereinafter referred to as "Carbon")

OF THE SECOND PART

AND

VILLAGE OF LINDEN
(hereinafter referred to as "Linden")

OF THE THIRD PART

AND

VILLAGE OF ACME
(hereinafter referred to as "Acme")

OF THE FOURTH PART

AND

VILLAGE OF BEISEKER
(hereinafter referred to as "Beiseker")

OF THE FIFTH PART

AND

TOWN OF IRRICANA
(hereinafter referred to as "Irricana")

OF THE SIXTH PART

AND

KNEEHILL COUNTY
(hereinafter referred to as "Kneehill")

OF THE SEVENTH PART

OF THE SEVENTH PART

AND

ROCKY VIEW COUNTY
(hereinafter referred to as "Rocky View")

OF THE EIGHTH PART

WHEREAS the Commission was established by Order in Council L:092/03 and Alberta Regulation 224/2003, and amended by 137/211 pursuant to the Municipal Government Act;

AND WHEREAS it is deemed expedient and proper pursuant to the provisions of the Municipal Government Act that the Commission set aside funds annually into a Capital Replacement Reserve;

AND WHEREAS the Accumulated and Operating Deficit payments are satisfied with the completion of the 2019 budget;

AND WHEREAS the Board of Directors recognizes that as per the Allocation of Funds Policy, surplus funds from the Operating Budget will be added to the Capital Replacement Reserve;

AND WHEREAS it is the duties of the Board of Directors of the Commission to prepare a three-year financial plan and approve an operating a capital budget annually;

NOW THEREFORE in consideration of the mutual covenants and conditions set out below the parties do agree as follows:

1. The Board of Directors of the Commission will recommend an annual contribution to the Capital Replacement Reserve beginning with the 2020 budget.
2. The amount proposed will be based on the former contribution to the accumulated deficit payment from 2010 to 2019, that being \$140,929, or another amount agreed to through the budget approval process.
3. The contribution to the Capital Replacement Reserve may be a contribution by each member municipality based on the allocation formula as follows:

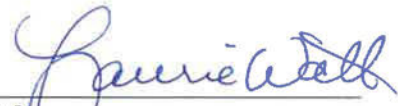
- | | |
|------------------------|--------|
| a. Village of Acme | 5.68% |
| b. Village of Beiseker | 6.83% |
| c. Village of Carbon | 6.83% |
| d. Village of Linden | 8.56% |
| e. Town of Irricana | 17.10% |
| f. Kneehill County | 36.24% |
| g. Rocky View County | 18.76% |

or based on any other formula determined by the Board of Directors.


- AQUA 7 Regional Water Commission
Memorandum of Understanding
Page 3

4. This Memorandum of Understanding acknowledges that under the powers and duties of the Board of Directors identified in the Municipal Government Act, the Board has final approval on the preparation of the annual budget and any contributions to a Capital Replacement Reserve, and may accept or amend the recommendations for contributions from each member municipality outlined in this Memorandum of Understanding.
5. This Memorandum of Understanding may be amended by mutual consent of all the parties.

IN WITNESS WHEREOF AQUA 7 Regional Water Commission has signed this Memorandum of Understanding this 7th day of May, 2019.

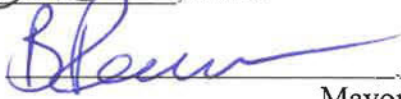


Manager



Chairperson

IN WITNESS WHEREOF the Village of Carbon has signed and sealed this Memorandum of Understanding this 3rd day of June, 2019.



Mayor



Chief Administrative Officer

IN WITNESS WHEREOF the Village of Linden has signed and sealed this Memorandum of Understanding this 10 day of June, 2019.



Mayor



Chief Administrative Officer

- AQUA 7 Regional Water Commission
Memorandum of Understanding
Page 4

IN WITNESS WHEREOF the Village of Acme has signed and sealed this
Memorandum of Understanding this 24 day of June, 2019.


Mayor


Chief Administrative Officer

IN WITNESS WHEREOF the Village of Beiseker has signed and sealed this
Memorandum of Understanding this 26th day of June, 2019.


Mayor


Chief Administrative Officer

IN WITNESS WHEREOF the Village of Irricana has signed and sealed this
Memorandum of Understanding this 3rd day of July, 2019.


Mayor


Chief Administrative Officer

IN WITNESS WHEREOF the Kneehill County has signed and sealed this
Memorandum of Understanding this _____ day of _____, 2019.

Reeve

Chief Administrative Officer

- AQUA 7 Regional Water Commission
Memorandum of Understanding
Page 5

IN WITNESS WHEREOF the Rocky View County has signed and sealed this
Memorandum of Understanding this _____ day of _____, 2019.

Reeve

Chief Administrative Officer

CAPITAL PROJECT MANAGEMENT

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: 1052-500
SUBJECT: Response to Letter from Mountain View County (Re: High Load Corridor)

EXECUTIVE SUMMARY:

In 2018, Alberta Transportation completed an evaluation of the Province's High Load Corridor. The study included a proposed connection that would use Highways 580 and 581 to move East-West traffic between Highways 791 and 22.

Citing concerns with traffic impacts and turning logistics along the proposed new route, Mountain View County has subsequently recommended an alternative linkage whereby Township Road 292 would be used to manage East-West traffic between Highways 791 and 22.

Given the regional importance of the High Load Corridor and that a 12 kilometer portion of Township Road 292 falls within Rocky View County, Mountain View County is seeking the County's support to advance discussions with Alberta Transportation about the alternative routing.

The current design of Township 292 does not meet the specialized requirements of a High Load Corridor and, based on a preliminary assessment, at least \$8 million in improvements may be required to bring the road to an appropriate standard.

Should Alberta Transportation enter into an agreement whereby they assume responsibility for the capital costs, or take full ownership of the roadway itself, Administration would recommend supporting Mountain View County's request. In the absence of such an agreement, Administration recommends declining Mountain View County's request.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Council issue a letter to Mountain View County to decline support for the proposed alternate routing in accordance with Option #1.

DISCUSSION:

The Province's High Load Corridor consists of designated Alberta highways and meets special design parameters that enable the movement of oversized and/or overweight traffic.

In 2018, Alberta Transportation undertook a comprehensive review of the network to establish a long-term vision for its development and use.

The study has recommended adding a new East-West corridor to leverage existing Highways 580 and 581 to interconnect Highway 791 in the East to Highway 22 in the West.

In a letter to Rocky View County (Dated June 6, 2019), Mountain View County cited a number of concerns with the proposed routing, including:

"Traffic impacts and turning logistics on Range Road 13 near Carstairs, the intersection of Highway 2A and Highway 580 that involved an angled crossing with a busy secondary provincial highway, and immediate set of railway tracks and the section of Highway 580 that bisects the downtown portion of the Village of Cremona including many low hanging overhead power lines."

¹Administrative Resources

Doug Hafichuk, Capital Project Management

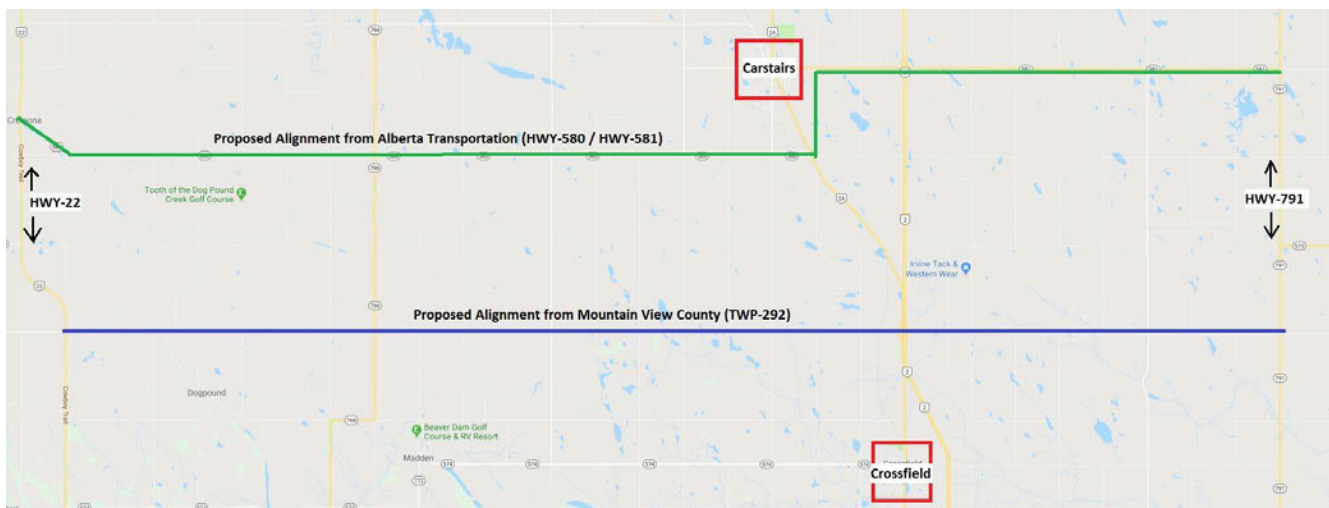


In response to their concerns, Mountain View County has proposed that the Province consider an alternative East-West route. The proposed route would utilize Township Road 292, portions of which fall within Rocky View County.

The proposed section of Township 292 within Rocky View County is approximately 12 kilometers long and ranges between 8 meters and 9 meters in total paved width. The roadway sees approximately 2000 vehicles per day (near Highway 2), with truck traffic representing between 15 and 20 percent of the total.

Bridge File 00866-1 is located along Township 292, approximately 2 kilometers west of Highway 2, providing passage over Carstairs Creek. The structure was built in 1951, last inspected in 2016, and is in fair condition for its age.

As indicated in their June 6, 2019 letter, Mountain View County is seeking Rocky View County's support to have the Province consider the use of Township 292 for the desired connectivity between Highway 791 and Highway 22.



Having both reviewed the proposed routing and completed a preliminary engineering assessment of Township 292, Administration recommends against supporting Mountain View County's request. The current roadway is not capable of meeting the increased requirements of a High Load Corridor, and the preliminary assessment has suggested that at least \$8 million of improvements may be required to bring Township 292 to an appropriate standard.

Should Council wish to support Mountain View County's proposal, Administration recommends doing so on the basis that Alberta Transportation enter into an agreement whereby the Province takes ownership of Township 292, invests in the necessary improvements, and maintains it to an appropriate standard.



BUDGET IMPLICATION(S):

There is no budget commitment associated with this item.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT Council issue a letter to Mountain View County to decline the request to support the alternate routing. |
| Option #2 | THAT Council issue a letter to Mountain View County in support of the proposed alternate routing. |
| Option #3 | THAT Council issue a letter to Mountain View County in support of the proposed alternate routing, in principle, pending an agreement with Alberta Transportation in which the Province assumes ownership of all related infrastructure. |

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Letter from Mountain View County (Dated June 6, 2019)



Mountain View C O U N T Y

June 6, 2019

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

Dear Reeve Boehlke:

In 2018 Alberta Transportation completed a comprehensive province-wide planning study titled High Load Corridor Network for Over-size and Over-weight Loads in Alberta. The purpose of the study was to take a long term, holistic approach for updating and developing Alberta's High Load Corridor network. The Study proposed a High Load Corridor connection between Highway 791 and Highway 22 through Mountain View County. The East West connection was proposed to be via Highway 581 and Highway 580 using Range Road 13 to connect these two provincial routes and bypass Carstairs.

Mountain View County has requested that Alberta Transportation consider an alternative route due to 3 main factors. Traffic impacts and turning logistics on Range Road 13 near Carstairs, the intersection of Highway 2A and Highway 580 that involves an angled crossing with a busy secondary provincial highway, and immediate set of railway tracks and the section of Highway 580 that bisects the downtown portion of the Village of Cremona including many low hanging overhead powerlines.

The alternative proposed by Mountain View County is to request that Alberta Transportation takeover control of Township Road 292, currently under the control of Mountain View County and Rocky View County, and add this route to the Provincial Highway network. Township Road 292 (Acme Road) is a well-known and travelled route that due to its location, and direct alignment, provides a safer and more effective route for a potential High Load Corridor.

Mountain View County is seeking for a letter of support from Rocky View County, Town of Carstairs and the Village of Cremona. The letter of support will be used by Mountain View County to further our discussions on alternative routes with Alberta Transportation staff and the Minister. Below is some additional background information that you may find beneficial when considering the County's request for a letter of support.

Background:

- On October 3rd Alberta Transportation, represented by Kim Durdle, presented proposed revisions to the OS/OW (Over Size Over Weight) corridor to Mountain View County Council. The revised route, in the opinion of Mountain View County, negatively affects the communities of Carstairs, Cremona and Mountain View County.
- Vehicles larger or heavier than standard commercial vehicle defined in Alberta legislation
 - Weights are dependent on Wheel and Axel configurations
 - Dimensions: Greater than 2.6m wide, 4.15m high, 12.5m long (single) or 27.5m long (double)
- As a result of further discussions on October 22, 2018 with Alberta Transportation staff Mountain View County has suggested an alternate route should be considered: Twp Road 292 from Highway 791 through to Highway 22.

Page 2 of 2

Consideration of our request at your earliest convenience would be greatly appreciated. If you have any additional questions or wish to discuss this matter further please contact myself, or our CAO Jeff Holmes.

Sincerely,



Bruce Beattie
Reeve

BB/ge

cc Al Hoggan, Chief Administrative Officer, Rocky View County



UTILITY SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** All

FILE: 5050-100

SUBJECT: Water Conservation Policy C-600

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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:

Water Conservation Policy C-600 was adopted by Council on February 15, 2005, and was implemented to establish Rocky View County's commitment to water conservation. Through the County's policy review project, the policy was determined to be outdated and amendments to the policy were recommended in order to better align with current realities. Administration has amended the policy as per the direction provided through the County's review process.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval of proposed Policy C-600 in accordance with **Option #1**.

BACKGROUND:

As part of the County's policy review project, Administration recently discussed Policy C-600 with the County's Executive where amendments were recommended to update the policy. Administration has completed the amendments as advised by the Executive and the following table outlines the proposed changes to existing Policy C-600:

Existing Policy C-600	Proposed Policy C-600
<p>Purpose:</p> <ul style="list-style-type: none"> To establish and promote a water conservation lifestyle to ensure a safe and reliable water supply for the present and future needs of the community and individuals of the community. Wise and responsible municipal water management is necessary for effective and efficient development, operations and delivery of potable water. <p>Rocky View County will develop and implement a water conservation strategy aimed at reducing usage and</p>	<p>Purpose:</p> <ul style="list-style-type: none"> This policy establishes Rocky View County's (the County) commitment to Water Conservation. <p>Policy Statements:</p> <ul style="list-style-type: none"> The County values and promotes a Water Conservation lifestyle to help ensure a safe and reliable water supply for the present and future needs of communities within the County. The County recognizes that responsible and sustainable municipal water

¹ **Administration Resources**
Stuart Jewison, Utility Services



consumption by all water users in the County through the use of various water saving devices and practices.	<p>management is necessary for effective and efficient development, operations, and delivery of potable water.</p> <p>Policy:</p> <ul style="list-style-type: none"> The County develops and implements Water Conservation strategies aimed at reducing usage and consumption by all water users in the County through the use of various Water Saving Devices and practices.
<p>Policy Statement:</p> <ul style="list-style-type: none"> The Utility Services department shall develop a bylaw for Council approval outlining requirements for the installation of low flow plumbing fixtures and water saving devices in all new residential, commercial, industrial or institutional developments consistent with Provincial direction and other Municipal policies. 	<p>Policy:</p> <ul style="list-style-type: none"> The County sets requirements for the implementation of water Saving Devices and strategies in all new residential, commercial, industrial, or institutional developments in approved Conceptual Schemes and Area Structure Plans. These requirements are consistent with the Government of Alberta's legislation and direction, as well as County bylaws and policies, as may be amended from time to time.
<p>Policy Statement:</p> <ul style="list-style-type: none"> The devices will be installed and maintained by the homeowner. 	<p>Policy:</p> <ul style="list-style-type: none"> The property owner is responsible for the installation and maintenance of Water Saving Devices required under this policy.
<p>Policy Statement:</p> <ul style="list-style-type: none"> The Utility Services department shall promote and encourage the practice of water conservation and installation of water saving devices by those systems not under control of the County. The Utility Services department shall promote and encourage the retrofitting of existing homes, businesses and institutions to include water saving devices. 	<p>Policy:</p> <ul style="list-style-type: none"> The County promotes and encourages: <ol style="list-style-type: none"> (1) the practice of Water Conservation and installation of Water Saving Devices by those systems not under County control; and (2) the retrofitting of existing homes, businesses, and institutions to include Water Saving Devices.
<p>References:</p> <ul style="list-style-type: none"> n/a 	<p>References:</p> <ul style="list-style-type: none"> Rocky View County Bylaw C-7662-2017, "Water/Wastewater Utilities Bylaw"



	<ul style="list-style-type: none"> Rocky View County Council Policy C-415, "Domestic Potable Water System Servicing"
<p>Definitions:</p> <ul style="list-style-type: none"> "Water Conservation" – A general overall view of water management that leads to environmental and economic improvements for a community. "Water Saving Device" – Any device that connects to potable water outlets in a home or business that provides a reduction in water consumption while also providing a proper flow for the task. "Low Flow Plumbing Fixture" – A toilet with a capacity of not more than 6 litres per flush, a shower head with a capacity of not more than 9.5 litres per minute and basin and sink faucets with a flow of not more than 8.3 litres per minute. 	<p>Definitions:</p> <ul style="list-style-type: none"> In this policy: <ol style="list-style-type: none"> "County" means Rocky View County; "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries; as the context requires; "Water Conservation" means a general overall view of water management that leads to environmental and economic improvements for a community; and "Water Saving Device" means and device that connects to potable water outlets in a home or business that provides a reduction in water consumption while also providing a proper flow for the task.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT Water Conservation Policy C-600 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 Water Conservation Policy C-600

Attachment 'B' – Existing Water Conservation Policy C-600



Policy Number:	C-600
Policy Owner:	Utility Services
Adopted By:	Council
Adoption Date:	2015 February 15
Effective Date:	2015 February 15
Date Last Amended:	(TBD)
Date Last Reviewed:	(TBD)

Purpose

- 1 This policy establishes Rocky View County's (the County) commitment to Water Conservation.



Policy Statement

- 2 The County values and promotes a Water Conservation lifestyle to help ensure a safe and reliable water supply for the present and future needs of communities within the County.
- 3 The County recognizes that responsible and sustainable municipal water management is necessary for effective and efficient development, operations, and delivery of potable water resources.



Policy

- 4 The County develops and implements Water Conservation strategies aimed at reducing usage and consumption by all water users in the County through the use of various Water Saving Devices and practices.
- 5 The County sets requirements for the implementation of Water Saving Devices and strategies in all new residential, commercial, industrial, or institutional developments in approved Conceptual Schemes and Area Structure Plans. These requirements are consistent with the Government of Alberta's legislation and direction, as well as County bylaws and policies, as may be amended from time to time.
- 6 The property owner is responsible for the installation and maintenance of Water Saving Devices required under section 5 of this policy.
- 7 The County promotes and encourages:



Water Conservation

Council Policy

C-600

- (1) the practice of Water Conservation and installation of Water Saving Devices by those systems not under County control; and
- (2) the retrofitting of existing homes, businesses, and institutions to include Water Saving Devices.



References

Legal Authorities

- N/A

Related Plans, Bylaws, Policies, etc.

- Rocky View County Bylaw C-7662-2017, "Water/Wastewater Utilities Bylaw"
- Rocky View County Council Policy C-415, "Domestic Potable Water System Servicing"

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

- 2019 March 04: Requires minor amendments



Definitions

8 In this policy:

- (1) "County" means Rocky View County;
- (2) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;



Water Conservation

Council Policy

C-600

- (3) “Water Conservation” means a general overall view of water management that leads to environmental and economic improvements for a community; and
- (4) “Water Saving Device” means any device that connects to potable water outlets in a home or business that provides a reduction in water consumption while also providing a proper flow for the task.

POLICY**#600**

Title:
Water Conservation

Legal References:

Provincial Act(s):
Provincial Regulation(s):
Council Resolution(s):
Other:

Policy Category:
Utility Services

Cross References:

Supercedes:
Strategic Plan/Vision:
Policies:
Procedures:
Other:

Effective Date: February 15, 2005
Revision Date:

Purpose:

To establish and promote a water conservation lifestyle to ensure a safe and reliable water supply for the present and future needs of the community and individuals of the community. Wise and responsible municipal water management is necessary for effective and efficient development, operations and delivery of potable water.

Rocky View County will develop and implement a water conservation strategy aimed at reducing usage and consumption by all water users in the County through the use of various water saving devices and practices.

Definitions:

- "Water Conservation" – A general overall view of water management that leads to environmental and economic improvements for a community.
- "Water Saving Device" – Any device that connects to potable water outlets in a home or business that provides a reduction in water consumption while also providing a proper flow for the task.
- "Low Flow Plumbing Fixture" – A toilet with a capacity of not more than 6 litre per flush, a shower head with a capacity of not more than 9.5 litres per minute and basin and sink faucets with a flow of not more than 8.3 litres per minute.

Policy Statements:

1. The Utility Services department shall develop a bylaw for Council approval outlining requirements for the installation of low flow plumbing fixtures and water saving devices in all new residential, commercial, industrial or institutional developments consistent with Provincial direction and other Municipal policies.
2. The devices will be installed and maintained by the homeowner.
3. Other devices and practices may be used to conserve water.
4. The Utility Services department shall promote and encourage the practice of water conservation and installation of water saving devices by those systems not under control of the County.
5. The Utility Services department shall promote and encourage the retrofitting of existing homes, businesses and institutions to include water saving devices.



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: September 10, 2019 **DIVISION:** All

FILE: 1006-600

SUBJECT: Marigold Library System Funding Policy C-312

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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 C-312 has recently undergone a review under the County's policy review project. During the review process, it was identified that Policy C-312, Marigold Library System Funding, required minor amendments for clarity, and to reflect new policy standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Marigold Library System Funding Policy C-312 be amended in accordance with Option #1.

BACKGROUND:

Marigold Library System Funding Policy C-312 was adopted by Council on December 15, 2009, to establish a framework for Rocky View County to provide funding to libraries that are Members of the Marigold Library System. Format changes to the County policy template require that the minor policy amendments to Policy C-312 be made in the new policy template. Attachment 'A' shows the proposed textual amendments to Policy C-312, which are being made for policy consistency, for language clarity, to align with Council's Strategic Plan, to clarify the roles of Council and Administration, and to add and amend definitions as required. The following table outlines the proposed additions to the existing Policy 312.

Amended Section	Proposed Addition	Rationale
Policy Statement		
3 - new	<u><i>The County is focused on expanding service delivery to provide a variety of programs and services that benefit the County's rural and urban communities.</i></u>	Statement ensures that policy aligns with Council's Strategic Plan.

¹ **Administration Resources**

Susan de Caen, Recreation, Parks & Community Support



4 - new	<u>Embracing partnerships with service groups helps the County to manage costs and deliver benefits that could not be achieved independently.</u>	Statement ensures that policy aligns with Council's Strategic Plan.
Policy		
5	In Council's annual budget, Council may:	Clarifies role of Council.
(2) - new	<u>allocate funds to the Rocky View County Reserve Library Area for pending or planned library facilities.</u>	Clarifies role of Council
7 Definitions		
(1)- new	<u>"Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the Municipal Government Act or their authorized delegate;</u>	Clarifies the definition of "Chief Administrative Officer".
(3) - new	<u>"County" means Rocky View County.</u>	Clarifies the definition of "County".
(4) - new	<u>"Member" means libraries have agreed to be a member of the Marigold Library System;</u>	Clarifies the definition of "Members of the Marigold Library System".
(5) - new	<u>"Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and</u>	Clarifies the definition of "Rocky View County".
(6) - new	<u>"Rocky View County Reserve Library Area" means those areas of Rocky View County currently without library services, for which a library program is proposed or pending.</u>	Clarifies the definition of "Rocky View County Reserve Library Area".

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT the amended Marigold Library System Funding Policy C-312 be approved as per Attachment 'A'.
- Option #2 THAT alternative direction be provided.



Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Proposed Marigold Library System Funding Policy C-312
Attachment ‘B’ – Existing Marigold Library System Funding Policy C-312



Marigold Library System Funding

Council Policy

C-312

Policy Number:	C-312
Policy Owner:	Recreation, Parks & Community Support
Adopted By:	Council
Adoption Date:	2009 December 15
Effective Date:	2009 December 15
Date Last Amended:	TBD
Date Last Reviewed:	2019 June 14

Purpose

- 1 This policy establishes a framework for Rocky View County (the County) to provide funding to libraries that are Members of the Marigold Library System.



Policy Statement

- 2 The County is a Member Municipality of the Marigold Library System.
- 3 The County is focused on expanding service delivery to provide a variety of programs and services that benefit the County's rural and urban communities.
- 4 Embracing partnerships with service groups helps the County to manage costs and deliver benefits that could not be achieved independently.



Policy

- 5 In Council's annual budget, Council may:
 - (1) provide operational funding to assist libraries located within the County that are Members of the Marigold Library System; and
 - (2) allocate funds to the Rocky View County Library Reserve for pending or planned library facilities.
- 6 The Chief Administrative Officer disperses any funds granted by Council under this policy.





Marigold Library System Funding

Council Policy

C-312

References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• N/A
Related Procedures	• Rocky View County PRO-312, <i>Marigold Library System</i>
Other	• N/A



Policy History

Amendment Date(s) – Amendment Description	• (TBD)
Review Date(s) – Review Outcome Description	• 2019 June 14 – Minor amendments required to bring into compliance with current Council policy standards



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* or their authorized delegate;
- (2) “Council” means the duly elected Council of Rocky View County;
- (3) “County” means Rocky View County;
- (4) “Member” means libraries have agreed to be a member of the Marigold Library System;
- (5) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- (6) “Rocky View County Reserve Library Area” means those areas of Rocky View County that are currently without library services, for which a library program is proposed or pending.

POLICY**#312**

	Title: Marigold Library System
Legal References:	Policy Category: Planning and Community Services
Cross References: Committee Terms of Reference Procedure PRO-312 – Marigold Library System Policy 171 – Appointment and Remuneration of Public Members on Rocky View Committees	Effective Date: December 15, 2009 Revision Date:
<p>Purpose: Rocky View is a member of the Marigold Library System under an agreement endorsed by Council on July 22, 2008. This Policy establishes a framework for Rocky View to provide per capita operational funding to the individual members of the Marigold Library System (located within Rocky View boundaries) as part of the annual budgeting process.</p> <p>Definitions: · “Council” means the Council of Rocky View County.</p> <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. As part of its annual budgeting approval process, Rocky View may provide operational base funding to assist individual libraries located in Rocky View that are members of the Marigold Library System. 2. Rocky View will disperse any available funds to the individual libraries on an annual basis in accordance with the decision-making steps set out in Procedure 312. 	

RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Community Benefits Initiatives Grant Policy C-321

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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 C-321 has recently undergone a review under the County's policy review project. During the review process, it was identified that Policy C-321, Community Benefits Initiatives Grant, required a major amendment to remove policy statements that impose limitations on community groups that offer diverse programming opportunities to also be able to pursue funds for one of the five (5) grant categories: heritage awareness, volunteer development, culture and events, community beautification, and cultivating communities; as well, amendments for clarity and to reflect new policy templates are also included.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Community Benefits Initiatives Grant C-321 be amended in accordance with Option #1.

BACKGROUND:

Community Benefits Initiatives Grant Policy C-321 was adopted by Council on April 22, 2014, to establish an annual funding program to support community organizations who are not successful in receiving funding from any other County grant program. This program, supported through the County's general revenue fund, consists of five (5) distinct grant categories that provide opportunity for the County to support innovative and collaborative programs within the diverse communities that support County residents. One major amendment was identified, to allow groups that have already received funds through the Recreational Funding grants to also be able to pursue the Community Benefits Initiatives Grant, and format changes to the County policy template that require the minor policy amendments to Policy C-321 be made in the new policy template. Attachment 'A' shows the proposed textual amendments to Policy C-321, which are being made for policy consistency, for language clarity, to align with Council's Strategic Plan, to clarify the roles of Council and Administration, and to add and amend definitions as required.

The following table outlines the proposed additions to the existing Policy 321.

¹ **Administration Resources**

Ines Cortada, Recreation, Parks & Community Support

Amended Section	Proposed Addition	Rationale
Policy Statement		
2 - new	<i>The County understands the importance supporting innovative and collaborative programs and initiatives that service the diverse needs of communities in the County.</i>	Statement ensures that policy aligns with Council's Strategic Plan.
3 - new	<i>Council recognizes the value of contributions that the non-profit sector makes in social, personal, economic, and environmental areas and commits to funding such through this policy.</i>	Statement ensures that policy aligns with Council's Strategic Plan.
Criteria		
2 - eliminated	<i>Community Organizations who have received funding through any other grant program offered by the County in a twelve (12) month period: July 1st to June 30th are ineligible to apply for this grant.</i>	To allow groups to access funds to support or promote culture, arts, heritage awareness, volunteer development, and/or community beautification even if they may have received funding from any other County grant program.
Legal Authorities		
added	<ul style="list-style-type: none"> • <i>Municipal Government Act, RSA 2000, c M-26</i> • <i>Agricultural Societies Act, RSA 2000, c A-11</i> • <i>Companies Act, RSA 2000, c C-21</i> • <i>Municipal Government Act, RSA 2000, c M-26</i> • <i>Religious Societies' Land Act, RSA 2000, c R-15</i> • <i>Societies Act, RSA 2000, c R-15</i> 	Legal authorities added to clarifies definitions and grant eligibility Criteria.
Definitions		
(1) - new	<i>"Agricultural Societies Act" means the Province of Alberta's Agricultural Societies Act, RSA</i>	Clarifies the definition of "Agricultural Societies Act"

	<i>2000, c A-11, as amended or replaced from time to time;</i>	
(2) - new	<i>"Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the Municipal Government Act or their authorized delegate;</i>	Clarifies the definition of "Chief Administrative Officer".
(5) - new	<i>"Companies Act" means the Province of Alberta's Companies Act, RSA 2000, c C-21, as amended or replaced from time to time;</i>	Clarifies the definition of "Companies Act".
(7) - new	<i>"County" means Rocky View County.</i>	Clarifies the definition of "County".
(8) - new	<i>"Financial statements" means a formal record of the financial records of a community organization;</i>	Clarifies the definition of "Financial Statement".
(9) - new	<i>"Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;</i>	Clarifies the definition of "Municipal Government Act".
(10) - new	<i>"Religious Societies' Land Act" means the Province of Alberta's Religious Societies' Land Act, RSA 2000, c R-15, as amended or replaced from time to time;</i>	Clarifies the definition of "Religious Societies' Land Act".
(11) - new	<i>"Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and</i>	Clarifies the definition of " <u>Rocky View County</u> ".
(12) - new	<i>"Societies Act" means the Province of Alberta's Societies Act, RSA 2000, c R-15, as amended or replaced from time to time.</i>	Clarifies the definition of "Societies Act".

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT the amended Community Benefits Initiatives Grant Policy C-321 be approved as per Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Proposed Community Benefits Initiatives Grant Policy C-321
- Attachment 'B' – Existing Community Benefits Initiatives Grant Policy C-321



COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

Policy Number:	C-321
Policy Owner:	Recreation, Parks and Community Support
Adopted By:	Council
Adoption Date:	2004 September 07
Effective Date:	2004 September 07
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes an annual funding program to support community organizations and projects that provide various benefits to the communities in Rocky View County (the County).



Policy Statement

- 2 The County understands the importance of aiding innovative and collaborative initiatives that service the County. This grant program consists of distinct grant categories that reflect the diverse needs of the County's communities.
- 3 Council recognizes the value of contributions that the non-profit sector makes in social, personal, economic, and environmental areas and commits to funding such through this policy.



Policy

- 4 Community Benefit Initiatives grants are funded through the County's general revenue fund. The amount of grant funding annually available may vary.
- 5 The maximum grant funding a Community Organization may receive is \$5,000 per year.
- 6 Allocations are determined based on alignment with defined grant criteria and demonstrated need. Should requests exceed budgeted funds, not all grant applicants may receive full requested support.
- 7 Grant recipients and the amount disbursed through this program must be reported to Council annually.



COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

- 8 Completed grant applications must arrive to the County offices no later than 4:00 p.m. on June 1st of each year.
- 9 Council delegates the assessment, approval, and allotment of grant applications to the Chief Administrative Officer (CAO).
 - (1) Notwithstanding section 9 of this policy, Council approves grant applications for discretionary initiatives by a resolution of Council. Discretionary grant applications are identified by the CAO or their delegate, for Council's consideration, in accordance with section 19 of this policy.
- 10 All material produced through a Heritage Awareness grant becomes the property of the County.

Grant Eligibility Criteria

- 11 Grant applications must fall within one of the grant categories below to be considered for funding:
 - (1) Heritage Awareness grants support tangible initiatives to promote and preserve the County's history. A Heritage Awareness grant is considered for initiatives that:
 - (a) document historical places or events in order to retain the information for future generations; or
 - (b) encourage public involvement in heritage preservation and promote knowledge about the County's history.
 - (2) Volunteer Development grants support investment back into the community through volunteerism. A Volunteer Development grant is considered for:
 - (a) organizations that want to improve and develop their capacity in supporting County volunteers through leadership development, board governance, succession planning, and community events;
 - (b) community events in the County aimed to promote volunteerism and help build social cohesion and inclusion across County communities; or
 - (c) projects that encourage community participation and support the County's volunteer sector.



COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

- (3) Arts and Festival grants support organizations and festivals in their efforts to provide quality arts programming. An Arts and Festival grant is considered for programs and events within the arts and performing arts mediums.
 - (4) Community Beautification grants support non-profit organizations and projects that beautify County communities to enhance quality of life and well-being of County residents. A Community Beautification grant is considered for:
 - (a) supporting a non-profit organization's ability to improve the appearance of their community; or
 - (b) landscaping, community pathway or trail enhancement, tree plantings, decorative lighting, a community garden, enhanced signage, and neighbourhood entrance signage.
 - (5) Cultivating Communities grants support enterprises that promote and create healthy communities. A Cultivating Communities grant is considered for:
 - (a) initiatives to develop healthy communities; or
 - (b) emergency rescue services, crime prevention programs, animal services, and community safety enhancements or programs.
- 12 Community Organizations must be registered or incorporated non-profit organizations under the *Agricultural Societies Act*, the *Societies Act*, or the section 9 of the *Companies Act* to apply for Community Benefit Initiatives grants.
 - 13 Community Organizations may only submit one Community Benefit Initiative grant application per calendar year.
 - 14 Community Organizations must complete a grant application form provided by the County.
 - 15 Community Organizations must provide a Project Completion Financial Report on how the grant funds were used no later than three months after completion of the project. If the financial report is not provided, future funding requests are not considered.
 - 16 All grant applications must include current financial statements, audited if available.
 - 17 Grant recipients must recognize the County as a source of funding. Community Organizations must identify on their grant application form how recognition of the County's funding shall be promoted.



COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

Non-Eligible Associations, Initiatives, and Expenditures

18 The following organizations, initiatives, and expenditures are ineligible for funding under this policy:

- (1) religious societies registered under the *Religious Societies' Land Act*;
- (2) school boards and school activities;
- (3) societies or associations that are not open to the general public;
- (4) costs to operate the Community Organization, including but not limited to salaries, wages, and day-to-day administration;
- (5) fundraising activities;
- (6) honoraria;
- (7) computers and other hardware;
- (8) consumables; and
- (9) retroactive expenditures.

Discretionary Associations, Initiatives, Programs, and Expenditures

19 The following organizations, initiatives, and expenditures may receive a Community Benefit Initiatives grant subject to Council's discretion:

- (1) non-profits registered in another province but providing a service to County residents;
- (2) programs or facilities that receive funding from Family and Community Support Services or Social Services;
- (3) service clubs; and
- (4) facilities on private property.





COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

References

Legal Authorities

- *Agricultural Societies Act*, RSA 2000, c A-11
- *Companies Act*, RSA 2000, c C-21
- *Municipal Government Act*, RSA 2000, c M-26
- *Religious Societies' Land Act*, RSA 2000, c R-15
- *Societies Act*, RSA 2000, c R-15

Related Plans, Bylaws, Policies, etc.

- N/A

Related Procedures

- N/A

Other

- N/A

Policy History

Amendment Date(s) – Amendment Description

- 2013 April 22 – Renumbered from Council Policy 206 to Policy 321; Policy updated

Review Date(s) – Review Outcome Description

- 2019 August – Minor amendments to align with current practices and policy standards

Definitions

20 In this policy:

- (1) “*Agricultural Societies Act*” means the Province of Alberta’s *Agricultural Societies Act*, RSA 2000, c A-11, as amended or replaced from time to time;
- (2) “*CAO*” means Chief Administrative Officer;
- (3) “*Chief Administrative Officer*” means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;
- (4) “*Community Benefit Initiatives*” means programs, projects or other initiatives deemed to benefit County residents under this policy;
- (5) “*Community Organization*” means community based non-profit organizations that are registered or incorporated under the Province of Alberta’s *Societies Act*, the *Agricultural Societies Act*, or section 9 of the *Companies Act*;
- (6) “*Companies Act*” means the Province of Alberta’s *Companies Act*, RSA 2000, c C-21, as amended or replaced from time to time;



COMMUNITY BENEFIT INITIATIVES GRANT

Council Policy

C-321

- (7) "Council" means the duly elected Council of Rocky View County;
- (8) "County" means Rocky View County;
- (9) "*financial statements*" means a formal record of the financial records of a Community Organization;
- (10) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (11) "*Religious Societies' Land Act*" means the Province of Alberta's *Religious Societies' Land Act*, RSA 2000, c R-15, as amended or replaced from time to time;
- (12) "*Rocky View County*" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- (13) "*Societies Act*" means the Province of Alberta's *Societies Act*, RSA 2000, c R-15, as amended or replaced from time to time.

POLICY**#321**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
Community Benefits Initiatives Grant

Legal References:
Provincial Act(s): Municipal Government Act
Provincial Regulation(s):

Policy Category:
Recreation & Community Support

Cross References:
Policy 317 - Community Recreation Funding Grant
Policy 131 - Family and Community Support
Services Funding Grant

Sponsor:
Manager, Recreation & Community Support

Repeals:
Policy 133 – Business Centre and Commercial
Corridor Enhancement Grant
Policy 206 – Community Benefit Initiatives Grant

Adoption Date: April 22, 2014
Effective Date: April 23, 2014
Revision Date(s):

Administration Review: Annually

1. Purpose

To establish an annual funding program to support community organizations who are not successful in receiving funding from any other County grant program. This program, supported through the County's general revenue fund, consists of five (5) distinct grant categories that will provide opportunity for the County to support innovative and collaborative programs within the diverse communities that support County residents.

2. Definitions In this Policy:

"Administration" means an employee(s) of Rocky View County.

"Applicant" shall mean the registered owner of the land or representative or agent certified as such or community organization facilitating the project or event.

"Capital" means funds that are used to enhance infrastructure and can be recorded as an asset and/or depreciated within the organization's financial statements.

"Community Benefit Initiative" means programs, projects or other initiatives that Council considers to be of benefit to residents with the County as identified in this policy.

"Community Organization" means community based not for profit organizations that are registered (or incorporated) under the Province of Alberta's Societies Act or the Agricultural Societies Act.

"Council" means the Council of Rocky View County.

"Financial Report" is defined as a report a community organization is required to remit to the County that outlines how grant funds were actually spent.

"Financial Statements" is a formal record of the financial records of a community organization.

"Grant Categories" means the five (5) identified types of grants offered through the Community Benefits Initiative Grant program.

"Operating" means funds for the ongoing cost of running a facility or program.

3. Policy Statement

This program shall consist of the following five (5) grant categories:

(a) Heritage Awareness:

Heritage Awareness supports tangible initiatives that promote the County's history. Funding is provided for the documenting of historical places or events in order to retain the information for future generations. Grant support will be provided to projects that encourage public involvement in heritage preservation and promote knowledge about the County's history.

All material produced through this program becomes the property of the County.

(b) Volunteer Development:

The Volunteer Development grant supports investment back into the community. The grant will achieve its social and cultural goals by providing funding to organizations who want to improve and develop their capacity in supporting volunteers through leadership development, board governance, succession planning and community events.

Community events need to promote volunteerism and help build social cohesion and inclusion across County communities. Approval will be given to projects that encourage community participation and support the volunteer sector.

(c) Culture & Events:

The Culture & Events grant offers opportunities for partnerships that support various programs and events within the arts and performing arts mediums.

(d) Community Beautification:

The Community Beautification grant allows not for profit organizations the ability to enhance their community. This grant will support projects such as landscaping, community pathway or trail enhancement, tree plantings, decorative lighting, community garden, and enhanced signage or neighbourhood entrance signage. Creativity is encouraged.

(e) Cultivating Communities:

This grant category offers a variety of opportunities in which to support initiatives that benefit County residents. The philosophy for this category is for projects or programs that support the development of healthy communities. It could include emergency rescue services, crime prevention programs, animal services and community safety enhancements or programs.

4. Criteria

1. Applicants must be a registered not for profit organization.
2. Community Organizations who have received funding through any other grant program offered by the County in a twelve (12) month period: July 1st to June 30th are ineligible to apply for this grant.
3. The amount of grant funding available annually may vary.
4. This annual grant is dependent on available funding.
5. Maximum funding provided annually, per organization, will not exceed \$5,000.
6. Applicants can only submit one funding application per community organization.
7. Applicants must complete a Community Benefits Initiative Grant application.
8. All applications must include current financial statements, audited if available.

9. Amenity, program or event must service Rocky View County residents.
10. Amenity, program or event must be open to the public.
11. Amenity, program or event cannot make a profit.
12. This grant will not pay for expenditures or financial commitments made before the organization's grant application was approved.
13. Funds must be used for the project(s) identified in the approved application.
14. Any unused funds must be returned to the County unless written permission from the County to redirect these funds is provided.
15. Community organizations **must** provide a Project Completion Financial Report on how the grant funds were used no later than three (3) months after completion of the project. If the financial report is not provided, then future funding requests shall not be considered.
16. Rocky View County will be recognized as a source of funding.
17. Applicants must identify how recognition to the County will be promoted.

5. Deadline

1. Completed applications must arrive to the County offices no later than 4:00 pm on June 1st of each year.

6. Application Review Process

1. Applications will be reviewed and approved or denied by the County Administrative Selection Committee, based on the criteria outlined in this policy.
2. Applicants will be advised of the Committee's decision no later than 30 days of the application deadline date.
3. Due to the volume of applications received and the limited amount of funds available, not all eligible projects will receive funding,

For more information, please contact Recreation & Community Support at 403-520-1658 or dlang@rockyview.ca



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: 2019 September 10 **DIVISION:** All

FILE: N/A

SUBJECT: County Proclamations Policy C-196

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as County Proclamations, C-196, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted County Proclamations, C-196 on November 1, 2016. The policy was introduced to streamline the proclamation and letter of recognition request process. Administration recently reviewed County Proclamations, C-196 as part of the County's policy review project and identified opportunities to align the policy with the County's current practices and standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed County Proclamations, C-196 and recommends that it be amended to reflect the County's current proclamation and letter of recognition process and policy standards. In addition to applying the County's current policy format and writing standards, the proposed amendments to County Proclamations, C-196 include:

Proposed Amendment	Reasoning
Remove the requirement for a completed online application form	<ul style="list-style-type: none"> Does not reflect current practice Reduces red tape for requestors
Remove the Municipal Clerk's Office's review of requests	<ul style="list-style-type: none"> Does not reflect current practice Reduces red tape for requestors
Remove Council's consideration of requests denied for being outside of generally accepted community standards.	<ul style="list-style-type: none"> Reeve may seek advice from Council when determining whether to approve or deny a request Approval is a matter of executive privilege

¹**Administration Resources**
Sonya Hope, Municipal Clerk's Office



BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT County Proclamations Policy C-196 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed County Proclamations, C-196

Attachment 'B' – Existing County Proclamations, C-196



County Proclamations

Council Policy

C-196

SPolicy Number:	C-196
Policy Owner:	Municipal Clerk's Office
Adopted By:	Policy and Priorities Committee
Adoption Date:	2016 November 01
Effective Date:	2016 November 01
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes a standard for Proclamations and Letters of Recognition issued by Rocky View County (the County) in recognition of campaigns, causes, events, individuals, organizations, or community groups of significance in the County.



Policy Statement

- 2 Proclamations recognize and promote campaigns, causes, events, achievements, and activities that are significant to the County. A Proclamation may recognize a particular day, week, or month.
- 3 Letters of Recognition are an opportunity for the County to acknowledge individuals and organizations who have achieved provincial, national, or international distinction, or whose contribution to the community demands significant recognition.



Policy

- 4 All organizations and persons submitting a request for a Proclamation or Letter of Recognition must do so in writing and submit the request to the Municipal Clerk's Office. Proclamation requests must include the proposed text for the Proclamation.
- 5 The Reeve may initiate and approve requests for Proclamations and Letters of Recognition that meet the criteria defined in this policy. Council and Council Committees do not debate or approve Proclamation and Letter of Recognition requests.



County Proclamations

Council Policy

C-196

Proclamations

- 6 A Proclamation may be issued for:
 - (1) public awareness campaigns promoting a public good;
 - (2) artistic, athletic, historical, and cultural celebrations held within the boundaries of the County; or
 - (3) charitable and non-profit fundraising events held within the boundaries of the County.
- 7 A Proclamation is not issued for campaigns, events, or activities that are:
 - (1) contrary to the County's policies or bylaws, or Provincial or Federal legislation;
 - (2) politically or religiously motivated or represent an individual conviction;
 - (3) not directly related to the County or do not represent a County interest;
 - (4) promoting discrimination, hatred, violence or racism;
 - (5) intended for commercial or profit-making purposes; or
 - (6) outside of generally accepted community standards.
- 8 The Reeve may seek the advice of Council when determining whether to approve or deny a Proclamation request.
- 9 Upon approval, the Reeve signs a Proclamation on behalf of the County. The County sends the original signed Proclamation to the requestor, posts a copy of the Proclamation on the County's website, and distributes a copy to Councillors and local media outlets.

Letters of Recognition

- 10 A Letters of Recognition may be issued:
 - (1) to residents of the County for a wedding anniversary in excess of 50 years and every five years above 50 years;
 - (2) to a resident of the County for a birthday at 80 years of age and every birthday above 80 years;



County Proclamations

Council Policy

C-196

- (3) to an individual for volunteering in the County for 25 years and every five years above 25 years;
 - (4) to an individual or team who resides in the County for winning a medal at a recognized provincial, national, or international sporting event;
 - (5) to an individual or organization who resides in the County for winning an award, prize, or special recognition from a recognized provincial, national, or international association, society, organization, or government agency; or
 - (6) to a non-profit organization or community group in the County for significant anniversary dates or milestones.
- 11 A Letter of Recognition is not issued for:
- (1) matters contrary to County policies and bylaws, and Provincial or Federal legislation;
 - (2) events, milestones, or achievements that are routine in nature and likely to be achieved by large numbers of people, such as high school graduation, tenth birthdays, etc.;
 - (3) matters that are contentious or divisive;
 - (4) events intended for profit making or business prospecting purposes; or
 - (5) matters outside of generally accepted community standards.
- 12 Upon approval, the Reeve signs a Letter of Recognition on behalf of the County. The County sends the original signed Letter of Recognition to the requestor and distributes a copy to Councillors.
- 13 Personal information contained in Letters of Recognition requests are collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of considering and issuing a Letter of Recognition. Questions regarding the collection or release of such personal information may be directed to the Municipal Clerk at 403-230-1401.



References

Legal Authorities

- *Freedom of Information and Protection of Privacy Act*, RSA 2000, c F-25
- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- N/A



County Proclamations

Council Policy

C-196

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

-



Definitions

14 In this policy:

- (1) “Committee” means a committee of Rocky View County established by Council or an external committee to which Council makes appointments;
- (2) “Council” means the duly elected Council of Rocky View County;
- (3) “Councillor” means a duly elected member of Rocky View County Council;
- (4) “County” means Rocky View County;
- (5) “Letter of Recognition” means a written acknowledgement signed by the Reeve on behalf of Council and issued to a group or an individual for an accomplishment that is not generally or routinely achieved by most people, peers, or organizations;
- (6) “*Freedom of Information and Protection of Privacy Act*” means the Province of Alberta’s *Freedom of Information and Protection of Privacy Act*, RSA 2000, c F-25, as amended or replaced from time to time;
- (7) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (8) “Proclamation” means a ceremonial document issued and signed by the Reeve on behalf of Council that officially recognizes the importance of a person, organization, cause, event, or campaign for a certain day, week, or month;
- (9) “Reeve” means the Chief Elected Official of Rocky View County pursuant to the *Municipal Government Act*; and



County Proclamations

Council Policy

C-196

- (10) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



COUNCIL POLICY

C-196



ROCKY VIEW COUNTY
Cultivating Communities

County Proclamations

Approval Date: November 1, 2016
Revision Date(s):
Review Date: Annually

Policy Type:
Governance

Supporting Department:
Legislative Services

1. PURPOSE

The purpose of this policy is to establish directives by which Rocky View County will handle Proclamation and Letter of Recognition requests in a timely and cost-effective manner.

2. POLICY STATEMENT

Requests for Proclamations or Letters of Recognition made to Rocky View County will be vetted by Administration based on defined criteria, and approved by the Reeve on behalf of Council. Requests will not be individually debated, approved, or proclaimed at Council Meetings or Council committee meetings.

3. DEFINITIONS

Proclamation – A declaration that is official, formal, and earnest. It is a method for promoting and recognizing individuals, events, organizations, community groups, and causes.

Letters of Recognition – An acknowledgement to a group or individual for an accomplishment that is not generally or routinely achieved by most people, peers, or organizations.

4. CRITERIA

1. Proclamations

- a. To be considered for a Proclamation, the request should be in the nature of:
 - i. Public awareness campaigns promoting a public good
 - ii. Fundraising campaigns by registered not-for-profit organizations or recognized community groups

- iii. Arts and cultural celebrations.
- b. The County reserves the right to decline requests if they involve matters that are:
 - i. Commercial, ideological, religious or political in nature
 - ii. Contentious or divisive
 - iii. Contrary to County, Provincial, or Federal legislation
 - iv. Intended for profit making or business prospecting purposes
 - v. Outside of generally-accepted community standards
- c. All groups or individuals submitting a request for a Proclamation must submit an application form. The application will then be reviewed by Legislative Services.
- d. A list of received requests will be provided to the Reeve with Administration's recommendations to approve or decline based on the above guidelines.
- e. Should the Reeve approve the request, the Reeve will sign the appropriate Proclamation. The Proclamation will be sent to the proponent, with copies to County Council for their information. The information will also be posted on the County website and sent to local media.
- f. Any request that is turned down on the basis of violating generally-accepted community standards will be communicated to Council. Should a simple majority of councillors disagree with the refusal, based on the criteria outlined in Section 1a, the decision will be overturned and the proclamation granted.

2. Letters of Recognition

- a. To be considered for a Letter of Recognition, requests should be in the nature of:
 - i. Wedding anniversaries in excess of 50 years, and/or every five years above 50
 - ii. Birthdays at and/or above 80 years of age
 - iii. Volunteering in the community for 25 years, and/or every five years above 25
 - iv. Winning a medal at a recognized provincial, national, or international sporting event
 - v. Winning an award, prize, or special recognition from a recognized provincial, national, or international association, society, organization, or government agency
 - vi. Significant anniversary dates or milestones for not-for-profit organizations or community groups
- b. The County reserves the right to decline requests if they involve matters that are:

- i. Routine in nature, such as high school graduation, tenth birthdays, etc.
 - ii. Milestones likely to be achieved by large numbers of people or groups
 - iii. Awards, prizes, or recognition that are minor in nature
 - iv. Contentious or divisive
 - v. Contrary to County, Provincial, or Federal legislation
 - vi. Intended for profit making or business prospecting purposes
 - vii. Outside of generally-accepted community standards
- c. All groups or individuals submitting a request for a Letter of Recognition must submit an online form. The application will then be reviewed by Legislative Services.
- d. A list of received requests will be provided to the Reeve with Administration's recommendations to approve or decline based on Section 2a guidelines.
- e. Should the Reeve approve the request, the Reeve will sign the Letter of Recognition. The letter will be sent to the recipient, with copies to County Council for their information.



TRANSPORTATION SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: 4050-100 / 4050-550
SUBJECT: Ditch Management Policy C-427

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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 C-427 has recently undergone a review under the County's policy review project. During the review process, it was identified that Policy C-427, Ditch Management, required minor amendments for clarity, and to reflect new policy standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Ditch Management Policy C-427 be amended in accordance with Option #1.

BACKGROUND:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Ditch Management Policy C-427 and is 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 Ditch Management Policy C-427 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

¹Administration Resources

Steven Hulsman, Transportation Services



ATTACHMENTS:

Attachment 'A' – Proposed Ditch Management Policy C-427

Attachment 'B' – Existing Ditch Management Policy C-427



DITCH MANAGEMENT

Council Policy

C-427

Policy Number:	C-427
Policy Owner:	Transportation Services
Adopted By:	Council
Adoption Date:	2010 July 06
Effective Date:	2010 July 06
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes a consistent approach to ditch and culvert management across Rocky View County (the County).



Policy Statement

- 2 The County is committed to ditch management best practices that prioritize public safety.
- 3 This policy applies to ditches and culverts within road allowances controlled by the County under the *Municipal Government Act*, RSA 2000, c M-26.
- 4 The County's ditch management policy is intended to promote and facilitate water runoff from road allowances toward the most appropriate natural drainage course.



Policy

- 5 Ditches adjacent to County roads are for the conveyance and storage of surface water runoff. Ditches reduce flow velocities and provide detention of the runoff from frequent rainstorm events.
- 6 The County may use ditches to store snow removed from County roads.
- 7 The County keeps ditches clear of vegetation, as much as is practicable, to facilitate water conveyance and to provide snow storage areas, in accordance with County policy C-409, *Road Brushing*.



DITCH MANAGEMENT

Council Policy

C-427

- 8 Areas where water ponding is demonstrated to be adversely affecting the road base are, where practicable, redesigned to improve the flow of standing water.
- 9 The County maintains ditches to reduce impacts on surface water from overland drainage, as appropriate.
- 10 Landscaping and contour changes within a County ditch or road allowance are not permitted by the public, except for the purpose of sediment control or erosion control.
- 11 The County must approve in writing any work within a County ditch or road allowance prior to commencement of such work.
- 12 County residents with existing landscaping within adjacent road allowances may be asked to remove said landscaping, in accordance with sections 13.11 and 13.12 of the *Roads and Transportation Bylaw*.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Bylaw C-5775-2003, *Roads and Transportation Bylaw*
- Rocky View County policy C-409, *Road Brushing*

Related Procedures

- Rocky View County procedure PRO-409, *Road Brushing*
- Rocky View County procedure PRO-427, *Ditch Management*

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2016 April 5 – Amended by Policies and Priorities Committee to address issue of landowners landscaping into County controlled road rights-of-way

Review Date(s) – Review Outcome Description

- 2019 MM DD





Definitions

13 In this policy:

- (1) "Council" means the duly elected Council of Rocky View County;
- (2) "County" means Rocky View County;
- (3) "*Municipal Government Act*" means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (4) "Roads" means roads as defined in the *Municipal Government Act* and includes both carriageways and rights-of-way;
- (5) "*Roads and Transportation Bylaw*" means Rocky View County's Bylaw C-5775-2003, *Roads and Transportation Bylaw*, as amended or replaced from time to time;
- (6) "*Road Brushing*" means Rocky View County's policy C-409, *Road Brushing*, as amended or replaced from time to time;
- (7) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- (8) "Surface water" means water bodies such as lakes, ponds, wetlands, rivers, and streams, as well as groundwater with a direct and immediate hydrological connection to surface water.

POLICY**#427**

Title:
Ditch Management

Legal References:
Municipal Government Act
County Bylaw C-5775-2003

Policy Category:
Roads Maintenance

Cross References:
Policy 400 Rural Road Construction
Policy 409 - Road Brushing
Procedure PRO-427 Ditch Management
Procedure PRO-409 Road Brushing

Effective Date: July 6, 2010
Revision Date: April 5, 2016

Purpose:

To define the County's roles and responsibilities pertaining to the management of ditches and culverts within road allowances controlled by the County under the Municipal Government Act; to ensure that the approach to ditch and culvert management is consistent across the County; to promote and facilitate water runoff from road allowances toward the most appropriate natural drainage course.

Definitions:

- "County" means Rocky View County.
- "Roads" means roads as defined in the Municipal Government Act which includes both carriageways and rights-of-way.
- "Watercourse" means the bed and shore of a river, stream, lake, creek, lagoon, wetland or other natural body of water, or a canal, ditch, reservoir, or other man-made surface feature, whether it contains or conveys water continuously or intermittently.
- "Surface water" means water bodies such as lakes, ponds, wetlands, rivers, and streams, as well as groundwater with a direct and immediate hydrological connection to surface water.

Policy Statements:

1. Ditches adjacent to County roads are for the conveyance and storage of surface water runoff. Ditches can reduce flow velocities and provide detention of the runoff from frequent rainstorm events.
2. In winter, ditches will be used to store snow removed from County roads.
3. To facilitate water conveyance and to provide snow storage areas, ditches will be kept clear of vegetation as much as is practicable as per Policy 409.
4. Areas where water ponding is demonstrated to be adversely affecting the road base will, where practicable, be redesigned to improve the flow of standing water.
5. Ditches will be maintained, as appropriate, to reduce impacts on surface water from overland drainage.
6. Other than for the purposes of sediment control or erosion control, landscaping and contour changes within a County ditch or road allowance are not permitted.
7. Any work within a County ditch or road allowance must be approved in writing by the General Manager, Infrastructure and Operation prior to commencement of such work.
8. Residents with existing landscaping within adjacent road allowances may be asked to remove said landscaping.



TRANSPORTATION SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: 4050-450
SUBJECT: Mowing of County Lands Policy C-428

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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 C-428 was adopted by Council on July 6, 2010 and has recently undergone a review under the County's policy review project. The Policy was implemented to define the County's roles and responsibilities pertaining to the mowing of ditches, road allowances, parks and other County lands. During the review process, it has been identified that the mowing of ditches and road allowances are procedures aligned with Council Policy Road Management C-425.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Mowing of County Lands Policy C-428 be rescinded in accordance with Option #1.

BACKGROUND:

Policy C-428 is in place to guide the mowing of ditches, road allowances, parks and other County lands. During the review process, it has been identified that the mowing of ditches and road allowances are procedures aligned with Council Policy Road Management C-425. The mowing of parks and County lands is incorporated within Administrative Policy Inspection and Maintenance of County Lands and Associated Amenities C-319 approved by Council on July 9, 2019.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT Mowing of County Lands Policy C-428 be rescinded.
- Option #2: THAT alternative direction be provided.

¹**Administration Resources**

Steven Hulsman, Transportation Services



Respectfully submitted,

“Byron Riemann”

Executive Director

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Existing Mowing of County Lands Policy C-428

POLICY**#428**

	Title: Mowing of County Lands
Legal References: Municipal Government Act, RSV 2000, M-26, Part 6, Section 201(1)(a), Sections 5, 18, 532	Policy Category: Infrastructure and Operations
Cross References: Policy 314 - License of Occupation for County Lands Policy 318 – Pathways and Trails Policy 409 - Road Brushing Policy 427 - Ditch Management Policy 433 – Road Licensing Procedure PRO-428 – Mowing of County Land Parks and Open Space Master Plan Servicing Standards Pathway and Trails Maintenance Service Levels	Effective Date: July 6, 2010 Revision Date: February 12, 2013
<p>Purpose: Together with the accompanying procedure, this policy shall be used: to define the County's roles and responsibilities pertaining to the mowing of ditches, road allowances, parks and open spaces and other land controlled by the County under the Municipal Government Act; to ensure that the approach to mowing is consistent across the County; to define service levels for mowing in both urban and rural areas within the County.</p> <p>Definitions:</p> <ul style="list-style-type: none"> • "Administration" means the General Manager of the Infrastructure and Operations Department or his designate. • "Brushing" means the clearing of vegetation on, within, or above the County's roads using mechanical means. • "Council" means the Council of Rocky View County. • "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. • "Ditch bottom" means that area between the sideslope and the backslope of a ditch, typically halfway between the edge of a road and the adjacent property line. • "Fenceline" means the property line adjacent to a road allowance and defining the edge of the road right-of-way. • "Fuel loading" means the accumulation of vegetation which may contribute to an uncontrolled fire situation. • "Occupant" means a group or individual entered into a valid Occupancy Agreement with the County. • "Open space" means all land and water areas that are not dominated by manmade structures either publicly owned or offering public access. In an urban setting, an area of land not covered by structures, driveways, or parking lots. • "Park" means an area open to the public and reserved for recreational, educational and/or scenic purposes. • "Pathway" means any recognized route that is formally engineered, constructed and hard surfaced with asphalt or concrete. • "Pathway and Trail Classification System" means Rocky View County classification system outlining 	

various types of pathways and trails acceptable within the County.

- "Riparian" (Alberta Environment definition) means the banks of a river, stream, waterway, or other, typically, flowing body of water and the plant or animal communities along such bodies of water. Riparian areas are critical in reducing the negative effects of various land-uses on adjacent waters.
- "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way. For the purposes of this policy, closed, leased, licensed, unbuilt and undeveloped road allowances are excluded.
- "Rural" means all areas not included in Urban areas.
- "Trail" means any recognized non-paved route which is surfaced with natural or aggregate materials.
- "Urban" means areas including but not limited to the Hamlets of Langdon and Bragg Creek, and the East Balzac commercial area.
- "Vegetation control" means the removal of grass and/or woody plant species, including shrubs and trees of all age classifications utilising mechanical or other means.

Policy Statements:

General Comments

Rocky View County is a diverse landscape with a variety of lands from minimally developed rural areas to developed urban areas. In addition, the undeveloped natural environment also has a considerable influence on vegetation control which requires the County to take a specific approach to achieve effective results.

1. Mowing of road allowances and other County Lands shall be undertaken during the growing season to facilitate public safety and proper overland drainage, to control noxious weeds, preserve motorists' sightlines and to enhance the overall aesthetics of the land.
2. Identified riparian areas shall be exempt from seasonal mowing, except where specified by Administration.

Roadside Mowing

These lands consist of all areas within road allowances under the County's jurisdiction for all existing roads as defined above.

1. Rural road allowances shall be mowed at least once per growing season.
2. Where specified by Administration, rural road allowance side slopes shall be mowed and brushed down to ditch bottom.
3. Urban road allowances shall be mowed regularly during the growing season.
4. Grass areas situated within urban road allowances where curb and gutter drainage exists (e.g. medians, verges, boulevards, traffic circles) shall be mowed regularly throughout the growing season.

Parks and Open Space Mowing

Rocky View County's parks and open space system features a broad array of lands from natural grass lands and ravines to urban style parks. Due to the diversity of our lands, a defined approach to vegetation control is required to address location characteristics and on-site amenities.

1. Parks and open spaces shall be subject to vegetation control during the growing season in accordance with relevant maintenance service levels.
2. Vegetation control shall be considered as a suitable practice to minimize fuel loading in areas prone to grass fire.
3. Occupants of County Lands shall be required to follow the terms and conditions of this policy.

Utility Lots, County Water Systems

Rocky View has numerous public utility lots, drainage ditches and storm ponds to manage storm water runoff and for the operation of underground utilities.

1. Overland drainage ditches within urban areas shall have their sideslopes and backslopes mowed regularly throughout the growing season. Ditch bottoms shall be mowed wherever specified by

Administration.

2. Grass areas surrounding storm ponds shall be mowed at a minimum once per growing season.
3. Public utility lots shall be mowed for aesthetic purposes on an as-needed basis.



TRANSPORTATION SERVICES

TO:	Council	
DATE:	September 10, 2019	DIVISION: All
FILE:	4050-550	
SUBJECT:	Non-Hard Surfaced Road Management Policy C-425 and Hard-Surfaced Road Management Policy C-426	

POLICY DIRECTION:

Council regularly develops and reviews Council Policies to ensure that 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:

Non-Hard Surfaced Road Management Policy C-425, and Hard-Surfaced Road Management Policy C-426, were adopted by Council on May 11, 2010 and November 23, 2010 respectively, and have recently undergone a review under the County's policy review project. The policies were implemented to ensure that management of hard and non-hard surfaced roads within the County are handled in a consistent manner, as determined by Administration.

During the review process it has been identified that Non-Hard Surfaced Road Management Policy C-425, and Hard-Surfaced Road Management Policy C-426 are better aligned as a single Council Policy, and therefore Non-Hard Surfaced Road Management Policy C-425 be amended and that Hard-Surfaced Road Management Policy C-426 be rescinded.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Non-Hard Surfaced Road Management Policy C-425 be amended and that Hard-Surfaced Road Management Policy C-426 be rescinded in accordance with Option #1.

BACKGROUND:

Non-Hard Surfaced Road Management Policy C-425, and Hard-Surfaced Road Management Policy C-426, are in place to establish safe and reasonable standards for maintenance of the County's asphalt, chip seal and gravel roads while extending the usable life of the road surface. Administration has created a new Council Policy that defines best practices for road maintenance. This Council Policy was approved by the Executive Leadership Team on August 28, 2019.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

¹**Administration Resources**
Steven Hulsman, Transportation Services



OPTIONS:

- Option #1: Motion 1: THAT Non-Hard Surfaced Road Management Policy C-425 be amended as per Attachment "A"; and
 Motion 2: THAT Hard-Surfaced Road Management Policy C-426 be rescinded.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

- Attachment 'A' – Proposed Road Management Policy C-425
Attachment 'B' – Existing Non-Hard Surface Road Management Policy C-425
Attachment 'C' – Existing Hard-Surfaced Road Management Policy C-426



Policy Number:	C-425
Policy Owner:	Transportation Services
Adopted By:	
Adoption Date:	2010 May 11
Effective Date:	2010 May 11
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	2019 August 28

Purpose

- 1 This policy is to ensure that Rocky View County (the County) controlled roads, as set out in the *Municipal Government Act*, are managed to a consistent, safe, and reasonable standard.



Policy Statement

- 2 The County recognizes its responsibility for maintaining roads under its direction, control, and management in a reasonable state of repair, as provided in the *Municipal Government Act*.
- 3 The County's road network consists of a diverse inventory of rural and urban road classifications that requires a variety of maintenance strategies to meet the needs of all users.
- 4 This policy applies to all public roads under the direction, control, and management of the County. Road allowances which have been closed by Ministerial order or which are under license by the County for use by adjacent landowners are excluded from this policy and receive no County maintenance.



Policy

- 5 The County maintains its roads and road allowances based on road classification and traffic volumes. Higher volume roads are maintained with greater frequency than lower volume roads.
- 6 When requests for improved maintenance or construction exceeds the road classification or level of service and regularly scheduled maintenance, the County may consider a cost share or user pay arrangement on a case-by-case basis.



ROAD MANAGEMENT

Council Policy

C-425

- 7 The County continually investigates and endeavors to utilize new maintenance technology and innovation methods to promote fiscally and operationally effective maintenance strategies.
- 8 The County maintains an inventory of hard surfaced roads with a surface condition rating and geometric condition details to assist with road management and maintenance planning.
- 9 The County maintains hard surfaced roads using pavement preservation methods wherever practicable and fiscally prudent to extend the usable life of the roads as much as possible. These preservation methods are designed to minimize long-term effects of deterioration caused by climate and traffic using remedial and preventative maintenance treatments to pavement.
- 10 The County maintains and inspects non-hard surfaced roads on a regular basis to ensure an acceptable safe level of service through regular road maintenance, including road blading, gravel replenishment, road reshaping, ditch maintenance, and mowing.
- 11 The Development Authority holds the right to withhold development permits on roads that are considered non-standard or do not meet the standards identified as part of the development application, unless the applicant makes improvements to the roadway as per the *County Servicing Standards*.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- *Municipal Government Act*, RSA 2000, c M-26
- Rocky View County's *County Servicing Standards*, adopted by resolution no. 188-13
- Rocky View County policy C-216, *Tangible Capital Assets*
- Rocky View County policy C-400, *Annual Road Program*
- Rocky View County policy C-405, *Snow and Ice Control*
- Rocky View County policy C-409, *Brushing*
- Rocky View County policy C-459, *Capital Priorities Policy*
- Rocky View County PRO-426.1, *Asphalt Road Management*
- Rocky View County PRO-426.2, *Chip Seal Road Management*
- Rocky View County PRO-426.3, *Road Sweeping*
- Rocky View County PRO-422, *Road Stabilization and Surfacing*
- Rocky View County PRO-425B, *Gravel Road Dust Control*
- Rocky View County PRO-427, *Ditch Management*
- N/A



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- 2015 December 01 – Amended by Policy and Priorities Committee – Policy name change, clearer road classification definitions
- 2019 August 28 – Policy does not align with current practices or policy standards, amendments proposed



Definitions

12 In this policy:

- (1) “County” refers to Rocky View County;
- (2) “*County Servicing Standards*”, means Rocky View County’s *County Servicing Standards*, adopted by resolution no. 188-13, as amended or replaced from time to time;
- (3) “hard surfaced” means asphalt, concrete pavement, or chip-sealed surface applied over an engineered road base;
- (4) “non-hard surfaced” means a gravel surfaced road meeting *County Servicing Standards*;
- (5) “non-standard” means a road or road allowance used for residential access and may not meet the *County Servicing Standards*;
- (6) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (7) “road allowance” means any land dedicated as a road right-of-way;
- (8) “roads” means roads as defined in the *Municipal Government Act*, which includes both carriageways and rights-of-way; and
- (9) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

POLICY**#425**

ROCKY VIEW COUNTY
Cultivating Communities

Legal References: Municipal Government Act, RSA 2000, M-26, Part 6, Section 201(1)(a), Sections 16, 18, 529-532	Title: Non-Hard-Surfaced Road Management
Supersedes: Cross References: Policy 400 - Rural Road Construction Policy 405 - Snow and Ice Control Policy 422 - Road Stabilization and Surfacing Policy 459 - Capital Priorities Policy Procedure PRO-405 - Snow and Ice Control Procedure PRO-422 Road Stabilization and Surfacing Procedure PRO-425A - Non-Hard-Surfaced Road Maintenance Procedure PRO-425B - Gravel Road Dust Control Procedure PRO-427 - Ditch Management County Servicing Standards For Subdivision and Roads Construction	Policy Category: Roads Maintenance Effective Date: May 11, 2010 Revision Date: December 1, 2015 Rescinded: Policy 403: Low Volume Road Repair; Policy 408: Roads Access and Maintenance Policy for Existing Road Infrastructure
<p>Purpose: To ensure that gravel roads within the County are managed to a safe and reasonable standard; to ensure that management of gravel roads is handled in a consistent manner across the County; to manage and safeguard the existing gravel road network and related infrastructure; to provide a consistent and equitable maintenance approach to those roads and road allowances which experience low traffic volumes and which may not meet Municipal Road Standards and which are being utilized by the general public for residential or agricultural access.</p> <p>Definitions:</p> <ol style="list-style-type: none"> 1. "Agricultural field access" means a road allowance which is adjacent to ranch or farm land and which provides access for farm machinery to enter an agricultural field; 2. "Council" refers to the Council for Rocky View County; 3. "County" refers to Rocky View County; 4. "Development" means development as defined in the <i>Municipal Government Act</i>; 5. "Development Permit" means a permit issued under Rocky View County's Land Use Bylaw; 6. "Low volume roads" within the context of this policy means roads which are used for residential access, are typically dead end roads with traffic volumes of fewer than 25 vehicles per day and which are built to a minimum RLU standard as defined in the Servicing Standards for Subdivision and Roads Construction; 7. "Non-standard roads" means roads or road allowances which are used for residential access which may not meet Municipal Development Road Standards as defined in the Servicing Standards for Subdivision and Roads Construction; 8. "Road allowance" means any land dedicated as a road right-of-way; 9. "Roads" means roads as defined in the <i>Municipal Government Act</i>, which includes both carriageways and rights-of-way; 10. "Subdivision" means subdivision as defined in the <i>Municipal Government Act</i>; 11. "Undeveloped road allowance" means a road allowance that has not been fully developed or required for vehicular traffic. The right-of-way may or may not be shown as a road plan of survey that has been filed or registered in a land titles office. It may have a dirt or grass surface and it may or may not be cleared of brush and trees. <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. The County recognizes its responsibility for maintaining roads under its direction, control and management in a reasonable state of repair as provided in the <i>Municipal Government Act</i>. 	

2. An inventory of roads and road allowances shall be kept and updated regularly by County Administration to identify and categorize all roads into one of the following categories:
 - a. Standard Roads: Collector, Rural Local and Subdivision Roads
 - i Collector gravel roads experiencing high traffic volumes (typically over 200 vehicles per day (vpd)) shall be maintained at a higher frequency (typically weekly)
 - ii Rural local and subdivision roads comprise the majority of County gravel roads and those which experience on average 200 vpd or less (blading frequency 3-4 weeks on average)
 - b. Low Volume Roads
 - i Those roads identified as low volume roads in the County's road inventory shall receive regular summer maintenance as defined within Procedure PRO-425A and winter maintenance as defined in Procedure PRO-405. These roads will be maintained to the same level as standard roads but with a lower frequency due to the lower traffic volumes.
 - c. Non-Standard Roads
 - i Roads which fall within this category will typically have drainage, cross-section, centreline gradient or subgrade issues which make it difficult to maintain the roads in all weather conditions. The County shall not be expected to make geometric improvements or upgrades to any of these roads unless first approved by Council as part of the annual road program review.
 - ii The Development Authority shall hold the right to withhold Development Permits on roads which fall within this category unless the applicant makes improvements to the roadway as per County Servicing Standards.
 - iii Non-Standard Roads shall be signed by a traffic control device indicating that the road may not be driveable in all weather conditions. Where applicable, warning signs depicting hidden intersections and roadside hazards may also be placed by the County.
 - iv Speed limits on non-standard roads may be posted at a reduced maximum speed if road conditions warrant a lower speed limit.
 - v Non-standard roads will have limited emergency vehicle access as a result of unforeseen or uncontrollable weather events or damage caused by third parties.
 - vi School bus access shall be at the discretion of the appropriate School Boards.
 - d. Agricultural Field Access
 - i Road allowances utilized by landowners for agricultural field access purposes shall receive limited summer maintenance and no winter maintenance as defined in Procedure PRO-425A.
 - e. Undeveloped Road Allowances
 - i Undeveloped road allowances are unimproved. They may have trees, water bodies, significant elevation changes, etc. and shall receive no maintenance.
3. Roads shall be inspected regularly (in accordance with Procedure 425A).
4. Surface gravel shall be replenished as required (in accordance with Procedure 425A)
5. Road surfaces shall be bladed regularly (in accordance with Procedure 425A).
6. Shoulder pulling and road reshaping to maintain an acceptable crown shall be performed as part of regular road blading activities per Procedure PRO-425A.
7. Spraying of road shoulders with a herbicide to control grass encroachment onto road driving surfaces will be performed annually with each road typically receiving a herbicide application once every 3 years, per Procedure PRO-425A.
8. Dust mitigation shall be performed on gravel roads in front of County dwellings as per Procedure PRO-425B.
9. Ditch maintenance and culvert repairs shall be performed as required to maintain proper drainage of overland flows per Procedure PRO-427.

10. Low volume roads, non-standard roads and roads providing agricultural field access shall be maintained to a different service level, per Procedure PRO-425A.
11. Administration will, on an ongoing basis, investigate methods and best practices for gravel road maintenance and shall incorporate those methods wherever practicable into County road maintenance practices.
12. Administration shall monitor road conditions and traffic volumes on a continual basis. Administration will make recommendations for road upgrades for specific roads based on current and expected traffic conditions and prioritised using the criteria contained within Policy 460, Capital Priorities Policy.
13. This policy applies to all public roads under the direction, control and management of the County. Road allowances which have been closed by Ministerial order or which are under license by the County for use by adjacent landowners are excluded from this policy and shall receive no County maintenance.

POLICY**#426**

ROCKY VIEW COUNTY
Cultivating Communities

Legal References: Municipal Government Act, RSV 2000, M-26, Part 6, Section 201(1)(a), Sections 5, 18, 532	Title: Hard-Surfaced Road Management
Cross References: Policy 400 - Annual Road Program; Policy 216 - Tangible Capital Assets Procedure #PRO-426.1 - Asphalt Road Management Procedure #PRO-426.2 - Chip Seal Road Management Procedure #PRO-426.3 - Road Sweeping	Policy Category: Infrastructure and Operations Effective Date: November 23, 2010 Revision Date:
<p>Purpose: To ensure that management of hard-surfaced roads within the County is handled in a consistent manner. The intent of this policy is to establish safe and reasonable standards for maintenance of the County's asphalt and chip-sealed roads while extending the usable life of the road surface. Under this policy the County will strive to strategically increase and target the amount of preventative maintenance it performs on its road network to lessen the amount of reactive road maintenance it performs.</p> <p>Definitions:</p> <ul style="list-style-type: none"> • "Council" refers to the Council for Rocky View County. • "County" refers to Rocky View County. • "Hard-surfaced" refers to roads which have either an asphaltic concrete pavement (ACP) surface or an oil and chip-sealed surface applied over an engineered road base. • "Pavement" refers within this policy to both ACP and chip-sealed surfaces. Unless stated otherwise, the same general preventive maintenance approach will be utilised for both types of road surfaces. • "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way. <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. The County recognizes its responsibility for maintaining the safety of municipally-controlled roads as set out in the Municipal Government Act. 2. The County will maintain hard-surfaced roads using pavement preservation methods wherever practicable and fiscally prudent to extend the usable life of the roads as much as possible. These preservation methods are designed to minimize the long term effects of deterioration caused by climate and traffic using remedial and preventive maintenance treatments to the pavement. 3. The County will investigate new pavement preservation treatments on an ongoing basis and will incorporate new methods into the County's hard-surfaced road management procedures whenever such methods have proven to be effective operationally and fiscally and which can be implemented locally. 4. When requests for hard surfaced road maintenance are above and beyond regular, budgeted maintenance routines, the County may consider a cost-share or user-pay arrangement on a case-by-case basis. 	



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Subdivision and Development Security Requirements, C-407

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Subdivision and Development Security Requirements, C-407, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted Subdivision and Development Security Requirements, C-407, on October 04, 2005. The policy was introduced to establish the requirement for developers to place adequate security against subdivision and development projects within Rocky View County. Administration recently reviewed the Subdivision and Development Security Requirements Policy, C-407, as part of the County's policy review project and identified opportunities to update the policy to better reflect changing practices in the industry.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Subdivision and Development Security Requirements, C-407 and recommends that it be amended to better reflect changing practices in the industry. In addition to applying the County's current policy format and writing standards, the proposed amendments to Policy Subdivision and Development Security Requirements, C-407, are shown below.

Proposed Amendment	Reasoning
Introduction of tiered security levels which take into consideration the performance of the developers in and around the region of Rocky View County as shown in Attachment "A"	Based on direction from the July 02, 2019 Governance & Priorities Committee Meeting
Consolidation of existing policies Subdivision and Development Security Requirements, C-407 and Subdivision and Development Security Requirements (Residential) C-407A	

¹Administration Resources

Gurbir Nijjar, Planning and Development Services



Incorporation of the relevant portions of Section 1000 of the Rocky View County Servicing Standards (2013)	
Waiver of securities associated with private infrastructure if it can be demonstrated that the development is truly private, there is no future transfer of infrastructure to the County and that the ongoing maintenance requirements stay with the lands.	
Application of security requirements related to developments which involve the creation of common properties (ie. bareland condominium developments	

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Subdivision and Development Security Requirements, C-407 be amended as per Attachment 'A'

THAT Subdivision and Development Security Requirements (Residential), C-407-A be rescinded

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

Matthew Wilson

Al Hoggan

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed Subdivision and Development Security Requirements, C-407

Attachment 'B' – Existing Subdivision and Development Security Requirements, C-407

Attachment 'C' – Existing Subdivision and Development Security Requirements (Residential), C-407-A



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

Policy Number:	C-407
Policy Owner:	Planning and Development Services
Adopted By:	Council
Adoption Date:	2005 October 04
Effective Date:	2005 October 04
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes the requirement that developers place adequate security against subdivision and development projects within Rocky View County (the County) boundaries to ensure that County standards are achieved prior to release of the securities.



Policy Statement

- 2 The County routinely enters into agreements in which the developer is required to provide a sum of money to ensure that financial security is available in the event that the developer is unable to meet their obligations under the agreement.
- 3 This policy is designed to provide adequate protection to the County as well as to be fair, reasonable, and flexible with developers. The County regularly reviews its security requirements to ensure they reflect industry and County initiatives.



Policy

Collecting Securities

- 4 The County collects securities for subdivision and development, in accordance with section 655(1)(b)(vi) of the *Municipal Government Act*, as part of:
 - (1) a development agreement;
 - (2) a special improvements development agreement;



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

- (3) a development permit;
 - (4) a road right of way construction agreement;
 - (5) a site services improvements agreement;
 - (6) a road approach construction agreement; or
 - (7) any other agreement added from time to time as deemed necessary by the County.
- 5 The County collects securities as part of a development agreement for
 - (1) approved subdivisions, including subdivisions that involve the creation of Common Property; or
 - (2) development permits.
- 6 Securities collected for development permits must be provided as stated in the conditions the development permit.
- 7 Construction activity for a development agreement or development permit must not commence until after the County receives the appropriate security.
- 8 Acceptable forms of security include:
 - (1) an irrevocable letter of credit that automatically renews for a minimum of 12 months;
 - (2) a certified cheque to a maximum of \$50,000; or
 - (3) a bank draft to a maximum of \$50,000.
- 9 The following forms of security are not acceptable:
 - (1) personal cheques;
 - (2) cash;
 - (3) term deposits;
 - (4) lots in lieu; or
 - (5) guaranteed investment certificates.



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

- 10 Interest accrued on deposited securities is retained by the County and is not payable to the developer.
- 11 For multi-phased developments, securities are required for each phase of the development. Securities must not be transferred to the subsequent phases of the development until the County has deemed the previous phases complete with all final acceptance certificates issued by the County.

Amount of Security Required

- 12 The County may waive the security requirement for developments associated with private infrastructure if it can be demonstrated that:
 - (1) the development is truly private;
 - (2) there is no future transfer of infrastructure to the County; and
 - (3) the ongoing maintenance requirements stay with the developer.
- 13 The County works with the developer to determine the amount of security required.
- 14 Unless otherwise specified in this policy, the amount of security required depends on the tier the developer is placed in and the estimated construction costs.
 - (1) Developers are placed in tiers based on specific criteria at the sole discretion of the County. These tiers are provided in Appendix A attached to and forming part of this policy.
 - (2) Estimated construction costs are based on certified engineering estimates prepared by the developer's engineer.
 - (3) Upon request by the developer, security may be reduced based on actual construction tender prices submitted by the developer's engineer.
 - (4) At the County's discretion, construction estimates may be subject to third party review to ensure sound engineering judgments are followed and that industry prices and standards are utilized.
- 15 The maximum amount of securities required for development agreements relating to industrial, commercial, or institutional development is \$3,000,000. There is no securities maximum for other forms of development.



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

- 16 The security required for pre-endorsement development agreements is \$5,000 per disturbed acre.
- (1) Pre-endorsement security is not considered a full security for the purposes of subdivision endorsement. Endorsement of subdivision plans cannot occur under pre-endorsement securities. The developer must provide full security as outlined in this policy to receive endorsement of subdivision plans.
 - (2) When a development agreement is required as a condition of an approved subdivision, the pre-endorsement security may be credited towards the full security required or returned upon receipt of the full security as per this policy.
- 17 The security required for development agreements related to stripping and grading is \$5,000 per acre.
- 18 The security required for road approach construction agreements is:
- (1) variable for farm or field approaches;
 - (2) \$5,000 per residential graveled approach;
 - (3) \$7,500 per residential paved approach; and
 - (4) \$10,000 per all other types of approaches.
- 19 The security required for site improvements services agreements is 100% of the estimated costs based on certified engineering estimates prepared by the developer's engineer.

Drawing on and Forfeiting Securities

- 20 If a developer does not fulfill their obligations identified in their development agreement or development permit or does not act on requests from the County to remedy maintenance or safety concerns, then the County may use the securities collected against the development to complete the outstanding obligations, maintenance or address safety concerns to the satisfaction of the County.
- 21 The developer forfeits all remaining securities to the County after four years from the date a development agreement has been executed, if in the sole opinion of the County, the developer has not acted in a reasonable manner to complete remaining work related to their subdivision or development, including the correction of deficiencies listed by the County on Construction Completion Certificates (CCC) or Final Acceptance Certificates (FAC).



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

Releasing Securities

22 Security releases are completed in accordance with the *County Servicing Standards*.



References

Legal Authorities

- *Condominium Property Act*, RSA 2000, c C-22
- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County Bylaw C-4841-97, *Land Use Bylaw*
- Rocky View County's *County Servicing Standards*, adopted by resolution no. 188-13

Related Procedures

- Rocky View County procedure PRO-407A, *Subdivision and Development Security Requirements (Residential)*

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

- 2019 August 28 – Updates required to align with current practices and standards



Definitions

23 In this policy:

- (1) "CAO" means Chief Administrative Officer;
- (2) "CCC" means Construction Completion Certificate;
- (3) "*Condominium Property Act*" means the Province of Alberta's *Condominium Property Act*, RSA 2000, c C-22, as amended or replaced from time to time;
- (4) "common property" means common property as defined in the *Condominium Property Act*;



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

- (5) "Council" means the duly elected Council of Rocky View County;
- (6) "County" means Rocky View County;
- (7) "*County Servicing Standards*", means Rocky View County's *County Servicing Standards*, adopted by resolution no. 188-13, as amended or replaced from time to time;
- (8) "developer" means the registered and equitable owner of the development lands;
- (9) "development" means development as defined in the *Municipal Government Act*;
- (10) "development permit" means a document that is issued under the *Land Use Bylaw* and authorizes a development;
- (11) "FAC" means Final Acceptance Certificate;
- (12) "*Land Use Bylaw*" means the Rocky View County Bylaw C-4841-97, *Land Use Bylaw*, as amended or replaced from time to time;
- (13) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (14) "private infrastructure" means infrastructure that does not transfer to Rocky View County upon issuance of a Construction Completion Certificate or a Final Acceptance Certificate;
- (15) "roads" means roads as defined in the *Municipal Government Act*;
- (16) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (17) "security" means a sum of money held in trust;
- (18) "stripping and grading" means the removal of organic soils and rough grading of lands; and
- (19) "subdivision" means subdivision as defined in the *Municipal Government Act*.



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

APPENDIX A

SECURITY TIER LEVELS

Criteria	Security Requirement	Security Reduction
Tier 1		
Developer has successfully completed ¹ five or more development agreements with the County or other municipalities in the Southern Alberta Region	25% of all estimated construction costs. Minimum security amount of \$150,000	10% of actual costs plus 25% of the estimated costs for remaining work, maintenance and deficiencies plus 100% of all cumulative operating losses until the operational breakeven point (treatment plants only) to be retained at time of construction completion Minimum security amount of \$150,000
Tier 2		
Developer has successfully completed ¹ at least two but less than four development agreements with the County or other municipalities in the Southern Alberta Region	50% of all estimated construction costs. Minimum security amount of \$150,000	20% of actual costs plus 50% of the estimated costs for remaining work, maintenance and deficiencies plus 100% of all cumulative operating losses until the operational breakeven point (applies to treatment plants only) to be retained at time of construction completion Minimum security amount of \$150,000
Tier 3		
Developer has not completed two development agreements with the County or other municipalities in the Southern Alberta Region	100% of all estimated construction costs Minimum security amount of \$150,000	30% of actual costs plus 75% of the estimated costs for remaining work, maintenance and deficiencies plus 100% of all cumulative operating losses until the operational breakeven point (applies to treatment plants only) to be retained at time of construction completion Minimum security amount of \$150,000



SUBDIVISION AND DEVELOPMENT SECURITY REQUIREMENTS

Council Policy

C-407

Tier 4		
Developer has been involved in a major breach of the terms and conditions of a previous servicing agreements, municipal improvement agreements or development agreements with the County or other municipalities in the Southern Alberta Region	150% of all estimated construction costs Minimum security amount of \$200,000	50% of actual costs plus 100% of the estimated costs for remaining work, maintenance and deficiencies plus 100% of all cumulative operating losses until the operational breakeven point (applies to treatment plants only) to be retained at time of construction completion Minimum security amount of \$200,000

¹For the purposes of this policy, a development agreement is successfully completed if a complete set of Final Acceptance Certificates were issued for the project by the County or municipality and the Developer can provide proof of such.

POLICY**#407**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
Subdivision and Development Security Requirements

Legal References:

Provincial Act(s):
Provincial Regulation(s):
Council Resolution(s):
Other:

Policy Category:

Infrastructure and Operations

Cross References:

Supercedes:
Strategic Plan/Vision:
Policies:
Procedures:
Other:

Effective Date: October 25, 2005

Revision Date:

Purpose:

To guarantee that all subdivision and development properly place security against subdivision and development projects within Rocky View County boundaries that will ensure that all applicable Municipal standards are achieved prior to release of the securities.

Definitions:

- "Council" – refers to the Council for Rocky View County;
- "Development" – means "development as defined in the Municipal Government Act;
- Development Permit" – means a document that is issued under a land use bylaw and authorizes a development;
- "Development Authority" means a development authority established pursuant to Definition 3;
- "Roads" – means "roads" as defined in the Municipal Government Act;
- "Subdivision" – means "subdivision" as defined in the Municipal Government Act;

Policy Statements:

1. Securities for subdivision and development will be collected in accordance with Part 17 Section 655 (1) (b) (vi) of the MGA as amended.
2. Securities will be collected as part of the Development Agreement for Council approved subdivisions or development permits issued by the Development Authority. No construction activity will commence until the appropriate security has been submitted to the County whether it be for a Development Agreement or Development Permit.
3. Acceptable forms of security are (1) irrevocable letter of credit (2) cash (3) certified cheque and (4) bank draft. Personal cheques, term deposits, lots in lieu, or guaranteed investment certificates are not representative replacements for securities, and will not be accepted. Irrevocable Letters of Credit will have an automatic renewal clause. All renewals will be for a minimum of 12 months.
4. The amount of security collected in conjunction with subdivision and development will be in accordance with Section 1200 of the Servicing Standards for Subdivision and Road Construction as amended. Administration will work with the developer to generate the amount of security required and that the appropriate Tier level is applied in relation to the collection of securities. The 5 tiers included in Section 1200 of the Servicing Standards for Subdivision and Road Construction will be reviewed yearly to ensure they reflect development and Municipal initiatives.
5. Securities collected under Tier 1 and Tier 2 security structures listed in Section 1200 of the Servicing

Standards for Subdivision and Road Construction will be based on certified engineering estimates prepared by the developer's engineer. Upon request by the developer, security may be reduced based on actual construction tender prices submitted by the applicant's engineer.

6. For multi-phased development, securities will be required for each phase of the development. Securities will not be allowed to be transferred to the next phases of development until the County has deemed the initial phase has received final acceptance by the County.
7. At the discretion of the County, the construction estimates may be subject to third party review to ensure sound engineering judgments are followed and that industry prices and standards are utilized.
8. Security releases will be completed in accordance with Section 1200 of the Servicing Standards for Subdivision and Road Construction as amended.
9. In events where a Developer is not fulfilling their obligations identified under the Development Agreement or Permit and do not act on requests from the County to remedy maintenance or safety concerns, the County will draw on the securities collected against the development to complete the maintenance or safety concerns to the satisfaction of the County.
10. The Developer shall forfeit all remaining securities to the County after 4 years from the date a development agreement has been executed, if in the sole opinion of the County, the Developer has not acted in a reasonable manner to complete remaining work related to their subdivision or development. This will include the correction of deficiencies listed by the County on Construction Completion or Final Acceptance Certificates.
11. The irrevocable letter of credit should take the form or generally follow the example (Appendix "A").

APPENDIX "A"**IRREVOCABLE LETTER OF CREDIT**

L/C NO. _____

Branch_____
Date_____
Applicant**BENEFICIARY:**

Rocky View County
911-32 Ave NE
Calgary, Alberta T2E 6X6

On behalf of _____ we hereby issue in your favour our Irrevocable Letter of Credit in the amount of _____.

This Irrevocable Letter of Credit may be drawn on by you at any time from time to time upon written demand for payment made upon us by you. It is understood that we are obligated under this Irrevocable Letter of Credit for the payment of monies only and we hereby agree that we shall honour your demand for payment without enquiring whether you have a right as between yourself and our said customer to make such demand and without recognizing any claim of our said customer.

The amount of this Irrevocable Letter of Credit may be reduced from time to time only by amounts drawn upon it by you or by formal notice in writing given to us by you if you desire such reduction or are willing that it be made.

Date and time of expiry: _____

Place of expiry: _____

We engage to honour presentations submitted within the terms and conditions indicated above.

OPTIONS:

1. It is a condition of this Irrevocable Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date hereof, unless at least 30 days prior to any such expiration date, we notify you in writing by registered mail, that we elect not to consider this Irrevocable Letter of Credit to be renewable for any additional period.

This Irrevocable Letter of Credit we understand related to a (an) _____

_____ between the beneficiary, Rocky View County and

_____.

POLICY

#407A



Title:
Subdivision and Development Security Requirements (Residential)

Legal References:
Municipal Government Act

Policy Category:
Infrastructure & Operations

Cross References:
Supersedes Policy 407 (Residential component)
Procedure PRO-407A
Servicing Standards

Effective Date: January 24, 2012
Revision Date:

Purpose:

The Subdivision and Development Security Requirements (Residential) Policy will ensure that subdivisions and development provide appropriate security as part of a Development Agreement, Development Permits, Road Right of Way Construction Agreement, Site Services Improvements Agreement, or Road Approach Construction Agreement and that the conditions within such are fulfilled to the County's Servicing Standards.

Definitions:

- "County" means Rocky View County
- "CCC" means Construction Completion Certificate
- "FAC" means Final Acceptance Certificate

Policy Statements:

1. Securities for subdivision and development will be collected in accordance with Part 17 Section 655 (1) (b) (vi) of the Municipal Government Act (MGA) as amended.
2. Securities will be collected as part of:
 - Development Agreement
 - Special Improvements Development Agreement
 - Development Permit
 - Road Right of Way Construction Agreement
 - Site Services Improvements Agreement
 - Road Approach Construction Agreement
 - Any other agreement that will be added from time to time as necessary
3. No construction activity will commence until the appropriate security has been submitted to the County.
4. Acceptable forms of security are outlined in Procedure 407A. Irrevocable Letters of Credit will have an automatic renewal clause for a minimum of 12 months.
5. The amount of security collected in conjunction with subdivision and development will be in accordance with Procedure 407A.
6. At the discretion of the County, the construction estimates may be subject to third party review to ensure sound engineering judgments are followed and that industry prices and standards are utilized.
7. Security releases will be completed in accordance with Procedure 407A.
8. In events where a Developer is not fulfilling their obligations identified under the Development Agreement or Permit and do not act on requests from the County to remedy maintenance or safety concerns, the

County will draw on the securities collected against the development to complete the maintenance or safety concerns to the satisfaction of the County.

9. Security amounts held can be used by the County to remedy any maintenance or safety concerns regardless of the category that the security was originally collected.
10. The Developer shall forfeit all remaining securities to the County after four (4) years from the date a development agreement has been executed, if in the sole opinion of the County (acting reasonably), the Developer has not acted in a reasonable manner to complete remaining work related to their subdivision or development. This will include the correction of deficiencies listed by the County on CCC or FAC.
11. The issuance of Building Permits prior to CCC will be in accordance with Procedure 407A.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Road Approaches, C-402

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Road Approaches, C-402, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted Road Approaches, C-402, on December 15, 2004. The policy was introduced to establish the minimum requirements for the construction of new road approaches in the County. Administration recently reviewed Policy C-402 as part of the County's policy review project and finds that the policy is no longer needed as its requirements are adequately contained within Section 400 of the Rocky View County Servicing Standards (2013).

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Road Approaches, C-402 and recommends that it be rescinded to as its requirements are adequately covered in the Rocky View County Servicing Standards (2013).

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Road Approaches, C-402 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

¹**Administration Resources**
Gurbir Nijjar, Planning and Development Services



ATTACHMENTS:

Attachment 'A' – Road Approaches, C-402

POLICY**#402**

Title:
Road Approaches

Legal References:

Provincial Act(s):
Provincial Regulation(s):
Council Resolution(s):
Other:

Policy Category:

Infrastructure and Operations

Cross References:

Supersedes Policy 402-Road Approaches (12/21/94)
Strategic Plan/Vision:
Policies:
Procedures:
Other:

Effective Date: December 15, 2004

Revision Date:

Purpose:

To establish minimum road approach requirements to provide access to a residential, field, and commercial development (institutional, industrial, oil & gas facilities, farm/agricultural operations).

Policy Statements:

1. Road approach for residential and commercial (institutional, industrial, oil & gas facilities, and farm/agricultural operations) are to be constructed or reconstructed at the sole expense of the applicant, to the following minimum standards:
 - a. Road approaches that are a condition of a Development Agreement shall be constructed in accordance with the County's Servicing Standards.
 - b. Residential approaches shall be constructed to the same or better standard than the Municipal road. For a Municipal road that is chip sealed or paved, the approach shall be paved with 50 mm of City of Calgary Mix B; if gravelled the approach shall be surfaced with 75 mm of 20 mm crush gravel. The typical structure of the road approach shall be as shown on Table 1.
 - c. More than one road approach is prohibited for residential lots, unless approved by Council or the Director of Infrastructure and Operations.
 - d. The traveling surface width of a residential road approach shall be a minimum of 6.1m (20') for a single approach and 7.0 m (23') for a mutual approach, as shown in Table 1. For a mutual approach, the affected property owners shall register an access easement agreement and plan at Land Titles to ensure free and unfettered access to their properties.
 - e. Commercial road approaches shall be constructed to the same or better standard than the Municipal road. For a Municipal road that is chip sealed or paved, the approach shall be paved with a minimum thickness of 90 mm of City of Calgary Mix A or B; if gravelled the approach shall be surfaced with 75 mm of 20 mm crush gravel on a minimum base of 150mm of 75mm pit-run. The geometric design of the approach shall be based on the type of vehicles using the access and the pavement structural design shall be based on a soaked CBR certified by a professional engineer.
 - f. With the exception of subdivision approvals, more than one road approach shall be considered at the discretion of the Director of Infrastructure and Operations for commercial lots, however, the applicant shall justify the need for the approaches through a layout plan that shows the location of the building, parking lot, loading and storage areas, and sightlines for the access points.
 - g. The traveling surface width for a commercial road approach shall be a minimum of 8.0m (26'). At the discretion of the Director of Infrastructure and Operations, a wider traveling surface up to a maximum of 15m (49') may be approved due to the type of business.
 - h. Minimum sight distance from where the approach ties onto a Municipal road shall be in accordance with Table 2.
 - i. Intersections on curves are undesirable and shall be avoided whenever possible. If the approach

- cannot be located outside the curve, the Director of Infrastructure and Operations may approve a location that is considered safe. However, if the location does not comply with the County's minimum safety standards for sightlines, Council shall consider the location for approval, shown on Figure 1.
- j. No road approach shall be located less than 150m (492') from a bridge, unless approved by Council.
 - k. No road approach shall be located less than 150m (492') from an at-grade railway crossing, unless approved by Council.
 - l. An application for a road approach to be located within 800 metres of a provincial highway shall be referred directly to Alberta Transportation for consideration and approval. Also, proposed locations within this area require written approval from the County prior to installation, except for locations within the highway road allowance, which only requires approval from Alberta Transportation.
 - m. No road approach shall be constructed within the hatched areas as illustrated in Figure 1, unless approved by Council.
 - n. Road approaches shall be constructed at 90 degrees to the Municipal road. At the discretion of the Director of Infrastructure and Operations, the angle may be relaxed up to 20 degrees.
 - o. A maximum gradient of 4 percent shall be maintained along the road approach from the edge of road to the property line. No relaxation of this requirement would be considered. See Figure 2.
 - p. Prior to construction of the road approach, the applicant is responsible for identifying all utility locations and is responsible for any repair or relocation of utilities.
 - q. At the discretion of the Director of Infrastructure and Operations, warning signs indicating the construction zone may be required prior to the commencement of construction by the applicant.
 - r. Prior to any fill material being placed for a new approach, good engineering/construction practices shall be exercised in accordance with the County's Servicing Standards.
 - s. A culvert is not required for an approach that is located at a high point. Otherwise, a culvert shall be installed to the following specifications: a galvanized corrugated metal pipe with a minimum wall thickness of 1.6mm and have a minimum diameter of 450mm (18"). At the discretion of Director of Infrastructure and Operations, a larger diameter pipe may be required due to drainage conditions such as a large drainage catchment area or major drainage route. The side slope of the approach shall be a minimum of 3:1 and the culvert installed at the toe of the ditch. Rip Rap shall be hand placed around the inlet and outlet of the culvert and extended 1 metre (3.28') beyond the invert with a durable stone with a minimum diameter of 100mm (4").
 - t. Erosion control measures such as siltation fencing may be required within a drainage course or water body prior to the commencement of construction by the applicant.
 - u. Upon completion of the installation, disturbed areas shall be re-graded to match original contours and loamed and seeded with a grass mix approved by the County's Agricultural Field Officer.
 - v. Any damage to Municipal property, including utilities, shall be repaired at the sole expense of the applicant, including the reclamation of any disturbed areas or damages that resulted from siltation.
 - w. The Infrastructure and Operations Department shall be notified within 72 hours of the completion of the road approach. An inspection will then be conducted to ensure compliance with these specifications.
2. Road approach for field access and temporary access are to be constructed or reconstructed at the sole expense of the applicant, to the following minimum standards:
 - a. A field approach shall not require upgrading if the County considers the approach structurally safe and the minimum sightlines and setbacks are in accordance with Table 2 and Figure 1, respectively.
 - b. An existing field approach that does not meet the minimum sightlines and setbacks shown on Table 2 and Figure 1, respectively, shall be removed and reclaimed at the sole expense of the applicant.
 - c. A maximum of two field approaches are allowed per 800 linear metres of road frontage.
 - d. An existing field approach not at a high point and without a culvert shall be reconstructed with a culvert to the following specifications: a galvanized corrugated metal pipe with a minimum wall thickness of 1.6mm and have a minimum diameter of 450mm (18"). At the discretion of Director of Infrastructure and Operations, a larger diameter pipe may be required due to drainage conditions such as a large drainage catchment area or major drainage route. The side slope of the approach shall be a minimum of 3:1 and the culvert installed at the toe of the ditch. Rip Rap shall be hand placed around the inlet and outlet of the culvert and extended 1 metre (3.28') beyond the invert with a durable stone with a minimum diameter of 100mm (4").
 - e. An existing field approach deemed unsafe by Infrastructure and Operations due to structure, location and/or sightlines are to be removed and reclaimed at the sole expense of the applicant.
 - f. An existing field approach deemed abandoned by Infrastructure and Operations are to be removed and reclaimed at the sole expense of the applicant.

- g. The traveling surface width for a field approach and temporary approach to be constructed or reconstructed shall be a minimum of 6.1m (20'). At the discretion of the Director of Infrastructure and Operations, a wider traveling surface up to a maximum of 15m (49') may be approved due to the type of farm equipment using it.
 - h. Field approach to be constructed or reconstructed shall be to the same or better standard than the Municipal road. For a Municipal road that is chip sealed or paved, the approach shall be paved with a minimum thickness of 50 mm of City of Calgary Mix B; if gravelled the approach shall be surfaced with 100 mm of 20 mm crush gravel.
 - i. Temporary approach to be constructed shall be to the same or better standard than the Municipal road. For a Municipal road that is chip sealed or paved, the approach shall be paved with a minimum thickness of 50 mm of City of Calgary Mix B; if gravelled the approach shall be surfaced with 100 mm of 20 mm crush gravel.
 - j. An application for a field approach and/or temporary approach to be located within 800 metres of a provincial highway shall be referred directly to Alberta Transportation for consideration and approval. Also, proposed locations within this area require written approval from the County prior to installation, except for locations within the highway road allowance, which only requires approval from Alberta Transportation.
 - k. Application for a temporary road approach must be accompanied by a cash deposit of \$1,000, along with a letter from the applicant stating when the approach will be removed. If the applicant does not remove the approach within the allotted time, the applicant will forfeit the deposit and the County shall remove the approach, with the authorization from the Director of Infrastructure and Operations.
 - l. Protocol 1 of this policy shall govern for any geometric, structure, or other requirements not covered under this section - Protocol 2: Road approach for field access and temporary access.
3. Road Approach Construction Agreement:
- a. At the discretion of the Director of Infrastructure and Operations, a Road Approach Construction Agreement may be entered to fulfill a condition of subdivision, when weather conditions or other extenuating circumstances affect construction in accordance with the County's Servicing Standards. Prior to endorsement of the Agreement, the applicant shall provide an Irrevocable Letter of Credit or Cash in the amount of \$7,500 per paved approach and \$5,000 per gravel approach.
 - b. Upon endorsement of the Agreement, the document shall be registered by caveat on the affected lands at the sole expense of the applicant. Upon completion of construction, the applicant is responsible to discharge the caveat in accordance with the Master Rates Bylaw, as amended.
 - c. Upon endorsement of the Agreement, the applicant has one year to construct the approach(es). If the approach(es) is not constructed within the allotted time, the securities can be utilized to complete construction with the authorization of the Director of Transportation. Any security remaining shall be returned to the applicant.

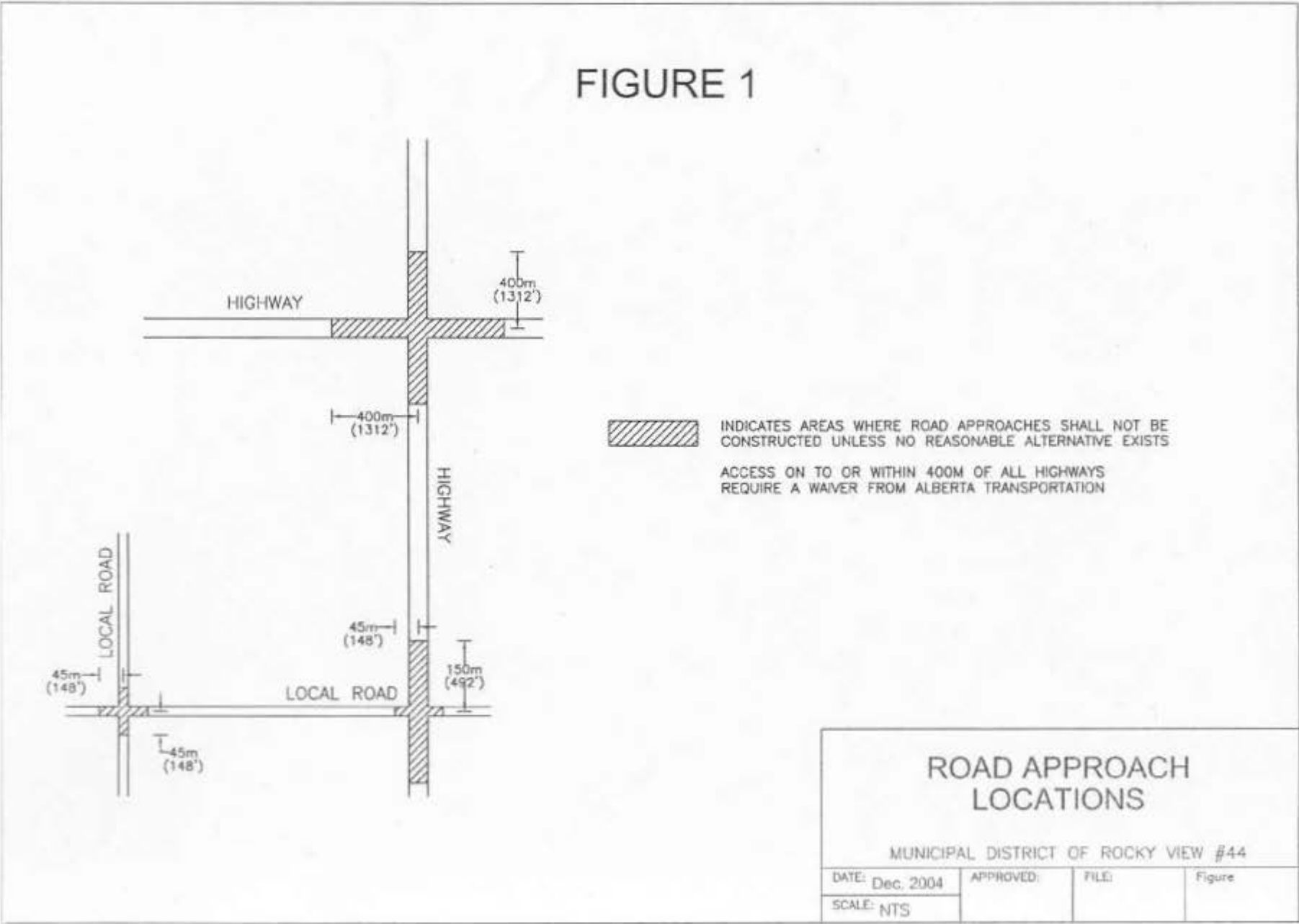
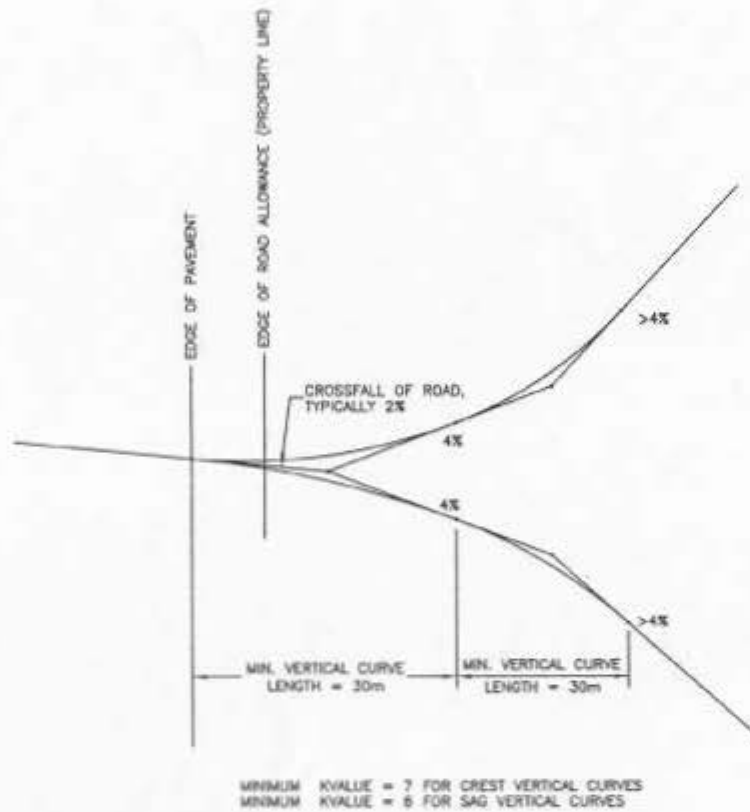
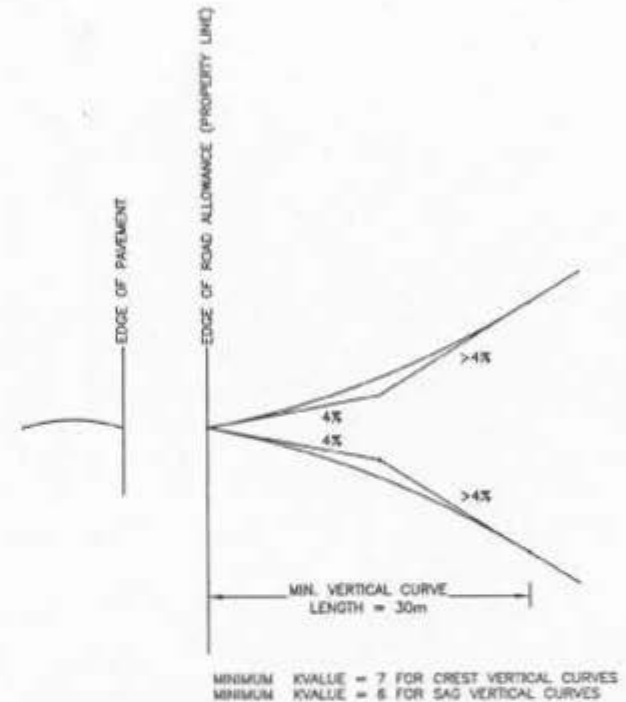


FIGURE 2



MAXIMUM APPROACH GRADES
TO COLLECTOR ROADS



MAXIMUM APPROACH GRADES
TO LOCAL ROADS

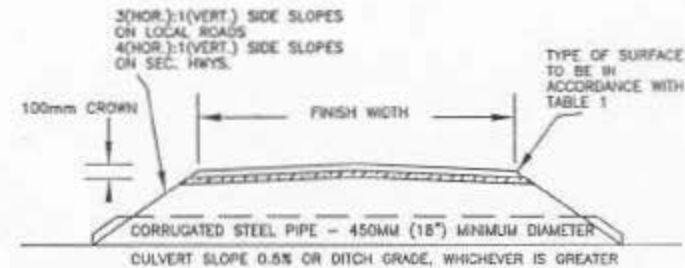
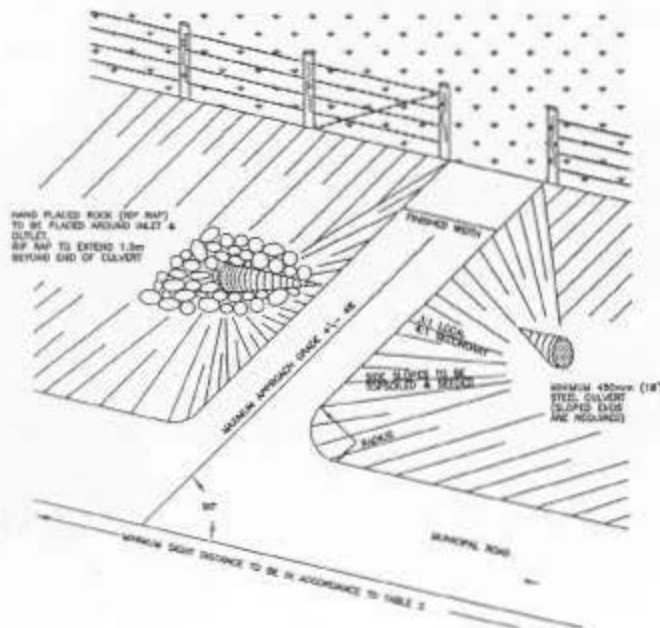
MAXIMUM APPROACH GRADES TO
LOCAL AND COLLECTOR ROADS

MUNICIPAL DISTRICT OF ROCKY VIEW #44

DATE: Dec. 2004	APPROVED:	FILE:	Figure
SCALE: NTS			

TABLE 1
ROAD APPROACHES

Type of Approach	Surface Width (m)	Turning Radius (m)	Surface Finish
Residential Single / Mutual	6.1 / 7.0	3	Road approach to be constructed to a standard equivalent to or better than the Municipal Road finish. Gravel Finish – 75mm thickness of 20mm crush Hot Mix Finish – 50mm City of Calgary Mix B plus 200mm of 20mm crush
Commercial	8.0	6	Gravel Finish – 75mm thickness of 20mm crush plus 150mm of 75mm pit-run Hot Mix Finish – 90mm City of Calgary Mix A or B plus 200mm of 20mm crush
Farm/Agricultural Operation	8.0	6	Gravel Finish – 75mm thickness of 20mm crush plus 150mm of 75mm pit-run Hot Mix Finish – 90mm City of Calgary Mix A or B plus 200mm of 20mm crush
Field Access	8.0	6	Gravel Finish – 100mm thickness of 20mm crush Hot Mix Finish – 50mm City of Calgary Mix B plus 200mm of 20mm crush



TYPICAL ROAD APPROACH
AND SURFACE FINISH

MUNICIPAL DISTRICT OF ROCKY VIEW #44

DATE: Dec. 2004	APPROVED:	FILE:	Figure
SCALE: NTS			

TABLE 2

MINIMUM SIGHT DISTANCES
ROAD APPROACHES AND INTERSECTIONS

POSTED SPEED ON MAIN ROAD (km/hr)	MINIMUM SIGHT DISTANCE REQUIREMENT FROM INTERSECTING ROAD/APPROACH (Meters)	
	PASSENGER VEHICLES	SINGLE UNIT TRUCKS / BUSES
40	75	120
50	90	150
60	115	175
70	135	205
80	155	235
90	175	270
100	195	295

DISTANCE SHALL BE MEASURED USING AN OBJECT HEIGHT OF 1.3m ON THE MAIN ROAD IN ALL CASES. THE EYE HEIGHT TO BE USED AT THE INTERSECTION IS 1.05m FOR PASSENGER VEHICLES AND 1.80m FOR SINGLE UNIT TRUCKS & BUSES.

TO DETERMINE SIGHT DISTANCE REQUIREMENTS FOR AN APPROACH/INTERSECTION ALL TYPES OF VEHICLES THAT ARE EXPECTED TO USE THE INTERSECTION/APPROACH ON A REGULAR BASIS MUST BE CONSIDERED. THE ABOVE CHART SHOWS MINIMUM SIGHT DISTANCES FOR PASSENGER VEHICLES AND SINGLE UNIT TRUCKS/BUSES. IF OTHER TYPES OF VEHICLES ARE EXPECTED TO USE THE INTERSECTION/APPROACH, SIGHT DISTANCES MUST BE DETERMINED IN ACCORDANCE WITH FIGURE D-4.2.2.2 OF THE HIGHWAY GEOMETRIC DESIGN GUIDE.

ROAD APPROACHES SIGHT DISTANCES

MUNICIPAL DISTRICT OF ROCKY VIEW #44

DATE: Dec. 2004	APPROVED:	FILE:	Figure
SCALE: NTS			

MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: 2019 September 10 **DIVISION:** All

FILE: N/A

SUBJECT: Board and Committee Remuneration Policy C-221

POLICY DIRECTION:

Council regularly develops and reviews policies, such as Board and Committee Remuneration Policy C-221, to ensure Council's objectives are represented and the needs of the County are addressed in accordance with Council's responsibilities under the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Council Committee Remuneration Policy C-221 was adopted by Council on April 28, 2015 and has not been reviewed or updated since. Administration has reviewed Policy C-221 as part of the County's policy review project and is recommending the following amendments:

- Increasing remuneration rates to better reflect the compensation paid by municipalities in the region and similar municipalities elsewhere in the province;
- Standardizing remuneration rates across all of the County's boards and committees;
- New remuneration rates for councillors appointed to the Agricultural Service Board and for members writing Assessment Review Board decisions; and
- General edits throughout for ease of reference and alignment with the County's current policy writing standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration is reviewing existing policies to ensure that they reflect the County's current practices and best practices across the province. Administration has reviewed Council Committee Remuneration Policy C-221 and is recommending the amendments outlined in the table below.

Proposed Amendment:	Rationale:
Increased remuneration rates	Administration compared remuneration rates with a number of municipalities (see Attachment 'A'). The proposed amendments would better reflect best practices across the province.

¹ **Administration Resources**
Tyler Andreasen, Municipal Clerk's Office
Cheryl Bevans, Municipal Clerk's Office

Remuneration rates standardized across all boards and committees	Administration compared remuneration rates with a number of municipalities (see Attachment 'A'). The proposed amendments would better reflect best practices across the province.
Remunerating councillors appointed to the Agricultural Service Board	Councillors appointed to the Agricultural Service Board have not been compensated for their attendance at meetings. The proposed amendment would compensate councillors for time spent conducting board duties.
Remuneration for members writing and reviewing Assessment Review Board decisions	Unlike the Subdivision and Development Board or Enforcement Review Committee, the Assessment Review Boards write and review their own decisions. The proposed amendment would compensate members for time spent conducting board duties.
Alignment with new policy template and writing standards	The proposed amendments would align the policy with the County's new policy template and writing standards.

BUDGET IMPLICATIONS:

An increase to the remuneration rates will have budget implications. The increased rates will be reflected in the 2020 budget.

OPTIONS:

Option #1: THAT Board and Committee Remuneration Policy C-221 be amended as per Attachment 'B'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Board and Committee Remuneration Rate Comparison

Attachment 'B' – Proposed Board and Committee Remuneration Policy C-221

Attachment 'C' – Existing Council Committee Remuneration Policy C-221

Board and Committee Remuneration Rate Comparison

Agricultural Service Board:

Municipality	Half Day Remuneration	Full Day Remuneration
City of Airdrie	N/A	N/A
City of Calgary	N/A	N/A
Kneehill County	\$142	\$285
Parkland County	\$149	\$298
Red Deer County	\$105	\$210
Strathcona County	\$85	\$170
Wheatland County	\$188	\$257
Average	\$134	\$244
Rocky View County (Proposed New)	\$175	\$300
Rocky View County (Current)	\$100	\$150

Board and Committee Remuneration Rate Comparison

Assessment Review Boards:

Municipality	Half Day Remuneration	Full Day Remuneration
City of Airdrie	\$164	\$290
City of Calgary	\$170	\$320
Kneehill County	\$142	\$285
Parkland County	\$149	\$298
Red Deer County	\$105	\$210
Strathcona County	\$170	\$320
Wheatland County	\$188	\$257
Average	\$155	\$283
Rocky View County (Proposed New)	\$175	\$300
Rocky View County (Current)	\$164	\$260

Board and Committee Remuneration Rate Comparison

Subdivision and Development Appeal Board:

Municipality	Half Day Remuneration	Full Day Remuneration
City of Airdrie	\$164	\$290
City of Calgary	\$170	\$320
Kneehill County	\$142	\$285
Parkland County	\$149	\$298
Red Deer County	\$210	\$210
Strathcona County	\$170	\$320
Wheatland County	\$188	\$257
Average	\$170	\$283
Rocky View County (Proposed New)	\$175	\$300
Rocky View County (Current)	\$100	\$150



Board and Committee Remuneration

Council Policy

C-221

Policy Number:	C-221
Policy Owner:	Municipal Clerk's Office
Adopted By:	Council
Adoption Date:	2015 April 28
Effective Date:	2015 April 28
Date Last Amended:	2019 September 10
Date Last Reviewed:	2019 September 10

Purpose

- 1 This policy establishes the remuneration rates for Members appointed to Rocky View County's (the County's) Boards and Committees, as well as for Members appointed to external Boards and Committees.



Policy Statement

- 2 The County recognizes the importance of remunerating Members for time spent attending Meetings, Training, and other official activities or events.



Policy Scope

- 3 This policy applies to Members appointed to the following internal Boards and Committees:
 - (1) Agricultural Service Board/ALUS Partnership Advisory Committee;
 - (2) Assessment Review Boards;
 - (3) Family and Community Support Services Board;
 - (4) Subdivision and Development Appeal Board/Enforcement Appeal Committee;
 - (5) Bragg Creek FireSmart Committee; and
 - (6) Recreation Boards.



Board and Committee Remuneration

Council Policy

C-221

- 4 This policy applies to Members appointed to the following external Boards and Committees:
 - (1) Calgary Airport Authority Board of Directors; and
 - (2) Marigold Library System.
- 5 If there is a discrepancy or conflict between this policy and another policy, bylaw, or terms of reference, the other policy, bylaw, or terms of reference takes precedence.



Board and Committee Remuneration

- 6 The County remunerates Boards and Committee Members with the rates established in Schedule "A" of this policy upon receipt of an expense claim from a Member.
- 7 The following rules apply to the rates established in Schedule "A":
 - (1) Meeting per diem rates include all regular or special Meetings of a Board or Committee;
 - (2) Training per diem rates include any conferences, workshops, or other training activities authorized by the Board or Committee or by the Chair of the Board or Committee;
 - (3) Mileage rates include travel to and from Meetings, Training, and other official activities or events authorized by the Board or Committee or by the Chair of the Board or Committee; and
 - (4) The remuneration rates provided for the Assessment Review Boards do not include provincially-appointed members.
- 8 Members of the following Boards and Committees are not remunerated by the County:
 - (1) Family and Community Support Services Board (Members are ineligible for remuneration as per the *Family and Community Support Services Regulation*);
 - (2) Recreation Boards (Members are volunteer);
 - (3) Bragg Creek FireSmart Committee (Members are volunteer); and
 - (4) Calgary Airport Authority Board of Directors (Members are remunerated by the Calgary Airport Authority).



Board and Committee Remuneration

Council Policy

C-221

- 9 Members submit expense claims to the Administrative Representative of their Board or Committee for processing in accordance with applicable Rocky View County policies and procedures.
- 10 The County remunerates Councillors appointed to Boards and Committees not listed in section 3 in accordance with Rocky View County Policy C-195, *Council Compensation & Expense Reimbursement*.
- 11 Members of Boards and Committees not listed in section 3 may be remunerated in accordance with that Board or Committee's terms of reference approved by Council.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- N/A
- Policy C-195, *Council Compensation and Expense Reimbursement*
- N/A
- N/A



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- N/A
- N/A





Board and Committee Remuneration

Council Policy

C-221

Definitions

12 In this policy:

- (1) “Administrative Representative” means the staff member responsible for the administrative aspects of a Board or Committee.
- (2) “Board” means an internal or external Board with Members appointed by Council.
- (3) “Council” means the duly elected Council of Rocky View County.
- (4) “Councillor” means a duly elected member of Rocky View County Council.
- (5) “Committee” means an internal or external Committee with Members appointed by Council.
- (6) “*Family and Community Support Services Regulation*” means the *Family and Community Support Services Regulation*, AR 218/1994 as amended or replaced from time to time.
- (7) “Meeting” means a regular or special meeting of a Board or Committee.
- (8) “Member” means a person, including a Councillor, appointed by Council to a Board or Committee, including an Ad Hoc Committee.
- (9) “Recreation Boards” means the following as a whole:
 - (a) Bearspaw Glendale Recreation District Board;
 - (b) Beiseker Recreation District Board;
 - (c) Bow North Recreation District Board;
 - (d) Chestermere-Conrich Regional Recreation District Board;
 - (e) Crossfield Recreation District Board;
 - (f) Madden and District Recreation Board;
 - (g) Ranch Lands Recreation District Board;
 - (h) Rocky View Central Recreation District Board;
 - (i) Rocky View East Recreation District Board; and



Board and Committee Remuneration

Council Policy

C-221

- (j) Rocky View West Recreation District Board.
- (10) “Training” means conferences, workshops, or other training activities authorized by the Board or Committee or by the Chair of the Board or Committee.
- (11) “Rocky View County” means Rocky View County as a municipal corporation and the area within its jurisdictional boundaries.



Schedule “A”

1 Agricultural Service Board / ALUS Partnership Advisory Committee

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Mileage	Current County rate	Current County rate	Current County rate

2 Assessment Review Boards

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Writing and reviewing board decisions	\$50.00 / hour	\$50.00 / hour	N/A
Mileage	Current County rate	Current County rate	N/A

Board and Committee Remuneration

Council Policy

C-221

3 Subdivision and Development Appeal Board / Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Mileage	Current County rate	Current County rate	Current County rate

4 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Board Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Committee Meeting per diem	\$125 – up to 4 hours \$250 – up to 8 hours	\$50
Annual Alberta Library Conference	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Annual Presentation to the County	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Mileage	Current County rate only for the following: <ul style="list-style-type: none"> Travel to and from the County Hall for annual report to the County Travel to and from the charter bus location for attendance at the Alberta Library Conference 	Current Marigold Library System Rate only for the following: <ul style="list-style-type: none"> Travel to and from board and committee Meetings





COUNCIL POLICY

C-221



Council Committee Remuneration

Approval Date: April 28, 2015
Effective Date: April 28, 2015
Review Date: Prior to Budget
Revision Date(s):

Policy Category:
 Development
 Services

Supporting Department:
 Recreation & Community
 Support

Reference(s):
 Marigold Board Member Compensation Policy

1. PURPOSE

The intent of this policy is to have clear understandings and expectations as they relate to Council's appointments of the Rocky View County Board representatives to internal and external committee meetings.

2. POLICY STATEMENT

Rocky View County Council recognizes the importance of having qualified committee members and representatives on Council internal and external committees and providing them with reasonable per diem and mileage for attending meetings.

3. APPOINTMENT

Rocky View County Council shall appoint councillor representatives and members-at-large to committees as established in the Rocky View County Committees Bylaw and to the Marigold Library System Board during the term of the Agreement between Rocky View County and Marigold Library System.

4. TERM OF APPOINTMENT

Appointment to committees shall be for the term specified in the Rocky View County Committees, Assessment Review Board and Subdivision & Development Board Bylaws and in accordance with the Agreement between Rocky View County and Marigold Library System.

5. PER DIEM & MILEAGE

Rocky View County shall provide per diem and mileage noted in Schedule "A".


Schedule "A"
A. Agricultural Services Board (approximately 6 per year)

	Members-at-Large	Council Member
Board Meeting Per Diem	\$100 – up to 4 hours \$150 – up to 8 hours	--
Conference Per Diem	\$100 – up to 4 hours \$150 – up to 8 hours	--
Meeting & Conference Mileage	Current County Rate	Current County Rate (conferences only)

B. Assessment Review Board (meetings as required – all are members-at-large)

	Chair	Members
Board Meeting Per Diem	\$164 – up to 4 hours \$260 – up to 8 hours \$427 – over 8 hours	\$164 – up to 4 hours \$260 – up to 8 hours \$427 – over 8 hours
Board Training & Provincial Conference	\$100 – up to 4 hours \$150 – up to 8 hours	\$100 – up to 4 hours \$150 – up to 8 hours
Meeting/Training/Conference Mileage	Current County Rate	Current County Rate

C. Bragg Creek Design Review Committee – No remuneration paid
D. Family & Community Support Services Committee – No remuneration paid
E. Recreation District Boards – No remuneration paid
F. Subdivision & Development Appeal Board

	Members-at-Large	Council Member
Board Meeting Per Diem	\$100 – up to 4 hours \$150 – up to 8 hours	\$100 – up to 4 hours \$150 – up to 8 hours
Board In-House Training Per Diem	\$100 – up to 4 hours \$150 – up to 8 hours	\$100 – up to 4 hours \$150 – up to 8 hours
Meeting/Training Mileage	Current County Rate	Current County Rate


G. Marigold Library Board
1. Board Meetings (4 meetings per year)

	Board	Rocky View County
Board Meeting Per Diem	--	\$100 – up to 4 hours \$150 – up to 8 hours
Mileage	Current Marigold Board Rate	--

2. Board Committee Meetings (3 meetings per year + 6 teleconference meetings)

	Board	Rocky View County
Board Committee Meeting Per Diem	\$50	\$50 – up to 4 hours \$100.00 up to 8 hours
Mileage	Current Marigold Board Rate	--
Teleconference Meetings	\$50	\$50 – up to 4 hours \$100 – up to 8 hours

3. Attendance at the Alberta Library Conference (Jasper)

	Board	Rocky View County
Annual Jasper Library Conference Per Diem	--	\$100 – up to 4 hours \$150 – up to 8 hours
Mileage	--	From home and return to the charter bus location

4. Annual Marigold Presentation to the Policy & Priorities Committee

	Board	Rocky View County
Presentation	--	\$100 – up to 4 hours
Mileage	--	From home and return to the County Office



RECREATION, PARKS, AND COMMUNITY SUPPORT

TO: Council
DATE: September 10, 2019 **DIVISION:** 7
FILE: 6060-450
SUBJECT: Madden Curling Club Emergency Funding Request

POLICY DIRECTION:

The Madden Curling Club Emergency Grant Request for \$13,293.93 was evaluated in accordance with Community Recreation Funding Policy 317.

EXECUTIVE SUMMARY:

The purpose of this application is to request Emergency Funding for the curling facility operated by the Madden Curling Club (MCC) at the Madden and District Agricultural building.

The facility was built in 1985 and operates seasonally (October through March). The MCC advises that if the improvements to the curling rink are not completed immediately, the facility will not be able to start making ice and open in mid-October for the 2019-2020 curling season.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The MCC provides a seasonal curling rink in the Madden Recreation District. Of the 80 curling club members, 55 are County residents. There has been a 30% growth in membership in the last year, with more league teams than they have had in over 15 years. This year, the MCC will be starting a junior league to increase youth participation, and a mixed doubles drop-in league.

In August 2019, The MCC notified the County of their facility concerns; they submitted an emergency funding application on August 29, 2019.

The facility components that need to be replaced to enhance facility safety and functionality include:

- The wooden walkways on the outside of each curling sheet – they are over 30 years old and rotten.
- The water softener – it is required because of the well water, but has stopped working.
- The furnaces - they were repaired a few times in the last season, but it is believed that they may be cracked, posing a safety issue.

If these improvements are not completed immediately, the facility will not be able to open in mid-October for the 2019-2020 curling season.

Policy 317 states that the County shall permit district facilities to apply for emergency funding (defined as resourcing provided for repairs to a facility that could not remain open nor operate safely if the repairs are not completed) based on the opportunity to cost share up to 50% of the total project cost.

The MCC has demonstrated that they have sufficient cash on hand to match a 50% County contribution of up to \$13,293.93.

¹ **Administration Resources**

Susan de Caen, Recreation, Parks & Community Support

Administration reviewed the application and noted that it meets the requirements of Policy 317.

BUDGET IMPLICATIONS:

There is currently \$803.29 available in the Madden Recreation District Reserve. It would be necessary to source the remaining \$12,490.64 from the District General Reserve, which has a balance of \$1,247,522.71.

OPTIONS:

Option #1: THAT the Madden Curling Club's emergency request for up to \$13,293.93 to assist with replacement of curling rink walkways, water softener, and furnaces be approved with funding as follows:

- \$803.29 from the Madden Recreation District in the Public Reserve
- \$12,490.64 from the District General Reserve

Option #2: THAT the application be refused.

Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

SD/rp

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019 **DIVISION:** 4
FILE: 03316008 **APPLICATION:** PL20170134
SUBJECT: Further Consideration of Bylaw C-7790-2018 – Redesignation Item – Residential Two District to Business Industrial Campus District

POLICY DIRECTION:

The proposal was evaluated against the Rocky View County/City of Calgary Intermunicipal Development Plan and the County Plan.

EXECUTIVE SUMMARY:

The application to redesignate the subject land from Residential Two District to Business Industrial Campus District was considered at the June 26, 2018 public hearing.

After giving Bylaw C-7790-2018 first reading, Council passed the following motion:

MOVED by Councillor Schule that Administration be directed to bring Bylaw C-7790-2018 back to Council after the Applicant has provided the following:

- a) A Transportation Impact Assessment in accordance with Section 14 of the County Plan;
- b) A planning rationale justifying why the proposed development cannot be located in an identified business area under the County Plan; and
- c) A written description of the likely impacts associated with future development and proposal to mitigate those impacts.

The Applicant submitted a Transportation Impact Assessment and a letter to justify the proposal in accordance with Council's motion. For this reason, Administration is bringing this application back to Council for consideration.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends completion of Bylaw readings in accordance with Option #1.

DATE APPLICATION RECEIVED: September 12, 2017
DATE APPLICATION DEEMED COMPLETE: July 4, 2019

PROPOSAL: To redesignate the subject lands from Residential Two District to Business Industrial Campus District.

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0214125; SE-16-23-28-W04M

GENERAL LOCATION: Located approximately 1.6 KM (1 mile) east of the City of Calgary, approximately 0.40 kilometres (1/4 mile) north of Township Road 232 and on the west side of Range Road 283.

APPLICANT: Paul Schneider

OWNERS: Jan & Maria Rozek

EXISTING LAND USE DESIGNATION: Residential Two District

¹ **Administration Resources**

Johnson Kwan and Gurbir Nijjar, Planning and Development Services

PROPOSED LAND USE DESIGNATION: Business Industrial Campus District

GROSS AREA: ± 4.00 acres

SOILS (C.L.I. from A.R.C.): **Class 1 and 170 1W, I30** – No significant limitation except for excessive wetness and flooding.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 18 adjacent landowners; one letter of support and no letters of opposition were received (see Appendix 'E'). The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:

May 29, 2011 Application to redesignate the subject lands from Agricultural Holdings District to Residential Two District was approved by Council.

April 30, 2002 Application to subdivide the subject lands to create a 4 acre lot with a 12 acre remainder was approved by Council.

December 6, 2002 Plan 0214125 registered at land titles creating the subject lands.

BACKGROUND:

The subject land is located in an area of with several industrial parcels to the north and south. The adjacent industrial land uses consist of Business Industrial Campus District (B-IC), Business Agricultural Services District (B-AS), and Industrial – Industrial Storage District (I-IS).

The subject land contains an existing dwelling that is serviced by a well and a private sewage treatment system. Access to the parcel is provided by a paved approach from Range Road 283.

POLICY ANALYSIS:

Intermunicipal Development Plan

The subject land is located within the Rocky View County/City of Calgary Intermunicipal Development Plan future industrial growth area.

The City of Calgary was circulated in accordance with the IDP policies and procedures and provided comment (see Appendix A). While the City identifies the lands are appropriate for future industrial development, concerns were raised with regards to fragmented and developed industrial lands that pose challenges in providing a functioning urban land use pattern in the future.

County Plan

The application was evaluated using the County Plan's Business Development policies. Policy 14.22 provides a list of criteria for the evaluation of business development proposals that are not located within a business area. These criteria were assessed with the Applicant's proposal.

14.22 Proposals for business development outside of a business area should:

a. be limited in size, scale, intensity, and scope;

- The Applicant indicated that there are plans to expand the existing home-based business for auto and truck repairs (See Appendix F).

- b. have direct and safe access to a paved County road or Provincial highway;*
 - The parcel have direct access onto Range Road 283, which is a paved County Road.
- c. provide a traffic impact and intersection assessment; and*
 - The Applicant submitted a Transportation Impact Assessment.
- d. minimize adverse impacts on existing residential, business, or agricultural uses.*
 - The subject land is located in an area with several industrial parcels to the north and south. The addition of another industrial parcel is likely compatible with the adjoining properties.
 - Comprehensive planning for the area is recommended to ensure future business development will happen in a logical and cohesive manner (e.g. coordinated access, road network, pathways, water and wastewater servicing, and stormwater management)

Land Use Bylaw

Business Industrial Campus District is intended to accommodate a combination of office and industrial activity, where there may be some on-site nuisance factors, but none offsite. Outdoor storage is provided for, but must be satisfactorily screened from adjacent properties. The minimum parcel size of Business Industrial Campus is 1.01 hectares (2.50 acres).

All technical components can be addressed at the Development Permit stage.

CONCLUSION:

Administration evaluated the application based on the Rocky View County/City of Calgary Intermunicipal Development Plan and the County Plan policies. The IDP identify this area for future industrial growth, and the surrounding properties are already designated for business development.

The addition of the proposed Business Industrial Campus parcel would likely be compatible with the adjoining properties; however comprehensive planning for the area would be beneficial in the long term to ensure future business development will happen in a logical and cohesive manner.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7790-2018 be given second reading.
 Motion #2 THAT Bylaw C-7790-2018 be given third and final reading.
- Option #2: THAT application PL20170134 be refused.
- Option#3: THAT Further consideration of readings are tabled until an Area Structure Plan is adopted for the area.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community and Development Services

Chief Administrative Officer

JKwan/ltt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': List of Uses in Business – Industrial Campus District

APPENDIX 'C': Bylaw C-7790-2018 and Schedule A

APPENDIX 'D': Map Set

APPENDIX 'E': Landowner comments

APPENDIX 'F': Applicant Letter submission and Transportation Impact Assessment

APPENDIX 'G': Adjacent Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	<p>Based on the information provided, AHS provides the following comments for your consideration:</p> <ol style="list-style-type: none"> 1. AHS supports the regionalization of water and wastewater utilities and in particular supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems whenever possible. <p>The application indicates that the source of water will be a well. AHS recommends that any water wells on the subject lands be completely contained within the property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which states:</p> <p>Nuisance and General Sanitation Guideline 243/2003, which states:</p> <p><i>A person shall not locate a water well that supplies water that is intended or used for human consumption within</i></p> <ol style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool,

- d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or
- f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).

Any private sewage disposal systems must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

- 2. We recommend that any development that has the potential to adversely impact surrounding receptors (e.g. noise, odours, emissions etc.) should not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, hospitals, adult care facilities, etc.). Appropriate setback distances and/or buffers should be developed to ensure that existing and future residential receptors are adequately protected.
- 3. If any future development on the subject lands includes plans to construct public facilities (e.g. food establishments, daycares, personal service establishments, etc.) AHS would like an opportunity to review and comment on these applications. Finalized building plans should be forwarded to Alberta Health Services, Environmental Public Health by the applicant for approval before the building permit is granted and construction/renovations take place. This will ensure that the proposed facility will meet the requirements of the Public Health Act and its regulations.

Health approval of some public facilities is also required after final construction, but before the facility is operational. For more information regarding health approval, applicants should contact Alberta Health Services, Environmental Public Health.

- 4. Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:

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.

Public Utility

ATCO Gas	No objections.
ATCO Pipelines	No objections.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.

Other External Agencies

City of Calgary

The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration has the following comments for your consideration. Please accept this letter as an update to our original letter dated October 16, 2017.

The City of Calgary Administration cannot support the above noted application because we believe it is not in line with the objectives and intent of the Rocky View/Calgary Intermunicipal Development Plan. Further comment is below.

The subject parcel is located within an Identified City of Calgary Industrial Growth Area as per "Map 4: Growth Corridors/Areas" of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Generally The City of Calgary is not supportive of redesignation and subdivision applications within the growth areas.

Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the Rocky View/Calgary IDP recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the County Plan echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.

If approved, the proposal sets a precedent for future redesignation and subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly

fragmented and developed lands that become annexed into Calgary. Fragmented and developed rural industrial lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural industrial lands into an urban form include (but are not limited to):

- The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc.
- The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes.
- The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development.
- The liability of existing on-site servicing for small parcels.

EnCana Corporation

No comments received.

***Rocky View County
Boards and Committees***

ASB Farm Members

Agricultural Services Staff Comments: If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the business industrial land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices

Rocky View Recreation Board

No comments.

Internal Departments

Recreation, Parks and
Community Support

The Municipal Lands Office has no concerns with this application.

Development Authority

No comments received.

Building Services

No comments received.

Fire Services & Emergency
Management

Fire Services:

- No comments.

Emergency Management:

- No concerns at this stage.

Planning and Development
Services - Engineering**General:**

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;

Geotechnical - Section 300.0 requirements:

- At future subdivision and/or development permit stages, the Applicant may be required to submit a Geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use.

Transportation - Section 400.0 requirements:

- A Traffic Impact Assessment (TIA), prepared by Bunt & Associates Engineering was submitted, dated December 10, 2018.
- Intersections of Township Road 232 & Range Road 283 was studied for capacity for existing and after development conditions.
- As per the TIA, Range Road 283/Township Road 232 will continue to operate within acceptable parameters and no intersection improvements are required to accommodate expected development generated traffic.
- Range Road 283 is a paved County Road. This is in accordance with the County Plan which states that proposals for business development outside of a business area should have direct and safe access to a paved County Road or provincial highway.
- Access to the parcel is currently provided by a paved approach off of Range Road 283. At future subdivision/development permit stage, the Applicant will be required upgrade the approach to an Industrial/Commercial standard in accordance with the County Servicing Standards. Further upgrades at the site entrance may be required based on the recommendations of the approved TIA;
- At future subdivision and/or development permit stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw.
- It is to be noted that RR 283 adjacent to the subject lands has not been identified in the SE Industrial Corridor Growth Study as a road requiring future improvement. No further requirements.

Sanitary/Waste Water - Section 500.0 requirements:

- There is an existing PSTS system on the subject site. The County Servicing Standards only support PSTS systems for normal domestic sewage and generally requires sewage

holding tanks for all industrial and commercial uses. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for any industrial/commercial development.

- In accordance with County Policy 449, recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems

Water Supply And Waterworks - Section 600.0 requirements:

- Engineering recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses;
- Should the applicant wish to continue use of the existing groundwater well on site for any business or industrial use, Engineering will require proof of licensing and approval from AEP.

Storm Water Management – Section 700.0 requirements:

- At future subdivision / development permit stage, the applicant will be required to submit a detailed site specific storm water management plan or an update to any existing storm water management plans depending on the extent of the development proposed and will be responsible for construction on all on site storm water infrastructure necessary to support the proposed development. It is to be noted that the site is located in the Shepard Regional Drainage corridor therefore the site will be required to manage all storm water on site;

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time. The County Wetland Impact model does not show any wetlands on the subject site.

Maintenance No issues.

Capital Project Management No issues.

Circulation Period: September 13 - October 11, 2017.

SECTION 74 BUSINESS – INDUSTRIAL CAMPUS (B-IC)**74.1 Purpose and Intent**

The purpose and intent of this district is to accommodate a combination of office and industrial activity, where there *may* be some on-site nuisance factors, but none off-site. Outdoor storage is provided for but must be satisfactorily screened from adjacent properties. *Business-Industrial Campus* districts *may* be located in areas with limited or full services, with industrial and commercial intent, such as transportation routes and such areas identified in adopted Hamlet Plans, Conceptual Schemes, or Area Structure Plans. *Development* will address issues of compatibility and transition with respect to *adjacent land* uses. Support *businesses* are allowed for on-site and locally-based employees and regional clientele.

74.2 Uses, Permitted

Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Contractor, general
Contractor, limited
General industry Type I
Government Services
Offices
Patio, accessory to the principal business use
Restaurant
School or College, Commercial
Signs

LUB 11/12/2012

74.3 Uses, Discretionary (Notes; Additional uses and Regulating in Section 72.11)

General industry Type II
Kennels
Laboratories
Outdoor display area (See Section 26 for Display Area regulations)
Outdoor storage, truck trailer
Outside storage
Personal Service Business
Recycling collection point
Retail store, local (Floor Area up to 600 m² (6,458.35 ft²))
Retail store, regional
Truck trailer service
Warehouse
Waste transfer site
 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

LUB 21/09/2010

74.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7790-2018

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-7790-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 33 and 33-SW of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 1, Plan 0214125 from Residential Two District to Business Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block, Plan 0214125 is hereby redesignated to Business Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7790-2018 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: 4

File: 03316008- PL20170134

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	26	day of June	, 2018
READ A FIRST TIME IN COUNCIL this	26	day of June	, 2018
READ A SECOND TIME IN COUNCIL this		day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>		day of	, 2019
READ A THIRD TIME IN COUNCIL this		day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7790-2018

± 1.62 ha (± 4.00 ac)

RGE RD 283

AMENDMENT

FROM Residential Two District **TO** Business Industrial
Campus District

Subject Land _____

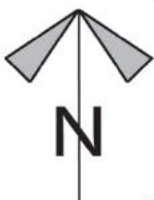
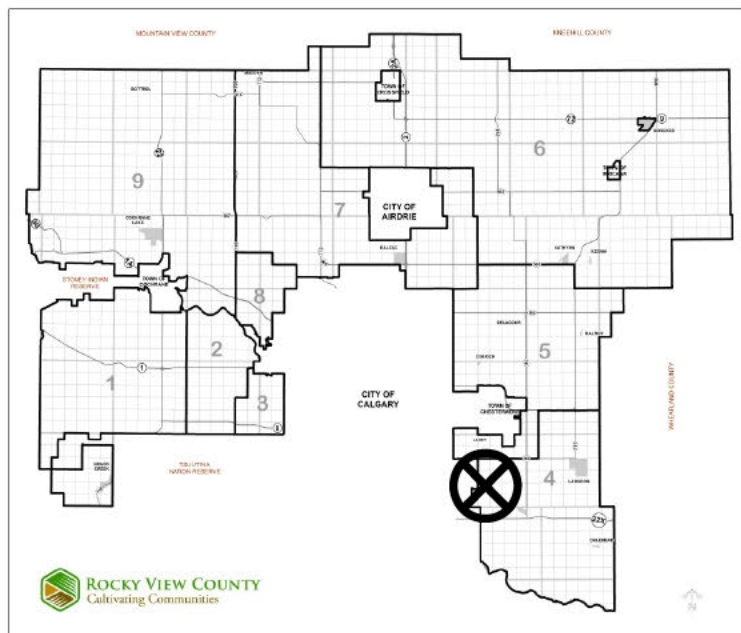
LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0214125,
within SE-16-23-28-W04M

FILE: 03316008 - PL20170134

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities



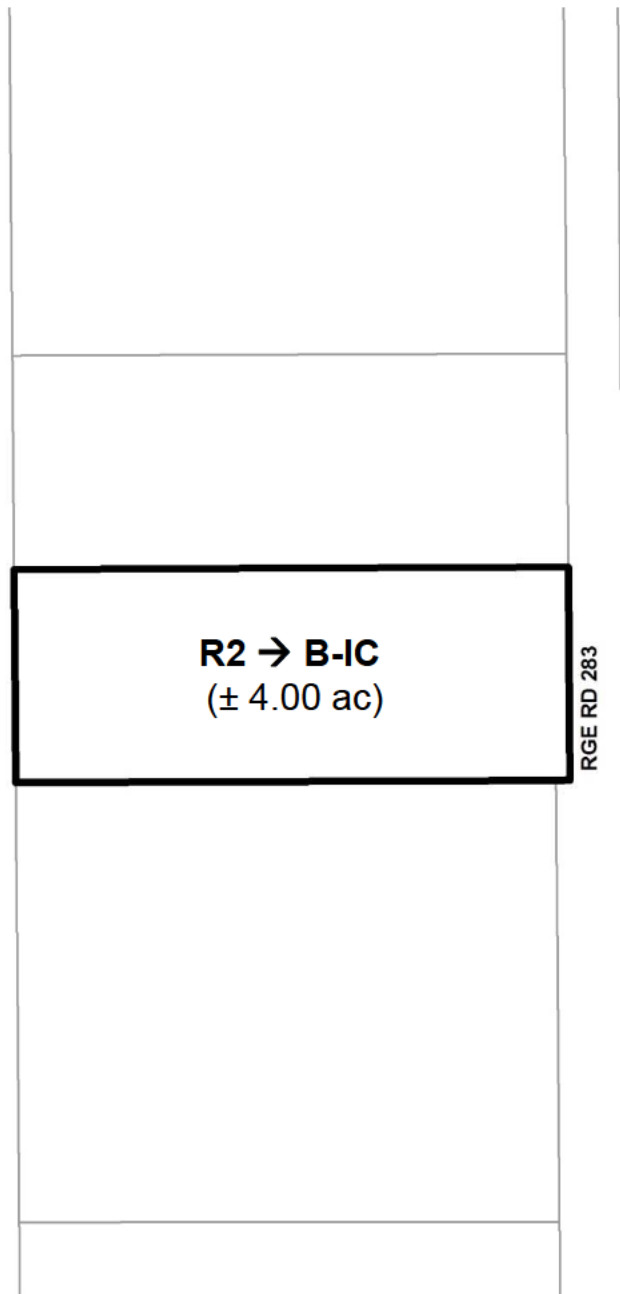
SE-16-23-28-W04M
Lot:1 Block:1 Plan:0214125

Date: Aug 11, 2017

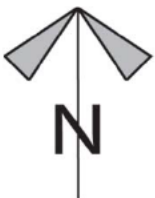
Division # 4

File: 03316008

Redesignation Proposal: To redesignate the subject lands from Residential Two District to Business Industrial Campus District.



DEVELOPMENT PROPOSAL

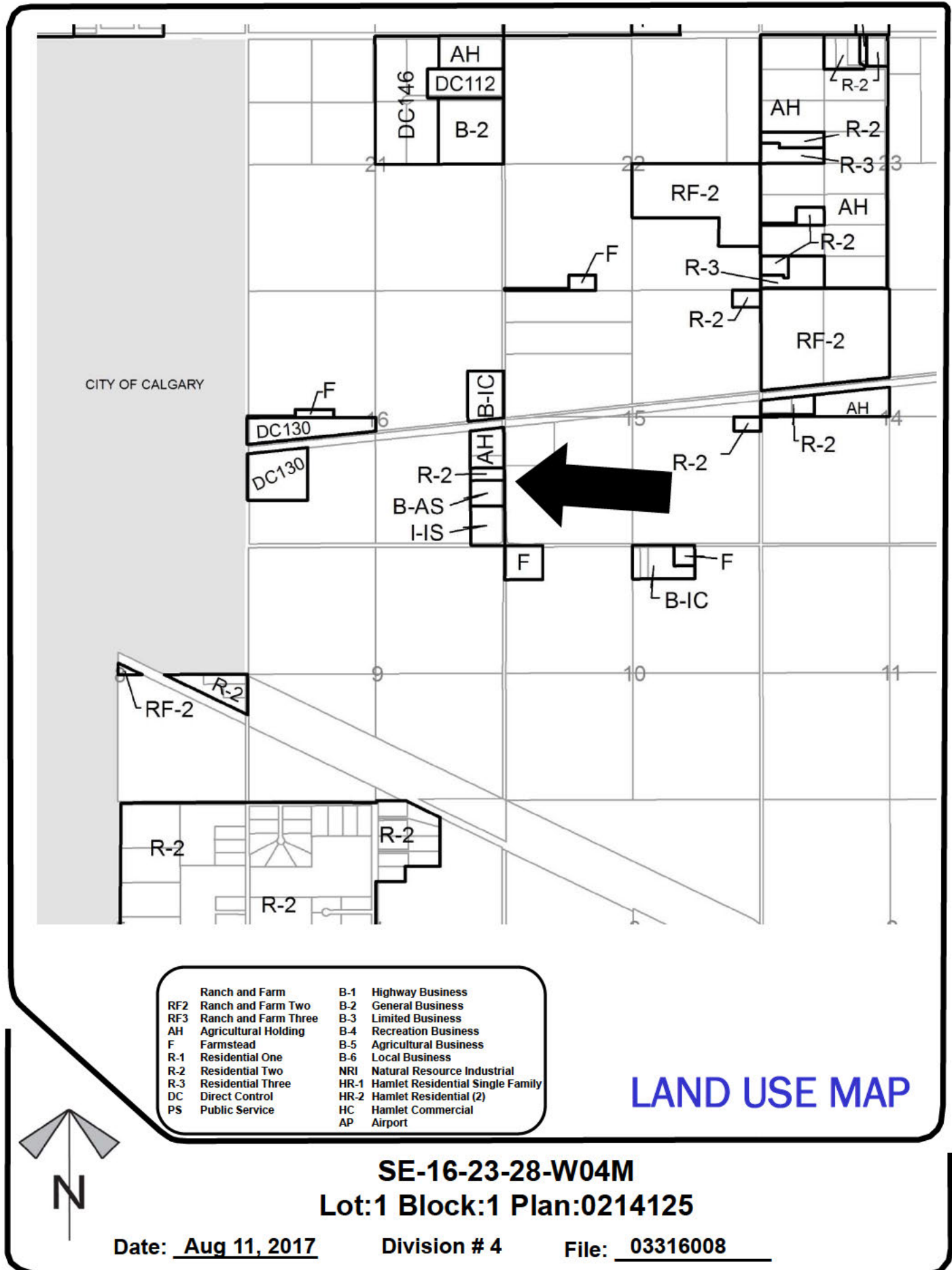


SE-16-23-28-W04M
Lot:1 Block:1 Plan:0214125

Date: Aug 11, 2017

Division # 4

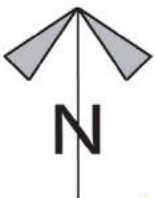
File: 03316008





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

AIR PHOTO
Spring 2016



SE-16-23-28-W04M
Lot:1 Block:1 Plan:0214125

Date: Aug 11, 2017

Division # 4

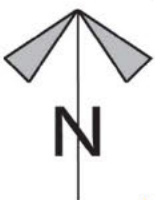
File: 03316008



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

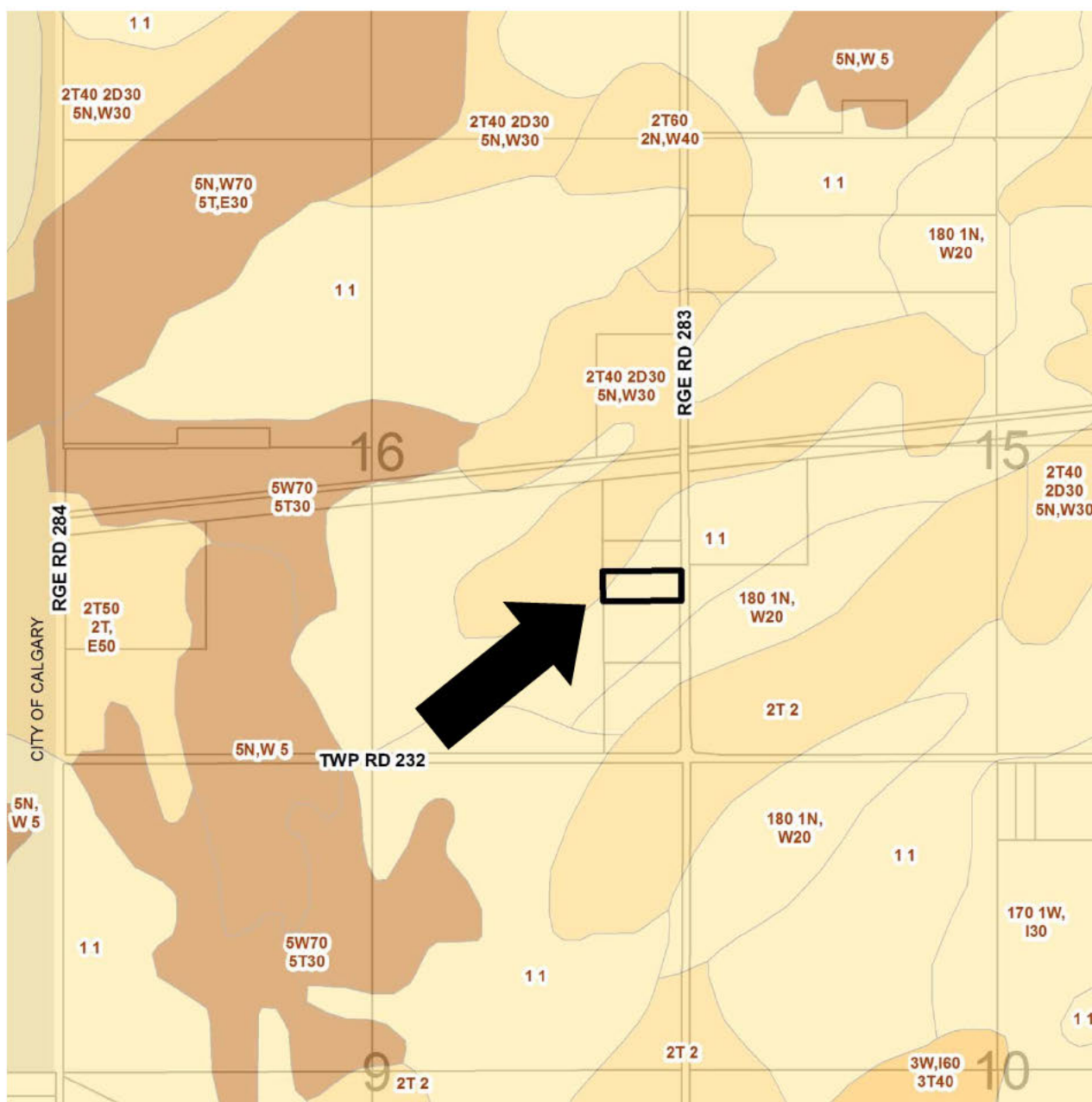


SE-16-23-28-W04M
Lot:1 Block:1 Plan:0214125

Date: Aug 11, 2017

Division # 4

File: 03316008



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

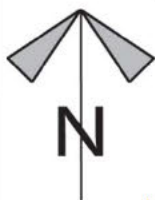
CLI Class

- 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

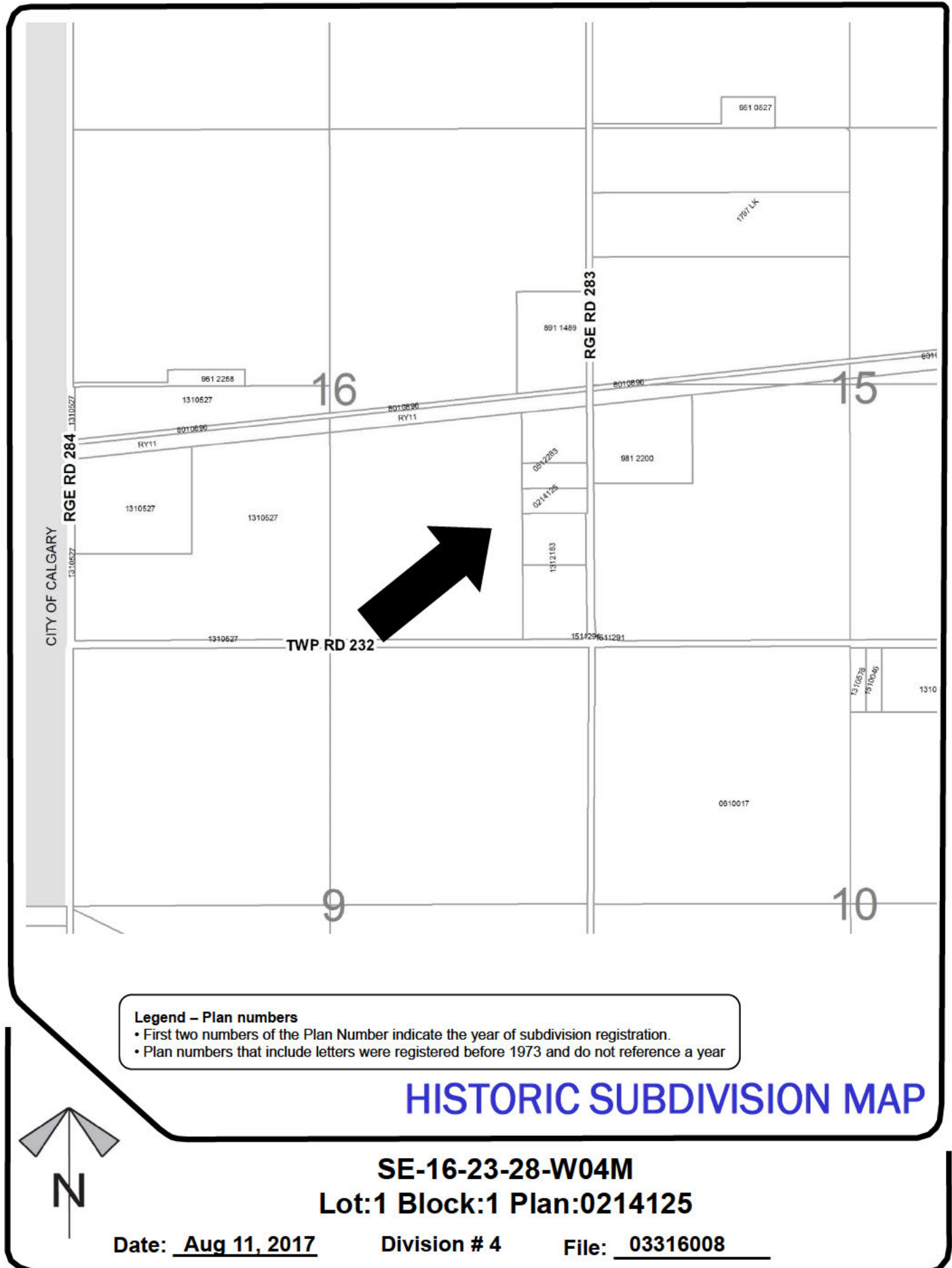


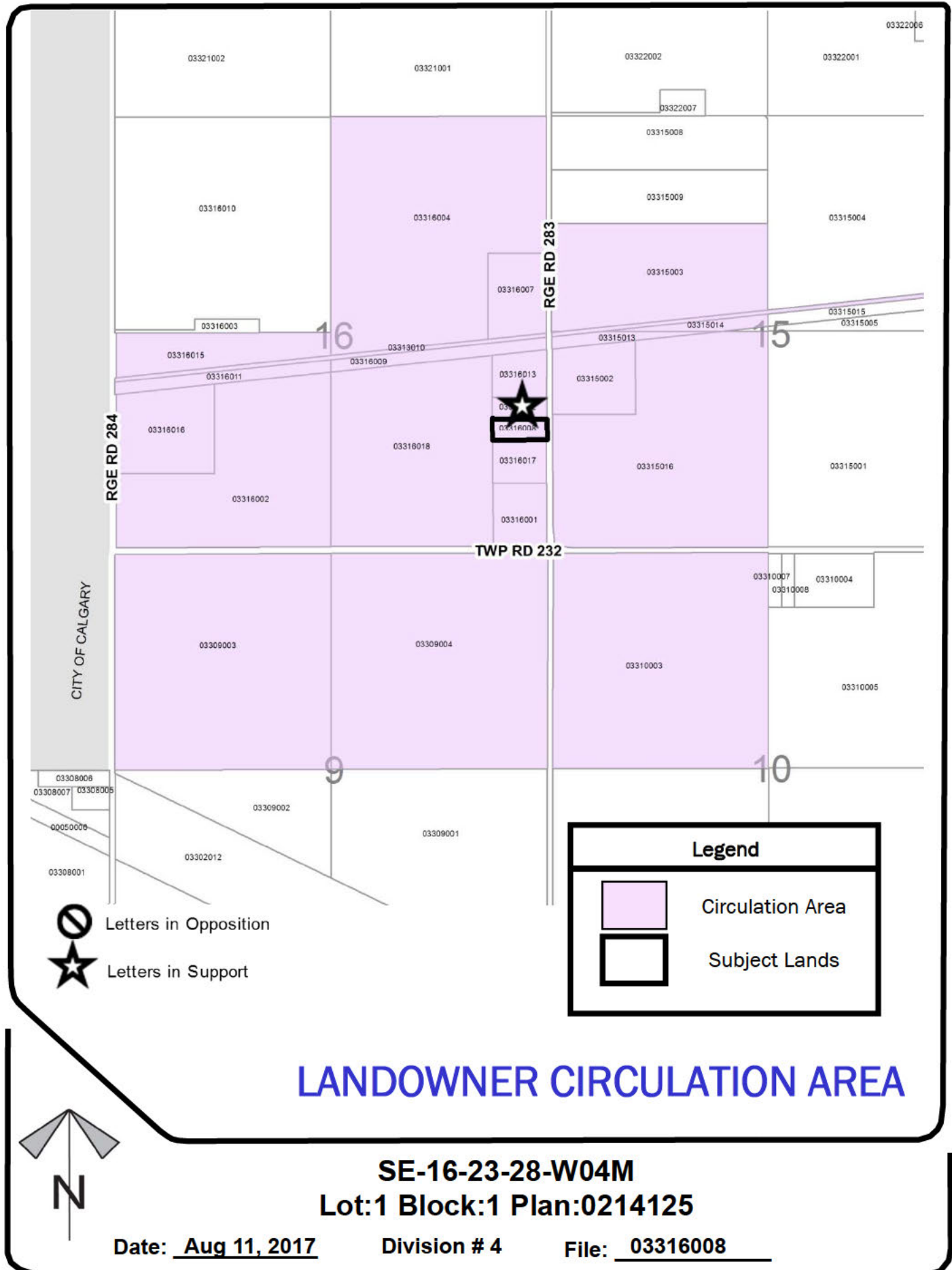
SE-16-23-28-W04M
Lot:1 Block:1 Plan:0214125

Date: Aug 11, 2017

Division # 4

File: 03316008







911 - 32 Avenue NE | Calgary, AB | T2E 6X6
Phone: 403-230-1401 | Fax: 403-277-5977
www.rockyview.ca

Thursday, June 28, 2018

Schneider, Paul

File: PL20170134

RE: REDESIGNATION TRANSMITTAL OF DECISION

At its meeting of June 26, 2018, the Council of Rocky View County held a public hearing to consider your application to redesignate Lot 1, Block 1, Plan 0214125 within SE-16-23-28-W04M (232071 Range Road 283) from Residential Two District to Business Industrial Campus District, and gave first reading to Bylaw C-7790-2018.

After giving Bylaw C-7790-2018 first reading, Council passed the following motion:

MOVED by Councillor Schule that Administration be directed to bring Bylaw C-7790-2018 back to Council after the Applicant has provided the following:

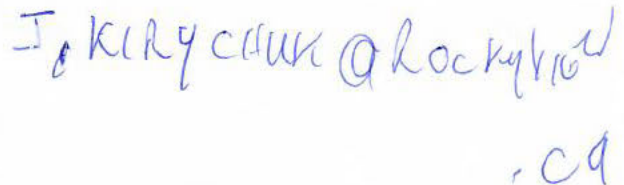
- a) *A Transportation Impact Assessment in accordance with Section 14 of the County Plan;*
- b) *A planning rationale justifying why the proposed development cannot be located in an identified business area under the County Plan; and*
- c) *A written description of the likely impacts associated with future development and proposals to mitigate those impacts.*

Your redesignation application will be further considered by Council when the above motion has been satisfied.

Should you have any questions or concerns, please contact Jamie Kirychuk for assistance and quote the file number as noted above.



Charlotte Satink
Deputy Municipal Clerk
403-520-1651
csatink@rockyview.ca



J. KIRYCHUK @RockyView
rcd

cc: Rozek, Jan & Maria

PRESENTATION OF 232071 RANGE ROAD 283

Re: PI20170134 plan 0214125 block 1 lot 1

History: Jan and his wife Maria Rozek bought the home and business over 12 years ago. They have 4 sons. 3 of their sons when to school in Rocky View. When they bought the property the previous owner was running a small auto and truck repair garage. They continued to run the auto and truck repair business. They expanded the business to the present stage of home base business type 2. This is valid until Aug 3, 2020 under permit no. PRDP20172099. They do a lot of repairs for the local farmers. At present Jan, one son and an employee work in the business.

They want to continue their present business at their present location because they also have their home on this property.

Future: Since they repair autos and trucks from the immediate area they would like to expand and continue helping people in the area. They want the zoning changed so they could build a shop of 5,000 sq. ft. One of Jan's other sons wants to work as a mechanic in the business once they have the new building. At that time they would also employ a few more people. Jan also needs the addition space so vehicles can be left safely inside while parts are getting order and delivered.

To move to another location and start again would be very costly and time consuming. If their shop is moved, many of their existing customer may not come because of the added travel time. Some of the vehicles need to be towed and the traffic on Range Road 283 is not that heavy and makes it easier for towing.

At present the property is serviced by a good well and septic tank and field. This would not have to change for their next expansion.



232098, 232095 & 232071 Range Road 283

Transportation Impact Assessment

Final

Prepared for

Carswell Planning

Date

December 10, 2018

Project Number

02-18-0162

CORPORATE AUTHORIZATION

Prepared By: Ana Maria Torres, E.I.T.
Jason Dunn, P.Eng.

Bunt & Associates Engineering Ltd.
#400 – 11012 Macleod Trail SE
Calgary, AB T2J 6A5

Reviewed By: Glen Pardoe, P.Eng.
Principal

Telephone: (403) 252-3343

Signed By: Jason Dunn, P.Eng.
Associate

Date: 2018-12-10

Project #: 02-18-0145

Status: Final

APEGA Permit #: P13898



Dec 10, 2018
Engineer's Stamp

This document entitled "232098, 232095 & 232071 Range Road 283 Transportation Impact Assessment" was prepared by Bunt & Associates for the benefit of the client to whom it is addressed, in support of their Land Use application to Rocky View County. The analysis and conclusions/recommendations in the report reflect Bunt & Associates' best professional judgment in light of the knowledge and information available to Bunt & Associates at the time of preparation.

Rocky View County shall be entitled to rely on this report for the specific purpose for which it was prepared. Rocky View County may provide copies of the report to Rocky View County Council, Rocky View County Employees, and Rocky View County Regulatory Boards, each of whom shall also be entitled to rely on this report in their official capacities for the specific purpose for which the report was prepared. Rocky View County may also provide copies of the report to external governmental bodies having jurisdiction related to the project for which it was prepared.

Any use made of this report by a third party beyond those specifically noted here, or any reliance on or decisions based on it by any such third party, are the responsibility of such third parties. Bunt & Associates accepts no responsibility for damages, if any, suffered by such third parties as a result of decisions made or actions based on this report.

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY	1
1.1 Trip Generation	1
1.2 Findings & Recommendations	1
2. INTRODUCTION	2
2.1 Scope of Work	2
2.2 Site Context	2
3. DEVELOPMENT	4
3.1 Densities	5
3.2 Trip Generation	5
3.3 Trip Distribution	6
4. VEHICLES	9
4.1 Road Network	9
4.2 Intersections	9
4.3 Volumes	9
4.4 Intersection Analysis	13
4.4.1 Existing	13
4.4.1 After Development	13
4.4.2 Summary	14
4.5 Daily Volumes	14
4.6 Sight Distance Requirements	15
5. ALBERTA TRANSPORTATION WARRANTS	16
5.1 Intersection Turning Warrants	16
5.1.1 Right Turn Warrants	16
5.1.2 Left Turn Warrants	16
5.1.3 Summary	17
5.2 Illumination Warrant	17

APPENDIX A Scope of Work

APPENDIX B Count Data

APPENDIX C Synchro Reports

APPENDIX D AT Turning Warrants

APPENDIX E AT Illumination Warrants

EXHIBITS

Exhibit 3.1: Site Traffic Distributions	7
Exhibit 3.2: Site Traffic Volumes	8
Exhibit 4.1: Existing Intersection Configurations	10
Exhibit 4.2: Existing Traffic Volumes	11
Exhibit 4.3: After Development Traffic Volumes	12

FIGURES

Figure 2.1: Site Context	3
Figure 3.1: Site Plan 232098 RR 283	4
Figure 4.1: AT Type III-a Intersection Layout	9
Figure 4.2: Daily Volumes Analysis	14

TABLES

Table 1.1: Trip Generation	1
Table 3.1: Proposed Densities	5
Table 3.2: Trip Generation Rates	6
Table 3.3: Vehicle Trip Generation	6
Table 4.1: Existing Roadway Characteristics	9
Table 4.2: Existing Intersection Analysis	13
Table 4.3: After Development Intersection Analysis	14
Table 4.4: Daily Volume Analysis	14
Table 4.5: Intersection Sight Distance Requirements	15
Table 5.1: AT Illumination Warrant Summary	17

1. EXECUTIVE SUMMARY

Carswell Planning is seeking a land use re-designation for three sites located at 232098, 232095 & 232071 Range Road 283 north of the intersection of Range Road 283 and Township Road 232, to the east of Calgary. The proposed developments will have general light industrial uses.

Rocky View County (the County) requested a Transportation Impact Assessment (TIA) to review the transportation impacts of the proposed development on the County's network. Findings and recommendations are summarized below.

1.1 Trip Generation

The proposed development densities and forecasted trip generation is summarized in **Table 1.1**.

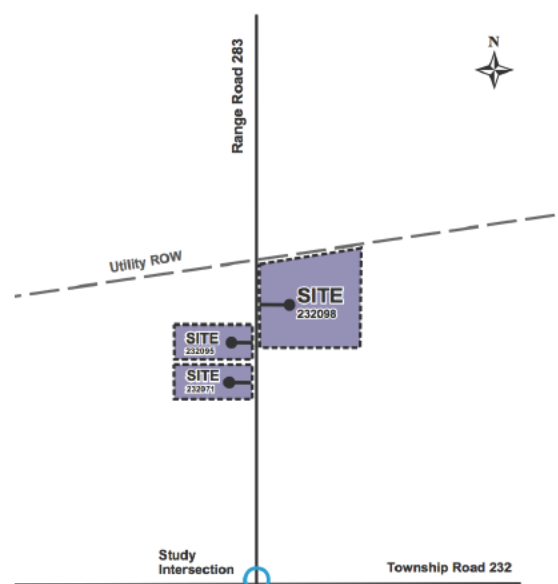
Table 1.1: Trip Generation

PROPERTY	USE	DENSITY	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
#232098	General Light Industrial	0.864 acres (37,640 ft²)	27	23	4	24	3	21
#232095		6 employees	7	6	1	7	1	6
#232071		5 employees + customers	11	8	3	11	3	8
Total			45	37	8	42	7	35

1.2 Findings & Recommendations

Key findings and recommendations are described in **Table 1.2**.

SECTION		FINDINGS
Auto	Existing	Range Road 283/Township Road 232 operates within acceptable parameters.
	After Development	Range Road 283/Township Road 232 will continue to operate within acceptable parameters. No improvements are required to accommodate expected development generated traffic.
Roadway Classifications		The analysis indicates that the study roadway links on Range Road 283 and Township Road 232 will continue to carry daily traffic within the Regional Collector classification.
Intersection Sight Distance		The review confirms Range Road 283/Township Road 232 meets the minimum requirements for sight distances.
AT Turning Warrants		Separate EBL and WBR lanes are currently provided at Range Road 283/Township Road 232. No intersection improvements are warranted.
AT Illumination Warrants		The review confirms illumination is not warranted at Range Road 283/Township Road 232.



2. INTRODUCTION

2.1 Scope of Work

Based on discussions with Rocky View County (**Appendix A**), the scope of work for this study was confirmed to include the following:

Development

- Calculate expected development generated vehicular trips during the weekday AM & PM peak hours based on industry standards and first principles.
- Assign development generated trips to the network based on expected draw at Range Road 283 & Township Road 232.

Traffic Analysis

- Undertake 6-hour weekday traffic counts at Range Road 283 & Township Road 232.
- Complete weekday peak hour capacity analysis for the Existing and Opening Day horizons at the study are intersection.
- Identify mitigation measures required to accommodate background and site traffic.

2.2 Site Context

The study area is located east of Calgary to the north of Township Road 232 (114 Ave SE) and south of Highway 560 (Glenmore Trail) along Range Road 283, and includes two properties in quarter section SE-16-23-28-W4M (properties #232095 & 232071 RR 283) and one property in SW-15-23-28-W4M (#232098 RR 283). The site area is bounded by a utility right of way to the north, and farmland to the east, south, and west. Vehicular access to all three properties is provided off on Range Road 283. The study area and road network is illustrated in **Figure 2.1**.

Figure 2.1: Site Context



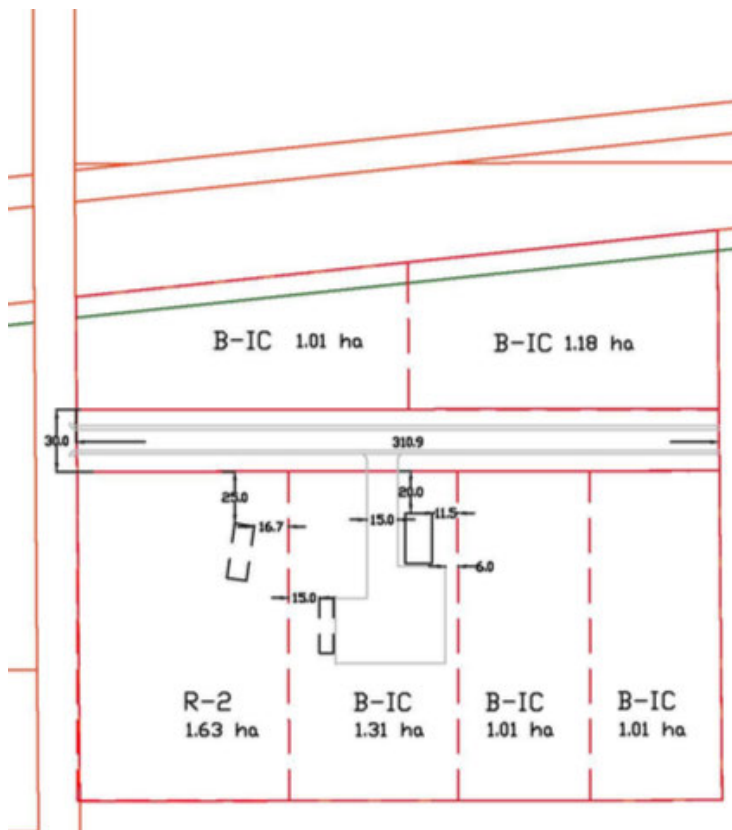
3. DEVELOPMENT

A description of existing and proposed uses for each of the three developments is summarized below.

Property #232098 RR 283

A subdivision and re-designation application is being sought for the land on 232098 RR 283. The existing land zoning is RF (Ranch and Farm District), and the proposed uses include 4.32 acres of B-IC (Business-Industrial Campus). Existing on-site is a residence dwelling and a building that is used for business. The site plan is illustrated in **Figure 3.1**.

Figure 3.1: Site Plan 232098 RR 283



Property #232095 RR 283

The existing land use zoning is AH (Agricultural Holding) and it is proposed to be changed to B-IC. The site currently operates as a home-based stucco construction business with a residential dwelling. The proposed expansion will add 6 new employees on-site and is not expected to generate any customer related visits.

Property #232071 RR283

The existing land zoning is R2 and it is proposed to change to B-IC. The existing site operates as a home-based automotive repair shop with a residential dwelling. The proposed expansion will add 5 additional employees on-site with some customer-related visits expected during the day. The site plan is illustrated in

3.1 Densities

The amount of information available on each site differed and so the trip generation was able to be more site specific for the two sites (#232095 and 232071) with the known uses. The proposed development uses and densities for each of the three developments is summarized in **Table 3.1**. It is noted that at this stage of the planning the floor area ratio (FAR) for the 4.32 acres in property #232098 is unknown and was therefore assumed to be 0.2.

Table 3.1: Proposed Densities

PROPERTY	LAND USE	DENSITY
#232098	General Light Industrial	$4.32 \times 0.2 = 0.864$ acres (37,640 ft ²)
#232095	General Light Industrial	6 employees (no customers)
#232071	General Light Industrial	5 employees + customers

3.2 Trip Generation

The trip generation rates used in this analysis are summarized in **Table 3.2** based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual (10th Edition)* and first principles. The expected development generated trips are included in **Table 3.3**. It is noted that as traffic from the existing buildings has already been captured in the counts, trip generation was only calculated for the proposed new uses to determine the number of net new trips that will be generated by the three sites.

Table 3.2: Trip Generation Rates

USE	AM PEAK HOUR	PM PEAK HOUR	DATA SOURCE
General Light Industrial	0.70 per 1,000 ft ² (88% In, 12% Out)	0.63 per 1,000 ft ² (13% In, 87% Out)	ITE # 110
General Light Industrial (no customer trips)	1.17 per employee (86% In, 14% Out)	1.17 per employee (14% In, 86% Out)	1 st principles
General Light Industrial (some customer trips)	2.20 per employee (73% In, 27% Out)	2.20 per employee (27% In, 73% Out)	1 st principles

Table 3.3: Vehicle Trip Generation

PROPERTY	USE	DENSITY	AM PEAK HOUR			PM PEAK HOUR		
			Total	In	Out	Total	In	Out
#232098	General Light Industrial	37,640 ft²	27	23	4	24	3	21
#232095		6 employees	7	6	1	7	1	6
#232071		5 employees + customers	11	8	3	11	3	8
Total			45	37	8	42	7	35

3.3 Trip Distribution

All development generated trips were distributed to the south to the intersection of Range Road 283 and Township Road 232 as agreed upon in the scope for the study. However, it is acknowledged that in a reality not all site traffic would be distributed to Township 232, but a portion of the traffic would travel north to the intersection of Highway 560. It is expected that approximately 20% of the site traffic would travel north to Highway 560 to then connect to Calgary or Langdon, with the majority of traffic destined and originating to/from Calgary. However, as due to weekday AM and PM peak hour congestion in Glenmore Trail as the roadway approaches Calgary's city limits and given the proximity of the site to the intersection of Range Road 283 and Township Road 232, a greater percentage of site traffic (80%) would be expected south at this intersection.

While it is noted that the above mentioned is a more realistic and probable distribution, the analysis looked at 100% of the site traffic distributed to the south at Range Road 283 and Township Road 232, as this would create the scenario which overloaded the study intersection as much possible and allowed to determine the potential impact on the intersection.

For comparison, both expected and analyzed site distributions are illustrated in **Exhibit 3.1**. The resulting development generated traffic volumes are illustrated in **Exhibit 3.2**.

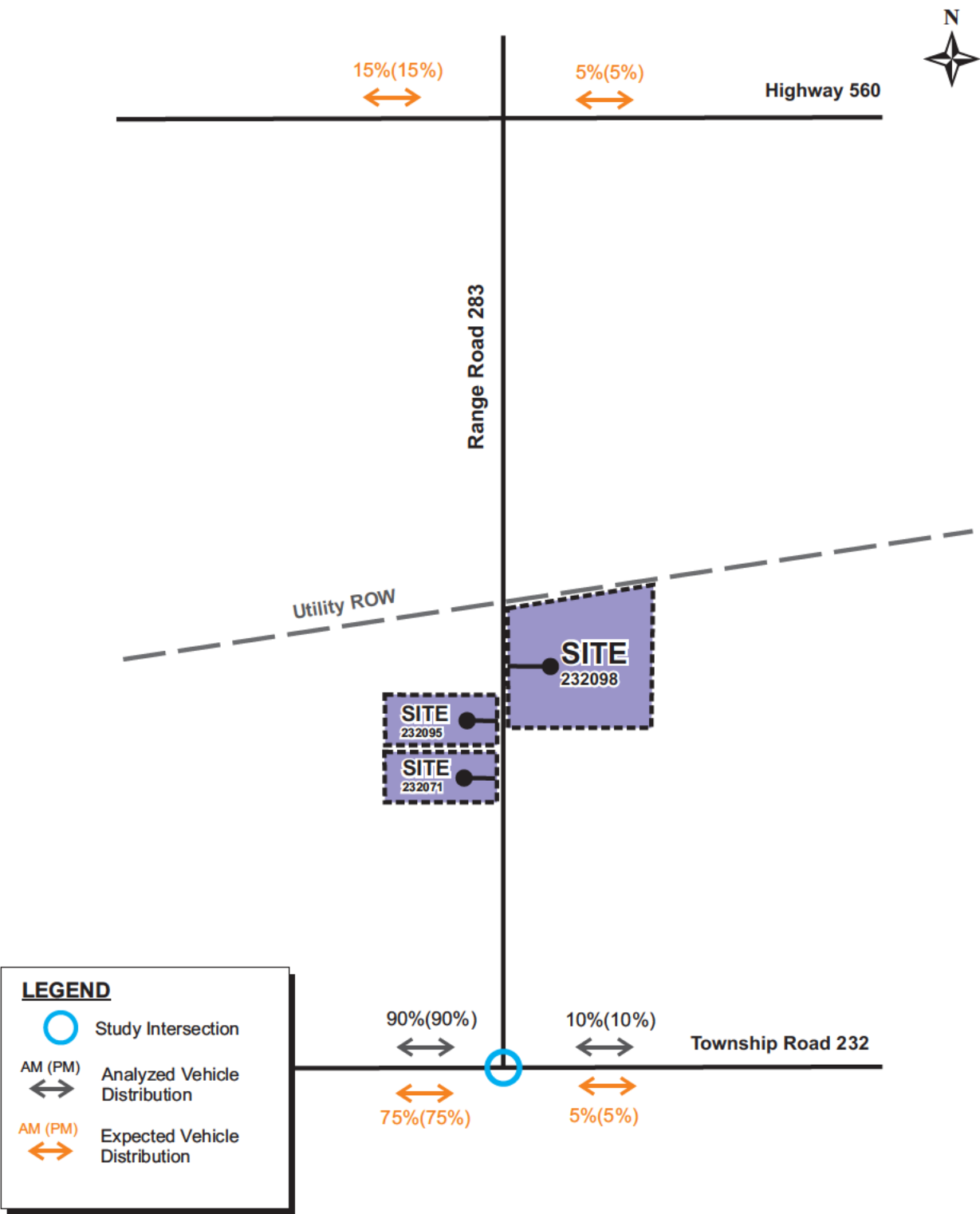


Exhibit 3.1
Site Traffic Distribution



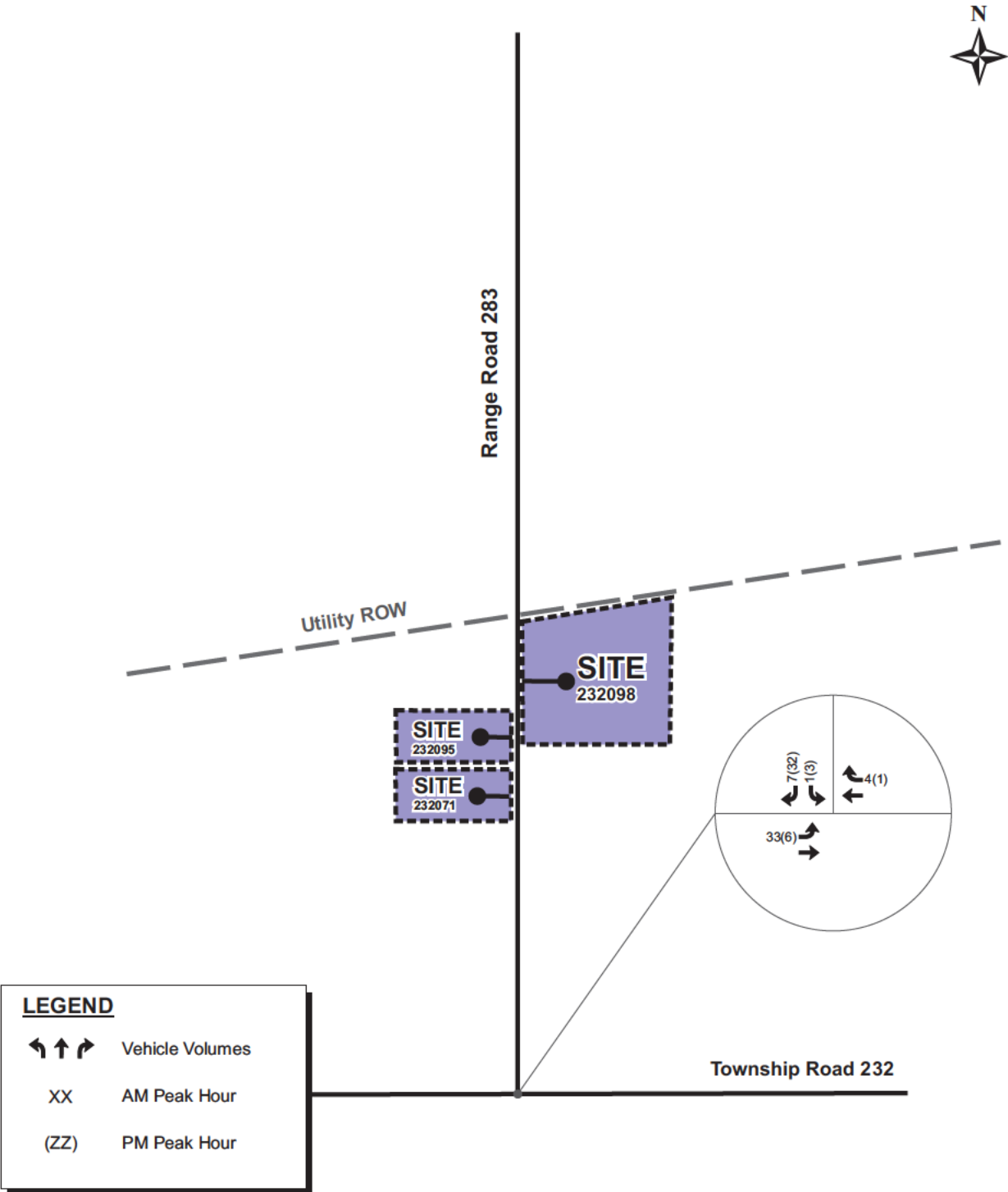


Exhibit 3.2
Site Traffic Volumes



4. VEHICLES

4.1 Road Network

The characteristics of roadways near the site are summarized in **Table 4.1**.

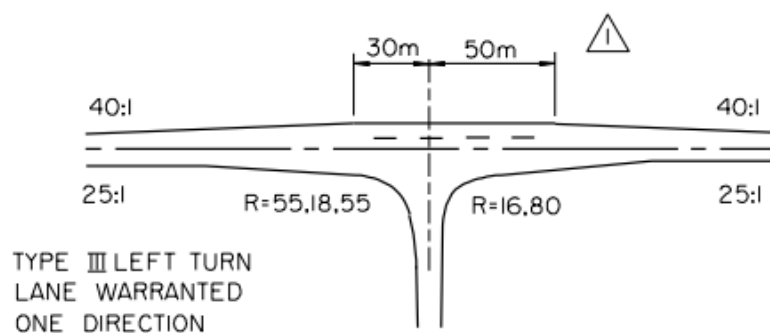
Table 4.1: Existing Roadway Characteristics

ROADWAY	CLASSIFICATION	CROSS-SECTION		POSTED SPEED
		# Lanes	Median	
Township Road 232	Regional Collector	2	No	80 km/h
Range Road 283	Regional Collector	2	No	80 km/h

4.2 Intersections

Existing intersection configurations and controls at Range Road 283 and Township Road 232 are illustrated in **Exhibit 4.1**. It is noted that the intersection is considered a Type III-a T-intersection without a south leg even though the south leg is an existing driveway to an oil well and a small model plane landing field. As zero traffic was observed in/out of the driveway during the AM & PM peak hours and given that the driveway does not connect south to the surrounding road network, the existing driveway is not considered a formal intersection leg. AT's typical Type III-a intersection layout is illustrated in **Figure 4.1**.

Figure 4.1: AT Type III-a Intersection Layout



4.3 Volumes

Existing

Observed traffic counts (included in **Appendix B**) used in this study were collected at Range Road 283/Township Road 232 by Bunt & Associates on Tuesday, October 18, 2018. Observed traffic volumes are illustrated in **Exhibit 4.2**.

After Development

Development generated traffic volumes (Exhibit 3.5) were added to Existing traffic volumes (Exhibit 4.2) to forecast the After Development traffic volumes illustrated in **Exhibit 4.3**.

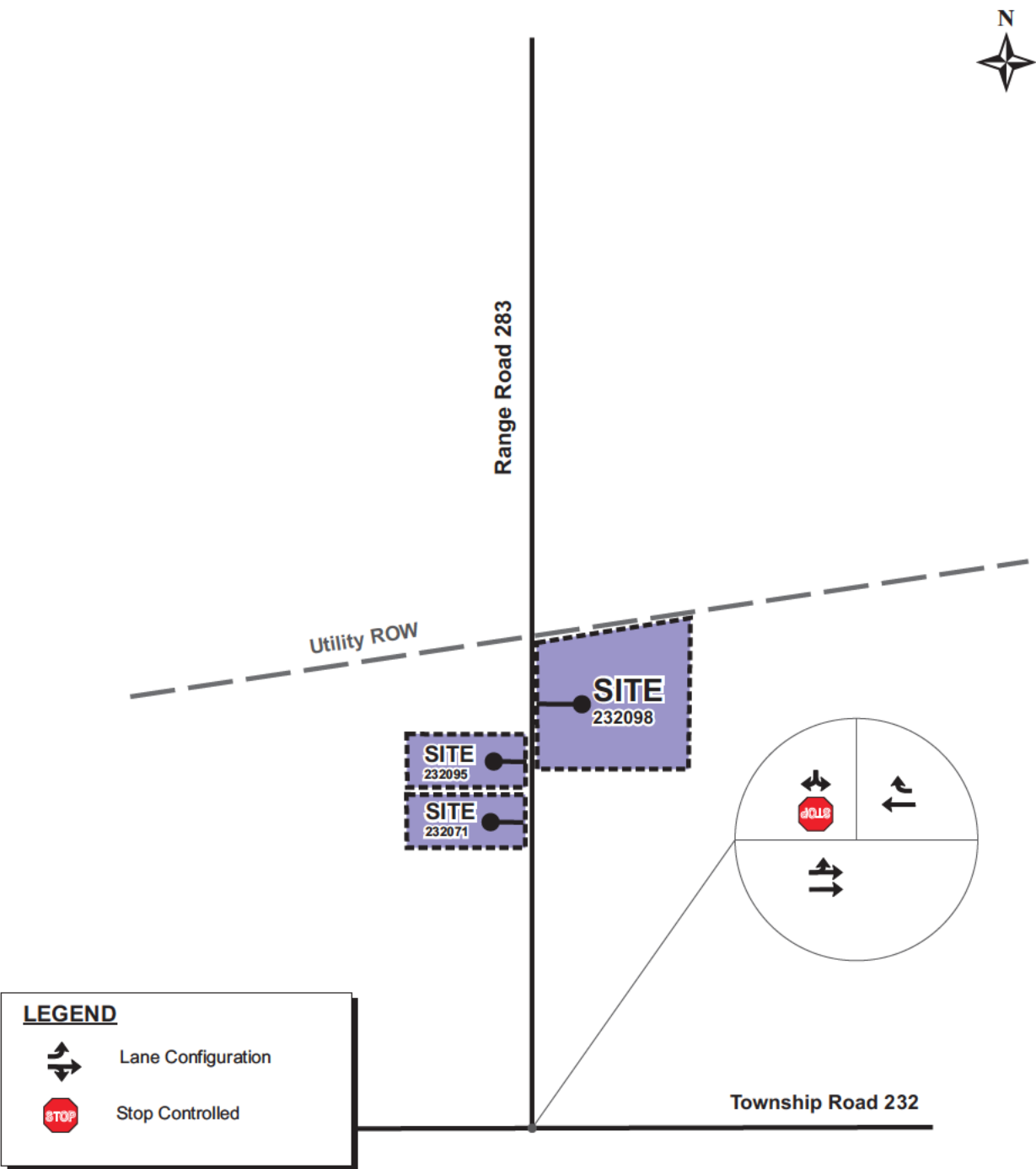


Exhibit 4.1
Existing Intersection Configurations



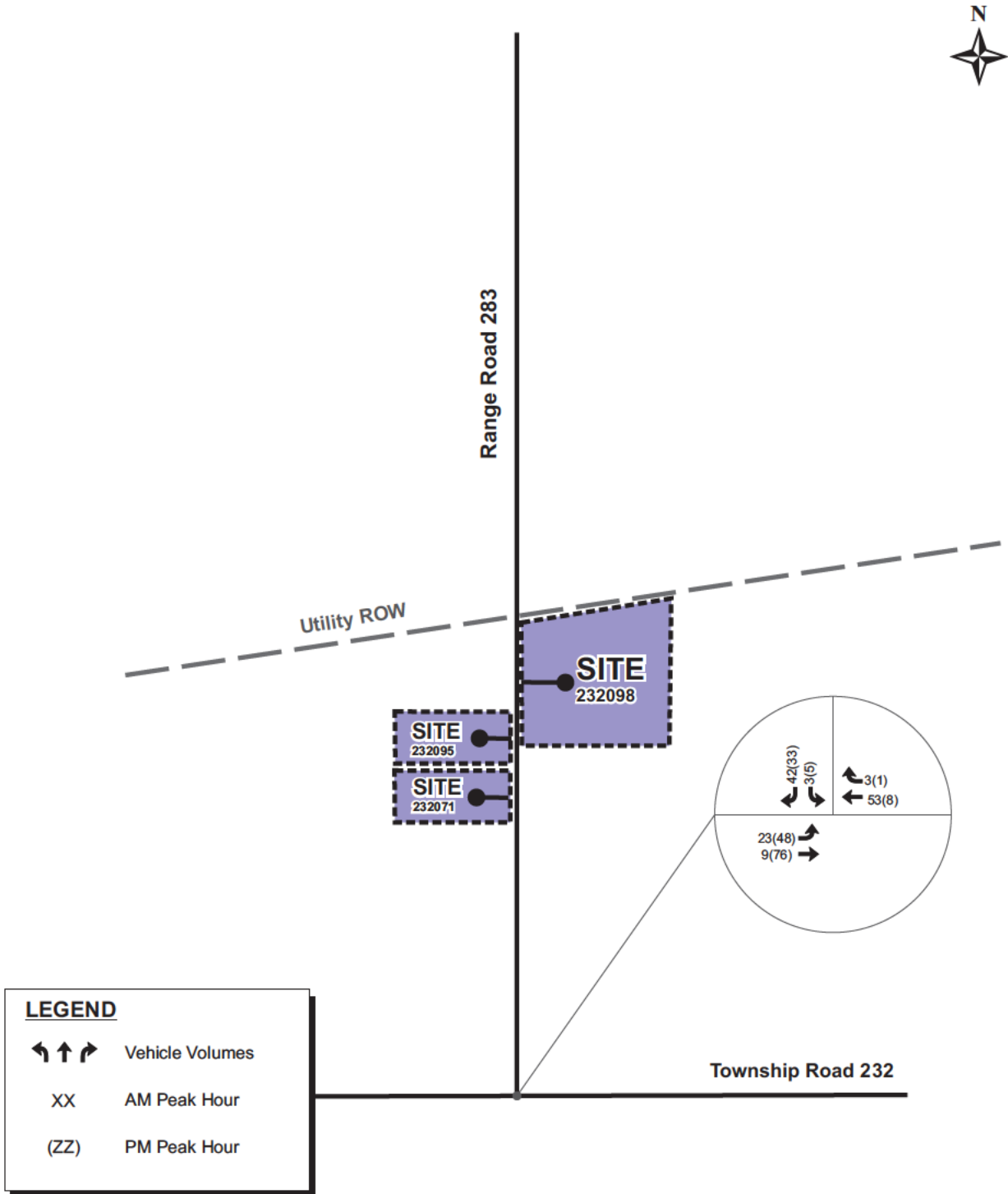


Exhibit 4.2
Existing Traffic Volumes



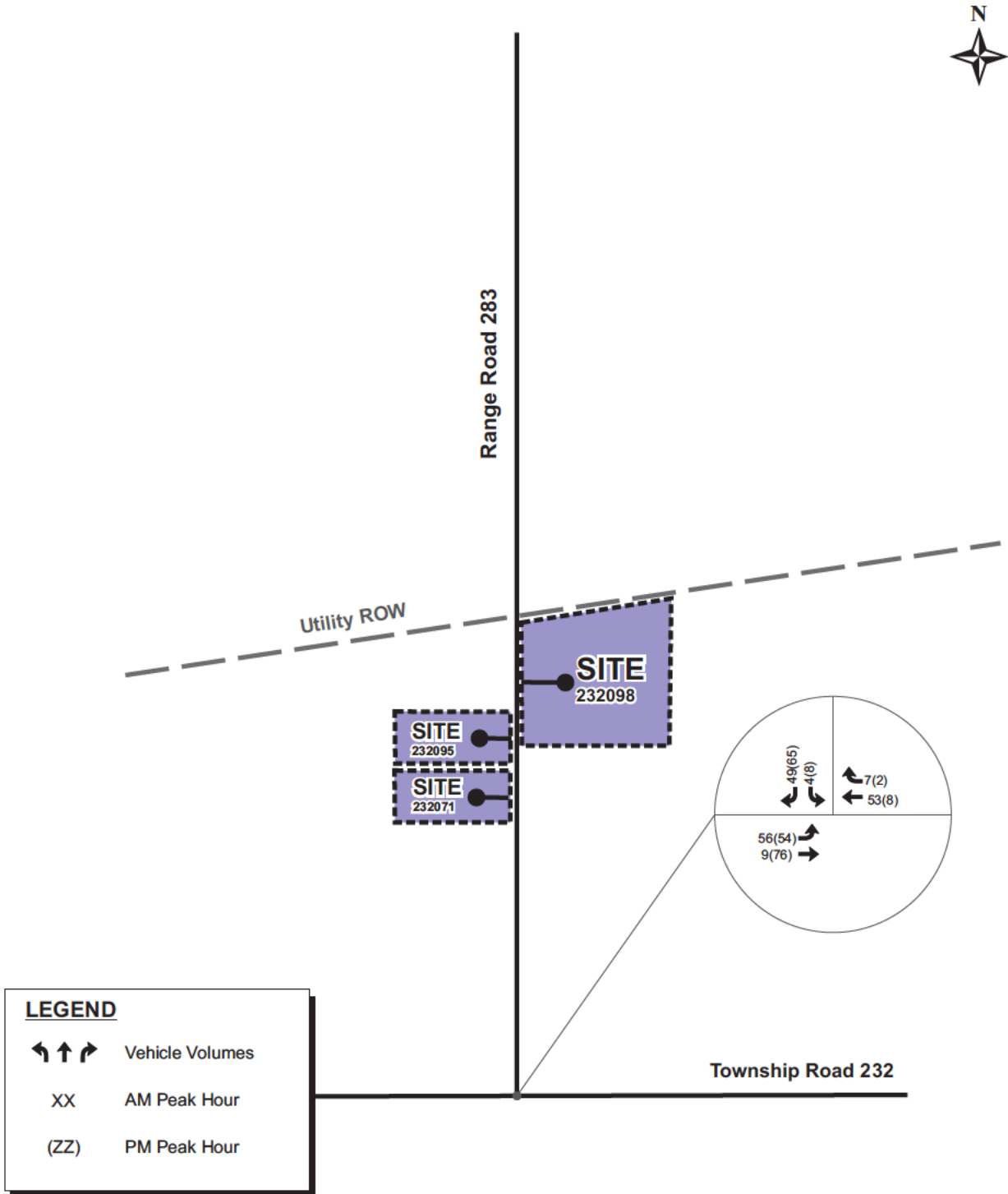


Exhibit 4.3
After Development Traffic Volumes



4.4 Intersection Analysis

Synchro 9.2 traffic analysis software was used to review intersection operational conditions based on the methods outlined in the Highway Capacity Manual. Traffic operations were assessed using the performance measures of volume-to-capacity (v/c) and Level of Service (LOS).

The volume-to-capacity (v/c) ratio of an intersection represents the ratio between the demand volume and available capacity. Alberta Transportation's guidelines accept a v/c ratio of 0.85 or less and a LOS D on any single approach at full build-out depending on location. The Level of Service (LOS) rating is based on average vehicle delays ranging from LOS A (minimal delay) to LOS F (significant delay).

Intersection capacity analysis was completed for the following scenarios:

- Existing (Exhibit 4.2)
- After Development (*Existing + Site*) (Exhibit 4.3)

The analysis is completed as per Rocky View County TIA guidelines with a saturation flow rate of 1850 vehicles per hour and a peak hour factor of 1.00 in the AM and PM peak hours. The analysis uses a minimum hourly volume of 5 vehicles per movement. Observed heavy vehicle percentages were used for each movement with a minimum 5% used to account for possible truck traffic generated by the site. The volume to capacity (v/c) ratio, level of service, average control delay (in seconds), and 95th percentile queue (in metres) are summarized in this report. Synchro output reports are provided in **Appendix C**.

4.4.1 Existing

The Existing intersection analysis is summarized in **Table 4.2** based on the intersection configurations illustrated in Exhibit 4.1 and volumes illustrated in Exhibit 4.2.

Table 4.2: Existing Intersection Analysis

INTERSECTION	MOVEMENT & LANES		AM PEAK HOUR				PM PEAK HOUR			
			v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
Township Road 232 & Range Road 283 (<i>South Stop Controlled</i>)	EBT/L	1	0.02	A	0	<5	0.03	A	0	<5
	EBT	1	0.02	A	2	<5	0.03	A	2	<5
	WBT	1	0.03	A	0	<5	<0.02	A	0	<5
	WBR	1	<0.02	A	0	<5	<0.02	A	0	<5
	SB	1	0.05	A	9	<5	0.04	A	9	<5
	Overall		-	A	4.3	-	-	A	4.0	-

4.4.1 After Development

The After Development analysis is summarized in **Table 4.3** based on traffic volumes illustrated in Exhibit 4.3 and the intersection configurations illustrated in Exhibit 4.1.

Table 4.3: After Development Intersection Analysis

INTERSECTION	MOVEMENT & LANES		AM PEAK HOUR				PM PEAK HOUR			
			v/c	LOS	Delay	Queue	v/c	LOS	Delay	Queue
Township Road 232 & Range Road 283 (South Stop Controlled)	EBT/L	1	0.04	A	0	<5	0.03	A	0	<5
	EBT	1	0.04	A	2	<5	0.03	A	2	<5
	WBT	1	0.03	A	0	<5	<0.02	A	0	<5
	WBR	1	<0.02	A	0	<5	<0.02	A	0	<5
	SB	1	0.06	A	9	<5	0.07	A	9	<5
Overall			-	A	5.1	-	-	A	4.9	-

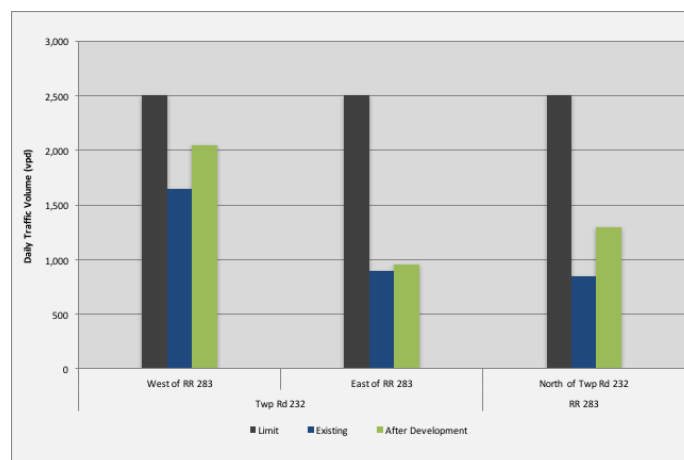
4.4.2 Summary

The intersection capacity analysis indicates Range Road 283 and Township Road 232 will continue to operate within acceptable capacity parameters after development of the site. Therefore, no changes to the intersection are required to accommodate the proposed developments.

4.5 Daily Volumes

To review roadway classifications and capacities, daily vehicle traffic volumes were calculated and compared to *Rocky View County Servicing Standards*¹. Environmental guidelines represent the desired daily volume range for a roadway, whereas the actual physical capacity can be higher.

Daily volumes are determined by applying a factor of 10 to PM peak hour traffic. The resulting daily volume analysis is summarized in **Table 4.4** and **Figure 4.2**.

Figure 4.2: Daily Volumes Analysis**Table 4.4: Daily Volume Analysis**

ROADWAY	SECTION	CLASSIFICATION	GUIDELINE (VPD)	DAILY VOLUMES	
				Existing	After Development
Twp Rd 232	West of RR 283	Regional Collector	<2,500	1,650	2,050
Twp Rd 232	East of RR 283	Regional Collector	<2,500	900	950
RR 283	North of Twp Rd 232	Regional Collector	<2,500	870	1,300

The daily volume analysis confirms that all roadways will continue to carry traffic volumes within their respective guidelines after development of the sites.

¹ <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Standards/Servicing-Standards.pdf>

4.6 Sight Distance Requirements

A sight distance review was undertaken at Range Road 283 and Township Road 232 based on the *TAC Geometric Design Guide for Canadian Roads* (TAC GDG, June 2017) to confirm the safety of turning and through movements on Range Road 283. Requirements are based on intersection sight distance (ISD) which is defined as the sight distance required for a vehicle to complete a crossing or a turning manoeuvre safely.

Assuming a design speed of 90 km/h (posted speed limit of 80 km/h) along Township Road 232, the intersection sight distance requirements at Range Road 283 are outlined in **Table 4.5**.

Table 4.5: Intersection Sight Distance Requirements

INTERSECTION	ISD REQUIREMENTS		AVAILABLE SIGHT DISTANCE	
	Car (m)	Single Unit Truck (m)	To the West (m)	To the East (m)
Township Road 232/Range Road 283	190	240	>350	>300

The assessment confirmed that the intersection of Range Road 283 and Township Road 232 meets the minimum intersection sight distance requirements with sufficient available sight distance east and west from Range Road 283.

5. ALBERTA TRANSPORTATION WARRANTS

5.1 Intersection Turning Warrants

A Type III-a intersection treatment with a separate eastbound through by-pass lane, simultaneous eastbound through/left turn lane, and a separate westbound-right lane is currently provided at Range Road 283 and Township Road 232. Intersection type warrants were performed at the intersection following the AT *Highway Geometric Design Guide* to determine if any intersection improvements from what is currently provided are warranted after the development of the sites.

The AT intersection warrant analysis is used at unsignalized at-grade intersections to determine if a left turn is required to eliminate interference caused by standing vehicles waiting to turn or a right turn lane is required to reduce obstruction to through movements. Alberta Transportation intersection turning warrants are included in **Appendix D**.

5.1.1 Right Turn Warrants

The AT exclusive right turn lane warrant for a two-lane undivided roadway states that three separate conditions should generally be met in order to warrant the need for such a lane. These criteria are:

- Average Annual Daily Traffic (AADT) volumes on the main road are greater than or equal to 1,800 vehicles per day (vpd);
- The intersected road exhibits daily traffic volumes greater than or equal to 900 vpd; and
- The right turn movement in question is greater than or equal to 360 vpd.

The right turn warrant analysis indicates that a separate westbound right turn lane is not warranted in the After Development horizon. Therefore, no improvements to the existing WBR turn lane are required.

5.1.2 Left Turn Warrants

According to AT guidelines, the following two conditions should generally be met to warrant the need to construct an exclusive left turn taper and/or by-pass through lane on a two-lane roadway:

- The peak hour opposing traffic volumes are greater than or equal to 100 vpd; and
- A minimum of five percent of advancing traffic is left turning during the peak hour periods.

Using the appropriate AT tables, based on turning movement volumes and a design speed of 90km/h along Township Road 232 (posted speed is 80 km/h), the left turn warrant analysis confirmed that given the low westbound peak hour volumes (less than 100 vpd), a separate EBL turn lane is not warranted at the intersection.

5.1.3 Summary

The intersection warrant analysis confirmed that the existing intersection treatment provided at Range Road 283 and Township Road 232 is appropriate to accommodate after development traffic volumes. Therefore, no intersection improvements to the existing treatment are required, and the existing WBR and EBL lanes are able to accommodate after development traffic volumes.

5.2 Illumination Warrant

An illumination warrant was completed at Range Road 283 and Township Road 232 based on the Transportation Association of Canada's (TAC) *Illumination of Isolated Rural Intersections* guide. The warrant for illumination is used to determine if lighting at an intersection is required based on several different factors such as geometrics, operations, environmental issues, and collision history. No illumination is currently provided at the intersection.

TAC guidelines state full illumination is warranted at unsignalized intersections where a total score of 240 or more points is achieved. Partial or delineation lighting may be considered at intersections with a score of 120 points or more (partial illumination if 80/120 points achieved in Geometric score; delineation lighting if 120+ points achieved in Operational score).

It is noted that no collision data was available at the study intersection. For comparison however, collision history for Highway 560 and Range Road 283 was reviewed to determine the relative number of expected night time collisions when compared to a busier Highway 560. The review confirmed zero collisions at the highway due to inadequate lighting from 2012 to 2016. As a conservative assumption therefore, the same number of collisions was assumed at the study intersection. The illumination warrant results for Range Road 283 and Township road 232 are summarized in **Table 5.1** and are attached in **Appendix E**.

Table 5.1: AT Illumination Warrant Summary

INTERSECTION	EXISTING	AFTER DEVELOPMENT
Range Road 283/Township Road 232	73	103

The illumination warrant analysis indicates illumination is not warranted at Range Road 283 and Township Road 232.

APPENDIX A

Scope of Work


Subject: FW: Location
Date: Monday, October 22, 2018 at 2:01:26 PM Mountain Daylight Time
From: Jason Dunn
To: Ana Maria Torres
Attachments: image001.jpg

Jason Dunn, P.Eng. | Associate | Senior Transportation Engineer

 **Bunt & Associates Engineering Ltd.**
Suite 400, 11012 Macleod Trail SE, Calgary, AB T2J 6A5
p 403 252 3343 Ext 7573 f 403 252 3323 | www.bunteng.com
[Bunt B t: Announc ng Corporate Ama gamation & New Appo ntments](#)

From: Jason Dunn <jdunn@bunteng.com>
Date: Wednesday, 12 September, 2018 8:38 AM
To: Kristen Myers <kmyers@bunteng.com>
Subject: FW: Location

Jason Dunn, P.Eng. | Associate | Senior Transportation Engineer

 **Bunt & Associates Engineering Ltd.**
Suite 400, 11012 Macleod Trail SE, Calgary, AB T2J 6A5
p 403 252 3343 Ext 7573 f 403 252 3323 | www.bunteng.com
[Bunt B t: Announc ng Corporate Ama gamation & New Appo ntments](#)

From: "GNijjar@rockyview.ca" <GNijjar@rockyview.ca>
Date: Wednesday, 1 August, 2018 1:48 PM
To: Jason Dunn <jdunn@bunteng.com>
Subject: RE: Location

Sounds good to me.

Please also review the existing traffic on RR 283 in the background and the post development condition.

Cheers,

GURBIR S. NIJJAR, P.ENG.
Municipal Engineer | Engineering Services

ROCKY VIEW COUNTY
911 - 32 Avenue NE | Calgary | AB | T2E 6X6
Phone: 403-520-7293 | Fax: 403-520-7288
gnijjar@rockyview.ca | www.rockyview.ca

From: Jason Dunn [<mailto:jdunn@bunteng.com>]
Sent: Wednesday, August 1, 2018 9:08 AM
To: Gurbir Nijjar

Subject: Re: Location

Thanks Gurbir,

I propose the following scope for the TIA

1. Obtain a new count at TWP 232 / RR 283
2. Develop trip generation for proposed development
3. Analyse the background and post development scenario at TWP 232 / RR 283
4. Provide any recommended mitigation measures.

Please let me know if this is acceptable.

Regards

Jason Dunn, P.Eng. | Associate | Senior Transportation Engineer

[Bunt & Associates Engineering Ltd.](#)

Suite 400, 11012 Macleod Trail SE, Calgary, AB T2J 6A5

p 403 252 3343 Ext 7573 f 403 252 3323 | www.bunteng.com

[Bunt Bit: Announcing Corporate Amalgamation & New Appointments](#)

From: "GNijjar@rockyview.ca" <GNijjar@rockyview.ca>

Date: Tuesday, 31 July, 2018 2:23 PM

To: Jason Dunn <jdunn@bunteng.com>

Subject: Location

Attached.

Cheers,

GURBIR S. NIJJAR, P.ENG.

Municipal Engineer | Engineering Services

ROCKY VIEW COUNTY

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

Phone: 403-520-7293 | Fax: 403-520-7288

gnijjar@rockyview.ca | www.rockyview.ca

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

APPENDIX B

Count Data

Intersection Turning Movement Count Summary:

N/S Road: Range Road 283
 E/W Road: Township Road 232
 Count Date: September 18, 2018 Tuesday
 Weather: Clear
 Road Cond: G d
 Project #: 02-18-0162

Range Road 283 & Township Road 232

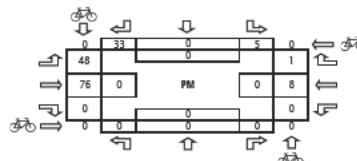
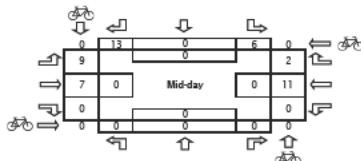
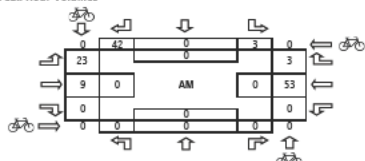
AM Peak Hr: 7:00 AM t 8:00 AM
 Mid-day Peak Hr: 11:00 AM t 12:00 PM
 PM Peak Hr: 4:30 PM t 5:30 PM

PHF (AM Peak Hr): 0.85
 PHF (Mid-day Peak Hr): 0.80
 PHF (PM Peak Hr): 0.89

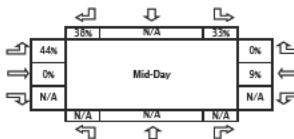
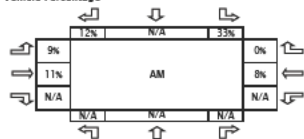


Time Starting	Range Road 283										Township Road 232										Total Vehicles							
	Northbound (South Leg)					Southbound (North Leg)					Eastbound (West Leg)					Westbound (East Leg)												
	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds	Left	Through	Right	Cycle	Peds								
7:00	0	0	0	0	0	0	1	1	0	0	6	2	0	0	1	1	0	0	0	0	0	8	1	0	0	0	0	30
7:15	0	0	0	0	0	0	0	0	0	0	10	2	0	0	1	3	0	0	0	0	0	9	1	0	0	0	0	27
7:30	0	0	0	0	0	0	1	1	0	0	7	0	0	0	3	3	0	0	0	0	0	25	7	0	0	0	0	39
7:45	0	0	0	0	0	0	0	0	0	0	14	0	0	0	8	0	4	1	0	0	0	0	0	0	0	0	0	37
8:00	0	0	0	0	0	0	1	0	0	0	3	3	0	0	10	2	1	0	0	0	0	5	0	2	1	0	0	25
8:15	0	0	0	0	0	0	0	0	0	0	2	2	0	0	3	0	1	0	0	0	0	4	0	1	1	0	0	14
8:30	0	0	0	0	0	0	0	0	0	0	2	2	0	0	2	3	0	0	0	0	0	3	0	0	0	1	0	67
8:45	0	0	0	0	0	0	0	1	0	0	1	1	0	0	3	0	2	0	0	0	0	4	0	0	0	0	0	12
2 hr T tal	0	0	0	0	0	0	3	2	0	0	45	8	0	0	39	4	15	1	0	0	0	65	4	6	3	0	0	0
2 hr T tal Veh	0	0	0	0	0	0	5	0	0	0	53	0	0	0	43	0	16	0	0	0	0	69	4	9	0	0	0	195
Peak hr Total	0	0	0	0	0	0	2	3	0	0	37	5	0	0	21	2	8	9	1	0	0	49	4	3	0	0	0	0
Peak hr Total Veh	0	0	0	0	0	0	1	0	0	0	42	5	0	0	23	2	9	9	1	0	0	53	4	3	0	0	0	133
11:00	0	0	0	0	0	0	1	0	0	0	3	1	0	0	1	1	3	0	0	0	0	4	0	0	0	0	0	14
11:15	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	2	2	0	0	0	0	5	0	2	0	0	0	15
11:30	0	0	0	0	0	0	2	1	0	0	2	2	0	0	2	0	1	0	0	0	0	1	1	0	0	0	0	11
11:45	0	0	0	0	0	0	1	2	0	0	2	2	0	0	0	1	1	0	0	0	0	0	2	0	0	0	0	8
12:00	0	0	0	0	0	0	1	0	0	0	1	1	0	0	2	0	2	2	0	0	0	2	0	0	0	0	0	48
12:15	0	0	0	0	0	0	1	0	0	0	3	1	0	0	1	1	4	0	0	0	0	2	0	0	0	0	0	43
12:30	0	0	0	0	0	0	0	0	0	0	1	1	2	0	1	0	3	0	0	0	0	2	0	0	0	1	0	42
12:45	0	1	0	0	0	0	2	0	0	0	1	0	0	0	1	1	7	0	0	0	0	0	0	0	0	1	0	47
2 hr T tal	0	1	0	0	0	0	9	2	0	0	14	8	2	0	10	6	23	2	0	0	0	16	1	2	1	0	0	95
2 hr T tal Veh	1	0	0	0	0	0	11	0	0	0	22	8	0	0	16	0	25	2	0	0	0	17	1	3	0	0	0	10
Peak hr Total	0	0	0	0	0	0	4	2	0	0	8	5	0	0	5	4	7	0	0	0	0	10	1	2	0	0	0	0
Peak hr Total Veh	0	0	0	0	0	0	6	0	0	0	13	5	0	0	9	4	7	0	0	0	0	11	1	2	0	0	0	48
16:00	0	0	0	0	0	0	0	1	0	0	9	1	0	0	3	2	6	0	0	0	0	1	0	1	0	0	0	24
16:15	0	0	0	0	0	0	1	0	0	0	2	0	0	0	12	0	12	0	0	0	0	4	1	1	0	0	0	33
16:30	0	0	0	0	0	0	1	0	0	0	15	0	0	0	9	2	17	0	0	0	0	3	0	0	0	0	0	48
16:45	0	0	0	0	0	0	0	0	0	0	8	1	0	0	9	1	21	0	0	0	0	1	0	0	0	0	0	146
17:00	0	0	0	0	0	0	0	0	0	0	6	0	0	0	8	0	23	0	0	0	0	4	4	0	0	0	0	166
17:15	0	0	0	0	0	0	2	0	0	0	3	0	0	0	17	2	14	0	0	0	0	0	0	0	0	0	0	38
17:30	0	0	0	0	0	0	0	0	0	0	5	0	0	0	4	1	15	0	0	0	0	0	1	0	0	0	0	26
17:45	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	1	0	0	0	0	0	1	0	2	0	0	0	9
2 hr T tal	0	0	0	0	0	0	6	1	0	0	51	2	0	0	64	9	109	1	0	0	0	14	2	5	0	0	0	0
2 hr T tal Veh	0	0	0	0	0	0	7	0	0	0	53	0	0	0	67	0	109	1	0	0	0	16	2	5	0	0	0	263
Peak hr Total	0	0	0	0	0	0	5	0	0	0	32	1	0	0	43	5	75	1	0	0	0	8	0	1	0	0	0	0
Peak hr Total Veh	0	0	0	0	0	0	5	0	0	0	33	0	0	0	48	0	76	1	0	0	0	8	0	1	0	0	0	171
6 hr Total	0	1	0	0	0	0	18	5	0	0	110	18	2	0	113	132	146	4	0	0	0	95	7	13	4	0	0	0
6 hr Total Veh	0	1	0	0	0	0	23	0	0	0	128	18	2	0	132	132	150	4	0	0	0	102	7	17	4	0	0	0

Peak Hour Volumes



Heavy Vehicle Percentage

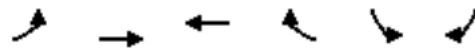


APPENDIX C

Synchro Reports

1: Township Road 232 & Range Road 283
12/03/2018

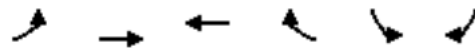
AM Peak Hour
Existing



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔↔	↔	↔	↔↔	↔
Traffic Volume (veh/h)	23	9	53	3	3	42
Future Volume (Veh/h)	23	9	53	3	3	42
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Hourly flow rate (vph)	23	9	53	3	3	42
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	56				104	53
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	56				104	53
tC, single (s)	4.3				7.5	7.1
tC, 2 stage (s)						
tF (s)	2.3				3.8	3.4
p0 queue free %	98				100	96
cM capacity (veh/h)	1497				789	972
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	26	6	53	3	45	
Volume Left	23	0	0	0	3	
Volume Right	0	0	0	3	42	
cSH	1497	1700	1700	1700	957	
Volume to Capacity	0.02	0.00	0.03	0.00	0.05	
Queue Length 95th (m)	0.4	0.0	0.0	0.0	1.1	
Control Delay (s)	6.6	0.0	0.0	0.0	8.9	
Lane LOS	A				A	
Approach Delay (s)	5.4		0.0		8.9	
Approach LOS					A	
Intersection Summary						
Average Delay			4.3			
Intersection Capacity Utilization			18.0%		ICU Level of Service	A
Analysis Period (min)			15			

1: Township Road 232 & Range Road 283
12/03/2018

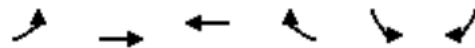
PM Peak Hour
Existing



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔↔	↕	↕	↕↕	
Traffic Volume (veh/h)	48	76	8	1	5	33
Future Volume (Veh/h)	48	76	8	1	5	33
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Hourly flow rate (vph)	48	76	8	1	5	33
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	9				142	8
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	9				142	8
tC, single (s)	4.3				6.9	7.0
tC, 2 stage (s)						
tF (s)	2.3				3.5	3.3
p0 queue free %	97				99	97
cM capacity (veh/h)	1553				802	1062
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	73	51	8	1	38	
Volume Left	48	0	0	0	5	
Volume Right	0	0	0	1	33	
cSH	1553	1700	1700	1700	1019	
Volume to Capacity	0.03	0.03	0.00	0.00	0.04	
Queue Length 95th (m)	0.7	0.0	0.0	0.0	0.9	
Control Delay (s)	4.9	0.0	0.0	0.0	8.7	
Lane LOS	A				A	
Approach Delay (s)	2.9		0.0		8.7	
Approach LOS					A	
Intersection Summary						
Average Delay			4.0			
Intersection Capacity Utilization			19.4%		ICU Level of Service	A
Analysis Period (min)			15			

1: Township Road 232 & Range Road 283
12/03/2018

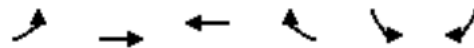
AM Peak Hour
After Development



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔↔	↔	↔	↔↔	↔
Traffic Volume (veh/h)	56	9	53	7	4	49
Future Volume (Veh/h)	56	9	53	7	4	49
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Hourly flow rate (vph)	56	9	53	7	4	49
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	60				170	53
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	60				170	53
tC, single (s)	4.3				7.5	7.1
tC, 2 stage (s)						
tF (s)	2.3				3.8	3.4
p0 queue free %	96				99	95
cM capacity (veh/h)	1492				696	972
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	59	6	53	7	53	
Volume Left	56	0	0	0	4	
Volume Right	0	0	0	7	49	
cSH	1492	1700	1700	1700	943	
Volume to Capacity	0.04	0.00	0.03	0.00	0.06	
Queue Length 95th (m)	0.9	0.0	0.0	0.0	1.4	
Control Delay (s)	7.1	0.0	0.0	0.0	9.0	
Lane LOS	A				A	
Approach Delay (s)	6.5		0.0		9.0	
Approach LOS					A	
Intersection Summary						
Average Delay		5.1				
Intersection Capacity Utilization		19.9%		ICU Level of Service		A
Analysis Period (min)		15				

1: Township Road 232 & Range Road 283
12/03/2018

PM Peak Hour
After Development



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔↔	↕	↕	↕	↕
Traffic Volume (veh/h)	54	76	8	2	8	65
Future Volume (Veh/h)	54	76	8	2	8	65
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Hourly flow rate (vph)	54	76	8	2	8	65
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	10				154	8
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	10				154	8
tC, single (s)	4.3				6.9	7.0
tC, 2 stage (s)						
tF (s)	2.3				3.5	3.3
p0 queue free %	97				99	94
cM capacity (veh/h)	1552				785	1062
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	79	51	8	2	73	
Volume Left	54	0	0	0	8	
Volume Right	0	0	0	2	65	
cSH	1552	1700	1700	1700	1023	
Volume to Capacity	0.03	0.03	0.00	0.00	0.07	
Queue Length 95th (m)	0.8	0.0	0.0	0.0	1.7	
Control Delay (s)	5.1	0.0	0.0	0.0	8.8	
Lane LOS	A				A	
Approach Delay (s)	3.1		0.0		8.8	
Approach LOS					A	
Intersection Summary						
Average Delay			4.9			
Intersection Capacity Utilization			21.0%		ICU Level of Service	A
Analysis Period (min)			15			

APPENDIX D

AT Turning Warrants

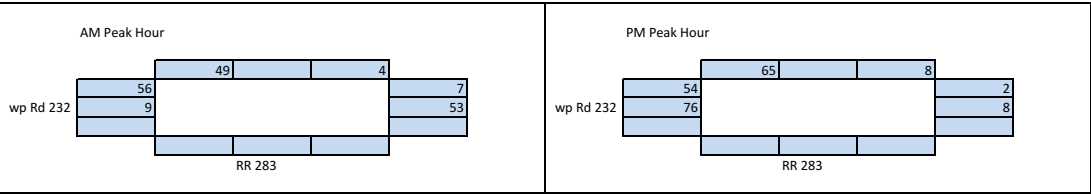
Alberta Transportation Left and Right Turn Treatment Warrant
From Alberta Highway Geometric Design Guide D 140

Project Name 232098, 232095, 232071 RR 283 IA
Project Number 02 18 0162
Analysis Date 31 Oct 18
Analyst AM

Analysis Horizon After Development

Main Street wp Rd 232
Side Street RR 283
Main Street Direction East West
Design Speed 90
% Trucks 10% If greater than 10%, see table D.7.6a in Design Guide

Hourly Intersection Volumes



Left Turn Warrant Calculations

EB wp Rd 232	EB wp Rd 232
AM Peak Hour	PM Peak Hour
56 VI (number of left turning vehicles per hour in the advancing volume)	54 VI (number of left turning vehicles per hour in the advancing volume)
65 Va (Advancing Volume)	130 Va (Advancing Volume)
86% L (Proportion of Left turns in Va)	42% L (Proportion of Left turns in Va)
60 Vo (Opposing Volume)	10 Vo (Opposing Volume)

reatment warranted based on chart N/A, <100 vph in Voreatment warranted based on chart N/A, <100 vph in Vo

Exclusive Right Turn Lane Warrant

AAD Conversion Factor 10 x PM Peak Hour

WB			
Main Road AAD	940	≥1800	Warrant condition is not met
Intersecting Road AAD	1290	≥900	Warrant condition is met
Right turn Daily Traffic	20	≥360	Warrant condition is not met
All three conditions must be met for a right turn lane to be warranted			
Right Turn Warrant		Right turn lane is not warranted	

APPENDIX E

AT Illumination Warrants

ILLUMINATION OF ISOLATED RURAL INTERSECTIONS LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Township Road 232	Main Road
Range Road 283	Minor Road
East of Calgary	City/Town

Date
Other

October 30, 2018

Project #: 02-18-0162 Range Road 283 TIA
Scenario: Existing

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	N				OK	
Highest operating speed on raised, channelized approach (km/h)	0		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	80				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =		0				
Posted Speed Category =	C	0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	3.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	3	1	3	Number of legs = 3 or more	OK	3
Geometric Factors Subtotal						3

OPERATIONAL FACTORS

Is the intersection signalized? (Y / N)	N			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	1,650	1	10	Either Use the two AADT inputs OR the Descriptive Signalization	OK	10
AADT on Minor Road (2-way)	870	1	20	Warrant (Unused values should be set to Zero) Refer to Table 1(B) for	OK	20
Signalization Warrant	Descriptive	0	30	description and rating values for signalization warrant.	OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	1	5	Refer to Table 1(B) for ratings.	OK	5
Operating Speed or Posted Speed on Major Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						65

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	1	1	5	Maximum of 4 quadrants	OK	5
Environmental Factor Subtotal						5

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4) OR the number of collisions / MEV	OK	0
OR				(Unused)	OK	0
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	N	0			OK	
Collision History Subtotal						0

Check Intersection Signalization
Intersection is not Signalized

LIGHTING IS NOT WARRANTED

SUMMARY

Geometric Factors Subtotal	3
Operational Factor Subtotal	65
Environmental Factor Subtotal	5
Collision History Subtotal	0

TOTAL POINTS 73

to plate on y g 1
a spo latio Assocatio of Ca ada 2 1

ILLUMINATION OF ISOLATED RURAL INTERSECTIONS LIGHTING WARRANT SPREADSHEET

This spreadsheet is to be used in conjunction with *Illumination of Isolated Rural Intersections*, Transportation Association of Canada, February 2001.

Please enter information in the cells with yellow background

INTERSECTION CHARACTERISTICS

Township Road 232	Main Road
Range Road 283	Minor Road
East of Calgary	City/Town

Date
Other

October 30, 2018

Project #: 02-18-0162 Range Road 283 TIA
Scenario: After Development

GEOMETRIC FACTORS

	Value	Rating	Weight	Comments	Check	Score
Channelization Rating	Descriptive	0		Refer to Table 1(A) to determine rating value	OK	
Presence of raised channelization? (Y / N)	N				OK	
Highest operating speed on raised, channelized approach (km/h)	0		5		OK	
Channelization Factor					OK	0
Approach Sight Distance on most constrained approach (%)	100	0	10	Relative to the recommended minimum sight distance	OK	0
Posted Speed limit (in 10's of km/h)	80				OK	
Radius of Horizontal Curve (m)	T			Enter "T" for tangent (no horizontal curve at the intersection)	OK	
Posted Speed Category =		0				
Posted Speed Category =		0				
Posted Speed Category =	C	0				
Posted Speed Category =		0				
Horizontal Curvature Factor		0	5		OK	0
Angle of Intersection (10's of Degrees)	90	0	5		OK	0
Downhill Approach Grade (x.x%)	3.0	0	3	Rounded to nearest tenth of a percent	OK	0
Number of Intersection Legs	3	1	3	Number of legs = 3 or more	OK	3
Geometric Factors Subtotal						3

OPERATIONAL FACTORS

Is the intersection signalized? (Y / N)	N			Calculate the Signalization Warrant Factor		
AADT on Major Road (2-way)	2,030	2	10		OK	20
AADT on Minor Road (2-way)	1,290	2	20	Either Use the two AADT inputs OR the Descriptive Signalization Warrant (Unused values should be set to Zero) Refer to Table 1(B) for description and rating values for signalization warrant.	OK	40
Signalization Warrant	Descriptive	0	30		OK	0
Night-Time Hourly Pedestrian Volume	0	0	10	Refer to Table 1(B), note #2, to account for children and seniors	OK	0
Intersecting Roadway Classification	Descriptive	1	5	Refer to Table 1(B) for ratings.	OK	5
Operating Speed or Posted Speed on Major Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operating Speed on Minor Road (km/h)	80	3	5	Refer to Table 1(B), note #3	OK	15
Operational Factors Subtotal						95

ENVIRONMENTAL FACTOR

Lighted Developments within 150 m radius of intersection	1	1	5	Maximum of 4 quadrants	OK	5
Environmental Factor Subtotal						5

COLLISION HISTORY

Average Annual night-time collision frequency due to inadequate lighting (collisions/yr, rounded to nearest whole #)	0.0	0	0	Enter either the annual frequency (See Table 1(C), note #4) OR the number of collisions / MEV	OK	0
OR				(Unused)	OK	0
Collision Rate over last 3 years, due to inadequate lighting (/MEV)	0	0	0	values should be set to Zero)	OK	0
Is the average ratio of all night to day collisions >= 1.5 (Y/N)	N	0			OK	
Collision History Subtotal						0

Check Intersection Signalization
Intersection is not Signalized

LIGHTING IS NOT WARRANTED

SUMMARY

Geometric Factors Subtotal	3
Operational Factor Subtotal	95
Environmental Factor Subtotal	5
Collision History Subtotal	0

TOTAL POINTS 103

to plate on y g 1
a spo latio Assocatio of Ca ada 2 1

From: [Barbara Levesque](#)
To: [Jamie Kirychuk](#)
Subject: file #03316008
Date: Tuesday, September 26, 2017 10:48:05 AM

Attention Jamie Kirychuk re file #03316008 application #PL20170134

Please note we own the property a joining this property and we are in full approval of turning this property to business industrial campus district. If there are any questions regarding this please contact me Reggie Levesque at [REDACTED]

thank you

Rejean Levesque

Barbara Levesque



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019
FILE: 04620001
SUBJECT: Consideration of First Reading of Bylaw 7931-2019 – Commercial Redesignation

DIVISION: 3
APPLICATION: PL20190099

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan (IGP), City of Calgary/Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (MDP), and the Central Springbank Area Structure Plan (ASP).

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends first reading of the Bylaw be given with Council direction in accordance with Option # 2.

OPTIONS:

- Option # 1: THAT Bylaw C-7931-2019 be given first reading.
- Option # 2: Motion #1 THAT Bylaw C-7931-2019 be given first reading.
Motion #2 Motions to direct application requirements are detailed in Appendix 'A'.
- Option # 3: THAT application PL20190081 be tabled until the updated Springbank Area Structure Plan is adopted by Council.
- Option # 4: That application PL20190099 be denied on first reading.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to redesignate a portion of the subject lands from Residential One District to Commercial - Regional Commercial District to accommodate a commercial auto-mall.

The following is a summary of the preliminary application assessment:

- The application is inconsistent with Section 4.2.1 of the IGP;
- The application is inconsistent with Policy 8.1.2 of the City of Calgary/Rocky View County IDP;
- The application is inconsistent with Policy 10.1 of the MDP but does support the goal of financial sustainability by increasing the County's assessment base;
- The application is inconsistent with Policy 2.9.3(a) of the Central Springbank ASP;
- Technical matters in accordance with Policy 2.3.2.2(a) of the Central Springbank ASP including information with respect to stormwater management, transportation, utility servicing, and geotechnical matters have not been submitted at this stage.

To address the inconsistencies with applicable regional and statutory policy, an amendment to the Central Springbank ASP is recommended. Administration recommends first reading, with additional

¹ **Administration Resources**

Paul Simon and Gurbir Nijjar, Planning and Development Services



direction, to allow Council the opportunity to fully consider the application's context, overall development plan, and technical analysis.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is Oct 22, 2019. Should Council decision to proceed with Option #2 or Option #3, administration will work with the Applicant to bring the application forward to a public hearing at an appropriate time.

CIRCULATION STATUS:

The application was circulated to 189 adjacent landowners and to agencies. The County has received 127 written submissions in response to the circulation. Written submissions will be provided with the report package at the time of the public hearing should Council proceed to give first reading to the Bylaw.

ADDITIONAL APPLICATION REQUIREMENTS:

Additional application submittals are recommended in accordance with Appendix 'A'. The policies of the Central Springbank ASP require these submittals as part of the preparation of a conceptual scheme. Furthermore, given the apparent inconsistencies of the application with applicable statutory and regional plans based on a preliminary policy analysis, an additional application to amend the Central Springbank ASP is recommended. Council has the ability to vary these requirements, as determined appropriate.

DATE APPLICATION RECEIVED:	July 22, 2019
LEGAL DESCRIPTION:	Portion of Block 2, Plan 781 0330 within E 1/2-20-24-02-W05M
GENERAL LOCATION:	Located approximately 1.0 kilometers (2/3 mile) east of Westbluff Road, on the south side of Springbank Road.
APPLICANT:	ERW Consulting Inc. (Robert Weston)
OWNERS:	1181814 Alberta Ltd. (Murray Atkins)
EXISTING LAND USE DESIGNATION:	R-1
PROPOSED LAND USE DESIGNATION:	C-RC
GROSS AREA:	± 169.81 acres
SOILS (C.L.I. from A.R.C.):	Class 5T – Very severe limitations due to adverse topography.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services
PS/ltt

Chief Administrative Officer



ROCKY VIEW COUNTY
Cultivating Communities

APPENDICES:

APPENDIX 'A': Additional Application Requirements

APPENDIX 'B': Bylaw C-7931-2019 & Schedule A

APPENDIX 'C': Map Set



APPENDIX A: ADDITIONAL APPLICATION REQUIREMENTS

- Motion # 2.1 THAT the Applicant must make an application to amend the Central Springbank Area Structure Plan to address inconsistencies with the land use strategy and associated business development policies.
- Motion # 2.2 THAT the Applicant must submit a Conceptual Scheme including, but not limited to:
- i. Overall land use strategy;
 - ii. Protection of environmentally sensitive areas;
 - iii. Compatibility with adjacent land uses;
 - iv. Indication of trade and economic benefits to community;
 - v. Public input with a minimum of one open house, and support of plan by majority of affected landowners; and
 - vi. Technical studies and plans addressing:
 - 1. Landscaping
 - 2. Stormwater
 - 3. Architectural guidelines
 - 4. Integration with adjacent developments
 - 5. Provision of open spaces
 - 6. Traffic impact assessment
 - 7. Utility servicing strategy



BYLAW C-7931-2019

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-7931-2019.

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. 46-NORTH and Land Use Map No. 46 of Bylaw C-4841-97 be amended by redesignating a portion of Block 2, Plan 781 0330 within E 1/2-20-24-02-W05M from Residential One District to Commercial – Regional Commercial District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of Block 2, Plan 781 0330 within E 1/2-20-24-02-W05M is hereby redesignated to Commercial – Regional Commercial District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7931-2019 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: 3
File: 04620001 / PL20190099

<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-7931-2019



AMENDMENT

FROM Residential One District TO Commercial – Regional
Commercial District



Subject Land _____

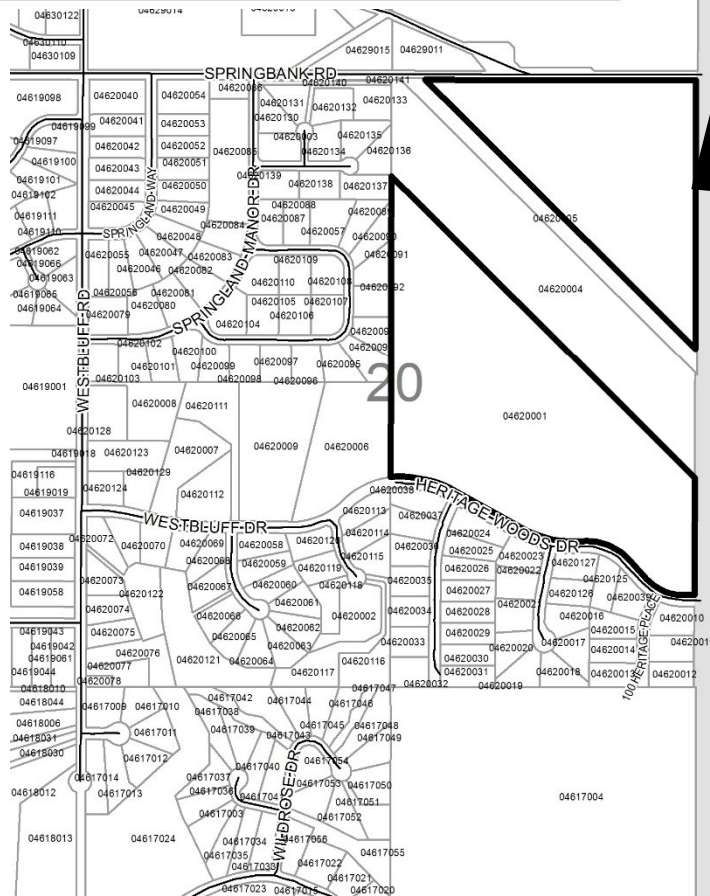
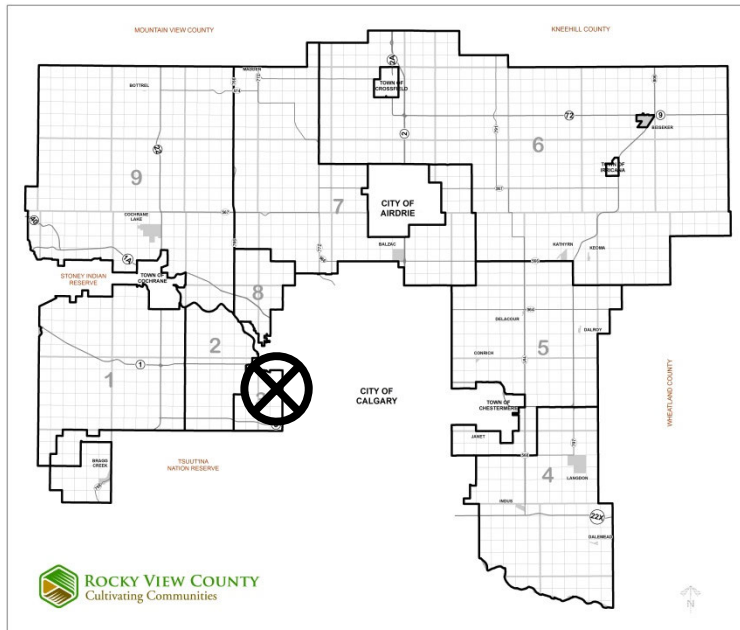
LEGAL DESCRIPTION: Portion of Block 2, Plan 781 0330 within
E1/2-20-24-02-W05M

FILE: PL20190099 / 04620001

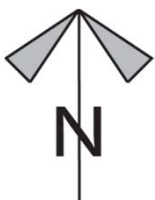
DIVISION: 3



ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN



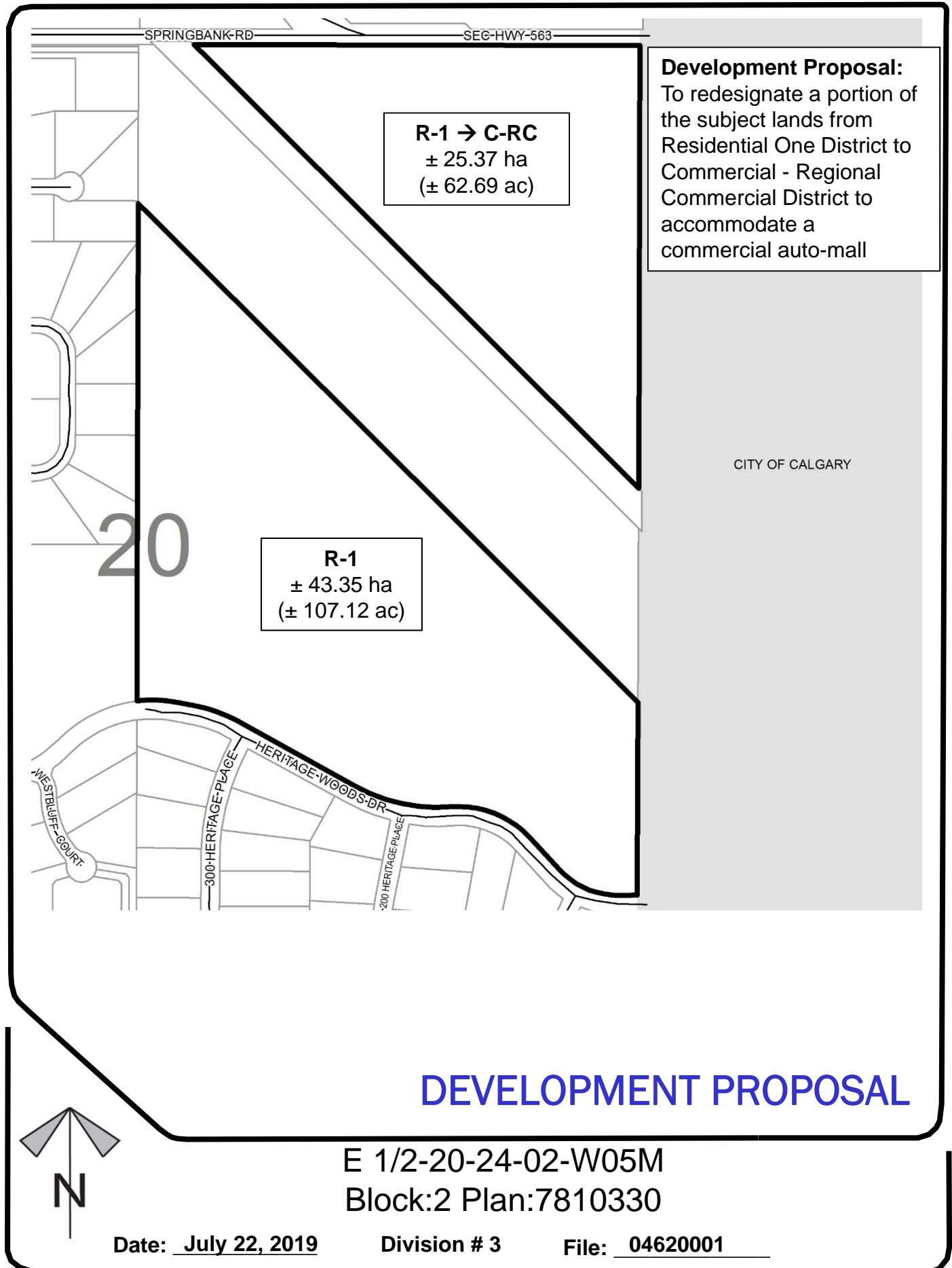
E 1/2-20-24-02-W05M

Block:2 Plan:7810330

Date: July 22, 2019

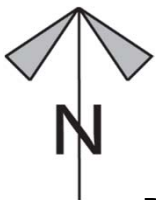
Division # 3

File: 04620001





DEVELOPMENT CONCEPT



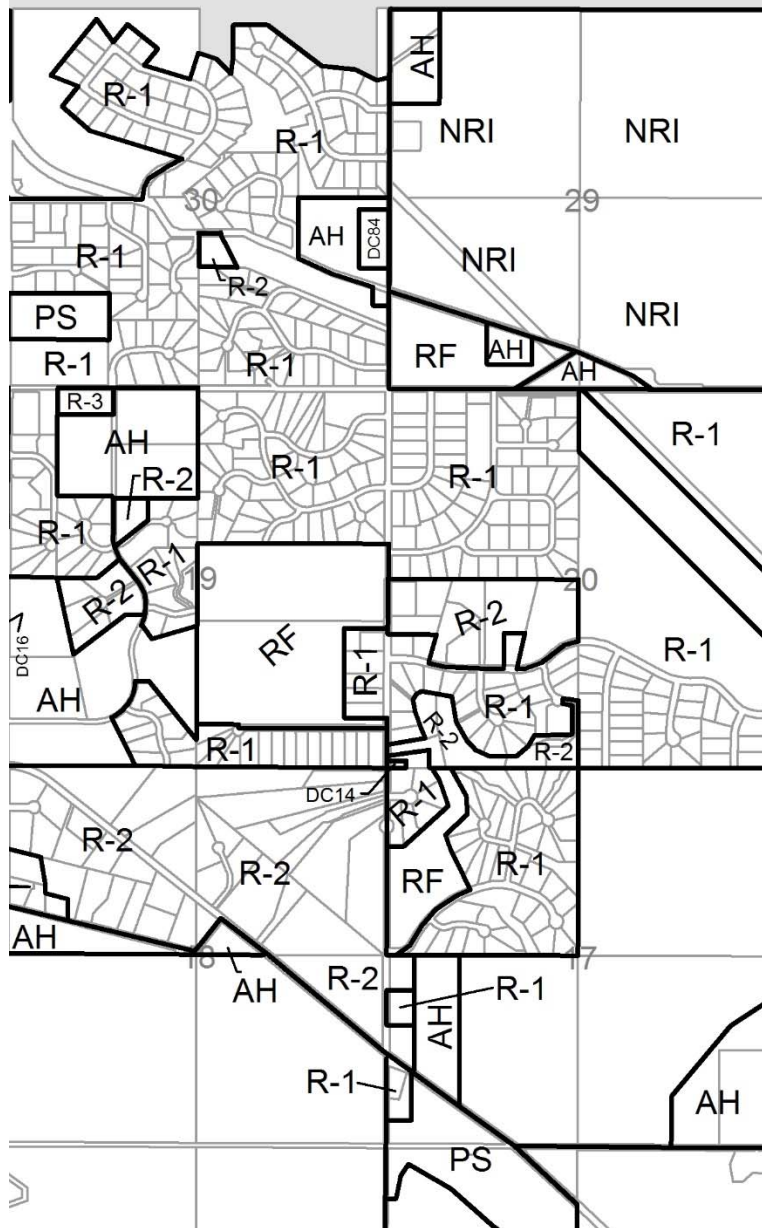
E 1/2-20-24-02-W05M

Block:2 Plan:7810330

Date: July 22, 2019

Division # 3

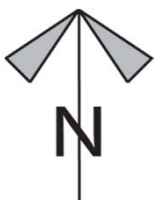
File: 04620001



CITY OF CALGARY

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



E 1/2-20-24-02-W05M

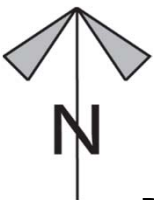
Block:2 Plan:7810330

Date: July 22, 2019Division # 3File: 04620001



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



E 1/2-20-24-02-W05M
Block:2 Plan:7810330

Date: July 22, 2019

Division # 3

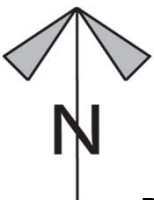
File: 04620001



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

AIR PHOTO

Spring 2018



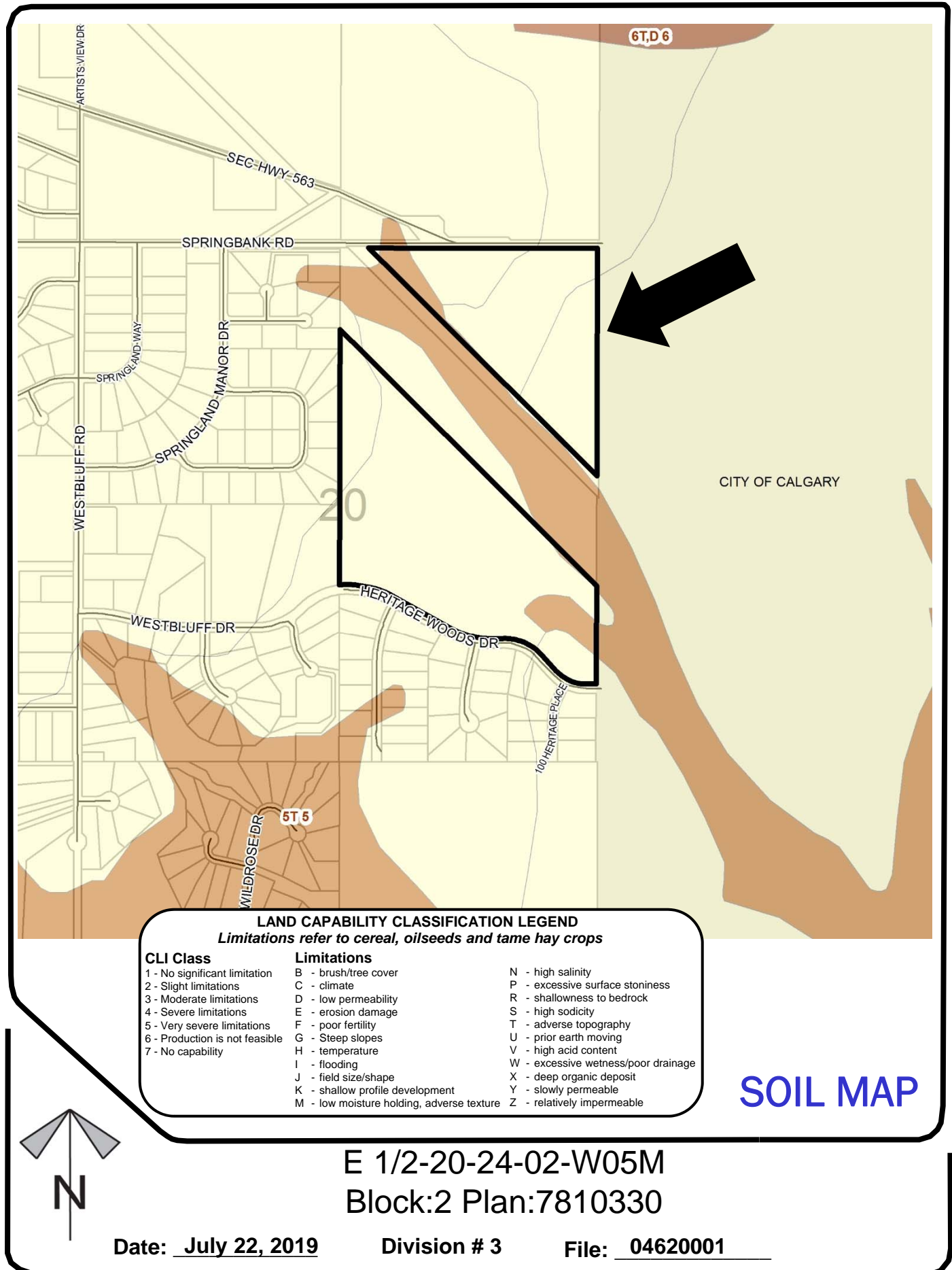
E 1/2-20-24-02-W05M

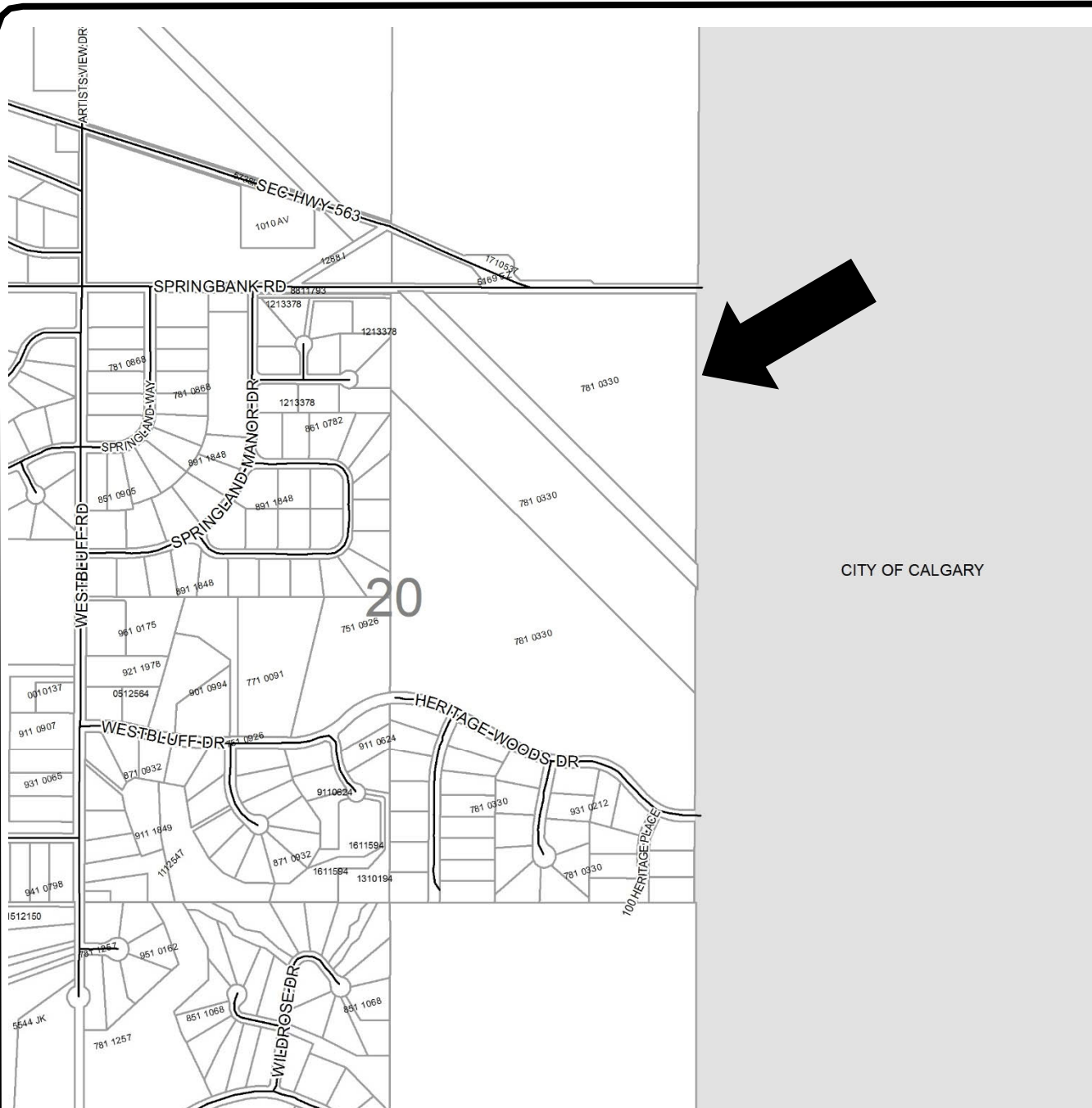
Block:2 Plan:7810330

Date: July 22, 2019

Division # 3

File: 04620001



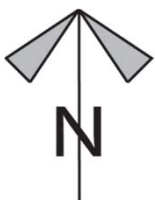
**Legend – Plan numbers**

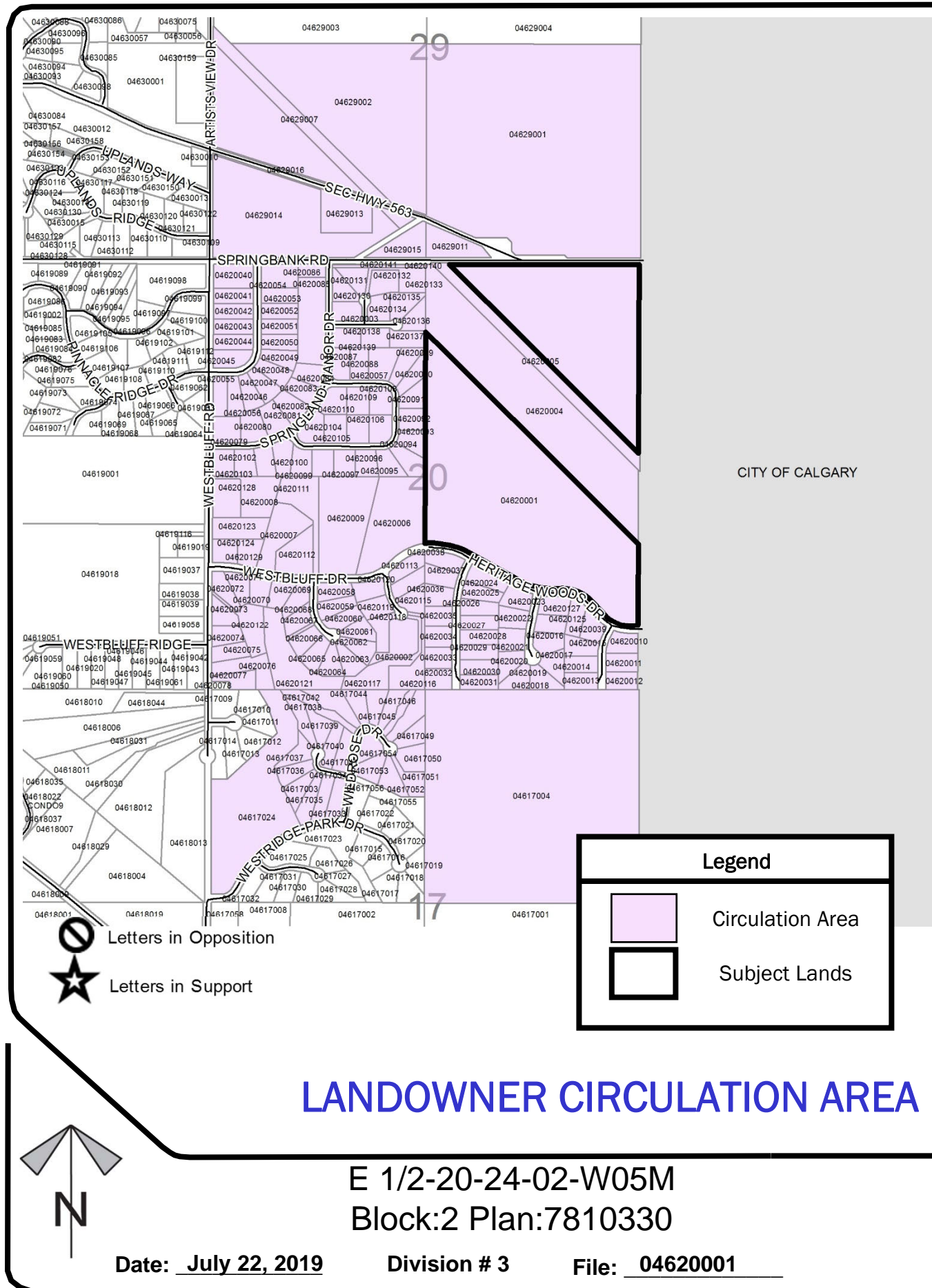
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

E 1/2-20-24-02-W05M

Block:2 Plan:7810330

Date: July 22, 2019Division # 3File: 04620001





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019
FILE: 06403002
SUBJECT: Consideration of First Reading of Bylaw C-7930-2019 - Redesignation Item
Site-specific Amendment to DC-99
DIVISION: 7
APPLICATION: PL20180139
Note: This application should be considered in conjunction with application PL20180140 (agenda item E-4)

POLICY DIRECTION:

The application was evaluated against the policies of the Municipal Development Plan, the Balzac East Area Structure Plan (ASP), and Direct Control Bylaw C-6031-2005 (DC-99).

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends first reading of the Bylaw be given in accordance with Option # 1.

OPTIONS:

- Option # 1: THAT Bylaw C-7930-2019 be given first reading.
Option # 2: THAT application PL20180139 be denied first reading.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to amend DC-99 to increase site coverage from 40% to 55%, and to allow for ten additional uses within a portion of SW-03-26-29-W04M including the following:

- *Auctioneering Services*
- *Automotive Services*
- *Cannabis Facility*
- *Child Care Facility*
- *Dealership/Rental Agency Automotive*
- *Indoor Participant Recreation Service*
- *Health Care Service*
- *Mini Storage*
- *Personal Service Business*
- *Religious Assembly*

The following is a summary of the application assessment:

- The amendments are consistent with the purpose and intent of DC-99;
- The amendments are consistent with the provisions for development within Balzac East Special Development Area #4 as prescribed for in the ASP; and
- All other technical matters required at this stage of the application process are satisfactory.

¹ **Administration Resources**

Paul Simon and Gurbir Nijjar, Planning and Development Services



Other references are corresponding Conceptual Scheme application (PL20180140) and a subdivision application (PL20180088) are related to the DC-99 amendment.

Administration recommends that first reading be given to the proposed bylaw at this time because the application complies with applicable policy.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is Oct 22, 2019.

CIRCULATION STATUS

The application was circulated to 18 adjacent landowners and to agencies. The County has received 0 written submissions in response to the circulation. Written submissions will be provided with the report package at the time of the public hearing should Council proceed to give first reading to the Bylaw.

ADDITIONAL APPLICATION REQUIREMENTS:

At this time, no additional application requirements are recommended. However, as this application is related to the Interlink Business Park Conceptual Scheme (PL20180140), and the Interlink Business Park Subdivision (PL20180088), all three items are requested to be heard concurrently.

DATE APPLICATION RECEIVED:	November 15, 2018
LEGAL DESCRIPTION:	SW-03-26-29-W4M
GENERAL LOCATION:	Located at the northwest junction of Dwight McLellan Trail and 144 Avenue.
APPLICANT:	Kellam Berg Engineering & Surveys Ltd.
OWNERS:	MH Crosspointe II GP Inc.
EXISTING LAND USE DESIGNATION:	DC-99
PROPOSED LAND USE DESIGNATION:	DC-99 (amended)
GROSS AREA:	± 150.53 acres
SOILS (C.L.I. from A.R.C.):	Class 1E, 3D – No significant limitations, erosion damage; Moderate limitations, low permeability.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

PS/llt



ROCKY VIEW COUNTY
Cultivating Communities

APPENDICES:

APPENDIX 'A': Additional application Requirements

APPENDIX 'B': Bylaw C-7930-2019, Schedule A & Schedule B

APPENDIX 'C': Map Set



APPENDIX A: ADDITIONAL APPLICATION REQUIREMENTS

No additional requiriements at this time.



BYLAW C-7930-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7930-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6031-2005 is hereby amended to allow for an increase in site coverage and additional uses, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Bylaw C-6031-2005 is hereby amended to allow for an increase in site coverage and additional uses, as shown on the attached Schedule 'B' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7930-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06403002 / PL20180139

<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-7930-2019**

Schedule of textual amendments to Direct Control Bylaw C-6031-2005:

Amendment #1: Amend Section 2.5.0 to read:

2.5.0 Cell C – List of Uses

2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':

Auctioneering Services
Automotive Services
Cannabis Facility
Child Care Facility
Dealership/Rental Agency Automotive
Indoor Participant Recreation Service
Health Care Service
Mini Storage
Personal Service Business
Religious Assembly

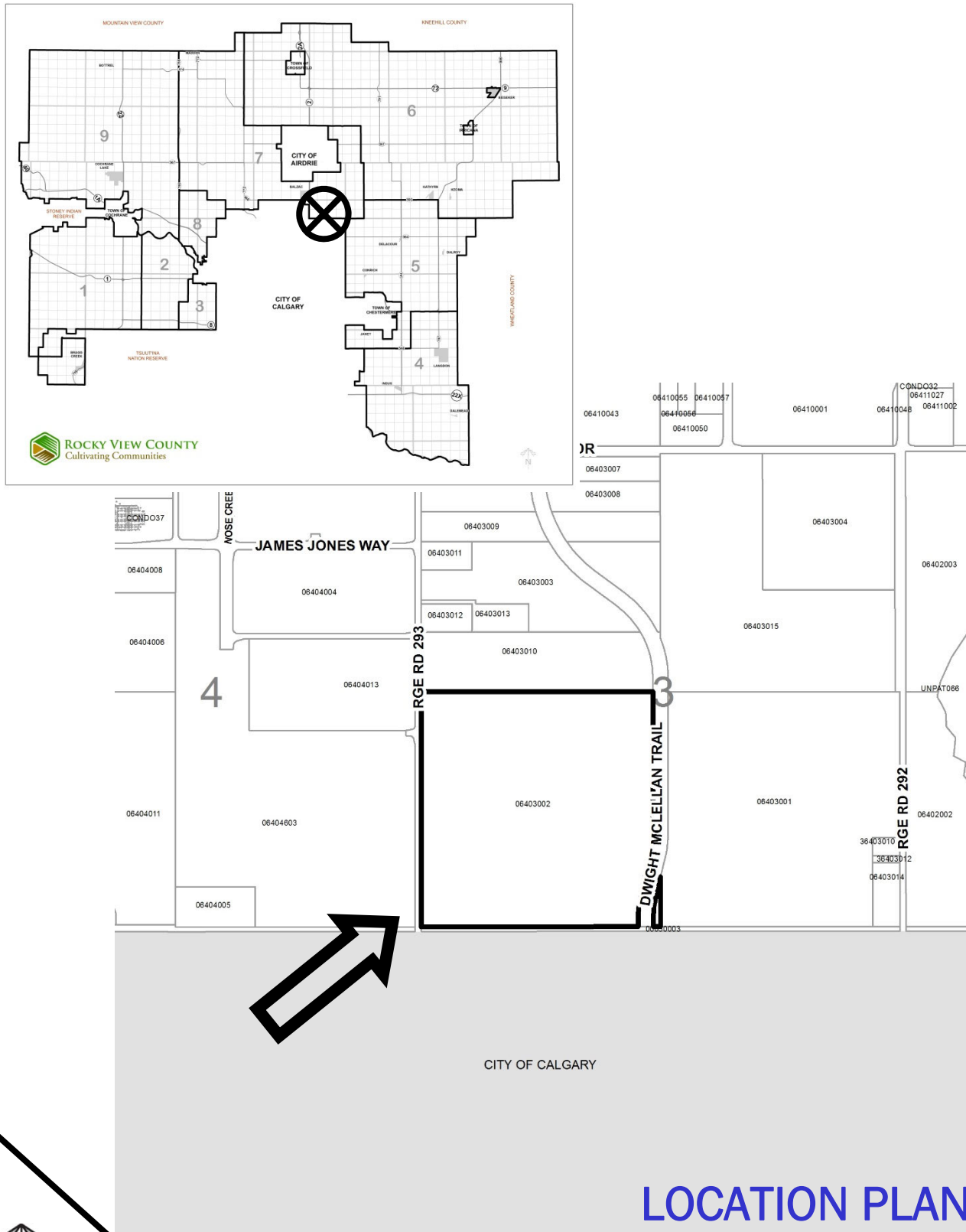
Amendment #2: Amend Section 3.14.0 to read:

3.14.0 Site Coverage

Maximum Site Coverage for Cell C is 40%

- (iii) Notwithstanding Section 3.14.0, the Maximum Site Coverage for a portion of SW-03-26-29-W4M as shown on Schedule 'F' is 55%.

Amendment #3: Minor administrative amendments for formatting and numbering.



SW-03-26-29-W04M

Date: 28-Aug-19Division # 7File: 06403002

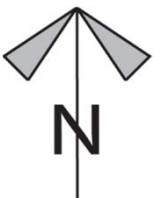
Development Proposal: A site-specific amendment to Direct Control District 99 to allow for an increase in site coverage and allow for the following uses on a portion of SW-3-26-29-W4M: auctioneering services, automotive services, cannabis facility, child care facility, dealership/rental agency automotive, indoor participant recreation service, health care service, mini storage, personal service business, and religious assembly

DC 99 →
DC 99 (amended)

RGE RD 293

DWIGHT MCLELLAN TRAIL

DEVELOPMENT PROPOSAL

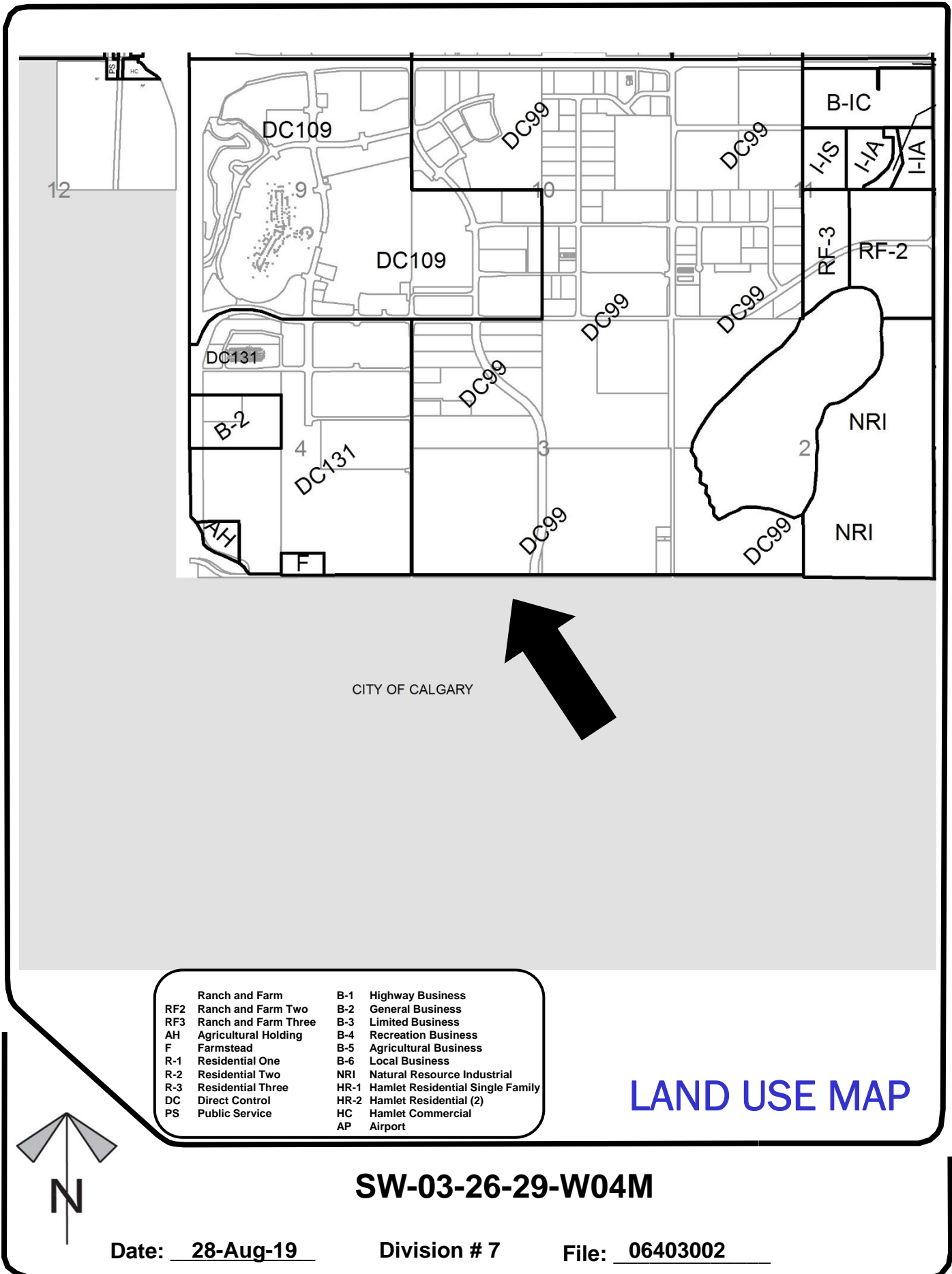


SW-03-26-29-W04M

Date: 28-Aug-19

Division # 7

File: 06403002

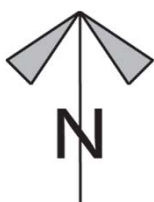




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



SW-03-26-29-W04M

Date: 28-Aug-19

Division # 7

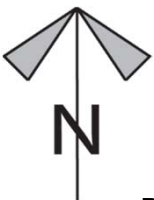
File: 06403002



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

AIR PHOTO

Spring 2018

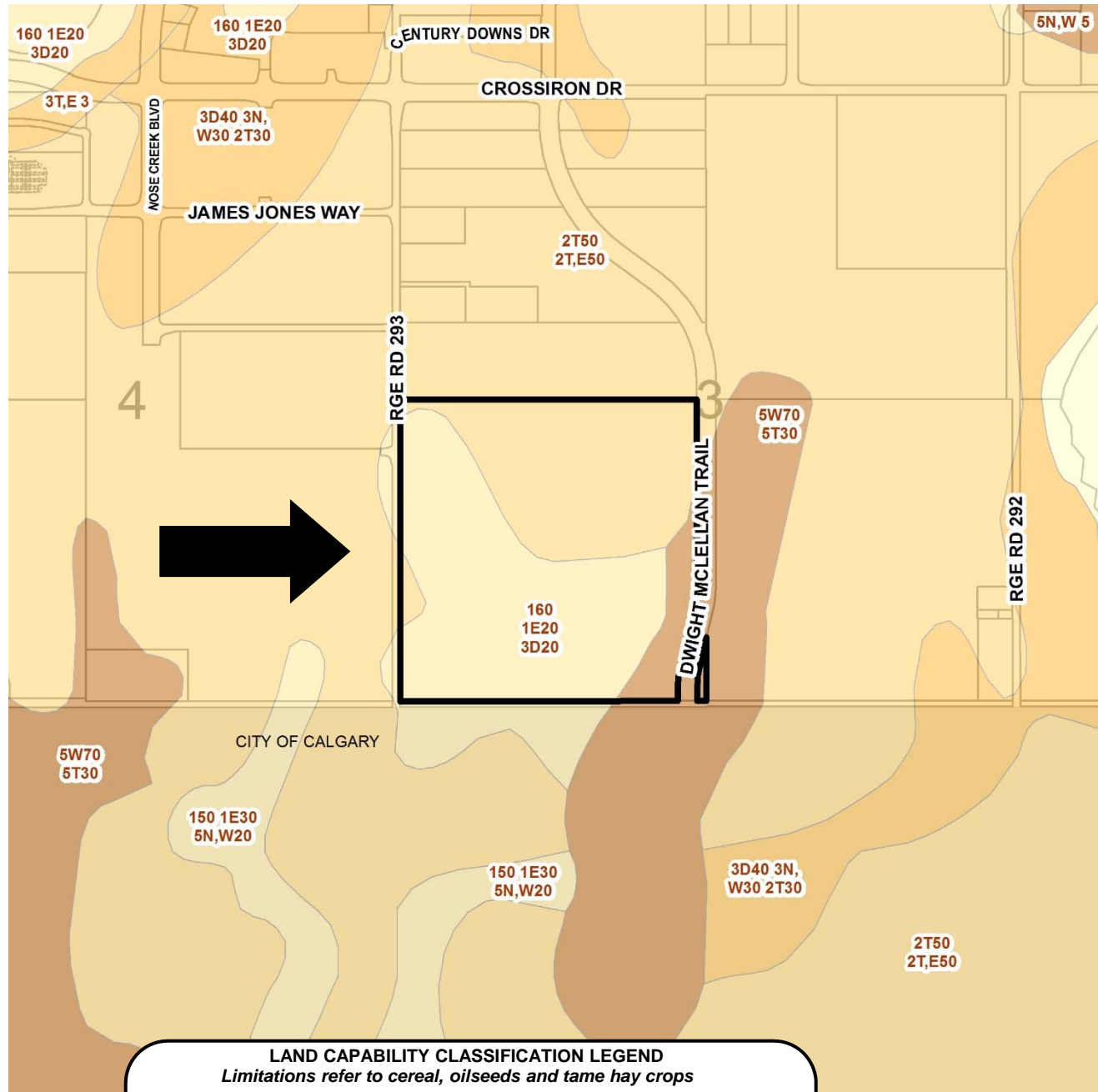


SW-03-26-29-W04M

Date: 28-Aug-19

Division # 7

File: 06403002



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

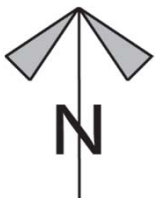
CLI Class

- 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

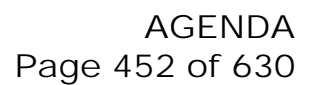


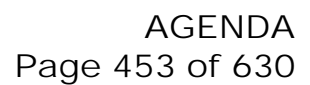
SW-03-26-29-W04M

Date: 28-Aug-19

Division # 7

File: 06403002







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019
FILE: 06403002
SUBJECT: Consideration of First Reading of Bylaw C-7929-2019 – Interlink Business Park Conceptual Scheme
DIVISION: 7
APPLICATION: PL20180140
Note: This application should be considered in conjunction with application PL20180139 (agenda item E-3)

POLICY DIRECTION:

The application was evaluated against the policies of the Municipal Development Plan, the Balzac East Area Structure Plan (ASP), and Direct Control Bylaw C-6031-2005 (DC-99).

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends first reading of the Bylaw be given in accordance with Option # 1.

OPTIONS:

Option # 1: THAT Bylaw C-7929-2019 be given first reading.

Option # 2: THAT application PL20180140 be denied.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to consider the Interlink Logistics Park Conceptual Scheme, which provides a policy framework to guide and evaluate the development of an Industrial Business Park. A corresponding Direct Control Bylaw amendment (PL20180139) and subdivision (PL20180088) related to the conceptual scheme have been submitted. The subject lands already hold the appropriate designation to support business development.

The following is a summary of the application assessment:

- The conceptual scheme is generally consistent with the provisions for development within Balzac East Special Development Area #4 as prescribed for in the ASP;
- The conceptual scheme is generally consistent with the purpose and intent of DC-99; and
- All other technical matters required at this stage of the application process are satisfactory.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is Oct 22, 2019.

CIRCULATION STATUS

The application was circulated to 541 adjacent landowners and to agencies. The County has received 0 written submissions in response to the circulation. Written submissions will be provided

¹ **Administration Resources**

Paul Simon and Gurbir Nijjar, Planning and Development Services



with the report package at the time of the public hearing should Council proceed to give first reading to the Bylaw.

ADDITIONAL APPLICATION REQUIREMENTS:

There is no additional application information required at this time.

DATE APPLICATION RECEIVED:	November 15, 2018
LEGAL DESCRIPTION:	SW-03-26-29-W4M
GENERAL LOCATION:	Located at the northwest junction of Dwight McLellan Trail and 144 Avenue.
APPLICANT:	Kellam Berg Engineering & Surveys Ltd.
OWNERS:	MH Crosspointe II GP Inc.
EXISTING LAND USE DESIGNATION:	DC-99
PROPOSED LAND USE DESIGNATION:	DC-99 (amended)
GROSS AREA:	± 150.53 acres
SOILS (C.L.I. from A.R.C.):	Class 1E, 3D – No significant limitations, erosion damage; Moderate limitations, low permeability.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

PS/llt

APPENDICES:

APPENDIX ‘A’: Additional Application Requirements

APPENDIX ‘B’: Bylaw C-7929-2019 & Schedule A

APPENDIX ‘C’: Map Set



APPENDIX A: ADDITIONAL APPLICATION REQUIREMENTS

No additional information required at this time.



BYLAW C-7929-2019

A Bylaw of Rocky View County to known as the Interlink Logistics Park Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7929-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7929-2019, being the “Interlink Business Park Conceptual Scheme,” affecting a portion of SW-03-26-29-W04M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7929-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06403002 / PL20180139

<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-7929-2019

A Conceptual Scheme affecting a portion of SW-03-26-29-W04M, herein referred to as the Interlink Logistics Park Conceptual Scheme.



INTERLINK LOGISTICS PARK

A HOPEWELL DEVELOPMENT
CONCEPTUAL SCHEME



KELLAM BERG
ENGINEERING & SURVEYS LTD.

CONSULTING ENGINEERS, LAND SURVEYORS AND PLANNERS

TABLE OF CONTENTS

1.0 INTRODUCTION	3
1.1 Vision	3
1.2 Conceptual Scheme Objectives	4
1.3 Policy and Regulatory Framework	4
2.0 PLAN AREA DESCRIPTION	10
2.1 Plan Area Legal Descriptions	10
2.2 Background Studies	11
2.3 Topography and Surface Drainage	11
2.4 Wetland Classifications	12
2.5 Geotechnical Conditions	14
2.6 Archeological Features	14
2.7 Adjacent Land Use and Development	15
2.8 Existing Road Network	16
2.9 ATCO Pipeline and CPR Spur Line	18
3.0 INTERLINK LOGISTICS PARK CONCEPTUAL SCHEME	20
3.1 Development Concept	20
3.2 Pedestrian Connections and Open Space	22
4.0 TRANSPORTATION NETWORK	27
4.1 Future Road Network	27
4.2 Transportation Impact Assessment	29
4.3 Road Alignment and Access Points	30
5.0 SERVICING AND UTILITIES	34
5.1 County Water System - East Balzac Watermains	34
5.2 Water Servicing Plan	35
5.3 East Rocky View Wastewater System	38
5.4 Wastewater Servicing Plan	39
5.5 Stormwater Management Plan	42
5.6 Shallow Utilities and Street Lighting	46
5.7 Protective Services	47
5.8 Air Contaminants, Odorous and Toxic Matter	47
5.9 Solid Waste Management	48
6.0 IMPLEMENTATION AND PHASING	49
6.1 Plan Amendment	49
6.2 Plan Implementation	49
6.3 Subdivision and Development Phasing	49
6.4 Construction Management Plan	51
7.0 DEVELOPMENT GUIDELINES	52
7.1 Minimum/Maximum Regulations (DC-99)	52
7.2 Building Appearance	52
7.3 Gateway Special Guidelines	52
7.4 Fencing and Screening	53
7.5 Landscaping	53
7.6 Parking and Storage Areas	53
7.7 Signage and Lighting	54
7.8 Garbage Storage	54
8.0 PUBLIC CONSULTATION	55
9.0 POLICY SUMMARY (BY SECTION)	56

TABLE OF FIGURES

- Figure 1 – Location Plan
- Figure 2 – Balzac East Area Structure Plan
- Figure 3 – Northeast Residual Area Policy Plan
- Figure 4 – Conceptual Scheme Area
- Figure 5 – Existing Topography and Surface Drainage
- Figure 6 – Wetland Classifications
- Figure 7 – Adjacent Land Use and Development
- Figure 8 – Existing East Balzac Transportation Network
- Figure 9 – Existing Pipeline and CPR Spur Line
- Figure 10 – Proposed Development Concept
- Figure 11 – Pedestrian Connections, Open Space and Landscaping
- Figure 12 – Examples of Potential Landscaping
- Figure 13 – East Balzac Road Network
- Figure 14 – Road Alignment and Access Points
- Figure 15 – Road Section
- Figure 16 – Water Mains, Static Balzac Master Potable Water Plan Update (MPE, 2014)
- Figure 17 – Water Servicing Plan
- Figure 18 – East Rocky View Wastewater System
- Figure 19 – Wastewater Servicing Plan
- Figure 20 – Stormwater Management Plan
- Figure 21 – Development Phasing & Proposed Subdivision Layout

1.0 INTRODUCTION

1.1 Vision

The Interlink Logistics Park Conceptual Scheme comprises 60.507 hectares (149.52 acres) located adjacent to the northern boundary of the City of Calgary, in the East Balzac Area of Rocky View County. The site's location on Dwight McLellan Trail provides excellent access to the Stoney Trail Ring Road, the QE II Highway, Hwy 566 and Metis Trail in the City of Calgary, as shown on **Figure 1: Location Plan**. Rocky View County adopted the Balzac East Area Structure Plan (BEASP) in 2000 in order to facilitate comprehensive business development in the East Balzac Area. This Conceptual Scheme is located in the south east area of the BEASP which is an area identified for increasingly intensive industrial development. This Conceptual Scheme will support the development of an attractive, industrial, campus style development. MonHope Crosspointe II Limited Partnership owns the lands which will be developed by Hopewell Development LP.

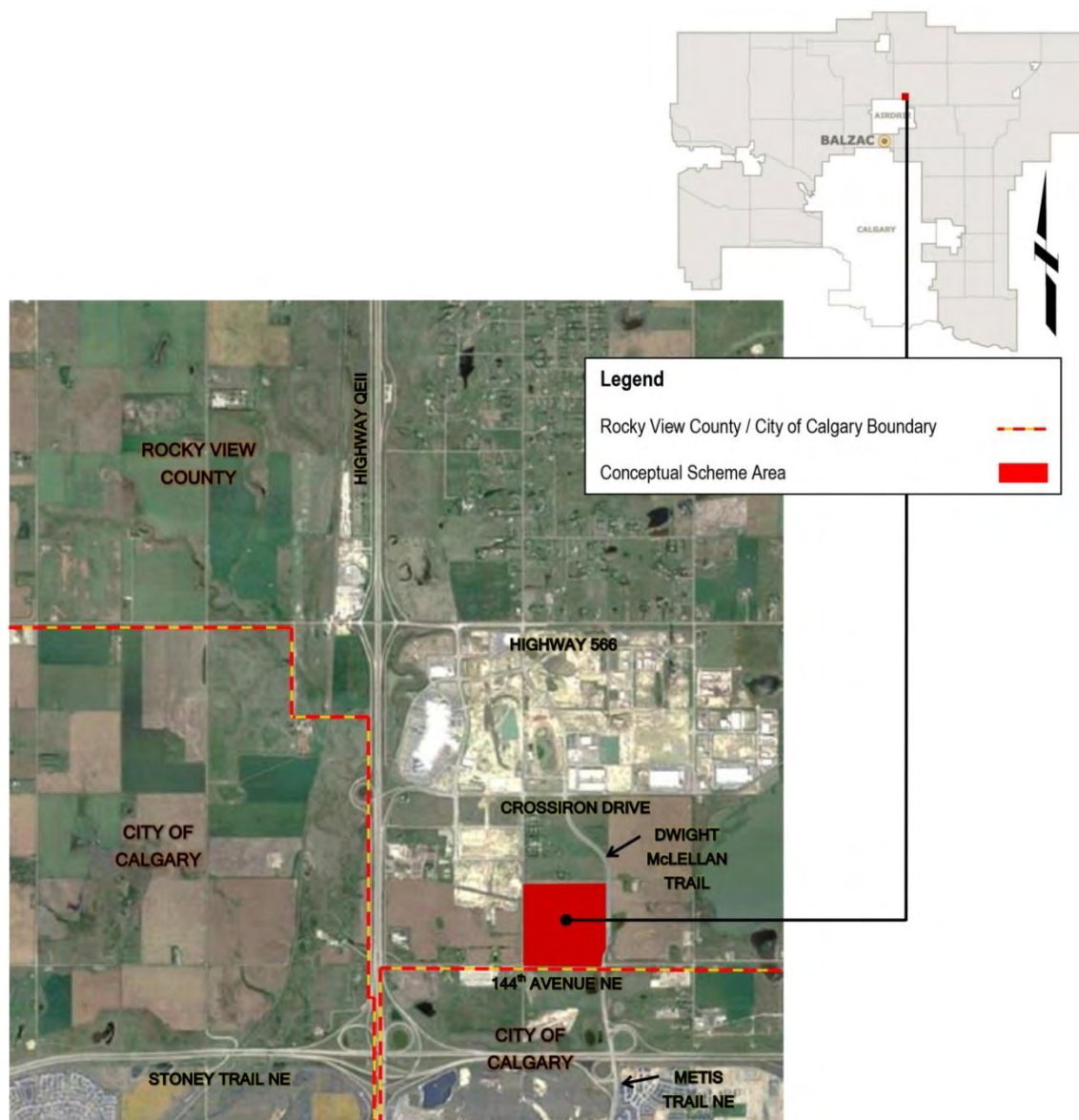


Figure 1: Location Plan

1.2 Conceptual Scheme Objectives

This Conceptual Scheme is located within the Balzac East Area Structure Plan and Direct Control District – 99, “The purpose and intent of this District is to provide for the *development* of the Balzac East Special Development Area #4 Lands for light commercial and light industrial uses that do not impact adjacent residential development.” (DC -99, Rocky View County Direct Control Bylaw C-6031-2005)

This Conceptual Scheme supports the County’s development goals by providing a comprehensive planning framework for development of industrial buildings in a campus style setting.

The specific objectives of the Conceptual Scheme are to:

- Summarize current conditions and studies to determine site constraints and opportunities in order to develop a land use and development framework for the Conceptual Scheme area;
- Describe development which adheres to the County’s policies, regulations and guidelines;
- Evaluate infrastructure in the region to determine appropriate utility and transportation infrastructure improvements;
- Establish development phasing which is flexible to accommodate market demand; and
- Summarize community consultation expectations including any alterations to the plan undertaken in response to concerns.

1.3 Policy and Regulatory Framework

This Conceptual Scheme has been prepared in accordance with the following policies, regulations and guidelines.

Rocky View County Plan (Municipal Development Plan), 2013

Rocky View’s County Plan contains policies that support the development of a regional business centre in the East Balzac area. This Conceptual Scheme supports the policies outlined in the County Plan by:

- Providing an opportunity for new industrial businesses to locate in an identified regional business area of the County.
- Increasing the business assessment tax base in order to support financial sustainability of the County’s operations.
- Supporting infilling of the existing regional business area and complement existing business development in the East Balzac area.

Balzac East Area Structure Plan (BEASP), 2000

The Balzac East Area Structure Plan (BEASP) supports the goals outlined in the County Plan by providing a development framework to guide business and commercial growth in an identified regional business area.

As shown on Figure 2: Balzac East Area Structure Plan, this Conceptual Scheme is located in Special Development Area 4 (SDA # 4), which is considered to be the heart of the commercial/industrial business area.

It is also located adjacent to the City of Calgary and the Calgary International Airport; consequently, the County will circulate this plan for comments to the City of Calgary and the Calgary Airport Authority.

This Conceptual Scheme addresses the requirements listed on page 35 of the BEASP, Special Development Area #4, by providing the following:

- ✓ A phasing plan.
- ✓ Demonstration of full build out density and lot size.
- ✓ An access plan.
- ✓ A Traffic Impact Analysis (under separate cover).
- ✓ Examples of landscaping along RR293 and Dwight McLellan Trail.
- ✓ Architectural guidelines that ensure that the sides of the structures visible from Range Road 293, Dwight McLellan Trail and Nose Creek Boulevard are attractive.
- ✓ A Stormwater Management Plan (under separate cover).
- ✓ A Wetland Assessment and Impact Analysis (WAIR).

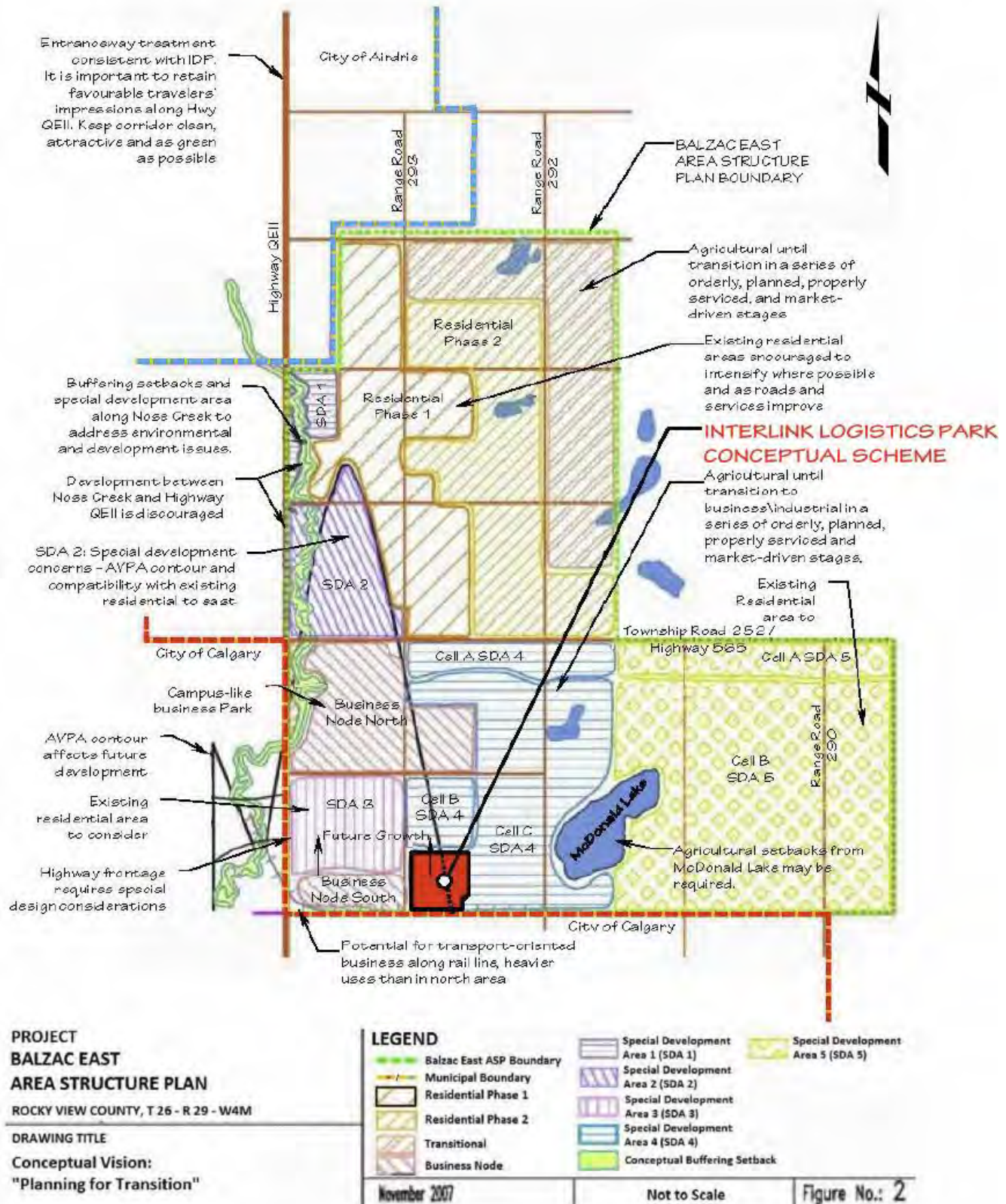


Figure 2: Balzac East Area Structure Plan – M.D. of Rocky View, 2000, Adapted by KBES

Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), 2012

The IDP identifies shared entranceways into and out of Rocky View County and the City of Calgary. The general planning objective of both municipalities is to ensure that mutual entranceways are attractive, orderly and well maintained. The City of Calgary has prepared a document entitled *“Improving Calgary’s Entranceways”*, which suggests enhanced treatment of inter-municipal entranceways. This Conceptual Scheme incorporates guidelines to create an attractive side yard along 144th Avenue which is in the City of Calgary.

Calgary International Airport Vicinity Protection Area Regulation (AVPA), 2009

The project site is located within the “NEF 25-30 Area” (Noise Exposure Forecast) area of the Airport Vicinity Protection Plan (AVPA). A wide range of uses are allowed in this NEF area, with the only prohibited use being campgrounds. The site is also within the Terminal Surveillance Radar Area (TSR), where building heights are restricted to a maximum of 38 – 56 m. Building height in the Plan Area is also regulated by Direct Control District - 99 which limits building height to 20 meters. The height of the buildings in the Plan Area will adhere to these restrictions and regulations and will be circulated to the Calgary Airport Authority.

Policy

Policy 1.3.1 *Applications for development within the AVPA area shall be circulated to the Calgary Airport Authority for comment.*

Direct Control District - 99 (DC-99)

The purpose of DC-99 is to facilitate commercial and light industrial development of lands within the Balzac East, Special Development Area #4. Since the Conceptual Scheme area is located within Cell C of DC-99, the following development regulations will be adhered to: maximum building height (20m) and minimum building setbacks (10m) from property line.

DC-99 states that the, minimum landscaping requirements for lands abutting Range Road 292 or Range Road 293 will be 15% (blended hard and soft landscaping). Since this development is envisioned as a campus style development on one lot adjacent to RR293, Dwight McLellan Trail with Nose Creek Boulevard running through the centre, it is proposed that landscaping be concentrated on the development edges facing these roads to screen truck and trailer parking areas, where visible from these roads.

In addition, a separate application will be submitted to the County proposing to amend DC-99 to increase the maximum building coverage for this quarter section to 55%, in order to accommodate large scale warehouse/industrial buildings. This site specific amendment to DC-99 also proposes the addition of several uses in the Conceptual Scheme area to allow flexibility should market conditions change in the future. The same amendment to DC-99 has been approved for other sites in Balzac to accommodate similar forms of development.

Land Use Redesignation is not required for the Conceptual Scheme area since the proposed light industrial uses are consistent with DC-99. Since Land Use is already in place for industrial development the landowner may submit an application for stripping and grading prior to approval of

this Conceptual Scheme. The landowner recognizes that a Stormwater Management Plan must be accepted by the County prior to a Development Permit being approved.

Commercial, Office and Industrial Design Guidelines in Rocky View County, 2009

The County's Commercial, Office and Industrial Design Guidelines document provides guidance for creating attractive and cohesive built forms for business landscapes in Rocky View County. Accordingly, guidelines described in this Conceptual Scheme address the following: building facades, location of storage and loading, and landscape screening along major roads adjacent to the site.

Alberta Wetland Mitigation Directive, 2015 and Rocky View County's Wetland Conservation and Management Policy, 2010

Alberta Environment and Parks and Rocky View County policies require that any impacts to wetlands on a development site be evaluated. A Wetland Analysis and Impact Report (WAIR) has been prepared and submitted to the County in support of this Conceptual Scheme. A WAIR report has been submitted to Alberta Environment and Parks in support of an application for Approval under the Water Act.

Northeast Residual Area Policy Plan, City of Calgary, 2005

Figure 3: Northeast Residual Area Policy Plan shows +/-700 acres of undeveloped land directly to the south of the subject site within the City of Calgary. The plan outlines broad-based policy objectives for future development of an industrial area; however, it is to remain a limited serviced area until urban services are provided. This Conceptual Scheme facilitates development that is consistent with the type of development described in the City's Residual Area Policy Plan.

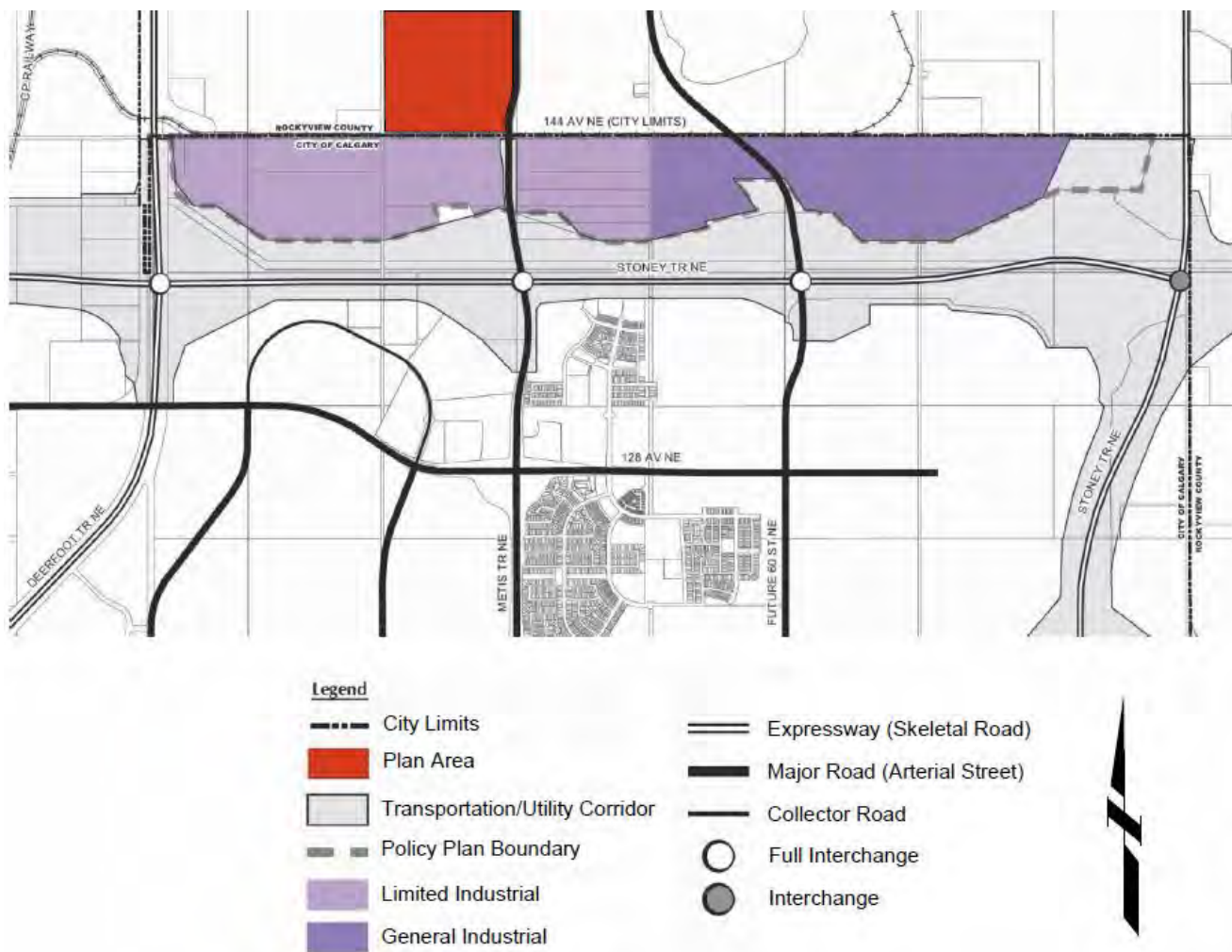


Figure 3: Northeast Residual Area Policy Plan - City of Calgary Land Use Planning & Policy, 2005, Adapted by KBES Ltd.

2.0 PLAN AREA DESCRIPTION

2.1 Plan Area Legal Descriptions

As shown on **Figure 4: Conceptual Scheme Area**, MonHope II owns the entire Conceptual Scheme area which is a 60.507 hectares (149.52 acres) parcel, legally described as SW ¼, Section 3, Township 26, Range 29, and W4M. There is a 22 inch (560mm) natural gas pipeline running diagonally through the quarter section within a 22.86 meter wide ROW (*Registered Plan 299 JK*). To the south of the parcel, there is a 15.24 meter wide Canadian Pacific Railway (CPR), right-of-way containing a spur line (*Registered Plan 871 JK*).

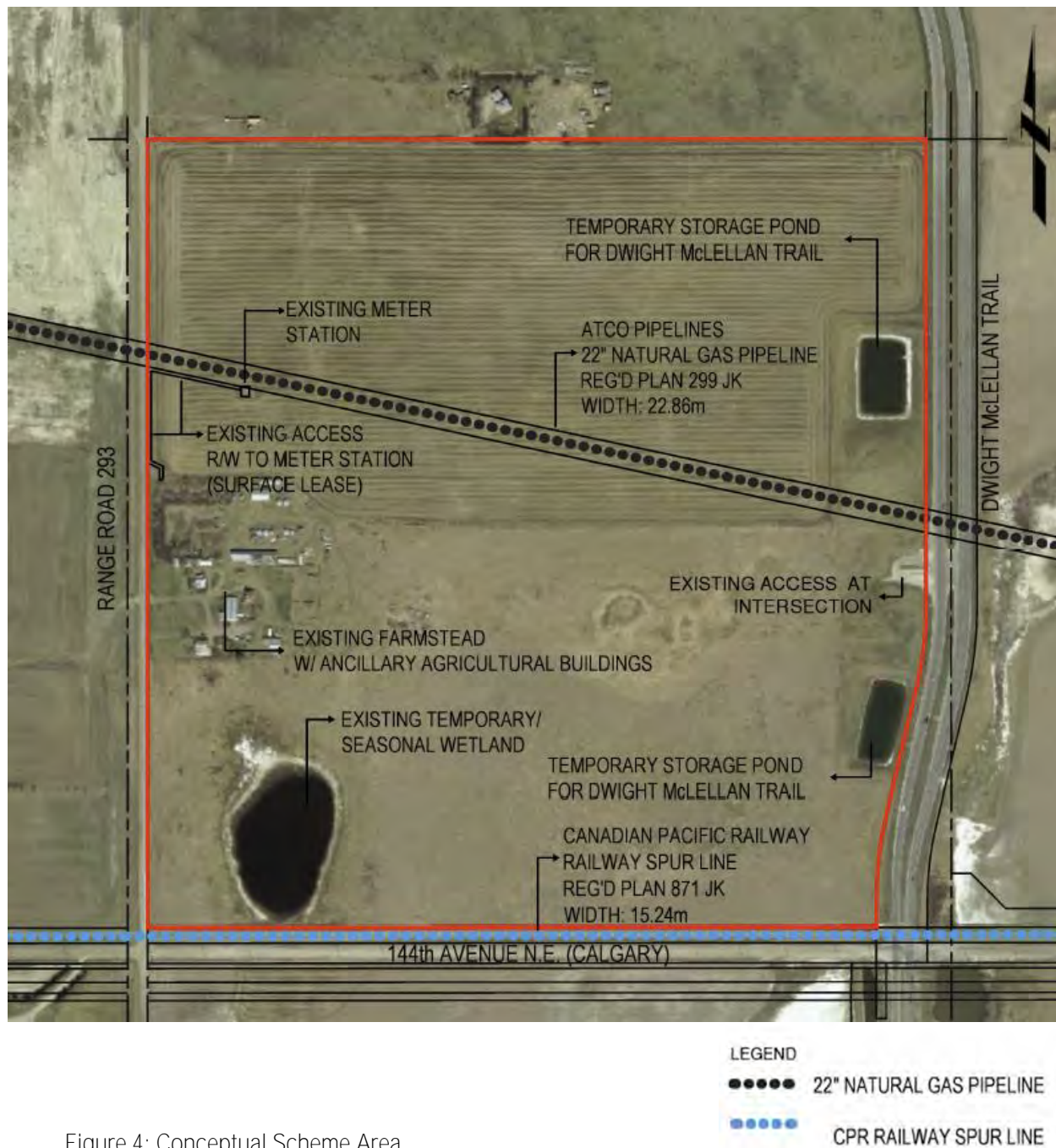


Figure 4: Conceptual Scheme Area

2.2 Background Studies

The following background studies have been prepared in support of this Conceptual Scheme and submitted under separate cover: a Traffic Impact Assessment (TIA), a Wetland Assessment and Impact Report (WAIR), a Preliminary Geotechnical Evaluation, a Stormwater Management Report.

In addition, Historical Resources Act approval was granted by Alberta Culture in August, 2018. The signed approval is included in Appendix B.

2.3 Topography and Surface Drainage

The topography is gently undulating with a portion of the drainage flowing to the south west and the remainder of the storm drainage flowing towards the east as shown on **Figure 5: Existing Topography and Surface Drainage**.

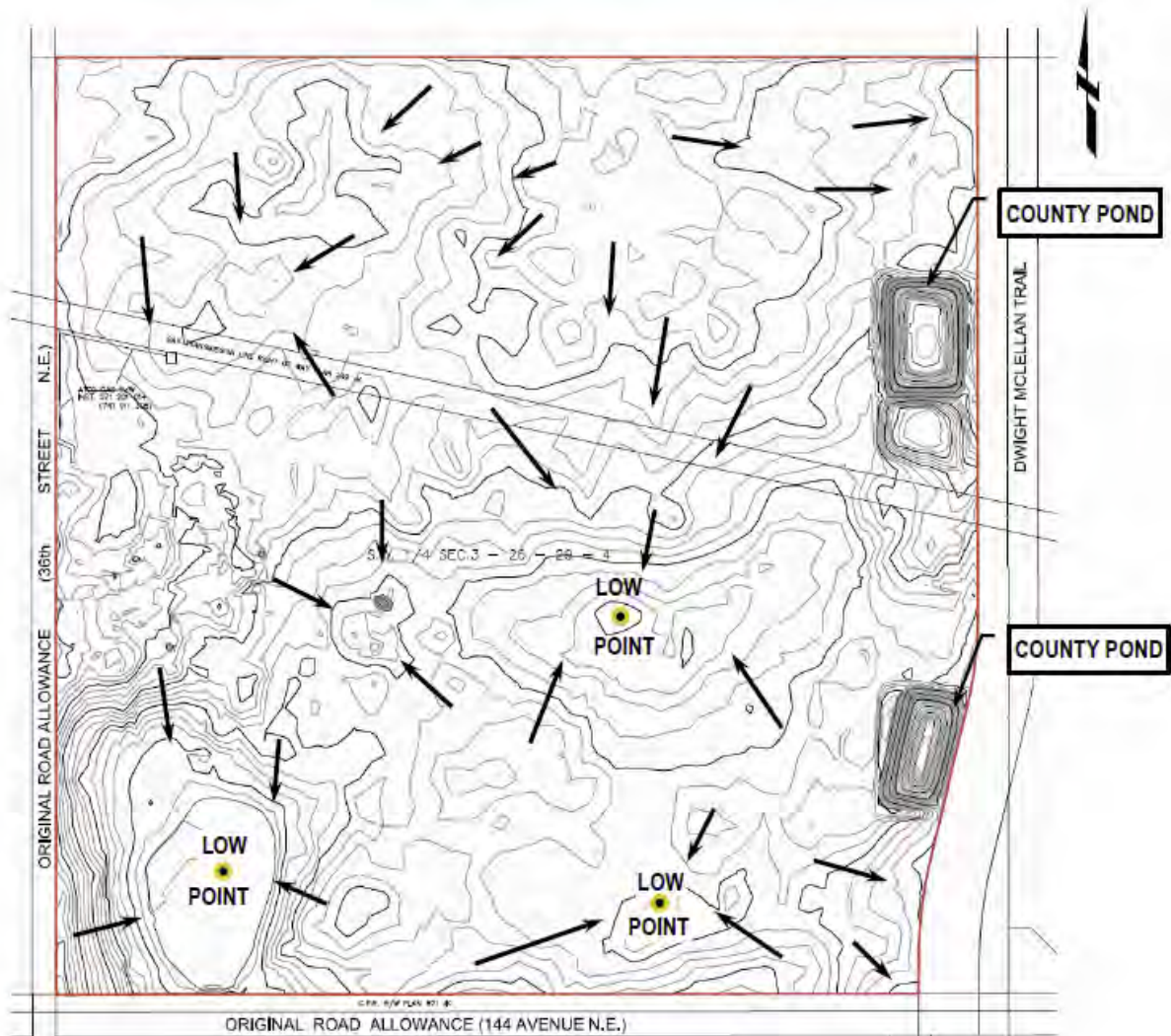


Figure 5: Existing Topography and Surface Drainage (Based on Kellam Berg Engineering & Surveys Ltd. survey, 2018)

2.4 Wetland Classifications

The quarter section has been used extensively for agricultural activities; there is an existing homestead with accessory buildings on the west side of the quarter section and evidence of recent cropping on the north half.

Figure 6: Wetland Classifications, shows wetland classifications resulting from examinations of historical aerial photos and field verifications undertaken by Tetra Tech Canada Inc. in July of 2018.

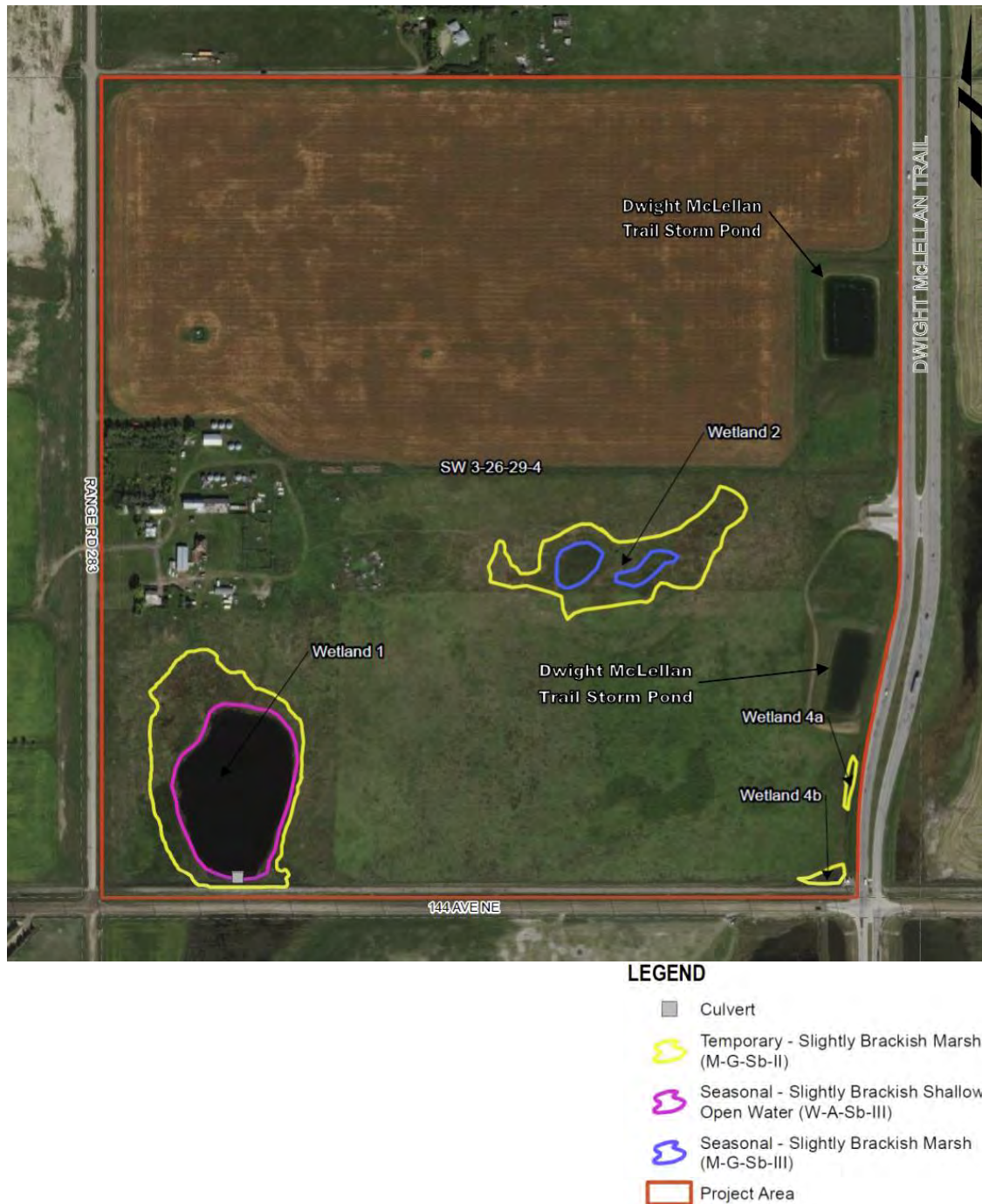


Figure 6: Wetland Classifications (Tetra Tech Canada Inc. 2018; Adapted by KBES Ltd.)

The following conclusions are outlined in the “Wetland Assessment and Impact Report LSD SW-3-26-29-W4 – Balzac, Alberta”, (Tetra Tech Canada Inc. April, 2019).

Wetland 1 in the South West corner is classified to be of Seasonal Permanency and given the history of disturbance to the site over the years; Wetland 1 has a limited natural diversity and habitat value.

Wetland 2 exhibited Temporary permanency indicated by the presence of 1 to 2 vegetation zones and draw down of surface water by late in the growing season. This wetland also has limited natural diversity and habitat value due to the history of agricultural disturbance on the site.

Wetland 4a/b was found to be naturally occurring, spanning several quarter sections. However, the construction of Dwight McLellan Trail and the rail embankment along 144th Avenue have caused additional impoundment along the ditch line. As a result these remnant areas of Wetland 4 are considered to be not naturally occurring and are due to the anthropogenic impoundment.

There are also two existing storm ponds which accommodate stormwater drainage from Dwight McLellan Trail.

Due to the nature of the development all wetlands will be completely removed. The pre-determined alignment of Nose Creek Boulevard and the existing diagonal pipeline ROW restrict development options; for example, the south portion of the site provides the largest contiguous space suitable for constructing large warehouse buildings. The areas of the wetlands were also identified in order to provide in-lieu payments for disturbance.

In conclusion, the Tetra Tech report states that “construction and operation of the project will result in hydrological and ecological impacts that are considered to be of negligible magnitude. The historical and existing land uses in the Project Area have reduced the habitat value of the assessed wetlands to date; therefore high value habitat is not anticipated to be lost.” (*Tetra Tech, 2018*)

An application will be submitted to Alberta Environment and Parks to obtain Approval under the Water Act to disturb wetlands.

Policy

Policy 2.4.1 *Any wetland impact shall be addressed at Subdivision/Development Permit stage to the satisfaction of Alberta Environment and Parks, and Rocky View County.*

2.5 Geotechnical Conditions

A Preliminary Geotechnical Investigation was completed in March of 2018 by JASA Engineering Inc. A total of 39 test holes were drilled to determine general soil and groundwater conditions. Based on soil and groundwater conditions identified, the site is considered to be suitable for typical industrial office/warehouse development. The borehole samples indicated that clayey and sandy soils overlying relatively shallow bedrock are present on the site. Conventional strip and pad footings or drilled cast in place concrete piles are considered feasible to support buildings at the site. Site specific geotechnical evaluations will be required once the location and configuration of projects are known.

Policy

- Policy 2.5.1** *At future Subdivision and/or Development permit stage, a site - specific geotechnical analysis should be prepared by a qualified professional Geotechnical Engineer to confirm subsurface conditions. A Deep Fill Report may also be required for areas of fill over 1.2 m in depth.*

2.6 Archeological Features

The Nose Creek Valley was important for First Nations camping, hunting and travelling. Remains from these activities have been found in the area; therefore, it was important to obtain Historical Resource Clearance from Alberta Culture. Upon inspection of their records, Alberta Culture found that this site was not likely to contain any significant artifacts and a Historical Resource Impact Assessment Clearance letter was issued August 8, 2018, and is included in Appendix B.

As noted in the Historical Resource Clearance Letter, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery."

Policy

- Policy 2.6.1** *Historical Resource Impact Assessments are not required at Subdivision/Development Permit stages.*

2.7 Adjacent Land Use and Development

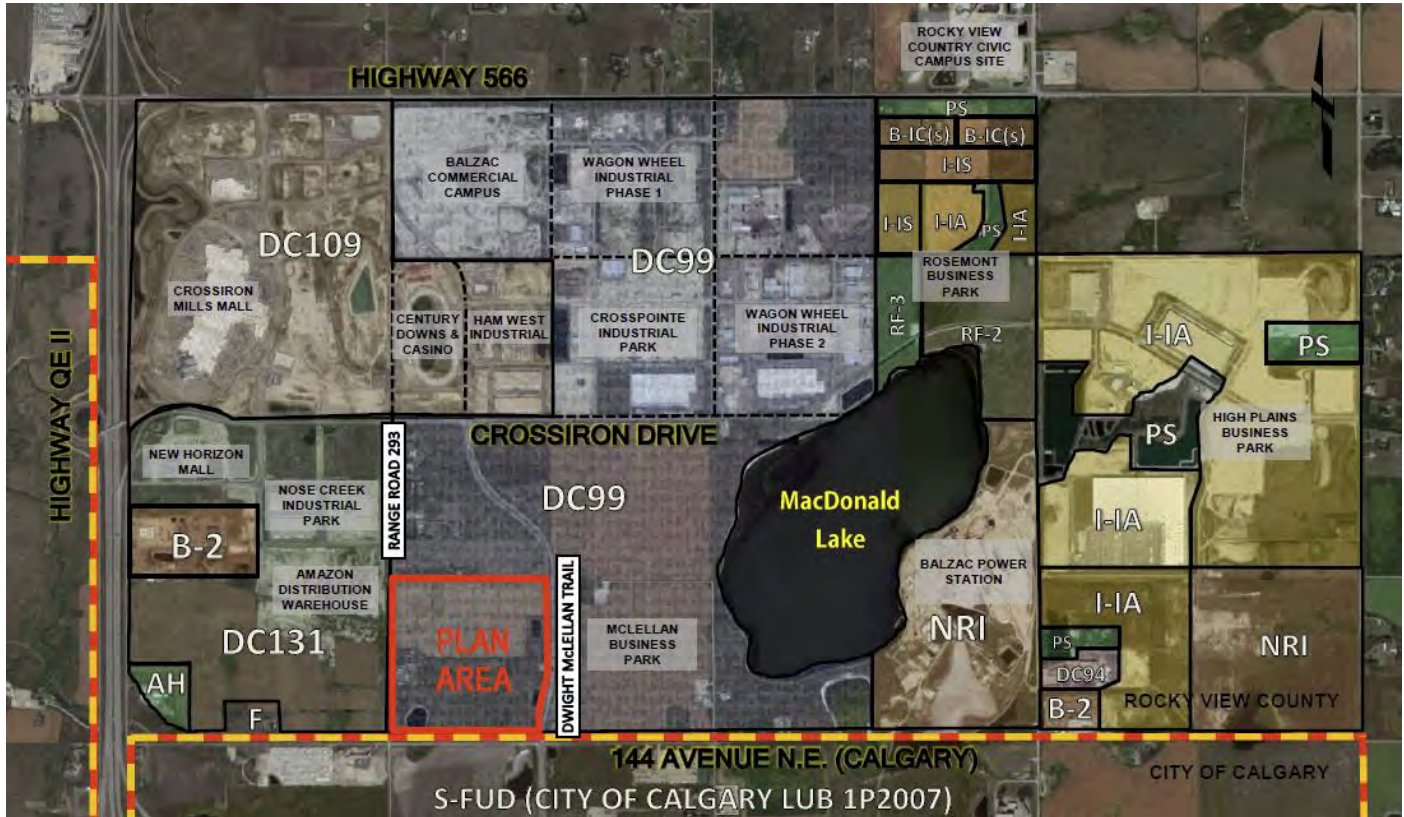


Figure 7: Existing Land Use and Development Context - Rocky View County LUB Map No. 64 South, Adapted by KBES Ltd.

Figure 7: Adjacent Land Use and Development shows Land Use Districts and developments in the Balzac area. Development to the west of McDonald Lake is regulated by three Direct Control Districts, DC-109, DC-131 and DC-99 and development on the east side of the Lake is regulated by a number of Industrial and Business Land Use Districts. The general intent of all of these districts is to facilitate growth of industrial, business, and commercial activities in this area of the County.

- The Crossiron Mills Mall and the Century Downs Casino and Race Track and Ham West Industrial development are located in DC-109.
- The New Horizon Mall and the Amazon warehouse, which are located in the Nose Creek Industrial Park within DC-131, have been completed recently.
- The northern portion of DC-99 is undergoing development as lots in the Balzac Commercial Campus, Crosspointe Industrial Park and Wagon Wheel Industrial Parks are being sold.
- The McLellan Business Park Conceptual Scheme which is located immediately to the east of this Conceptual Scheme was approved in 2016; however, development has not occurred at the time of writing this document.
- To the east of MacDonald Lake, three phases of the High Plains Business Park have been developed to accommodate several million square feet of warehousing.

- The Rocky View County Civic campus has been completed north of Hwy 566 and the County's Regional Fire Station has already been completed to serve this area of the County.
- Development to the south of the subject property, within the City of Calgary, consists primarily of temporary outdoor storage facilities. This type of development is permitted under the Special Purpose - Future Urban Development District (SFUD). The intent of the SFUD District is to accommodate temporary development until urban services are in place for future industrial/commercial development as identified in the Northeast Residual Area Policy Plan. (*City of Calgary, 2005*)

2.8 Existing Road Network

The primary access to the Plan Area is expected to be from Dwight McLellan Trail which is an existing six lane urban skeletal road, as shown in green on **Figure 8: Existing East Balzac Transportation Network**. Range Road 293 is constructed as a two-lane paved road to the south of John Ware Drive where it continues southward to connect to 144th Avenue in the form of a two-lane rural road. 144th Avenue is currently a two-lane rural road. There are level CPR Spur Line crossings at Dwight McLellan Trail and Range Road 293.

As shown on Figure 8, Nose Creek Boulevard is currently constructed as an "Arterial Road 4 Lanes-Urban" connecting to Colonel Robertson Way. According to the East Balzac Network Review, Nose Creek Boulevard will eventually extend southward and then turn to the east to connect to Dwight McLellan Trail. A portion of this east/west road will be constructed as shown in this Conceptual Scheme.

**LEGEND:**

- SKELETAL ROAD 6 LANES - URBAN
- ARTERIAL ROAD 4 LANES - URBAN
- PRIMARY COLLECTOR 2 - 4 LANES - URBAN
- COLLECTOR 2 LANES - URBAN
- REGIONAL ARTERIAL 2 LANES - RURAL
- INDUSTRIAL ROAD

Figure 8: Existing East Balzac Transportation Network (Watt Consulting Group 2015; Adapted by KBES Ltd.)

2.9 ATCO Pipeline and CPR Spur Line

There is a 22 inch (560mm) natural gas pipeline located within the Plan Area and a Canadian Pacific Railway (CPR) Spur Line lying to the south of the Plan Area, as shown in **Figure 9: Existing Pipeline and CPR Spur Line**.

2.9.1 CPR Spur Line

A Canadian Pacific Rail spur line is located in a 15.24 meter Right-of-Way (CPR Plan 871JK) located adjacent to the south property line of the Plan Area. The track has been out of service for several years according to Canadian Pacific Railway.

2.9.2 ATCO Pipelines

There is a 22 inch (560mm) - 800 psi high pressure, sweet natural gas pipeline running east-west through the project site, owned by ATCO Pipelines. Hydrovacing has been undertaken in order to determine the precise depth of the pipeline. This important pipeline transports natural gas from the Cochrane processing plant to the City of Calgary. Limited forms of development may be allowed to encroach into the 22.86 meter ROW in consultation with ATCO Pipelines.

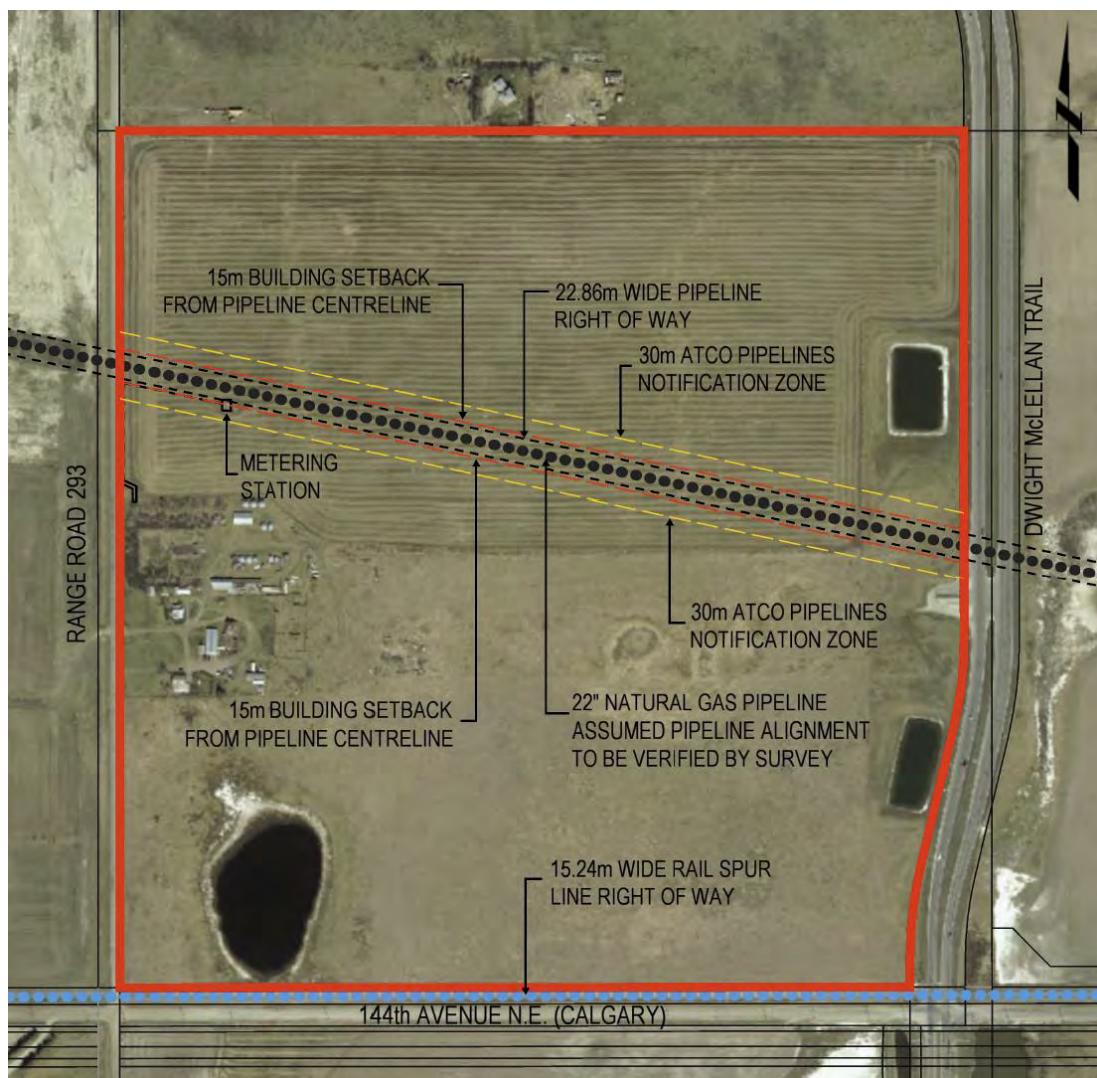


Figure 9 – Existing Pipeline and CPR Spur line

ATCO Pipelines Development Conditions:

- i. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
- ii. A pipeline alteration will be required in this area. All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner. This process can take up to 18 months to complete.
- iii. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
- iv. Road crossings are subject to Engineering review and approval. Road crossing(s) must be paved and cross at a perpendicular angle. Parallel roads are not permitted within ATCO Pipelines' right(s)-of way. If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
- v. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
- vi. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way.
- vii. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline to any buildings.
- viii. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. If alterations are required, the cost will be borne by the developer/owner.
- ix. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.

Note: Appendix A lists guidelines for development in proximity to ATCO pipelines.

3.0 INTERLINK LOGISTICS PARK CONCEPTUAL SCHEME

The Interlink Logistics Park is expected to complement existing development in Balzac by providing additional warehouse and light industrial space in an attractive, campus style development.

3.1 Development Concept

The parking areas and lot layout have been designed to accommodate the existing 22.86 m ATCO Pipeline ROW and as well as associated pipeline development setbacks. The County's future road requirements and the partially constructed intersection on Dwight McLellan Trail have determined the size and location of Nose Creek Boulevard.

The anticipated conceptual building layout, road design and storm facilities are shown on **Figure 10: Development Concept**. The Concept supports the desired density outlined in the Balzac East Area Structure Plan (BEASP).

"Cell C is considered to be the heart of the commercial/industrial business area. Lot sizes may vary in this area, but a maximum density will be determined at the conceptual scheme level. The level of intensity of industrial use will gradually increase to the southeast of the study area." (BEASP, 2000)

It is important to note that the building and parking configurations shown in this plan are conceptual in nature. The final building and parking configurations will be determined at future Development Permit stages. An Amendment to the Conceptual Scheme will only be required if proposed development represents a substantial change to the overall intent of the Conceptual Scheme.

Subdivision and development are expected to occur in phases, with the overarching goal of creating a cohesive campus style design.

The quarter section will be subdivided to create the Public Utility Lot (PUL) in the northwest corner and the Nose Creek Boulevard road right of way, both of which will be dedicated to the County. Lots 1, 2 and 3 will also be created as shown conceptually on page 50, **Figure 21 - Development Phasing**. Final lot configurations will be determined at subdivision stage and alterations may occur without amendment to this Plan, if the overall intent of the Plan is maintained, at the discretion of the County. Landowners will be responsible for maintenance and operation of shared irrigation infrastructure and entrance features. The landowner will place an instrument on titles which states that the lot owner is responsible for payments required to maintain and operate any shared infrastructure. This would exclude the County owned Public Utility Lot.

A site-specific amendment to DC-99 proposing an increase from 40% to 55% in the building coverage regulation is being submitted concurrently with this Conceptual Scheme. Approval of this higher site coverage will allow development of large, warehouse style buildings. This site specific amendment also proposes the addition of several uses in the Conceptual Scheme area, to allow flexibility should market conditions change in the future. Similar amendments to DC-99 have been approved for other sites in Balzac.

An appropriate level of density will be achieved via large warehouse style buildings with leased bays. The 22.86m wide Atco Gas ROW and the storm water facility will provide open space and visual breaks between the buildings.

In tribute to the original landowners, Pond A may be renamed to Ham Family Stormwater Management Facility and a plaque will be installed recognizing the original homestead area.

Policies

- Policy 3.1.1** *Final lot configurations will be determined at Subdivision stage.*
- Policy 3.1.2** *Development shall be in general accordance with the concept identified on Figure 10. The final building, parking and landscaping configurations will be determined at future Development Permit stages.*
- Policy 3.1.3** *Amendments to the Conceptual Scheme will only be required if the proposed Subdivision/Development represents a substantial change to the overall intent of this Conceptual Scheme.*
- Policy 3.1.4** *All subdivision and development within the Plan Area shall conform to the Interlink Logistics Park Conceptual Scheme, the Balzac East Area Structure Plan and DC-99.*
- Policy 3.1.5** *At Development Permit stage, all development shall demonstrate compliance with the Development Standards contained within Section 7 of the Interlink Logistics Park Conceptual Scheme, to the satisfaction of Rocky View County.*
- Policy 3.1.6** *Development within the Plan Area which may create a significant nuisance factor, including noise, odour, atmospheric substance or other emissions, outside of an enclosed building will be required to demonstrate methods of mitigating and reducing the problem to the satisfaction of Federal, and Provincial governments, and Rocky View County.*
- Policy 3.1.7** *Development guidelines described in DC-99 (Section 31), this Plan and the Balzac East Area Structure Plan shall be adopted, where possible to ensure that development on yards adjacent to Dwight McLellan Trail, Range Road 293 and Nose Creek Boulevard present an appropriate visual interface with these public roadways.*
- Policy 3.1.8** *All uses onsite will require a Development Permit unless exempt from the requirements of the Rocky View County Land Use Bylaw.*
- Policy 3.1.9** *Maximum Building Site Coverage is in accordance with DC-99, as amended.*

Use	Area		Percent
	Acres	Hectares	
Buildings/Asphalt/Concrete/Landscaping	126.94	51.37	85
Municipal Road (Nose Creek Boulevard)	7.73	3.13	5
Storm Pond Facilities / Public Utility Lot	14.63	5.92	10
Road Widening (Dwight McLellan Trail)	0.22	0.09	<1
Municipal Reserves	0.00	0.00	0
Total	149.52	60.51	100

Note: The areas shown in the table are conceptual; final areas will be determined at detailed design stages.

3.2 Pedestrian Connections and Open Space

Figure 11: Pedestrian Connections, Open Space and Landscaping shows the primary features of the open space and pedestrian network within Conceptual Scheme area. Open space will be provided adjacent to the storm water pond located in the North West corner of the development. The 22.86 meter wide ATCO Gas Pipeline ROW will be landscaped to create a linear green space in the northern portion of the development. Landscaping within the ROW area will be in accordance with ATCO guidelines. It is expected that landscaping on the ROW will consist primarily of grass and potentially small groups of low vegetation adjacent to the edges of the ROW, subject to review by Atco Pipelines.

A 1.4 meter separate sidewalk will be constructed along one side of Nose Creek Blvd. to connect to the County's future regional pathway system on the west side of Dwight McLellan Trail.

Policies

Policy 3.2.1 *10 percent Municipal Reserve will be provided in accordance with the provisions of the Municipal Government Act.*

Policy 3.2.2 *Municipal Reserves may be provided through cash-in-lieu of reserves.*

An entrance feature will be constructed along Dwight McLellan Trail to signal arrival at the Interlink Logistics Park. The entrance feature will be located on private land adjacent to Dwight McLellan Trail. The specific architectural design of the entrance feature will complement the surrounding landscaping and will be constructed from a durable, low maintenance material. A Development Permit will be required for the entrance feature.

3.3 Landscaping

Examples of potential landscaped areas along Dwight McLellan Trail, RR293, Nose Creek Boulevard and 144th Avenue are shown on **Figure 11: Pedestrian Connections, Open Space and Landscaping**. Landscaping will follow guidelines outlined in the Balzac East Area Structure Plan and described in Section 7 - Development Standards of this plan. Landscaping along these roads will be on private property and consist of berms, trees and shrub beds arranged to screen any truck parking areas which are visible from the adjacent roads, where possible, as shown on **Figure 12: Examples of Potential Landscaping**.

Trees will be planted in clusters within the 6.0m setback along the north property line to provide a visual buffer to Cell B, SDA #4, as per the provisions outlined the Balzac East Area Structure Plan for Cell C. Trees will not be planted within the Public Utility Lot.

Detailed landscaping plans will be submitted at Development Permit stages.

Policies

Policy 3.3.1 *The 15% landscaping requirement should be applied primarily along the edges of the lots adjacent to Dwight McLellan Trail, Range Road 293 and Nose Creek Boulevard.*

Policy 3.3.2 *Landscaping shown in the Conceptual Scheme is conceptual in nature and detailed landscaping plans will be submitted at Development Permit stages.*

3.4 Environmental Reserve (ER)

The project site has been under agricultural cultivation for many decades and is relatively flat; therefore, dedication of Environmental Reserve lands is not anticipated.

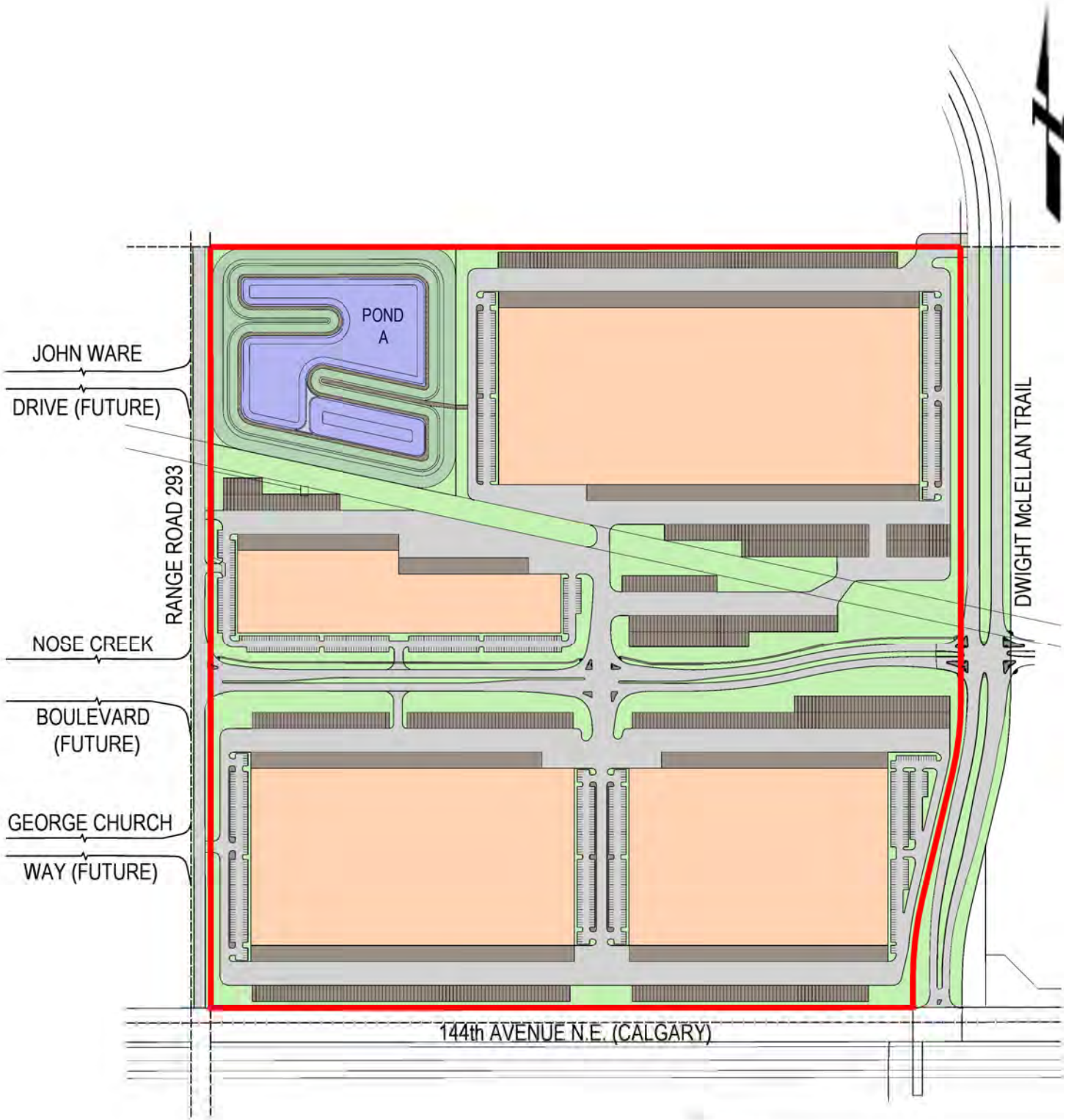


FIGURE 10 - DEVELOPMENT CONCEPT

LEGEND	
	PROPOSED BUILDING
	PROPOSED ASPHALT SURFACE
	PROPOSED LANDSCAPED AREA
	PROPOSED CONCRETE AREA

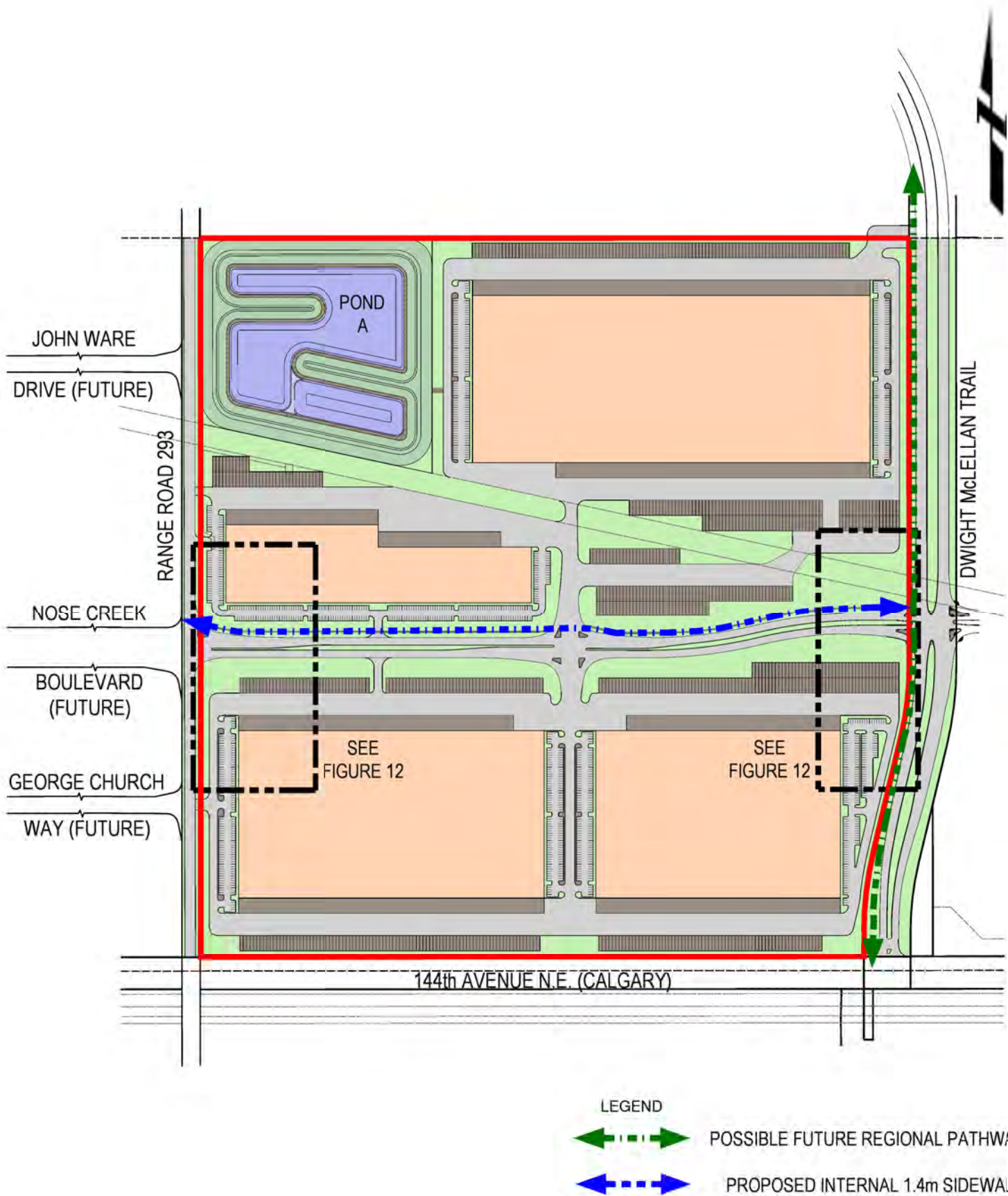
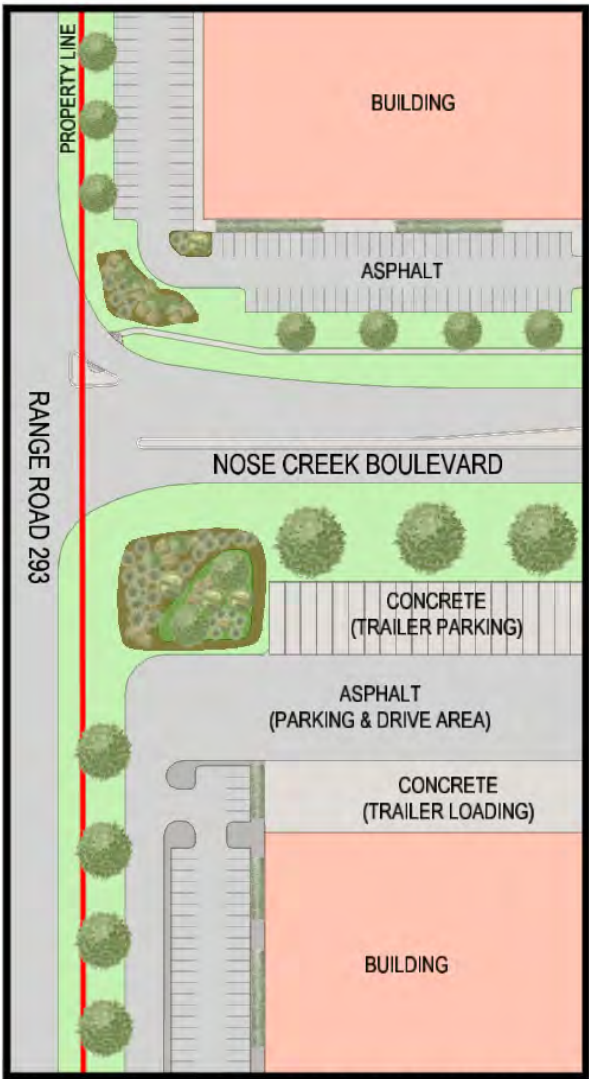
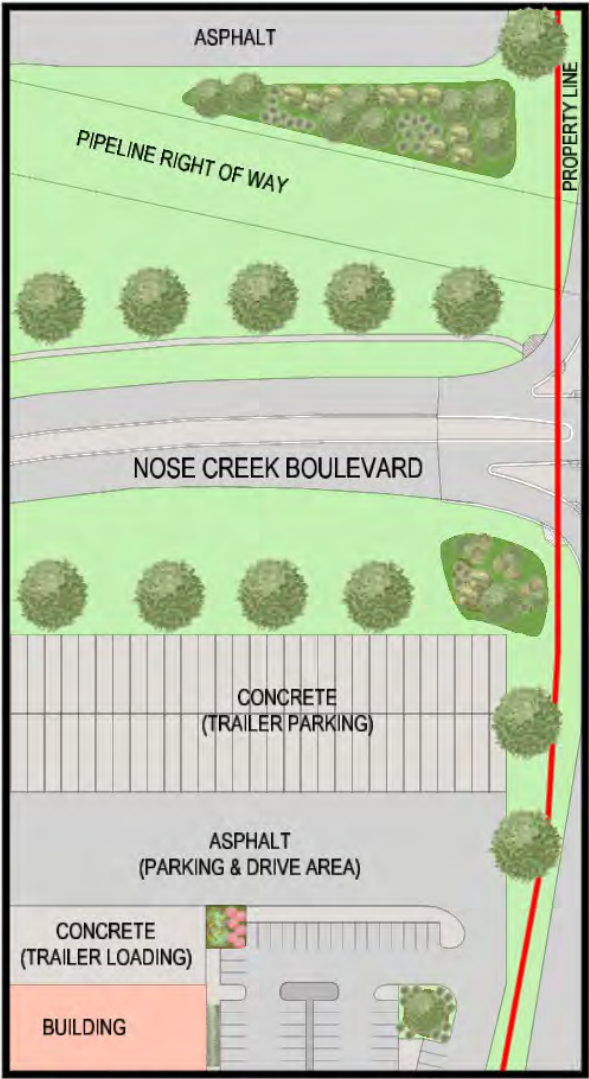


FIGURE 11 - PEDESTRIAN CONNECTIONS, OPEN SPACE AND LANDSCAPING



DETAIL A: LANDSCAPING CONCEPT AT WEST ENTRANCE A



DETAIL B: LANDSCAPING CONCEPT AT EAST ENTRANCE B

Figure 12: Examples of Potential Landscaping

4.0 TRANSPORTATION NETWORK

4.1 Future Road Network

The objectives of the East Balzac Network Review are, “to verify the required long term network for the area based on existing development and the most recent plans for development in the area and assess cumulative impact of the current and future land uses on the ultimate network, its capacity and operation.” (Watt Consulting Group, 2015) The road network analyzed in the report is shown on **Figure 13: East Balzac Road Network**.

Rocky View County has identified Nose Creek Boulevard as the main east/west arterial through the southern area of Balzac as shown on **Figure 13: East Balzac Road Network**.

Nose Creek Boulevard is identified as an “Arterial Road 4 Lane – Urban” in the East Balzac Network Review, consequently it will be built in accordance with this specification, as shown on Figures 14 and 15. Nose Creek Boulevard within the Conceptual Scheme area aligns with the existing intersection stub constructed on the west side of Dwight McLellan Trail and the future extension of Nose Creek Boulevard to the west, as shown on Figures 13 and 14.

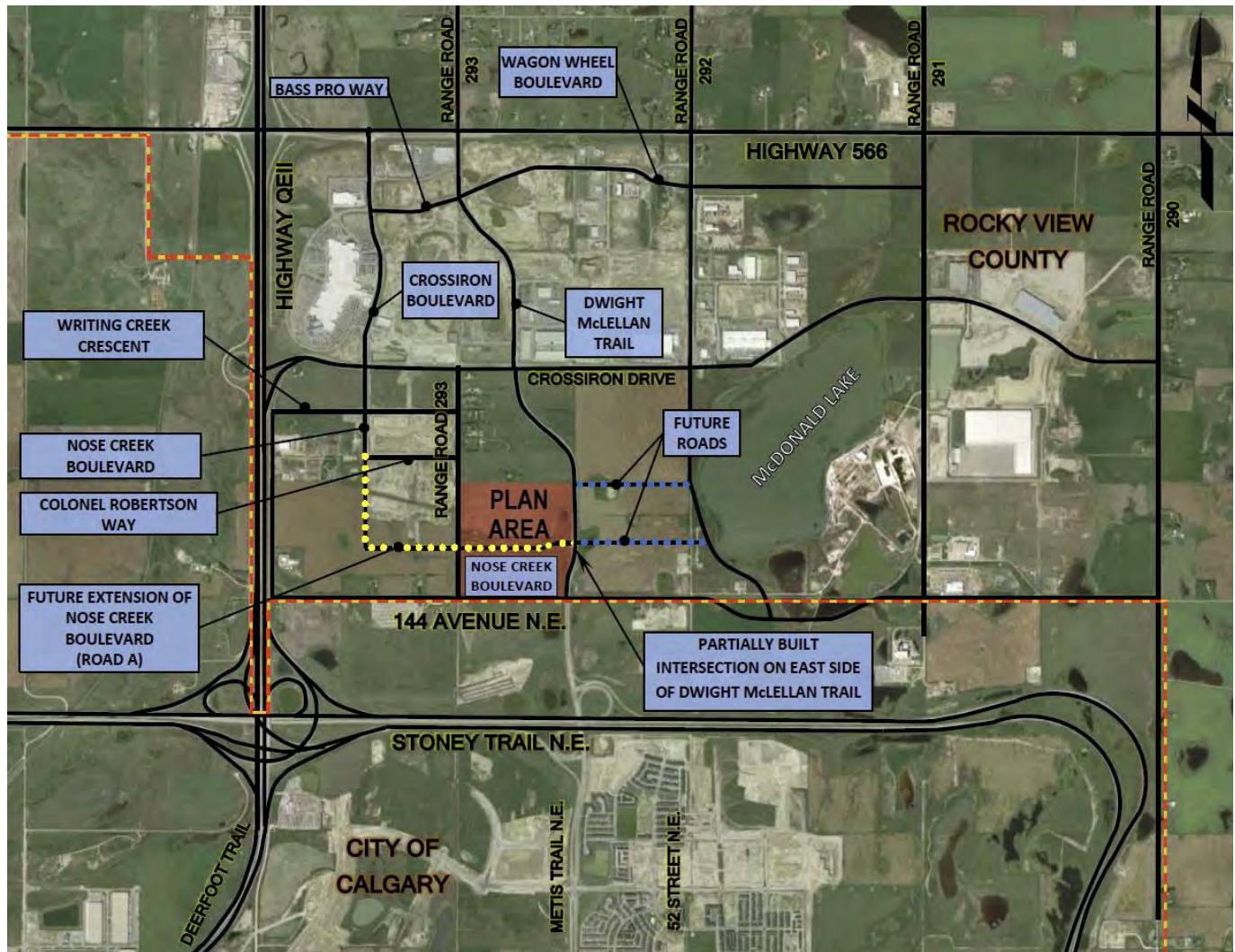
It is expected that this Regional Arterial Road will eventually connect to Range Road 292 when development of the McLellan Business Park proceeds.

To the east, the McLellan Business Park Conceptual Scheme identifies a future road within a 27.0 m Right of Way, straddling the north boundary line of the quarter section. **Figure 10: Development Concept** identifies the south half of right-in/right-out access point that would align with this future road to the east. It is expected that when development is proposed on the quarter sections to the north and east, discussions will occur with these landowners as well as the County, to determine the final configuration of this intersection.

In support of this Conceptual Scheme, a TIA has been prepared by Bunt and Associates, in accordance with the East Balzac Network Review.

Policies

- | | |
|---------------------|--|
| Policy 4.1.1 | <i>The locations of access points shall be required as a condition of Development Permit stages.</i> |
| Policy 4.1.2 | <i>Off-site transportation infrastructure shall be in place to service each Subdivision/Development phase in accordance with the Transportation Impact Assessment and to the satisfaction of the Rocky View County.</i> |
| Policy 4.1.3 | <i>Sufficient emergency access shall be provided and maintained in accordance with County Servicing Standards.</i> |
| Policy 4.1.4 | <i>In accordance with DC-99 development shall not be permitted until the developer has prepared a Transportation Impact Assessment that takes into account all proposed, approved and existing development, and identifies any necessary transportation improvements, to the satisfaction of the County and/or Alberta Transportation. Recommendations regarding infrastructure improvements shall be implemented as conditions of Subdivision/Development Permit to the satisfaction of the County.</i> |
| Policy 4.1.5 | <i>The County's Infrastructure Cost Recovery Policy shall apply to applicable transportation infrastructure improvements.</i> |



LEGEND



FUTURE ROADS



FUTURE EXTENSION OF NOSE CREEK BLVD (ROAD A)



MUNICIPAL BOUNDARY

Figure 13: East Balzac Road Network (Watt Consulting Group 2015; Adapted by KBES Ltd.)

4.2 Transportation Impact Assessment

Bunt & Associates Engineering Ltd. has completed a Transportation Impact Assessment (TIA) based on the site plan of the proposed development. The TIA was conducted for the full build-out of the site that is planned to be completed by 2025. The following descriptions and conclusions have been extracted from the report. (*Bunt and Associates, 2018*)

Background Conditions

Road Network

The following roadways are located or proposed in the vicinity of the site. The classifications are in accordance with the County's East Balzac Network Review, 2015. (*Watt Consulting Group, 2015*)

- **Dwight McLellan Trail** is classified as a "Skeletal Road 6 Lanes – Urban" that runs north-south and acts as one of the major corridors from NW Calgary to Balzac connecting Stoney Trail to Highway 566. Dwight McLellan Trail has a six-lane cross-section that tapers to a four-lane cross-section between the future Nose Creek Boulevard and 144 Avenue NE.
- **Range Road 293** is classified as an "Arterial Road 4 Lanes – Urban" that runs in the north-south direction between Crossiron Drive and 144 Avenue NE. Range Road 293 is currently constructed to a paved standard south to the intersection with John Ware Drive and then is the existing two-lane chip seal roadway to the railway ROW (County boundary). Range Road 293 may ultimately be upgraded to a four-lane cross-section, however since this improvement is uncertain, the analysis assumed Range Road 293 will have a two-lane cross-section through the 20-Year horizon.
- **Nose Creek Boulevard** is a future roadway that will run east-west and connect Dwight McLellan Trail to Range Road 293. Nose Creek Boulevard will have a four-lane cross-section and be classified as an "Arterial Road, 4 Lanes – Urban".

2025 Post Development Analysis

The Post Development intersection capacity analysis indicated that on Opening Day (2025) the following improvements are recommended, (Bunt & Associates Engineering TIA, 2018):

- If not already constructed as part of the McLellan Business Park, the intersection of Dwight McLellan Trail/Nose Creek Boulevard will need to be signalized.
- If not already constructed as part of the McLellan Business Park, the intersection of Dwight McLellan Trail/northern access will need to be signalized.
- If the intersection of Dwight McLellan Trail/Nose Creek Boulevard is already signalized, protected/permitted phases will need to be added to the signal timing for the westbound left and northbound left turn movements.

- Range Road 293 would need to be constructed to a paved standard from John Ware Drive to railway line (County boundary), if this has not already been completed by the adjacent developments.
- 10-Year (2030): All study area intersections are expected to operate acceptably with the inclusion of the proposed site.
- 20-Year (2040): The following improvements are recommended: A free eastbound right turn lane and associated southbound through lane removal/repurposing on Dwight McLellan Trail.

4.3 Road Alignment and Access Points

Nose Creek Boulevard is expected to serve as the major east/west connector in the southern area of Balzac. As shown on **Figure 14: Road Alignment and Access Points**, Nose Creek Boulevard, an “Arterial Road 4 Lanes – Urban” will serve as the major east/west road within the development. An all-turns intersection will provide access to the north and south portions of the development from Nose Creek Boulevard, as shown on Figure 14. The eastern end of this road will connect to the County’s partially constructed intersection on Dwight McLellan Trail and the western end will align with the future portion of the road shown in the Nose Creek Conceptual Scheme at Range Road 293.

Nose Creek Boulevard

Nose Creek Boulevard provides the main access point to the development from Dwight McLellan Trail and RR 293. Nose Creek Blvd. is proposed as an “Arterial Road 4 Lanes – Urban” The section will be divided with two lanes of traffic in each direction within a 36m ROW, as shown on **Figure 15, Road Section Nose Creek Boulevard**.

Access Points

Access points to Nose Creek Boulevard are shown conceptually on Figure 14. The final locations of these access points will be determined at Development Permit stage.

A right-in/right-out access point will be provided at the north quarter section line along Dwight McLellan Trail to provide access to the northern portion of the development, as shown on Figure 14.

On the west side of the Plan Area a right-in/right-out will be provide access to RR 293 to the north of Nose Creek Blvd. To the south of Nose Creek Boulevard, an all-turns access point onto RR 293 will be provided. This all-turns access will be designed to align with the proposed future George Church Way which is identified in the Nose Creek Conceptual Scheme.

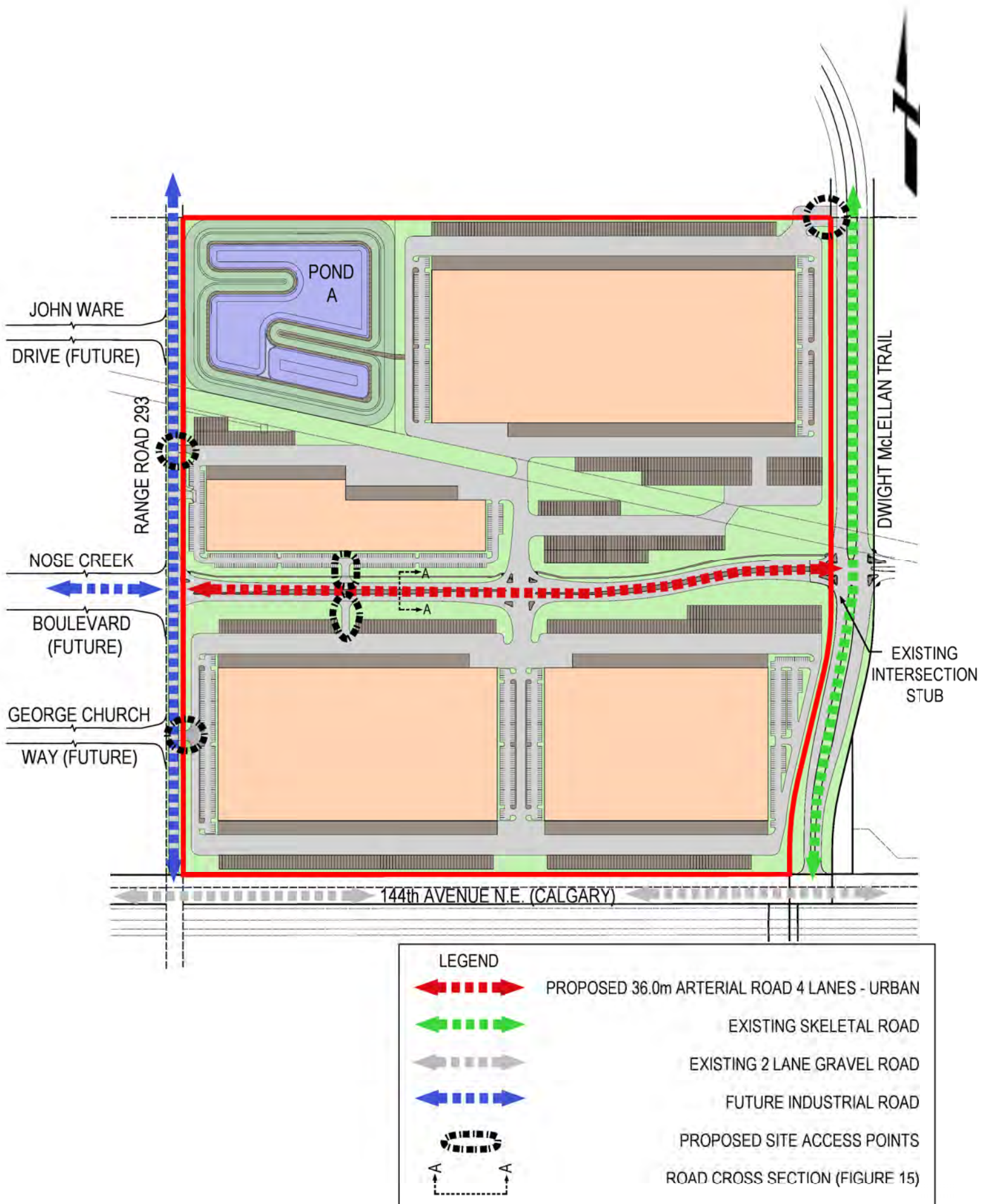


FIGURE 14 - ROAD ALIGNMENT AND ACCESS POINTS

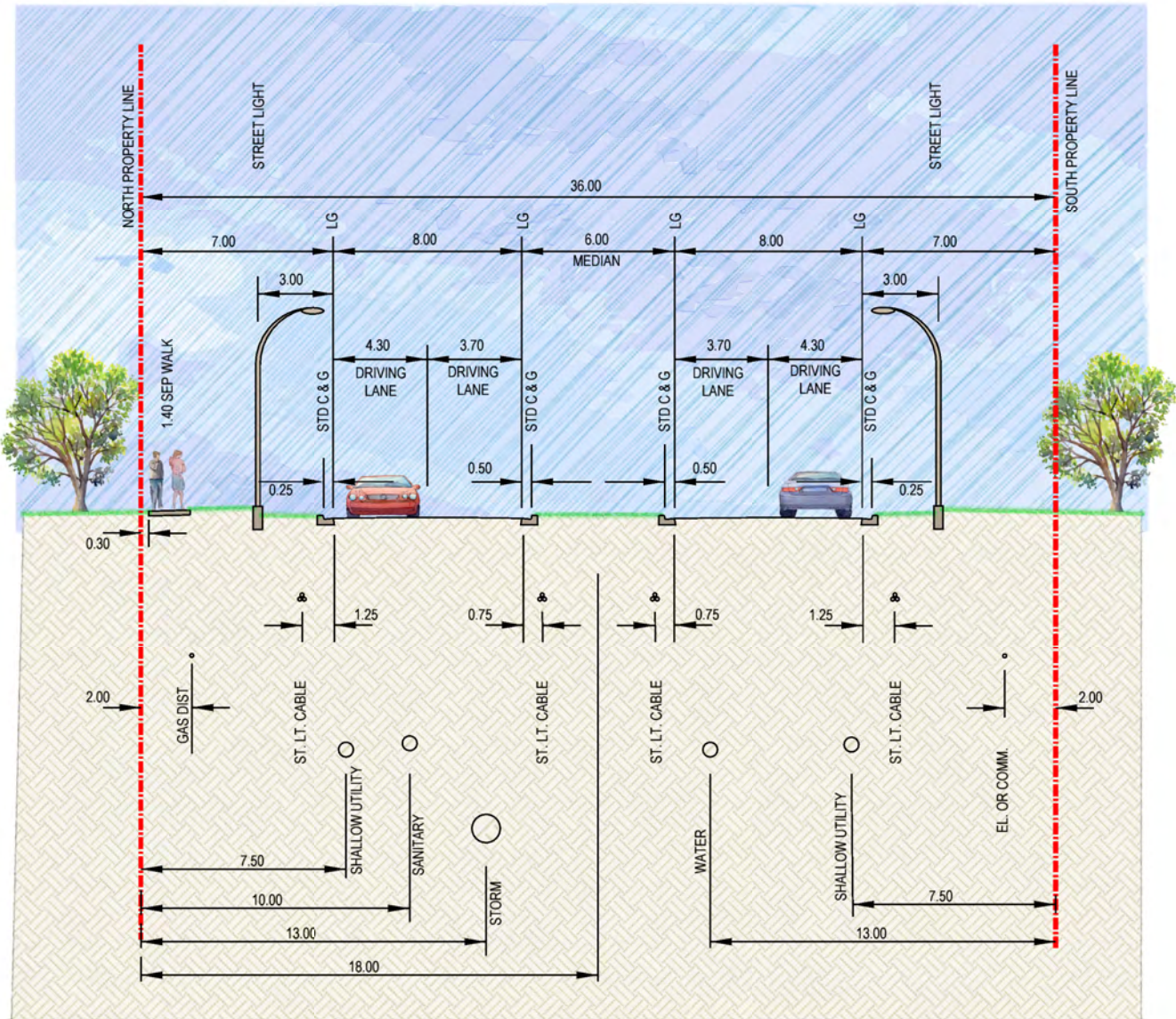


FIGURE 15 - ROAD SECTION NOSE CREEK BOULEVARD

Policies

- Policy 4.3.1** *All roads will be built according to urban cross sections with concrete curbs and gutters.*
- Policy 4.3.2** *The specific alignment of the roadway is expected to be finalized by the developer at the Subdivision/Development Permit stage.*
- Policy 4.3.3** *Complete road systems shall be constructed by the developer to the satisfaction of Rocky View County.*
- Policy 4.3.4** *Emergency access shall be provided between phases until such time as a direct link occurs with adjacent road networks to the satisfaction of Rocky View County.*
- Policy 4.3.5** *The locations of lot access points shall be required as a condition of Development Permit stages.*
- Policy 4.3.6** *The road and access points in the Interlink Logistics Park Conceptual Scheme Area should be aligned so they will connect directly to the roads of the adjacent developments to the west and east to ensure an effective and efficient traffic flow.*
- Policy 4.3.7** *Direct access from the lot may be permitted onto Range Road 293, in accordance with the recommendations of the TIA and subject to County approval.*
- Policy 4.3.8** *An access point to Dwight McLellan Trail shall be allowed at the north property line as shown on Figure 14.*
- Policy 4.3.9** *The developer shall provide payment of the applicable levy at the Subdivision/Development Permit stage in accordance with the requirements prescribed by the Rocky View County Transportation Off-site Levy Bylaw.*

5.0 SERVICING AND UTILITIES

5.1 County Water System - East Balzac Watermains

According to the Balzac East Area Structure Plan a utility servicing strategy acceptable to the Municipality shall be prepared indicating how the Conceptual Scheme area will be connected to the County water system in East Balzac. The potential connection points for the Plan Area are shown on **Figure 16: Water Mains, Balzac Master Potable Water Plan Update** (MPE Engineering Ltd., 2014)

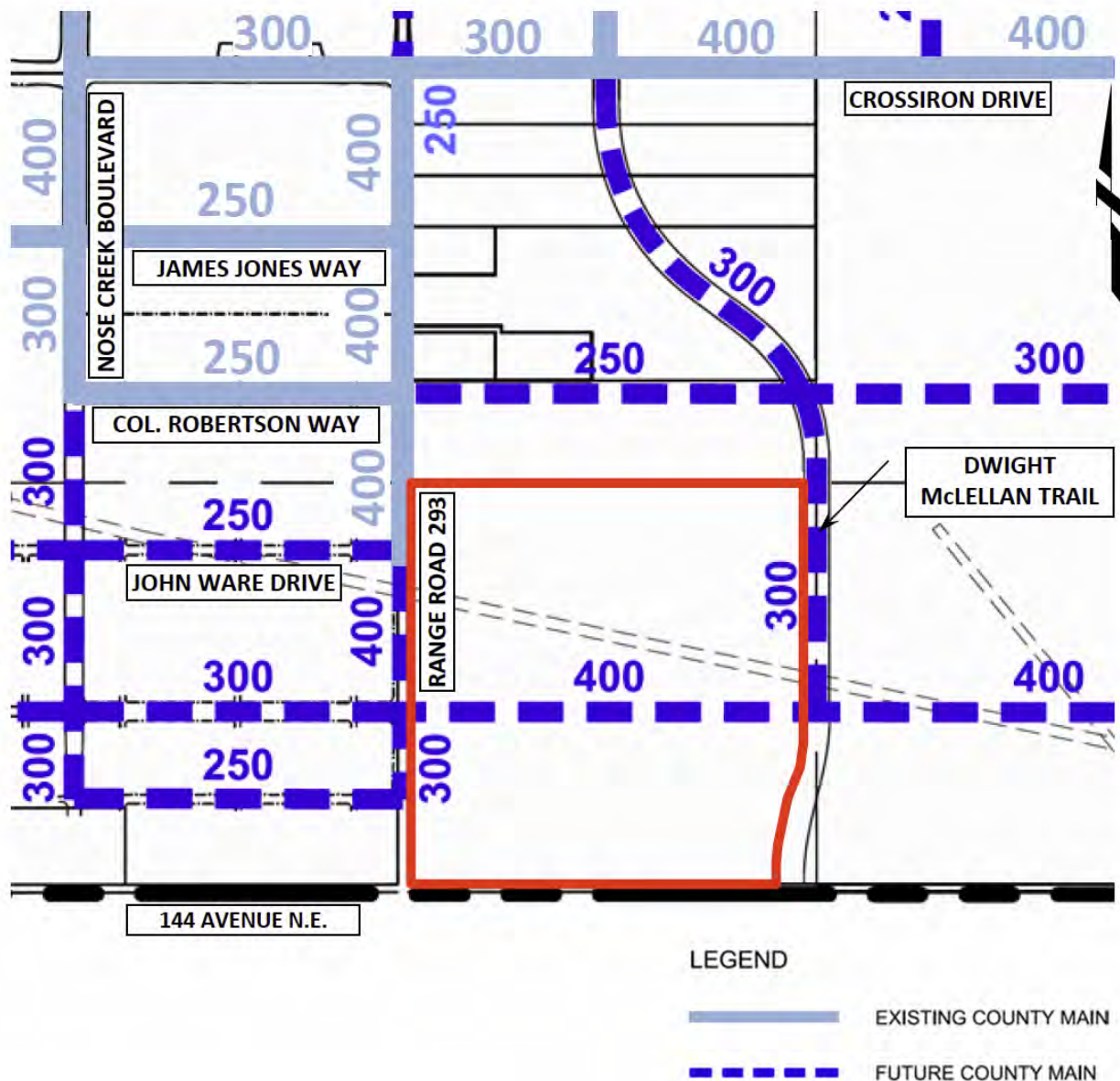


Figure 16: Water Mains, Balzac Master Potable Water Plan Update - (MPE Engineering Ltd. 2014, Adapted by KBES Ltd.)

5.2 Water Servicing Plan

The MPE water distribution shown in Figure 16 suggests a 300mm main be installed along Dwight McLellan Trail (DMT). The system will be designed to accommodate the maximum daily demand plus minimum pressures required to provide mandatory fire suppression levels. Water demand estimation will be subject to confirmation at each stage of subdivision.

The water service for the Conceptual Scheme Area will be looped in order to provide continuous water supply to the hydrants as well as the onsite buildings. To create this loop two water connections must be made. The first will be an extension of the existing 400mm water main on RR 293. It has been assumed that this water main will be completed up to John Ware Drive as part of the development on the west side of RR 293. The second water connection will be made via a 300mm water main installed in the Dwight McLellan Trail median.

In order to support County policy, water conservation is an important component of all future development within the Interlink Logistics Park Conceptual Scheme. All development will be required to implement water conservation methods, both in facility and overall site development.

Water conservation will be implemented within the Plan Area by prohibiting the use of potable water for irrigation purposes and architectural controls specifying installation of low-flow plumbing fixtures, where applicable.

The expected water demand will be estimated at Subdivision stage.

Policies

- Policy 5.2.1** *Potable water shall be supplied through connection to the County Water System, to the satisfaction Rocky View County.*
- Policy 5.2.2** *All water distribution infrastructure shall be constructed by the developer in accordance with the County's development requirements. Where such infrastructure is demonstrated to have benefit for potable water service affecting lands outside the Conceptual Scheme area, the developer shall enter into a Cost Recovery Agreement, in accordance with County procedures and standards.*
- Policy 5.2.3** *The specific design, alignment, pipe sizing and configuration of the water distribution system shall be determined by detailed engineering at the Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.*
- Policy 5.2.4** *Any offsite infrastructure requirements (if required) will be identified at each stage of Subdivision/Development Permit in the plan area, as per the County's Servicing Standards. Any improvements required for the development, shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.*

- Policy 5.2.5** *The developer shall provide payment for required infrastructure upgrades at Subdivision/Development Permit stage in accordance with the County's Water and Wastewater Offsite Levy Bylaw.*
- Policy 5.2.6** *On-site potable water infrastructure installed within public road ROWs within the Conceptual Scheme area shall be owned and operated by Rocky View County.*
- Policy 5.2.7** *The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the Conceptual Scheme area.*
- Policy 5.2.8** *At the Development Permit stage each development shall be required to submit its plans or items for water conservation within the site.*
- Policy 5.2.9** *Potable water should not be used for the irrigation of landscaping plantings and vegetation, as per Rocky View County's Land Use Bylaw.*
- Policy 5.2.10** *The development will be required to use low volume fixtures and appliances and implement detailed water conservation measures to the satisfaction of the Municipality.*
- Policy 5.2.11** *An estimation of water usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.*
- Policy 5.2.12** *The County's Infrastructure Cost Recovery Policy shall apply to applicable potable water infrastructure improvements.*

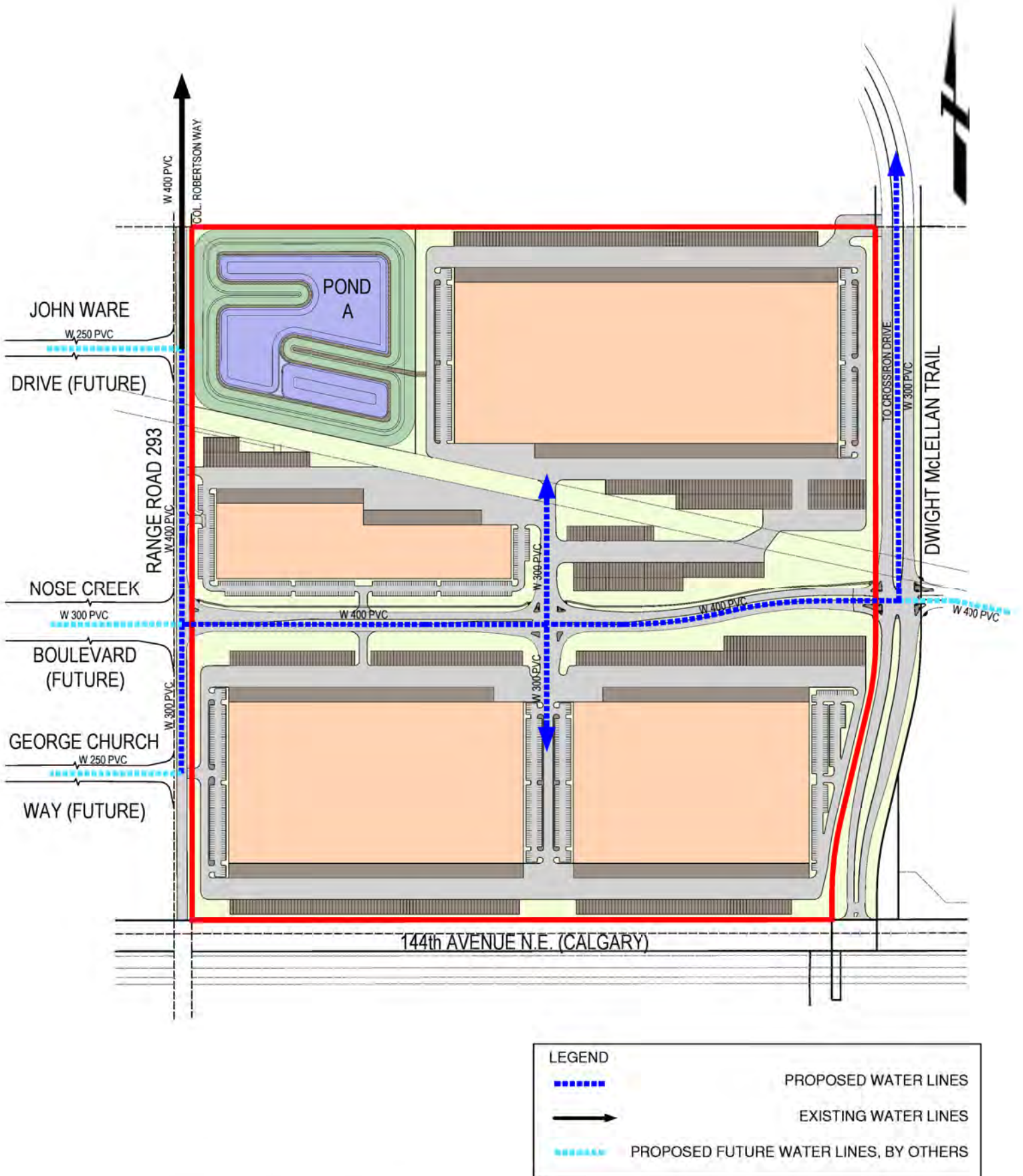
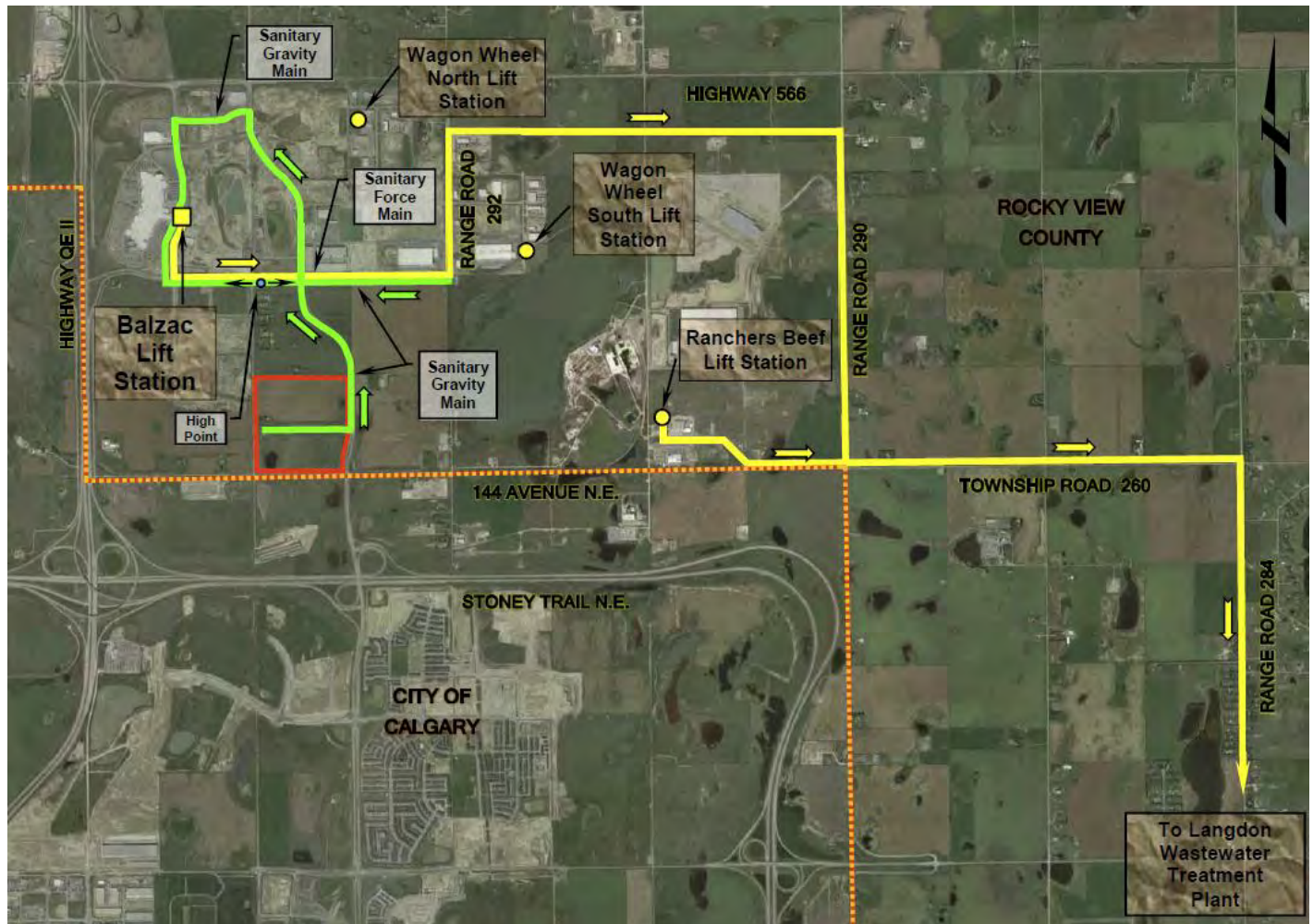


FIGURE 17 - WATER SERVICING PLAN

5.3 East Rocky View Wastewater System

The County has constructed and installed wastewater servicing infrastructure for the purposes of providing wastewater servicing as shown in **Figure 18: East Rocky View Wastewater System**. The County has adopted a Water/Wastewater Bylaw (C-7273-2013) which outlines development levy collection program. The development industry is expected to provide full cost recovery for municipal wastewater service infrastructure in accordance with the requirements of Cost Contribution and Capacity Allocation Agreements. It is expected that the developer will pay applicable cost recoveries and levies in accordance with the RVC Water/Wastewater Bylaw at Subdivision stage.



LEGEND

—	PLAN AREA
—	SANITARY FORCE MAIN
—	SANITARY GRAVITY MAIN
- - -	MUNICIPAL BOUNDARY

Figure 18 – East Rocky View Wastewater System

5.4 Wastewater Servicing Plan

All development within the Conceptual Scheme area will connect to the County's existing 675 mm sanitary gravity main at the intersection of Crossiron Drive and Dwight McLellan Trail which flows to the existing Lift Station situated along Crossiron Blvd immediately east of the Crossiron Mills Mall. This Lift Station was designed with capacity to service the entire East Balzac area. Wastewater leaves the lift station through an existing force main and flows east to the Langdon Wastewater Treatment Plant.

A schematic for a wastewater collection system servicing the Plan area at full build is shown in **Figure 19: Wastewater Servicing Plan**. The system will be constructed in accordance with Rocky View County's Servicing Standards and Alberta Environment Guidelines.

The 525mm PVC sanitary gravity main from the plan area will be installed down the median of Dwight McLellan Trail northwards to Crossiron Drive, this way reducing impact of this construction on the existing roadway.

The internal sanitary conveyance system will be by gravity to the proposed 300mm sanitary sewer installed in Nose Creek Boulevard. The sewage will be directed to the east where it will connect with the sanitary sewer extension, mentioned previously, which connects to the existing 625mm sewer at the intersection of Crossiron Drive and Dwight McLellan Trail.

The internal sanitary conveyance system shall be designed to accommodate the expected flows for the development.

Policies

- | | |
|---------------------|--|
| Policy 5.4.1 | <i>The Conceptual Scheme area shall be serviced by the County's East Rocky View Wastewater System.</i> |
| Policy 5.4.2 | <i>The specific design, alignment, pipe size and configuration of the wastewater distribution system shall be determined by detailed engineering at Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.</i> |
| Policy 5.4.3 | <i>Any offsite infrastructure requirements (if required) will be identified at each Subdivision/Development Permit stage in the plan area, as per the County's Servicing Standards. Any improvements required for the development, shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.</i> |
| Policy 5.4.4 | <i>All wastewater infrastructure within the Conceptual Scheme area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.</i> |
| Policy 5.4.5 | <i>The County's Infrastructure Cost Recovery Policy shall apply to applicable wastewater infrastructure improvements.</i> |

- Policy 5.4.6** *All developments shall pay all applicable connections fees and levies in accordance with the Water and Wastewater Infrastructure Off-Site Levy Bylaw and applicable Rocky View County policies.*
- Policy 5.4.7** *A detailed estimation of wastewater usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.*

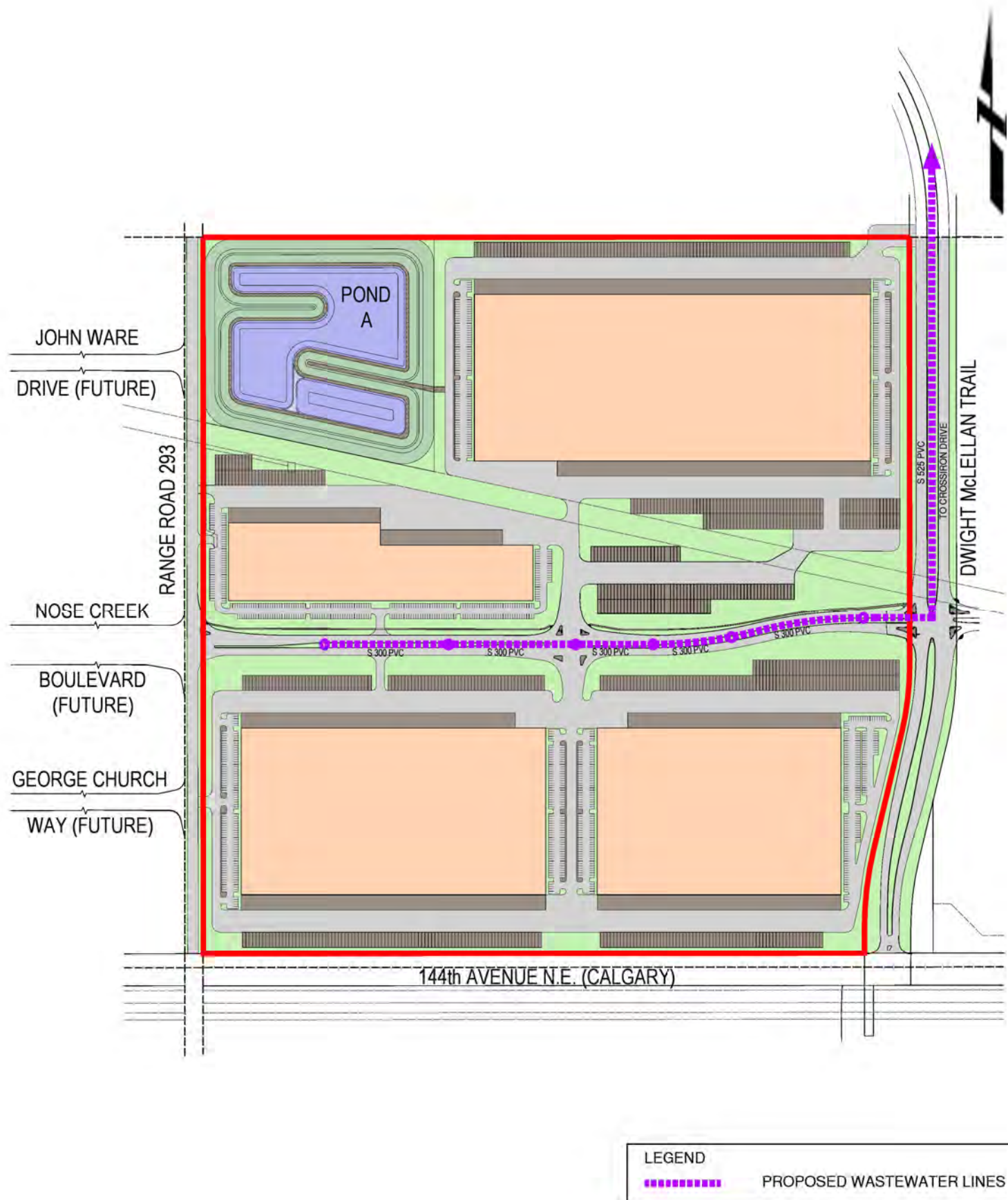


FIGURE 19 - WASTE WATER SERVICING PLAN

5.5 Stormwater Management Plan

The Plan Area falls within the Nose Creek watershed. As such, it is subject to the Nose Creek Watershed Water Management Plan (NCWWMP). The NCWWMP dictates the release rate and volume control target for this area. The NCWWMP specifies a unit area release rate (UARR) of 1.257 L/s/ha. The Plan Area also falls within catchment C-A3 of the existing Master Drainage Plan (MDP) for East Balzac (2006). This MDP was developed and approved by Rocky View County prior to the adoption of the NCWWMP. The existing East Balzac clean storm system was designed based on a UARR of 1.257L/s/ha but did not specify any volume restrictions for the study area.

It has been common practice for Rocky View County to allow developments which fall within this MDP study area to be grandfathered into the NCWWMP regulations at the 2007 volume control limit of 90mm/year (Refer to Section 6.2.3 b of the NCWWMP).

There are two temporary storm ponds on the east side of the parcel that were built by the County to contain stormwater drainage from Dwight McLellan Trail (DMT). It is proposed that these two ponds be removed and that the stormwater runoff from Dwight McLellan Trail be directed to Pond A, as shown on **Figure 20: Stormwater Servicing Plan**

In tribute to the original landowners, Pond A may be renamed as the Ham Family Stormwater Management Facility.

Dirty Stormwater Sewer Servicing

Stormwater is considered “dirty” when no treatment has been applied to it and it has runoff directly from an area which may contain contaminants, such as suspended solids. On this development a dirty stormwater sewer will be installed to capture runoff from Nose Creek Boulevard as well as the developed lots. This water will be transported by gravity to Pond A where the bulk of the stormwater treatment will occur.

Clean Stormwater Sewer Servicing

Stormwater can be considered clean once it has had suspended solids and other contaminants removed. The level of required removal is dictated by the regulations surrounding the discharge of stormwater to the receiving water body or set by the local municipality. For the Plan Area, the removal of contaminants will be primarily accomplished by Pond A, as described previously. The pond will be designed in such a way as to meet all applicable stormwater treatment regulations, therefore rendering the water leaving the facility as clean water.

As shown on **Figure 20: Stormwater Servicing Plan**, the primary storm water control for the Plan Area will be Pond A, which located in the northwest corner of the site. This pond will serve to contain all of the runoff from the Plan Area and provide a controlled discharge to the existing storm sewer. The pipe inlet into the pond will be directed to a sedimentation forebay to provide initial water quality enhancements. A permanent water level will be maintained in the main cell of the pond to allow for additional settling of sediment, as well as, evaporation and infiltration which will allow for the volume restrictions to be achieved.

A clean stormwater sewer line is required to transport the clean stormwater to Nose Creek. For the Plan Area the clean storm line will be installed in RR293 and connected to the existing manhole south of the intersection of RR293 and Crossiron Drive. At this intersection the clean storm line connects to the clean trunk main installed in Crossiron Drive which discharges directly to Nose Creek. The proposed clean storm main extension on RR293 will be a gravity main. Pipe sizes will be determined at final engineering design stage.

The storm pond edges will be landscaped with grass. A maintenance vehicle access road will be constructed to access the southeast corner of the pond where the forebay is located, according to Rocky View County specifications.

The storm water management system complies with the release rate and 2007 volume control limit laid out in the Nose Creek Watershed Management Plan.

Storm water requirements are generally detailed in this Plan; however, a Site Specific Stormwater Report shall be required at time of Development Permit.

Low Impact Development Solutions (LID)

Due to the regulations surrounding storm water runoff, the developer may implement on-site LID solutions at Development Permit stage. LID solutions also provide superior pollutant removal since the typical contaminants found in storm water runoff are removed through the biological process within the amended soil and vegetation.

Examples of potential LID solutions include:

- Stormwater reuse.
- Bioswales.
- Absorbent Landscaping.
- Bioretention areas (rain gardens).
- Porous/Permeable pavements to be used in light duty vehicle parking areas, sidewalks and pathways.
- Rainwater harvesting (from cisterns and rain barrels for onsite irrigation).
- Depressed planters with absorbent cover.
- Reduce the amount of impervious cover where possible.
- Use of on-site oil/grit separators.

Policies

- Policy 5.5.1** *All storm water management shall be in accordance with Alberta Environment's Best Management Practices and Rocky View County's Servicing Standards for Subdivision and Road Construction.*
- Policy 5.5.2** *No development of the lands shall be permitted until the Developer has prepared and submitted a Stormwater Management Report satisfactory to the County.*
- Policy 5.5.3** *Ownership and operation of an irrigation system shall be determined prior to Development Permit approval.*
- Policy 5.5.4** *The developer may implement on-site LID solutions at Development Permit stage.*

- Policy 5.5.5** *The size of the storm water facility may be modified at future Subdivision/Development Permit stage, in accordance with the Stormwater Management Report, without amendments to the Conceptual Scheme.*
- Policy 5.5.6** *The County's Infrastructure Cost Recovery Policy shall apply to applicable storm water infrastructure improvements.*
- Policy 5.5.7** *It is proposed that the development be grandfathered into the Nose Creek Watershed Water Management Plan (NCWWMP) at the 2007 volume control limit of 90mm due to its existing landuse and inclusion in the Master Drainage Plan (MDP) for East Balzac.*



5.5.1 Wetland Compensation

A Stormwater Management Report has been prepared to estimate the amount of on-site storage and allowable off-site discharge required for the development area. To accommodate storm water drainage and construction of roads wetlands 1, 2, 3 and 4 will be removed.

It is proposed that the Developer will pay compensation for wetlands disturbed within the Plan Area, as required by Alberta Environment and Parks. The four wetlands requiring compensation for disturbance are shown in Figure 6. According to an email received March 29th, 2018 from Alberta Environment and Parks - Water Boundaries, air photos dated 1950 to 2017 were analyzed and no features were found to meet the criteria of permanence for Crown ownership of bed and shore under Section 3 of the Public Lands Act.

5.6 Shallow Utilities and Street Lighting

It is anticipated that shallow utilities will be located within the road rights-of-way and/or private easements as required to serve all development. Shallow utility services including electric power, natural gas, telephone, cable and high speed internet services will be provided by the following companies.

5.6.1 Power, Telephone and Lighting

Power is expected to be provided by Enmax and telephone services by Telus.

Telus has existing infrastructure to support the conceptual development area. However, a formal application will need to be submitted at detailed design stage for each phase of development to allow Telus to formally provide information on servicing the new development. This will provide information regarding tie-in locations, capacity and any telecommunication infrastructure requirements.

Policies

- Policy 5.6.1** *Shallow utilities shall be provided within the Conceptual Scheme area at the sole expense of the Developer and may be located within trenches and utility rights of ways established at the Development Permit stage.*
- Policy 5.6.2** *Overhead lines may be installed to provide electrical or communication services.*
- Policy 5.6.3** *Shallow utilities may be placed within easements located on private property.*
- Policy 5.6.4** *Shallow utilities constructed within public road allowances shall be subject to County approval.*

Dark Sky technology will be utilized in order to maintain and preserve the night time environment. According to The International Dark Sky Association, this technology provides: energy savings resulting in economic and environmental benefits, nighttime ambience and, increased visibility, safety, and security at night by reducing the glare.

Policies

- Policy 5.6.5** *All lighting shall respect the outdoor lighting provisions for businesses in the County's Land Use Bylaw by utilizing full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites.*
- Policy 5.6.6** *All private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce up light.*

5.7 Protective Services

Police Service for the Conceptual Scheme Area will be provided by the Royal Canadian Mounted Police and Rocky View County Special Constables.

As part of the general building and site design guidelines, Development Permits will be encouraged to consider and incorporate principals of Crime Prevention through Environmental Design. Key principles for public and semi-public areas could include design for vehicular access by security patrol car, minimizing building entrances, spacing of plant materials, building setbacks, and lighting.

Fire protection will be provided by the County. The Conceptual Scheme area will be serviced by 911 emergency services.

Adequate sustained flows are available from the potable water systems; the fire-protection system will be built to provide water supply, distribution, and hydrants.

Policies

- Policy 5.7.1** *Development shall meet the criteria and requirements for on-site firefighting measures as determined by Rocky View County. An Emergency Response Plan will be submitted at Development Permit stage.*
- Policy 5.7.2** *All uses and operations in the Plan Area that store or utilize materials or products that may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the County or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the County.*

5.8 Air Contaminants, Odorous and Toxic Matter**Policies**

- Policy 5.8.1** *No use or operation within the Plan Area shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building that contains them. Nor shall a use or operation exceed the levels contained within the Province of Alberta Clean Air Act and/or the Calgary International AVPA and any pursuant legislation. Any airborne particulate matter originating from storage areas, yards or roads shall be minimized by landscaping, paving, or wetting of these areas or by other means considered appropriate by Rocky View County, as defined in a Development Permit.*

- Policy 5.8.2** *Handling, storage, and disposal of any toxic, hazardous materials shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Chemical Management Plan that may be required by the Municipality.*
- Policy 5.8.3** *No development of the lands shall be permitted until the Developer has prepared and submitted a Management Plan for the handling and storage of any hazardous or other waste materials proposed to be generated from the development in a manner satisfactory to each of the County and/or Alberta Environment.*

5.9 Solid Waste Management

The developer and/or business owners shall be responsible for providing their own solid waste services. A Waste Management Plan should address solid waste management through all stages of development, including occupancy. The plan should identify appropriate waste collection stations that will serve the plan area. The Plan will be submitted at Development Permit stage.

Policies

- Policy 5.9.1** *The developer/business owner is responsible for solid waste management.*
- Policy 5.9.2** *All solid waste management shall conform to the policies outlined in the County's Solid Waste Master Plan.*
- Policy 5.9.3** *Solid waste containment units must be screened from all adjacent properties.*
- Policy 5.9.4** *Solid waste containment units should not be located in the portion of the lot adjacent to Range Road 293, Dwight McLellan Trail, and Nose Creek Boulevard. If located in this area, the container shall be screened by landscaping or another screening device.*

6.0 IMPLEMENTATION AND PHASING

6.1 Plan Amendment

This Conceptual Scheme may only be amended by Council decision through a Public Hearing and Bylaw Amendment.

All amendments must conform to related statutory documents, including:

- Rocky View County Land Use Bylaw C-4841-97 (as amended)
- Balzac East – Area Structure Plan, Bylaw C 5177-2000, (as amended)
- Direct Control District - 99, Bylaw C-6031-2005 (as amended)

6.2 Plan Implementation

The Conceptual Scheme policies will be implemented through the County's subdivision and development permit approval processes. The Conceptual Scheme provides the framework of policies and requirements that are complementary to the policies contained in the BEASP and other related policy documents. These policies will serve as a guide for subsequent development requirements and approval conditions, to achieve phased development of a comprehensive nature within the Plan Area and Rocky View County.

6.3 Subdivision and Development Phasing

The purpose of the phasing strategy is to provide for the logical and cost effective progression of development. The Conceptual Scheme area encompasses 60.507 hectares (149.52 acres) and it is expected that development will begin in Phase 1 along Dwight McLellan Trail. Subdivision and Development phasing is expected to proceed within the Plan area in accordance with **Figure 21: Development Phasing & Proposed Subdivision Layout**. The phasing plan is based on logical extensions of infrastructure and anticipated market demand. Notwithstanding, Subdivision and development may proceed out of sequence without amendment to the Conceptual Scheme according to market demand.

Further developmental phases will be brought on stream as the market demands and the provision of infrastructure deem feasible.

Policies

- | | |
|---------------------|--|
| Policy 6.3.1 | <i>The Plan Area shall be developed in multiple phases as determined by market conditions and the provision of infrastructure.</i> |
| Policy 6.3.2 | <i>Subdivision/Development may proceed out of phase order depending on market demand for buildings or availability of servicing and road infrastructure.</i> |

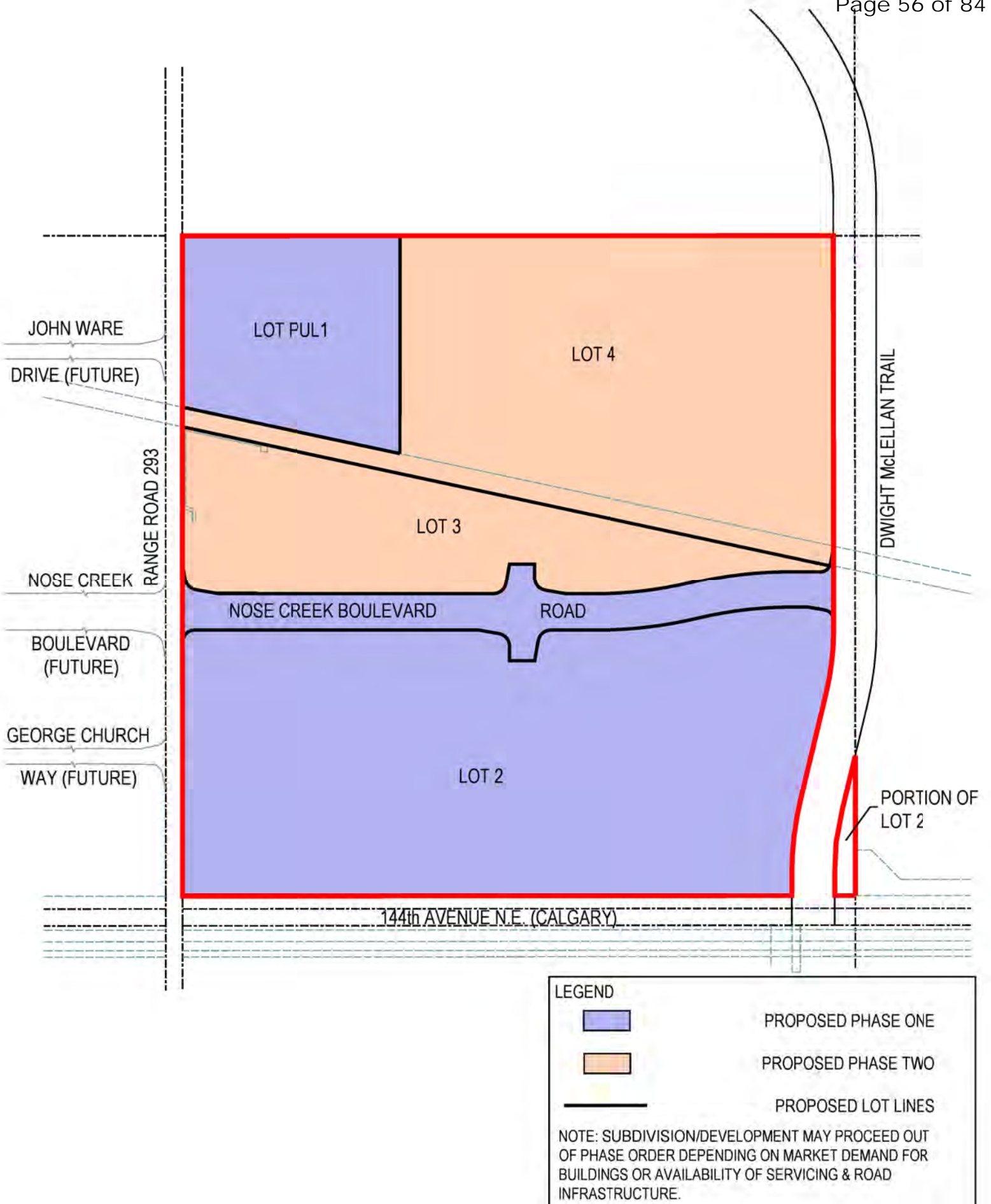


FIGURE 21 - DEVELOPMENT PHASING & PROPOSED SUBDIVISION LAYOUT

6.4 Construction Management Plan

A Construction Management Plan and Sediment & Erosion Control Report will be provided by the developer in accordance with the County's standards, prior to issuance of a Development Agreement or Development Permit. The Construction Management Plan will detail the management of all construction activity on-site including, but not limited to, the management of construction debris and dust, truck routes and access to the site.

Policies

- Policy 6.4.1** *A Construction Management Plan and Sediment & Erosion Control Report shall be submitted to the satisfaction of Rocky View County prior to the issuance of a Development Agreement and/or Development Permit.*
- Policy 6.4.2** *Erosion and Sediment Control reporting shall be required for development permits.*

7.0 DEVELOPMENT GUIDELINES

Development guidelines are to be implemented through the County development approval process and will not be registered on title.

7.1 Minimum/Maximum Regulations (DC-99)

- | | | |
|-------|--|--|
| 7.1.1 | Maximum Building Height: | Principal Building: 20.00 m
Accessory Building: 15.00 m |
| 7.1.2 | Minimum Building Setback: | 10.00 m from any property line |
| 7.1.3 | Maximum Building Site Coverage for Cell C: | 40% or in accordance with DC, as amended. |

7.2 Building Appearance

- 7.2.1 The quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority and the County's Land Use Bylaw, Business Section.
- 7.2.1 Reduce building massing by incorporating different materials, textures or colours, or off-setting portions of the building.

7.3 Gateway Special Guidelines

Since Dwight McLellan Trail serves as a gateway road between the City of Calgary and Rocky View County, special gateway guidelines should be considered at Development Permit stage for building elevations visible from Dwight McLellan Trail.

- 7.3.1 Ensure the facades and roofs of buildings visible from Dwight McLellan Trail incorporate the following:
- 7.3.1.a Facades should have three of the following elements:
- colour change,
 - texture change,
 - material module change expression of architectural or structural bay through a change in plane such as an offset, reveal, or projecting rib.
- 7.3.1.b Roofs should have one of the following features: parapets concealing flat roofs and/or mechanical equipment, or overhanging eaves extending past the support wall.

7.4 Fencing and Screening

- 7.4.1 Security fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind a landscape buffer so that the landscaping is visible from the street or adjacent parcels.
- 7.4.2 Fencing in front yards should be limited to decorative use only and should not visually obstruct the building.
- 7.4.3 Fencing should be well-constructed and easily maintained.

7.5 Landscaping

Note: The landscaping shown in the Conceptual Scheme is conceptual in nature. Detailed Landscaping Plans will be submitted at Development Permit stages.

- 7.5.1 Landscaping shall be in accordance with the applicable provisions of the Balzac East Area Structure Plan.
- 7.5.2 As specified in DC-99 the minimum landscaping requirements for a lot abutting Range Road 293 is to be 15% (blended hard and soft landscaping). Landscaping on the lot should be concentrated along Dwight McLellan Trail, Range Road 293 and Nose Creek Boulevard to provide screening of any truck parking areas, where possible.
- 7.5.3 Landscaping shall be required in rear or side yards visible from Dwight McLellan Trail, RR293 and Nose Creek Boulevard.
- 7.5.4 Trees will be planted in clusters within the 6.0m setback along the north property line to provide a visual buffer to Cell B, SDA #4, as per the provisions outlined the Balzac East Area Structure Plan, Cell C. Trees will not be planted within the Public Utility Lot.
- 7.5.5 Landscaping within the ATCO ROW shall be in accordance with ATCO Pipelines Guidelines contained in Appendix A.
- 7.5.6 Landscaping materials will have low water requirements in accordance with the BEASP and the County's restrictions regarding the use of potable water for irrigation in Balzac.
- 7.5.7 Landscaping materials with high water requirements may be utilized in areas where storm water is being used for irrigation.
- 7.5.8 Landscaping will primarily be limited to private property and will utilize native and indigenous plant materials.

7.6 Parking and Storage Areas

- 7.6.1 Parking areas will be broken up with soft and/or hard landscaping.
- 7.6.2 Storm water management, snow storage and pedestrian and vehicular circulation will be considered in the design of parking areas.

- 7.6.3 Locate storage and service areas to the side and or rear of the main building where possible. These areas should have additional screening if adjacent to public roadways.
- 7.6.4 At future Development Permit stage a parking study may be required.

7.7 Signage and Lighting

- 7.7.1 Signage shall be coordinated throughout the development wherever possible, along streets or site entrances, buildings, and wayfinding.
- 7.7.2 Signage shall be simple, clear, consistent and informative wayfinding for all modes of transportation.
- 7.7.3 Signage should be constructed of permanent, high quality material.
- 7.7.4 Prior to Development Permit approval for structures, a signage plan shall be prepared to the satisfaction of the Municipality. This plan must show the location and type of all freestanding signs.
- 7.7.5 Signage shall be subject to approval as part of the Development Permit to match the design and material of buildings.
- 7.7.6 No signage shall project higher than the roof height of the building to which it is attached.
- 7.7.7 All signage shall comply with the provisions listed under the Business Development section of the County's Land Use Bylaw.
- 7.7.8 According to the County's Land Use Bylaw and The Commercial Industrial Design Guidelines for Rocky View County, the development will include lighting for streets and pedestrian areas.
- 7.7.9 The development shall incorporate lighting for both vehicles and pedestrians and use 'night sky' lighting with full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites. Appropriate height, scale, and quantity for function and overall cumulative impact of lighting will be considered.
- 7.7.10 Outdoor lighting shall comply with the provisions listed in the Business Development section of the County's Land Use Bylaw.
- 7.7.11 Prior to Development Permit approval for structures, a lighting plan shall be prepared to the satisfaction of the County. The goal of this plan is to limit any off-site light pollution. Lighting must be concentrated on the buildings and parking lots, and must not interfere with adjacent roadways.

7.8 Garbage Storage

- 7.8.1 Garbage and waste material shall be stored in weather-proof and animal-proof containers located within buildings or adjacent to the side or rear of buildings that shall be screened from view by all adjacent properties and public thoroughfares. Mechanical waste compactors are encouraged.

8.0 PUBLIC CONSULTATION

Public consultation for the Interlink Logistics Park Conceptual Scheme is an important component of the approval process. A mailout was undertaken to XX Adjacent landowners in August of 2019.

XXX landowners from the surrounding Balzac area replied. (*Comment summary*)

9.0 POLICY SUMMARY (BY SECTION)

1.0 INTRODUCTION

1.3 Policy & Regulatory Considerations

- Policy 1.3.1** *Applications for development within the AVPA area shall be circulated to the Calgary Airport Authority for comment.*

2.0 CONCEPTUAL SCHEME AREA

2.4 Biophysical Impact Assessment

- Policy 2.4.1** *Any wetland impact shall be addressed at Subdivision/Development Permit stage, to the satisfaction of Alberta Environment and Parks, and Rocky View County.*

2.5 Geotechnical Conditions

- Policy 2.5.1** *At future Subdivision and/or Development permit stage, a site - specific geotechnical analysis should be prepared by a qualified professional Geotechnical Engineer to confirm subsurface conditions. A Deep Fill Report may also be required for areas of fill over 1.2 m in depth.*

2.6 Archeological Features

- Policy 2.6.1** *Historical Resource Impact Assessments are not required at Subdivision / Development Permit stages.*

3.0 INTERLINK LOGISTICS PARK CONCEPTUAL SCHEME

3.1 Development Concept

- Policy 3.1.1** *Final lot configurations will be determined at subdivision stage.*
- Policy 3.1.2** *Development shall be in general accordance with the concept identified on Figure 10. The final building, parking and landscaping configurations will be determined at future Development Permit stages.*
- Policy 3.1.3** *Amendments to the Conceptual Scheme will only be required if the proposed Subdivision/Development represents a substantial change to the overall intent of this Conceptual Scheme.*
- Policy 3.1.4** *All subdivision and development within the Plan Area shall conform to the Interlink Logistics Park Conceptual Scheme and the Balzac East Area Structure Plan.*
- Policy 3.1.5** *At Development Permit stage, all development shall demonstrate compliance with the Development Standards contained within Section 7 of the Interlink Logistics Park Conceptual Scheme, to the satisfaction of Rocky View County.*

- Policy 3.1.6** *Development within the Plan Area which may create a significant nuisance factor, including noise, odour, atmospheric substance or other emissions, outside of an enclosed building will be required to demonstrate methods of mitigating and reducing the problem to the satisfaction of Federal, and Provincial governments, and Rocky View County.*
- Policy 3.1.7** *Development standards described in this Plan and in the Balzac East Area Structure Plan shall be adopted where possible to ensure that development on yards adjacent to Dwight McLellan Trail, Range Road 293 and Nose Creek Boulevard present an appropriate visual interface with these public roadways.*
- Policy 3.1.8** *All uses onsite will require a Development Permit unless exempt from the requirements of the Rocky View County Land Use Bylaw.*
- Policy 3.1.9** *Maximum Building Site Coverage is in accordance with DC – 99, as amended.*

3.2 Pedestrian Connections and Open Space

- Policy 3.2.1** *10 percent Municipal Reserve will be provided in accordance with the provisions of the Municipal Government Act.*
- Policy 3.2.2** *Municipal Reserves may be provided through cash-in-lieu of reserves.*

3.3 Landscaping

- Policy 3.3.1** *The 15% landscaping requirement should be applied primarily along the edges of the lots adjacent to Dwight McLellan Trail, Range Road 293 and Nose Creek Boulevard.*
- Policy 3.3.2** *Landscaping shown in the Conceptual Scheme is conceptual in nature and detailed landscaping plans will be submitted at Development Permit stages.*

4.0 TRANSPORTATION NETWORK

4.1 Regional Network Review

- Policy 4.1.1** *The locations of access points shall be required as a condition of Development Permit stages.*
- Policy 4.1.2** *Off-site transportation infrastructure shall be in place to service each Subdivision/Development phase in accordance with the Transportation Impact Assessment and to the satisfaction of the Rocky View County.*
- Policy 4.1.3** *Sufficient emergency access shall be provided and maintained in accordance with County Servicing Standards.*
- Policy 4.1.4** *In accordance with DC-99 development shall not be permitted until the developer has prepared a Transportation Impact Assessment that takes into account all proposed, approved and existing development, and identifies any necessary transportation improvements, to the satisfaction of the County and/or Alberta Transportation. Recommendations regarding infrastructure improvements shall be implemented as conditions of Subdivision/Development Permit to the satisfaction of the County.*

- Policy 4.1.5** *The County's Infrastructure Cost Recovery Policy shall apply to applicable transportation infrastructure improvements.*

4.3 Road Alignment and Access Points

- Policy 4.3.1** *All roads will be built according to urban cross sections with concrete curbs and gutters.*
- Policy 4.3.2** *The specific alignment of the internal roadway is expected to be finalized by the developer at the Subdivision/Development Permit stage.*
- Policy 4.3.3** *Complete road systems shall be constructed by the developer to the satisfaction of Rocky View County.*
- Policy 4.3.4** *Emergency access shall be provided between phases until such time as a direct link occurs with adjacent road networks to the satisfaction of Rocky View County.*
- Policy 4.3.5** *The locations of lot access points shall be required as a condition of Development Permit stages.*
- Policy 4.3.6** *The road and access points in the Interlink Logistics Park Conceptual Scheme plan area should be aligned so they will connect directly to the roads of the adjacent developments to the west and east to ensure an effective and efficient traffic flow.*
- Policy 4.3.7** *Direct access from the lot may be permitted onto Range Road 293, in accordance with the recommendations of the TIA and subject to County approval.*
- Policy 4.3.8** *An access point to Dwight McLellan Trail shall be allowed at the north property line as shown on Figure 14.*
- Policy 4.3.9** *The developer shall provide payment of the applicable levy at the Subdivision/Development Permit stage in accordance with the requirements prescribed by the Rocky View County Transportation Off-site Levy Bylaw.*

5.0 SERVICING AND UTILITIES

5.2 Water Servicing Plan

- Policy 5.2.1** *Potable water shall be supplied through connection to the County Water System, to the satisfaction Rocky View County.*
- Policy 5.2.2** *All water distribution infrastructure shall be constructed by the developer in accordance with the County's development requirements. Where such infrastructure is demonstrated to have benefit for potable water service affecting lands outside the Conceptual Scheme area, the developer shall enter into a cost recovery agreement in accordance with County procedures and standards.*
- Policy 5.2.3** *The specific design, alignment, pipe sizing and configuration of the water distribution system shall be determined by detailed engineering at the Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.*

- Policy 5.2.4** *Any offsite infrastructure requirements (if required) will be identified at each stage of Subdivision/Development Permit in the plan area, as per the County's Servicing Standards. Any improvements required for the development, shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.*
- Policy 5.2.5** *The developer shall provide Levy payment for required infrastructure upgrades at Subdivision/Development Permit stage in accordance with the provisions of the County's Water & Wastewater Off-Site Levy Bylaw.*
- Policy 5.2.6** *On-site potable water infrastructure installed within public road ROWs within the Conceptual Scheme area shall be owned and operated by Rocky View County.*
- Policy 5.2.7** *The potable water distribution system shall accommodate minimum design requirements necessary to provide appropriate fire suppression within the Conceptual Scheme area.*
- Policy 5.2.8** *At the Development Permit stage each development shall be required to submit its plans or items for water conservation within the site.*
- Policy 5.2.9** *Potable water should not be used for the irrigation of landscaping plantings and vegetation, as per Rocky View County's Land Use Bylaw.*
- Policy 5.2.10** *The development will be required to use low volume fixtures and appliances and implement detailed water conservation measures to the satisfaction of the Municipality.*
- Policy 5.2.11** *An estimation of water usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.*
- Policy 5.2.12** *The County's Infrastructure Cost Recovery Policy shall apply to applicable potable water infrastructure improvements.*

5.4 Wastewater Servicing Plan

- Policy 5.4.1** *The Conceptual Scheme shall be serviced by the County's East Rocky View Wastewater System.*
- Policy 5.4.2** *The specific design, alignment, pipe size and configuration of the wastewater distribution system shall be determined by detailed engineering at the Subdivision/Development Permit stage, as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.*
- Policy 5.4.3** *Any offsite infrastructure requirements (if required) will be identified at each Subdivision/Development Permit stage in the plan area, as per the County's Servicing Standards. Any improvements required for the development, shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.*
- Policy 5.4.4** *All wastewater infrastructure within the Conceptual Scheme area shall be constructed by the developer and shall be designed in coordination with adjoining projects to the satisfaction of the County.*

- Policy 5.4.5** *The County's Infrastructure Cost Recovery Policy shall apply to applicable wastewater infrastructure improvements.*
- Policy 5.4.6** *All developments shall pay all applicable connections fees and levies in accordance with the Water and Wastewater Infrastructure Off-Site Levy Bylaw and applicable Rocky View County policies.*
- Policy 5.4.7** *A detailed estimation of wastewater usage will be required at time of future Subdivision/Development Permit stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw.*

5.5 Stormwater Management Plan

- Policy 5.5.1** *All storm water management shall be in accordance with the Nose Creek Watershed Water Management Plan, Alberta Environment's Best Management Practices and Rocky View County's Servicing Standards for Subdivision and Road Construction.*
- Policy 5.5.2** *No development of the lands shall be permitted until the Developer has prepared and submitted a Stormwater Management Report satisfactory to the County.*
- Policy 5.5.3** *Ownership and operation of an irrigation systems shall be determined prior to Development Permit approval.*
- Policy 5.5.4** *The developer may implement on-site LID solutions at Development Permit stage.*
- Policy 5.5.5** *The size of the storm water facility may be modified at future Subdivision/Development Permit stage, in accordance with the Stormwater Management Report, without amendments to the Conceptual Scheme.*
- Policy 5.5.6** *The County's Infrastructure Cost Recovery Policy shall apply to applicable storm water infrastructure improvements.*
- Policy 5.5.7** *It is proposed that the development be grandfathered into the Nose Creek Policy 5.5.7 Watershed Water Management Plan (NCWWMP) at the 2007 volume control limit of 90mm due to its existing landuse and inclusion in the Master Drainage Plan (MDP) for East Balzac.*

5.6 Shallow Utilities and Street Lighting

- Policy 5.6.1** *Shallow utilities shall be provided within the Conceptual Scheme area at the sole expense of the Developer and shall be located within tri-party trenches and utility rights of ways established at the Development Permit stage.*
- Policy 5.6.2** *Overhead lines may be installed to provide electrical or communication services.*
- Policy 5.6.3** *Shallow utilities may be placed within easements located on private property.*
- Policy 5.6.4** *Shallow utilities constructed within public road allowances shall be subject to County approval.*

Policy 5.6.5 *All lighting shall respect the outdoor lighting provisions for businesses in the County's Land Use Bylaw by utilizing full cut-off fixtures to direct light towards the ground to minimize impact on adjacent sites.*

Policy 5.6.6 *All private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce up light.*

5.7 Protective Services

Policy 5.7.1 *Development shall meet the criteria and requirements for on-site firefighting measures as determined by Rocky View County. An Emergency Response Plan will be submitted at Development Permit stage.*

Policy 5.7.2 *All uses and operations in the Plan Area that store or utilize materials or products that may be hazardous due to their flammable or explosive characteristics shall comply with the applicable fire regulations of the County or the regulations of any other government authority having jurisdiction and in accordance with any hazard or emergency management plan that may be required by the County.*

5.8 Air Contaminants, Odorous and Toxic Matter

Policy 5.8.1 *No use or operation within the Plan Area shall cause or create air contaminants, visible emissions, or particulate emissions beyond the building that contains them. Nor shall a use or operation exceed the levels contained within the Province of Alberta Clean Air Act and/or the Calgary International AVPA and any pursuant legislation. Any airborne particulate matter originating from storage areas, yards or roads shall be minimized by landscaping, paving, or wetting of these areas or by other means considered appropriate by Rocky View County, as defined in a Development Permit.*

Policy 5.8.2 *Handling, storage, and disposal of any toxic, hazardous materials shall be in accordance with the regulations of any government authority having jurisdiction and in accordance with any Chemical Management Plan that may be required by the Municipality.*

Policy 5.8.3 *No development of the lands shall be permitted until the Developer has prepared and submitted a Management Plan for the handling and storage of any hazardous or other waste materials proposed to be generated from the development in a manner satisfactory to each of the County and/or Alberta Environment.*

5.9 Solid Waste Management

Policy 5.9.5 *The developer/business owner is responsible for solid waste management.*

Policy 5.9.6 *All solid waste management shall conform to the policies outlined in the County's Solid Waste Master Plan.*

Policy 5.9.7 *Solid waste containment units should be screened from all adjacent properties.*

Policy 5.9.8 *Solid waste containment units should not be located in the portion of the lot adjacent to Range Road 293 or Dwight McLellan Trail. If located in this area, the container shall be screened by landscaping or another screening device.*

6.0 IMPLEMENTATION AND PHASING

6.3 Subdivision and Development Phasing

- Policy 6.3.1** *The Plan Area shall be developed in multiple phases as determined by market conditions and the provision of infrastructure.*
- Policy 6.3.2** *Subdivision/development may proceed out of phase order depending on market demand for lots or availability of servicing and road infrastructure.*

6.4 Construction Management Plan

- Policy 6.4.1** *A Construction Management Plan and Sediment & Erosion Control Report shall be submitted to the satisfaction of Rocky View County prior to the issuance of a Development Agreement and/or Development Permit.*
- Policy 6.4.2** *Erosion and Sediment Control reporting shall be required for Development Permits.*

APPENDIX A

ATCO Pipelines Guidelines

The following encroachments may be permitted within ATCO Pipelines right-of-ways:

- Walking paths
- Minor vegetation
- Irrigation or drainage system crossings
- Utility crossings
- Perpendicular road or rail crossings (*require an engineering assessment)

The following encroachments are not typically permitted within ATCO Pipelines right-of-ways as they increase the risk of damage to the pipeline, restrict access and the ability to inspect the pipeline, and reduce the ease with which the pipeline right-of-way may be identified:

- Buildings or structures
- Storage
- Parking
- Signage
- Fencing
- Trees
- Lighting or electrical installations
- Irrigation or drainage systems (except at crossings)
- Utilities (except at crossings)
- Roads or railways (except at crossings)

Source: ATCO Pipelines, August 2017

APPENDIX B

Historical Resource Clearance



HRA Number: 4835-18-0049-001

August 08, 2018

Historical Resources Act Approval

Proponent: Hopewell Development
410 2020 4th St SW, Calgary, AB T2S 1WS

Contact: Mr. Don Larke

Agent: Kellam Berg Engineering

Contact: Ron Kellam

Project Name: Monhope Industrial

Project Components: Industrial Subdivision

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#).

Martina Purdon
Head, Regulatory Approvals &
Information Management

Lands Affected: All New Lands

Proposed Development Area:

MER	RGE	TWP	SEC	LSD List
4	29	26	3	3,4,5,6

Documents Attached:

Document Name	Document Type
Site Plan	Illustrative Material

APPENDIX C

List of Technical Studies and Reports

Desktop Wetland Assessment for Proposed Development Area Located at SW3-26-29-W4M, Tetra Tech Canada Inc., February 8, 2018.

Wetland Assessment and Impact Report LSD SW -3 26-29 W4 – Balzac, Alberta, Tetra Tech Canada Inc., April 16, 2019.

East Balzac Network Review, Watt Consulting Group, June 2015.

East Balzac Phase 1-A Master Drainage Plan, Kellam Berg Engineering and Surveys Ltd., March 2006.

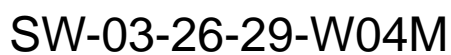
Interlink Logistics Park Conceptual Scheme - Stormwater Management Report, Kellam Berg Engineering and Surveys Ltd, November 8, 2018.

Ham Quarter Transportation Impact Assessment Final Report, Bunt & Associates Engineering (Alberta) Ltd, October 5, 2018.

Nose Creek Watershed Water Management Plan, The Nose Creek Watershed Partnership, Compiled by Palliser Environmental Services Ltd., October 2008.

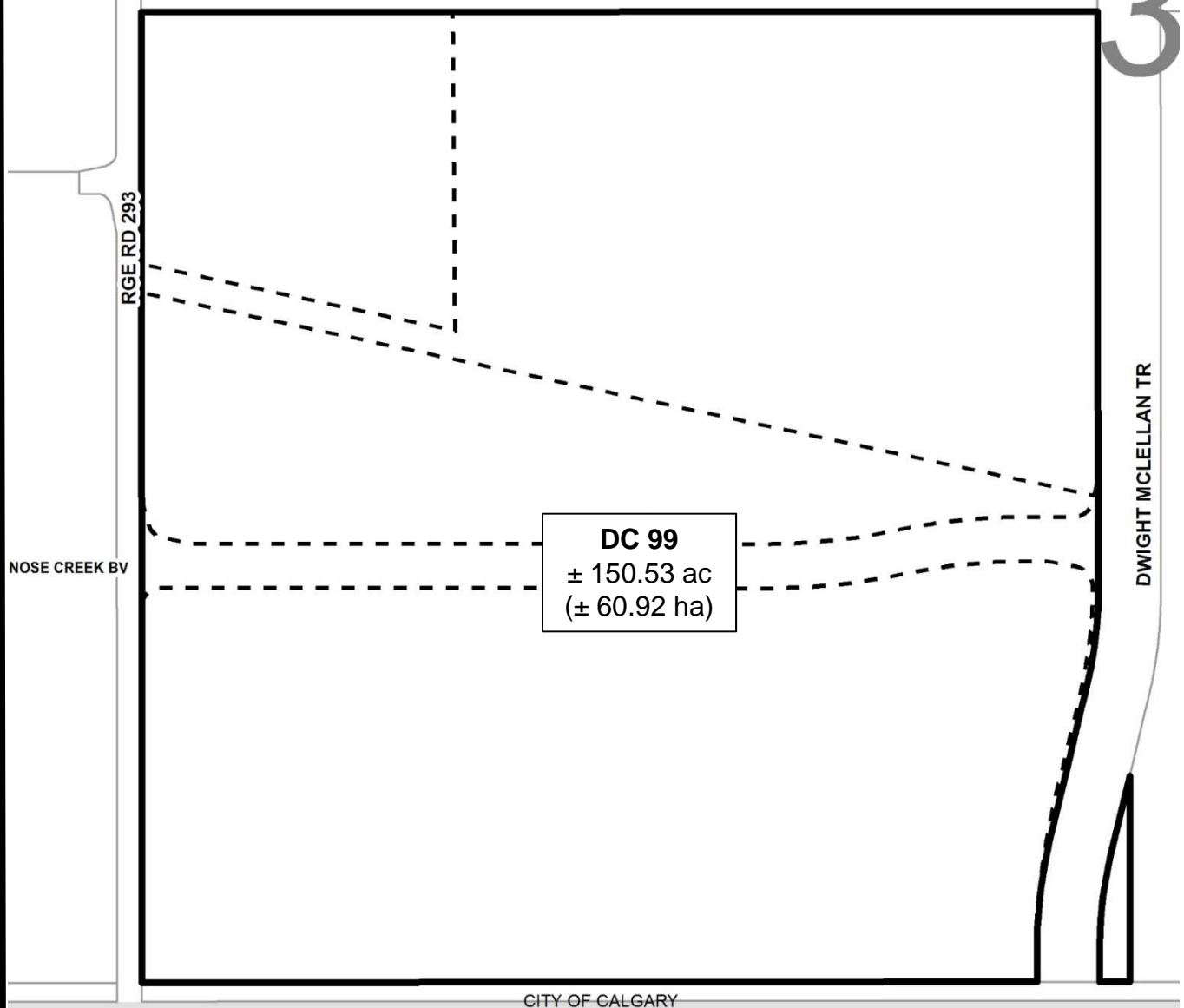
Preliminary Geotechnical Investigation Ham Quarter – Proposed Industrial Development 260054 & 260062 Range Road 293 West of Dwight McLellan Trail & North of 144th Ave NE Rocky view County, Alberta, March 2018 Balzac Quarter Section Rocky View County, JASA ENGINEERING INC.

Commercial, Office and Industrial Design Guidelines in Rocky View County, Rocky View County 2010.



File: 06403002

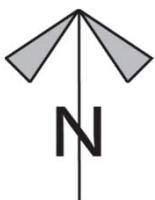
Conceptual Scheme: To adopt the Interlink Logistics Park Conceptual Scheme to provide a policy framework to guide and evaluate the development of an Industrial Business Park.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

DEVELOPMENT PROPOSAL

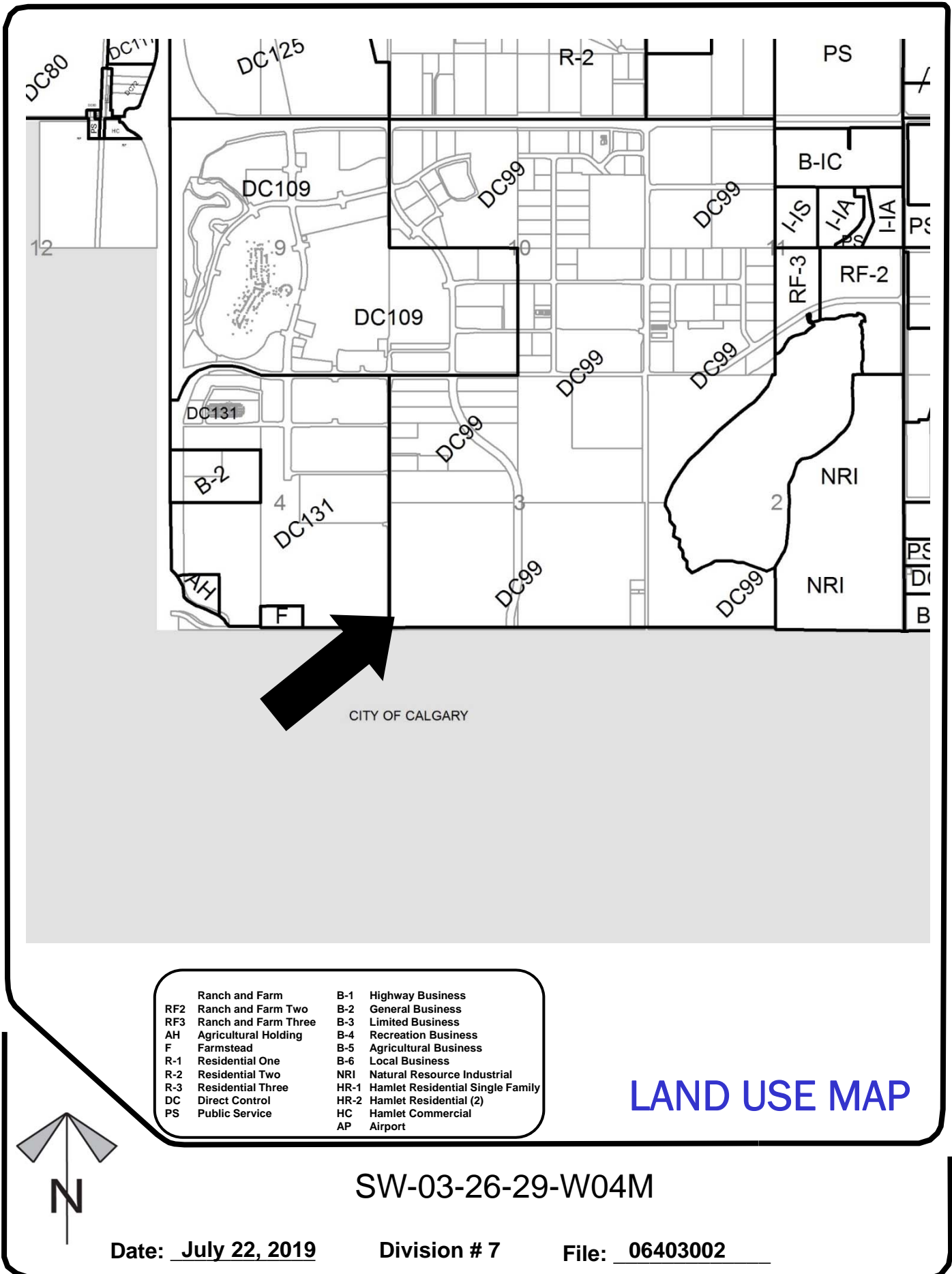


SW-03-26-29-W04M

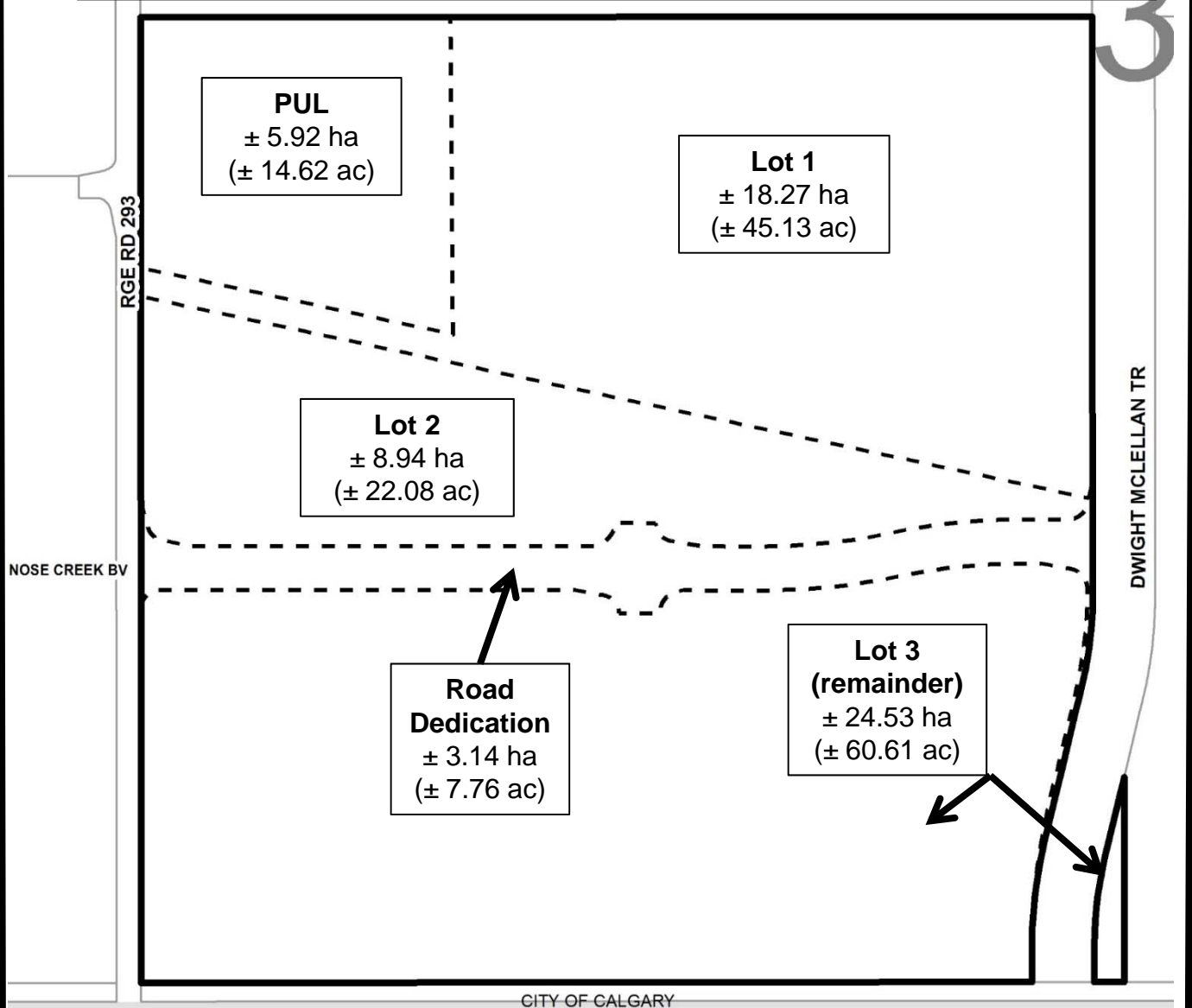
Date: July 22, 2019

Division # 7

File: 06403002



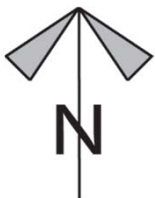
Subdivision Proposal: To create a ± 18.27 hectare (± 45.13 acre) parcel, a ± 8.94 hectare (± 22.08 acre) parcel, with a ± 24.53 hectare (± 60.61 acre) remainder, dedication of a public utility lot and internal road.



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

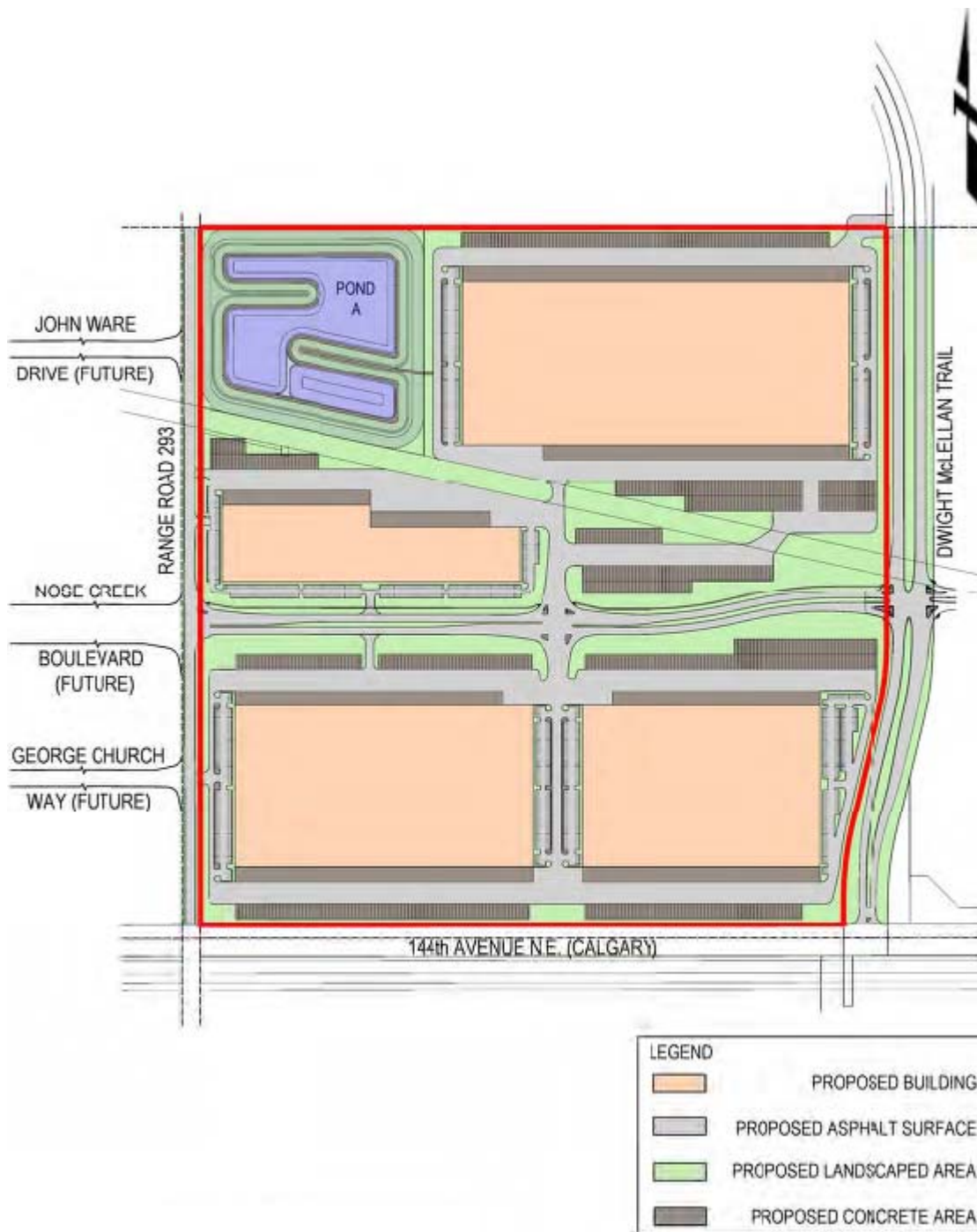


SW-03-26-29-W04M

Date: July 22, 2019

Division # 7

File: 06403002



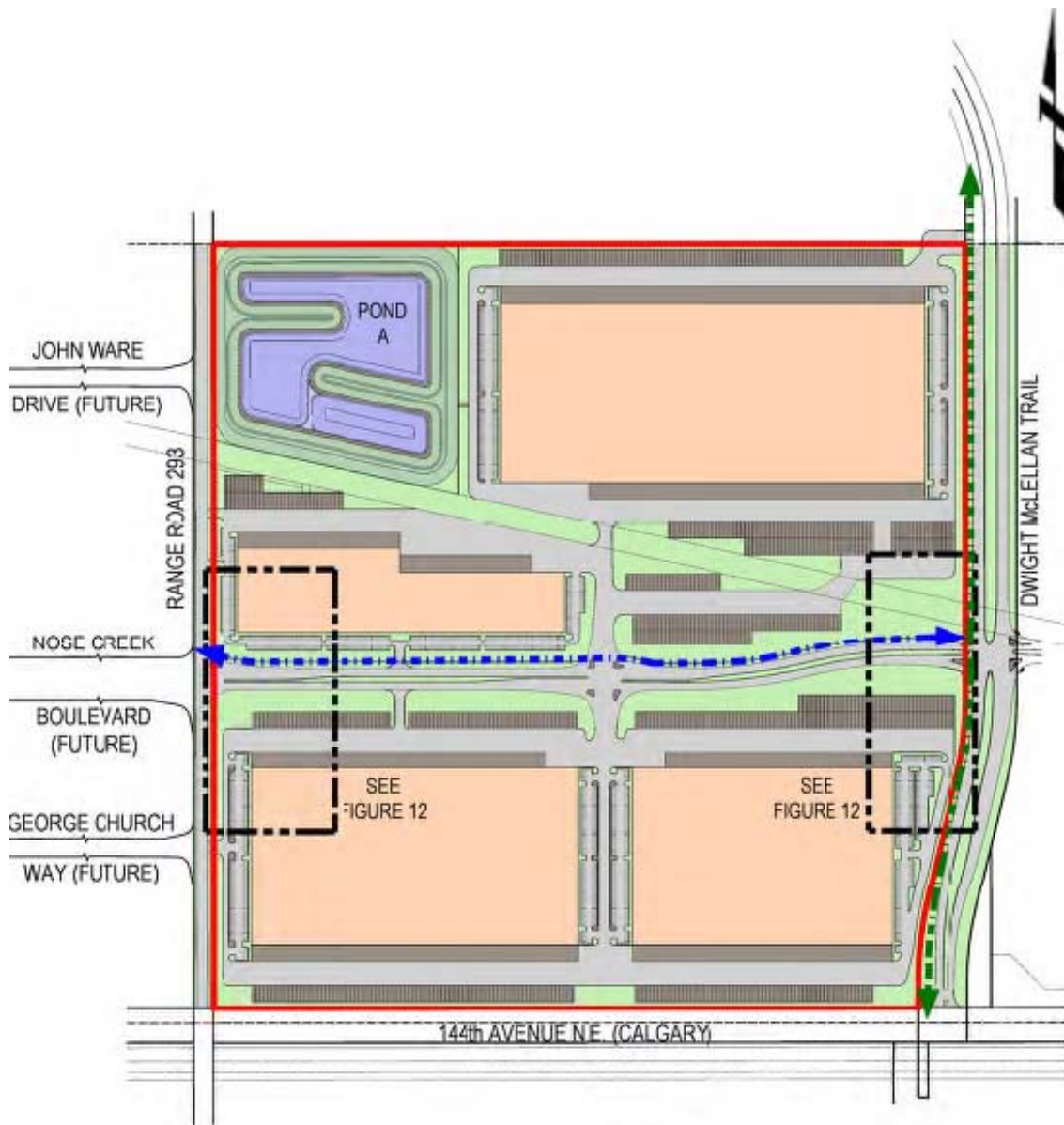
DEVELOPMENT CONCEPT

SW-03-26-29-W04M

Date: July 22, 2019

Division # 7

File: 06403002



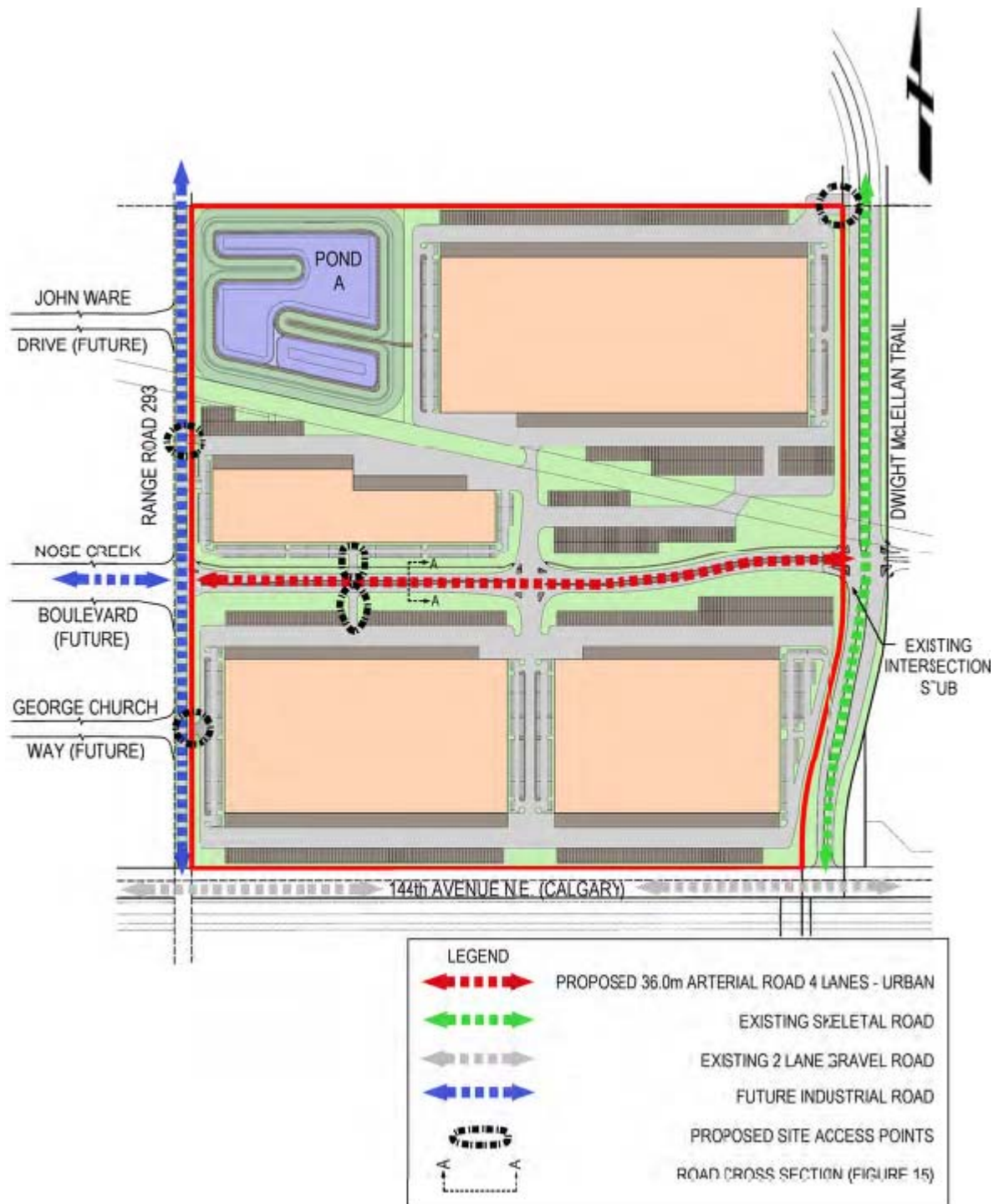
PEDESTRIAN CONNECTIONS

SW-03-26-29-W04M

Date: July 22, 2019

Division # 7

File: 06403002



ROAD ALIGNMENT AND ACCESS

SW-03-26-29-W04M

Date: July 22, 2019

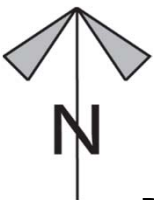
Division # 7

File: 06403002



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

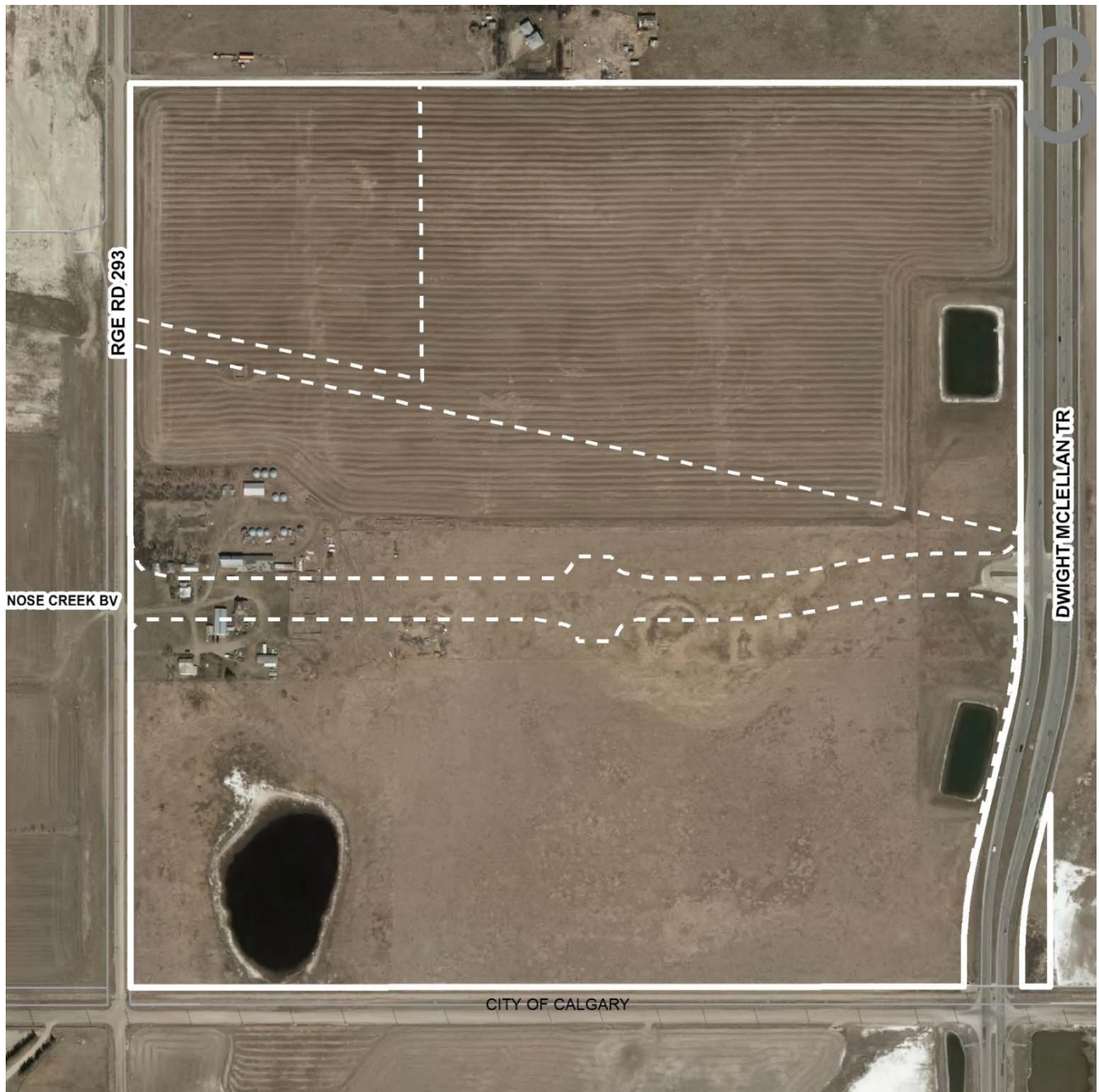


SW-03-26-29-W04M

Date: July 22, 2019

Division # 7

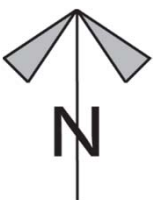
File: 06403002



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

AIR PHOTO

Spring 2018

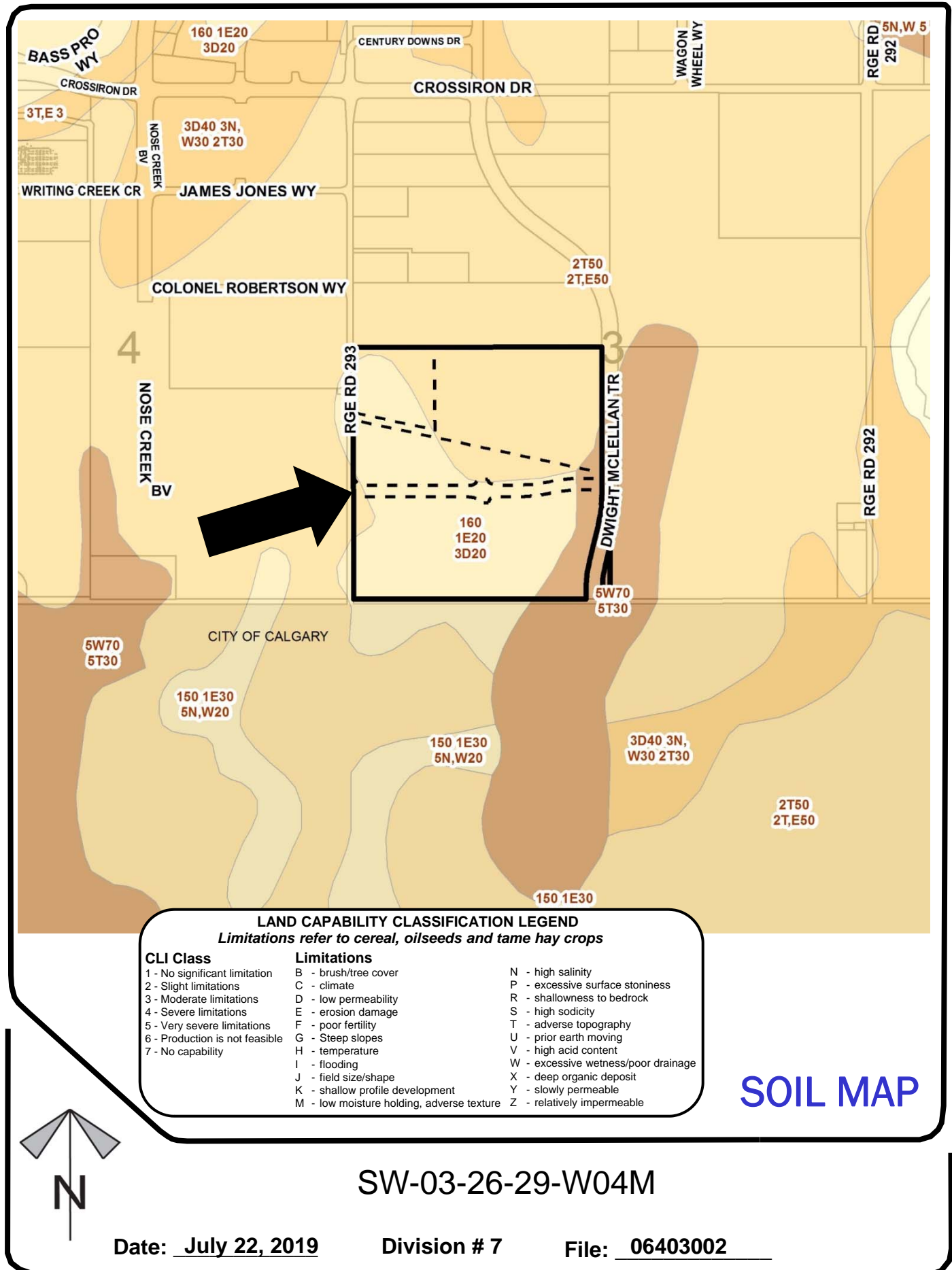


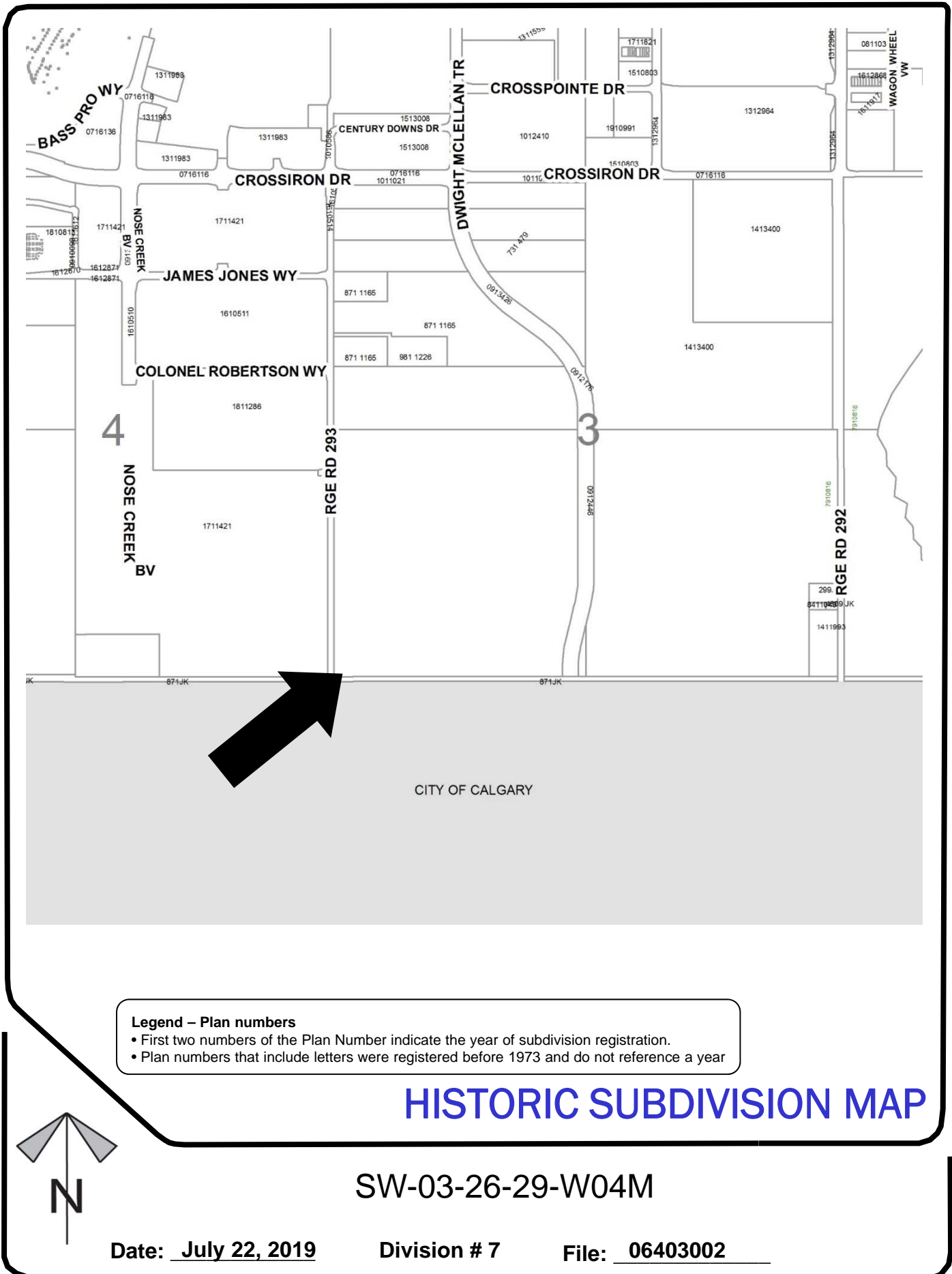
SW-03-26-29-W04M

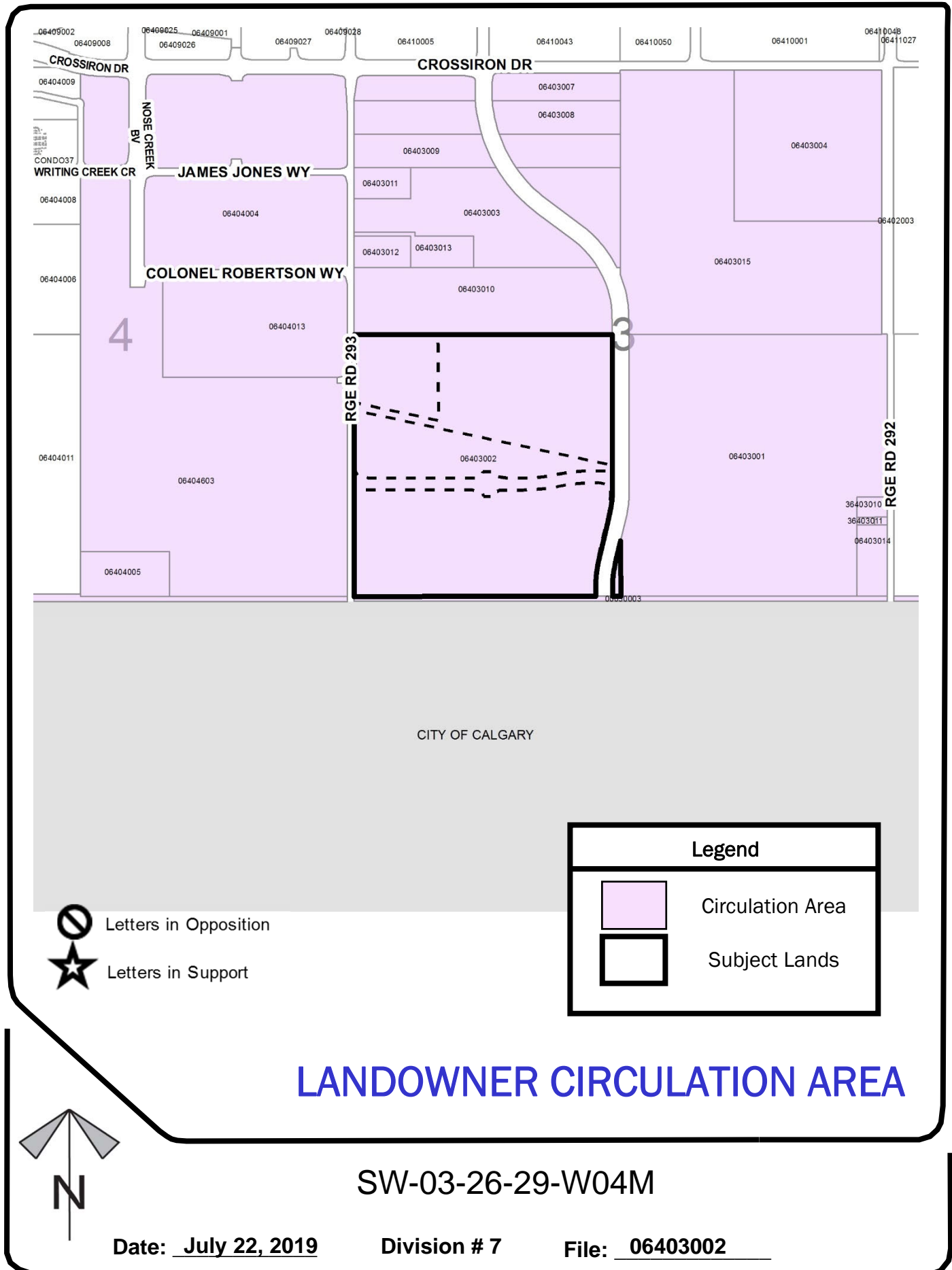
Date: July 22, 2019

Division # 7

File: 06403002









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 10, 2019 **DIVISION:** 6

FILE: 08112002 **APPLICATION:** PL20190072

SUBJECT: Consideration of First Reading of Bylaw C-7928-2019 - Redesignation Item
Ranch and Farm District to Business-Highway Frontage District

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan, the Municipal Development Plan (County Plan), and Land Use Bylaw.

¹ ADMINISTRATION RECOMMENDATION

As the proposal meets the applicable planning policies, Administration recommends first reading of the Bylaw be given in accordance with Option #1.

OPTIONS:

Option #1: THAT Bylaw C-7928-2019 be given first reading.

Option #2: THAT application PL20190072 be denied.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to redesignate a portion of the land from Ranch and Farm District (RF) to Business-Highway Frontage District (B-HF), in order to facilitate commercial development on a ± 8.78 acre of the land.

The following is a summary of the preliminary application assessment:

- The proposal is consistent with policies of “Other Business Development” within the County Plan, as the proposed agricultural business is limited in size and scale, has a direct access to the Highway 9, and traffic impact assessment and stormwater management plan concluded that traffic and drainage can be managed on site.
- The proposal meets the requirements of Business-Highway Frontage District of the Land Use Bylaw.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is October 22, 2019.

CIRCULATION STATUS

The application was circulated to 8 adjacent landowners and to agencies. The County has received 0 written submissions in response to the circulation. Written submissions will be provided with the report package at the time of the public hearing should Council proceed to give first reading to the Bylaw.

¹ **Administration Resources**

Xin Deng and Milan Patel, Planning and Development Services



DATE APPLICATION RECEIVED:	June 7, 2019 (completed on July 29, 2019)
LEGAL DESCRIPTION:	Portion of SE-12-28-26-W04M
GENERAL LOCATION:	Located adjacent to Village of Beiseker and on the east south side of Highway 9.
APPLICANT:	Manu Chugh Architect Ltd.
OWNERS:	Satnam & Prem Sahota
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Business-Highway Frontage District
GROSS AREA:	± 128.57 acres
SOILS (C.L.I. from A.R.C.):	Class 3M,H – The subject land contains soil with moderate limitations for crop operation due to low moisture holding and adverse texture, and temperature.

Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Bylaw C-7928-2019 & Schedule A

APPENDIX 'B': Map Set



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7928-2019

A Bylaw of Rocky View County to amend Land Use 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-7928-2019.

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.81 of Bylaw C-4841-97 be amended by redesignating a portion of SE-12-28-26-W04M from Ranch and Farm District (RF) to Business-Highway Frontage District (B-HF), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-12-28-26-W04M, is hereby redesignated to Business-Highway Frontage District (B-HF) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7928-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 06
File: 08112002 / PL20190072

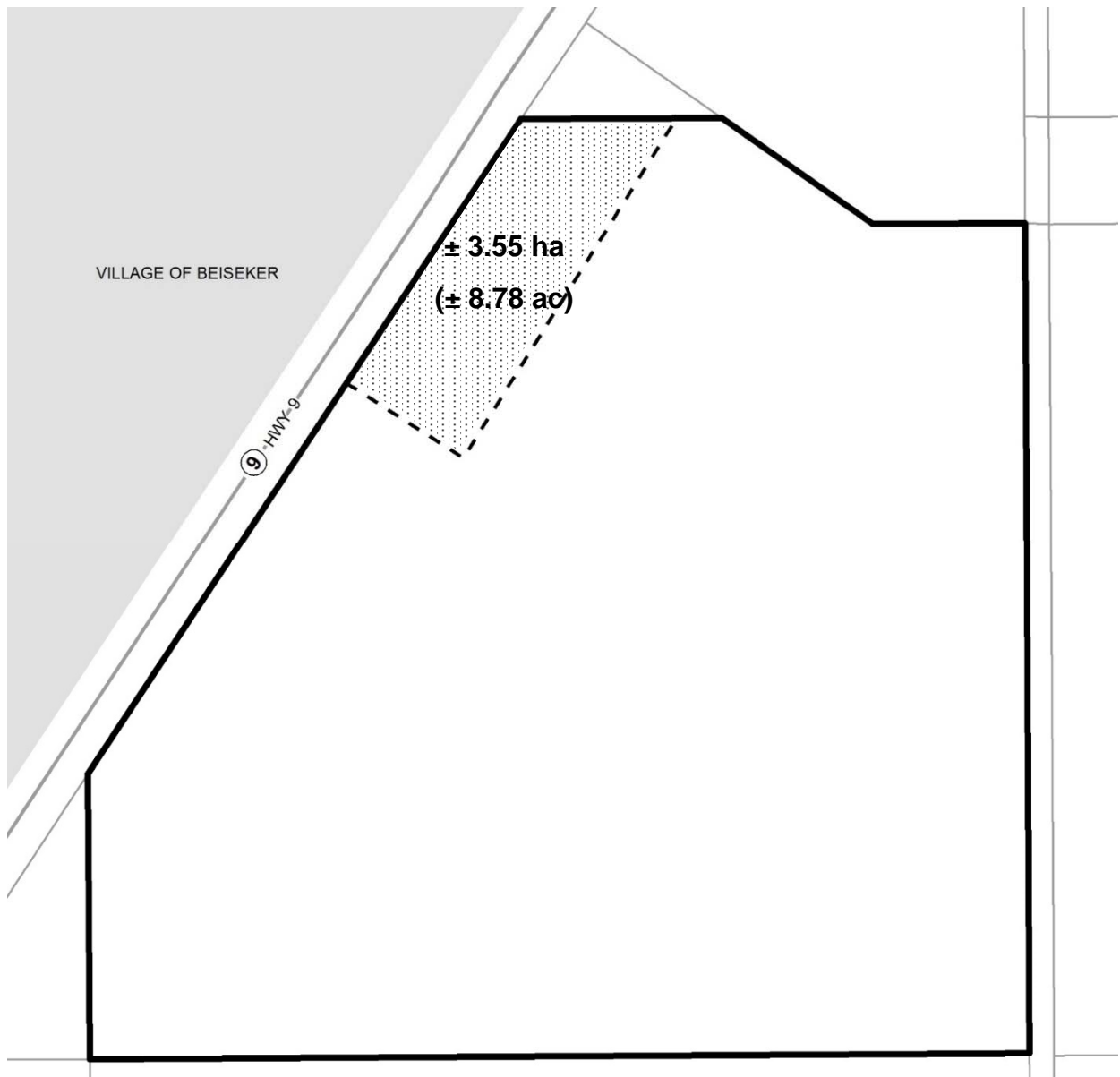
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

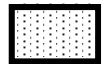
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

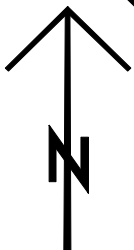
BYLAW: C-7928-2019**AMENDMENT**

FROM Ranch and Farm District TO Business –Highway Frontage District



Subject Land _____

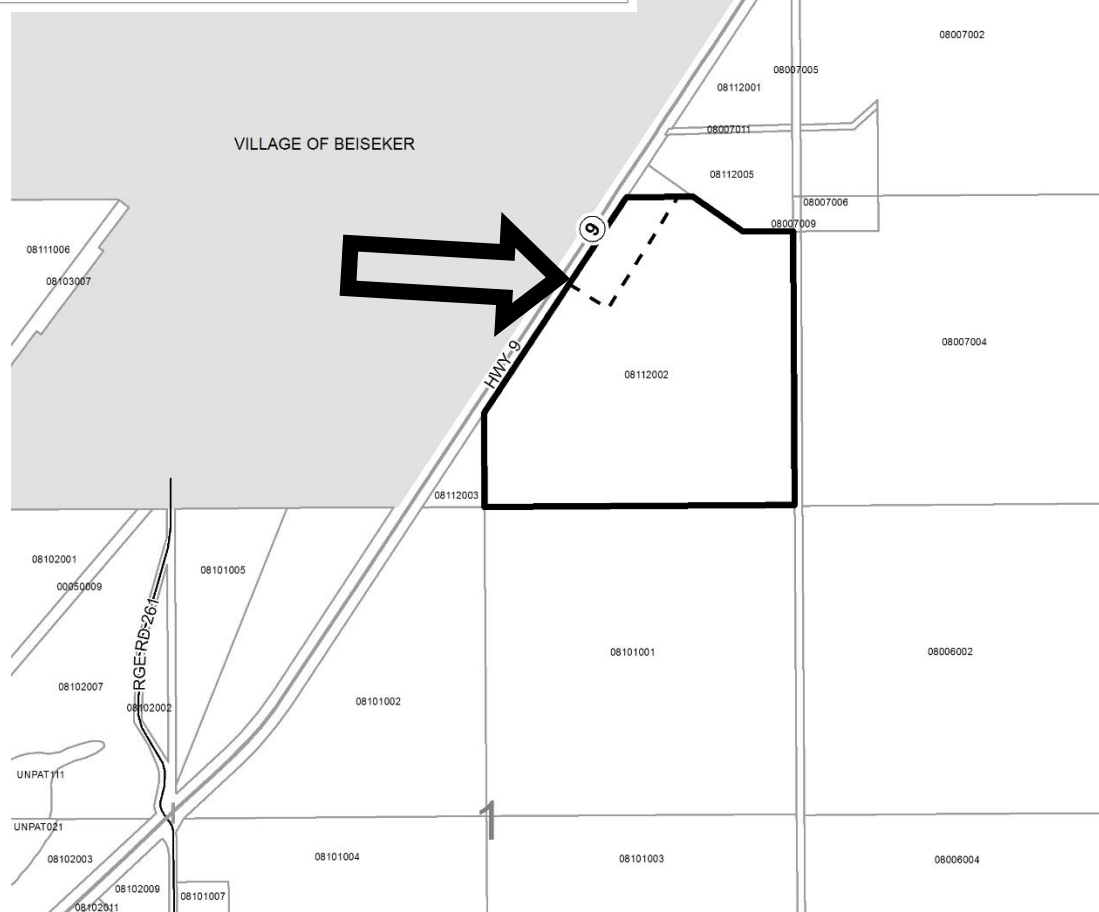
LEGAL DESCRIPTION: Portion of SE 12-28-26-W04M



FILE: PL20190072 – 08112002

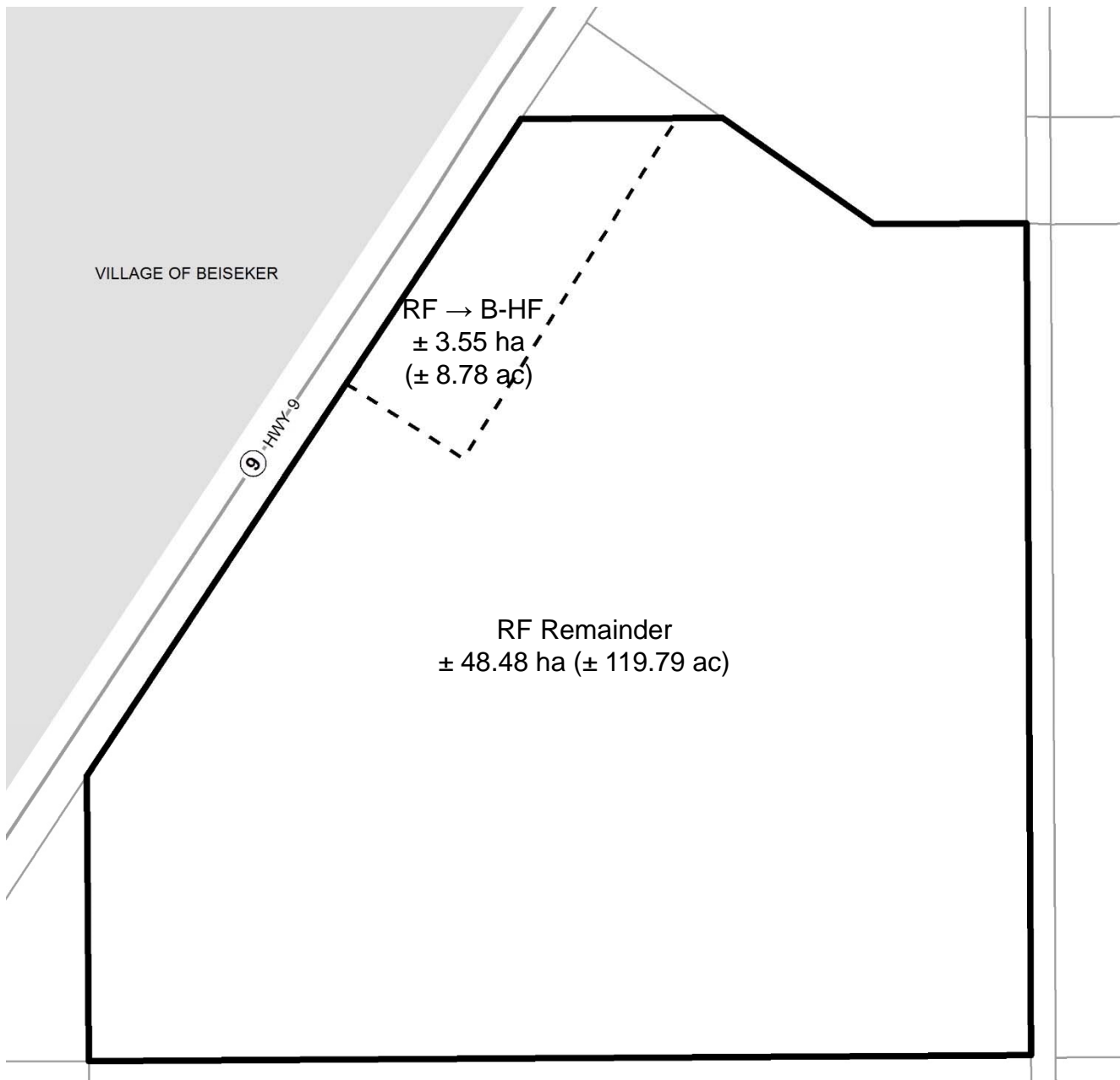
DIVISION: 6



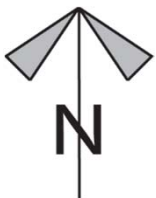


File: PL20190072 - 08112002

Redesignation Proposal: To redesignate ± 3.55 hectare (± 8.78 acre) of the land from Ranch and Farm District (RF) to Business-Highway Frontage District (B-HF), in order to facilitate business and commercial development.



DEVELOPMENT PROPOSAL

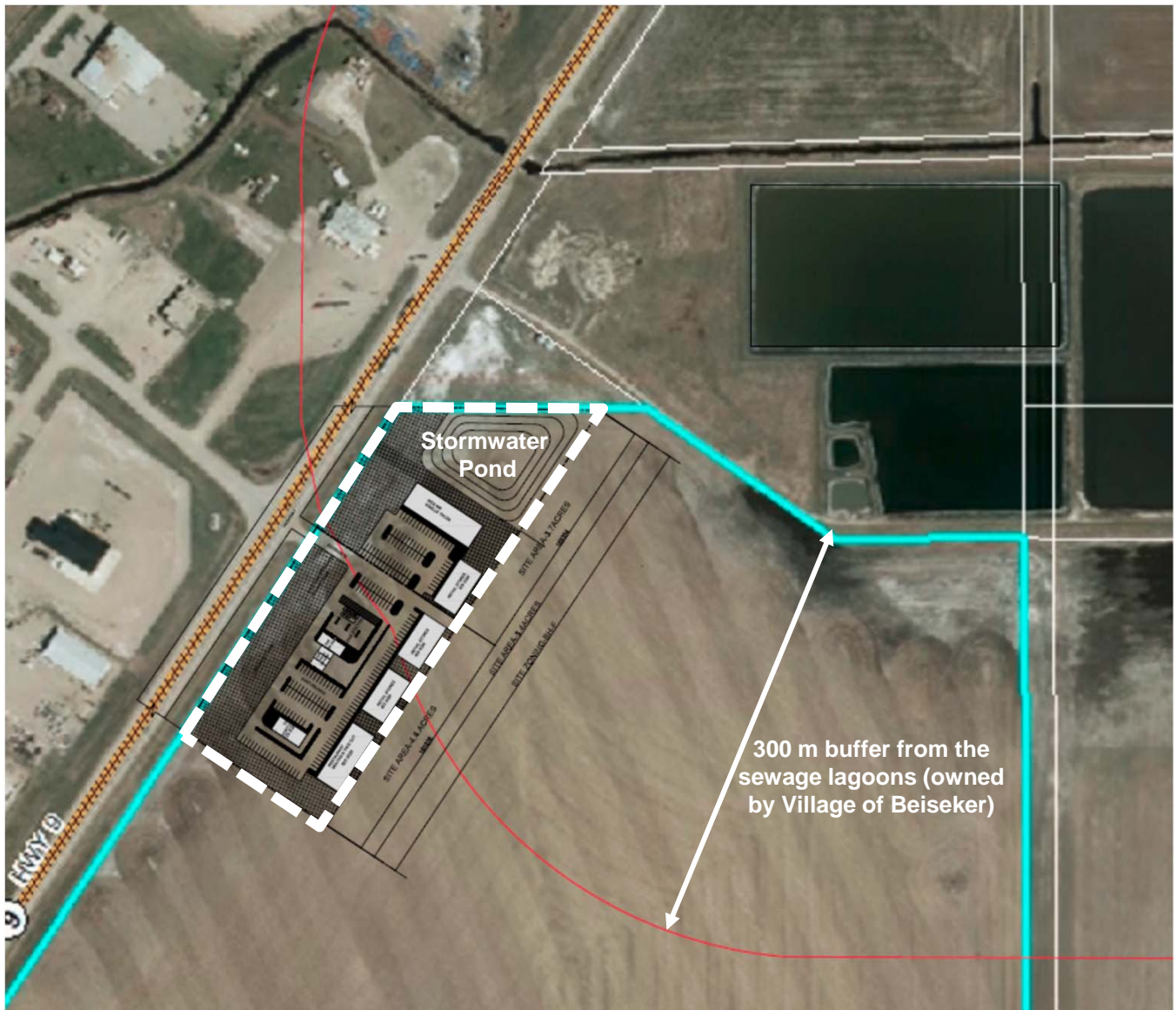


SE-12-28-26-W04M

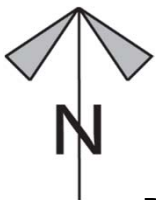
Date: July 26, 2019

Division # 6

File: PL20190072 - 08112002



Proposed Site Plan

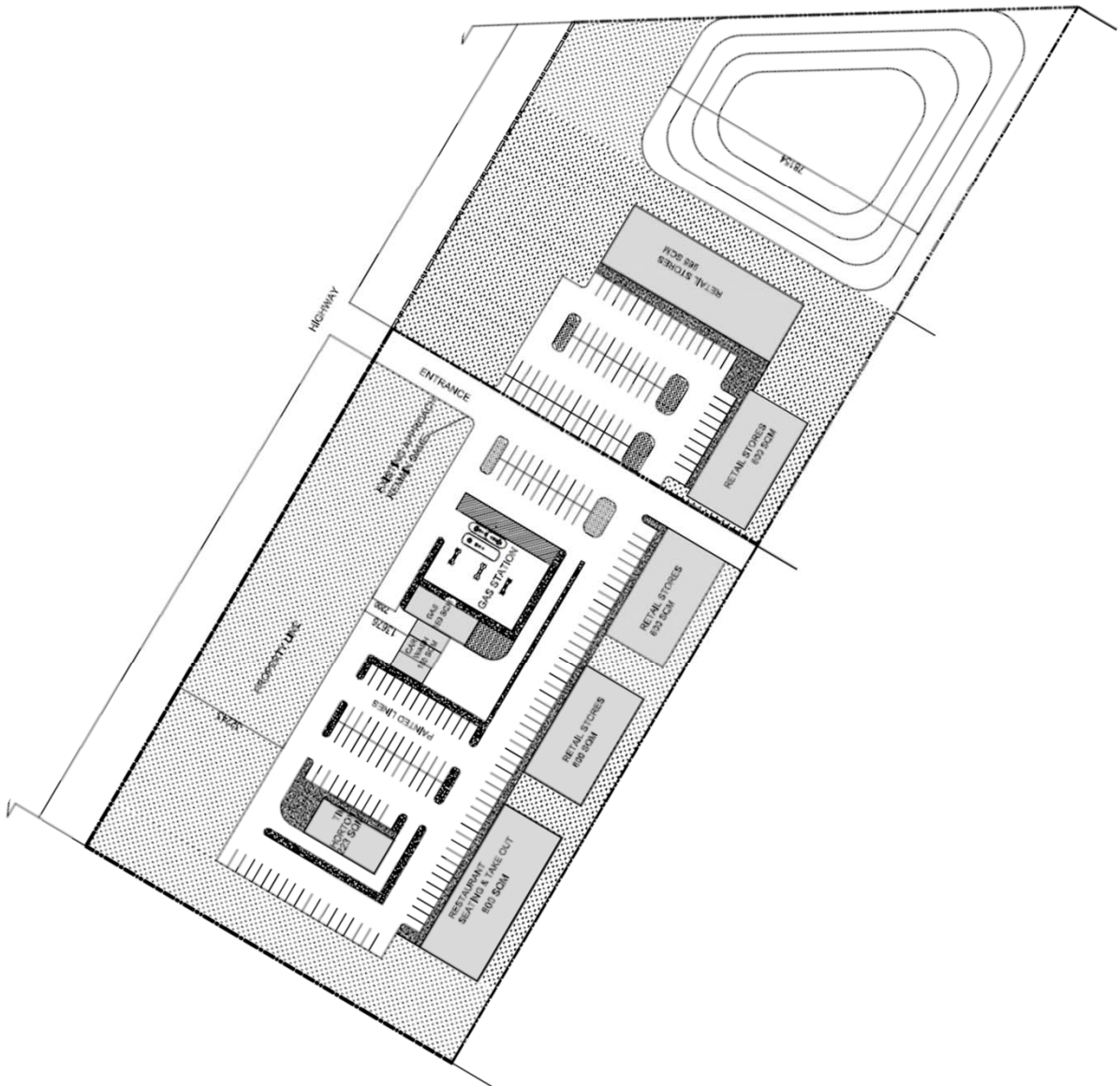


SE-12-28-26-W04M

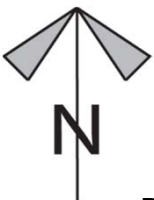
Date: July 26, 2019

Division # 6

File: PL20190072 - 08112002



Detailed Site Plan

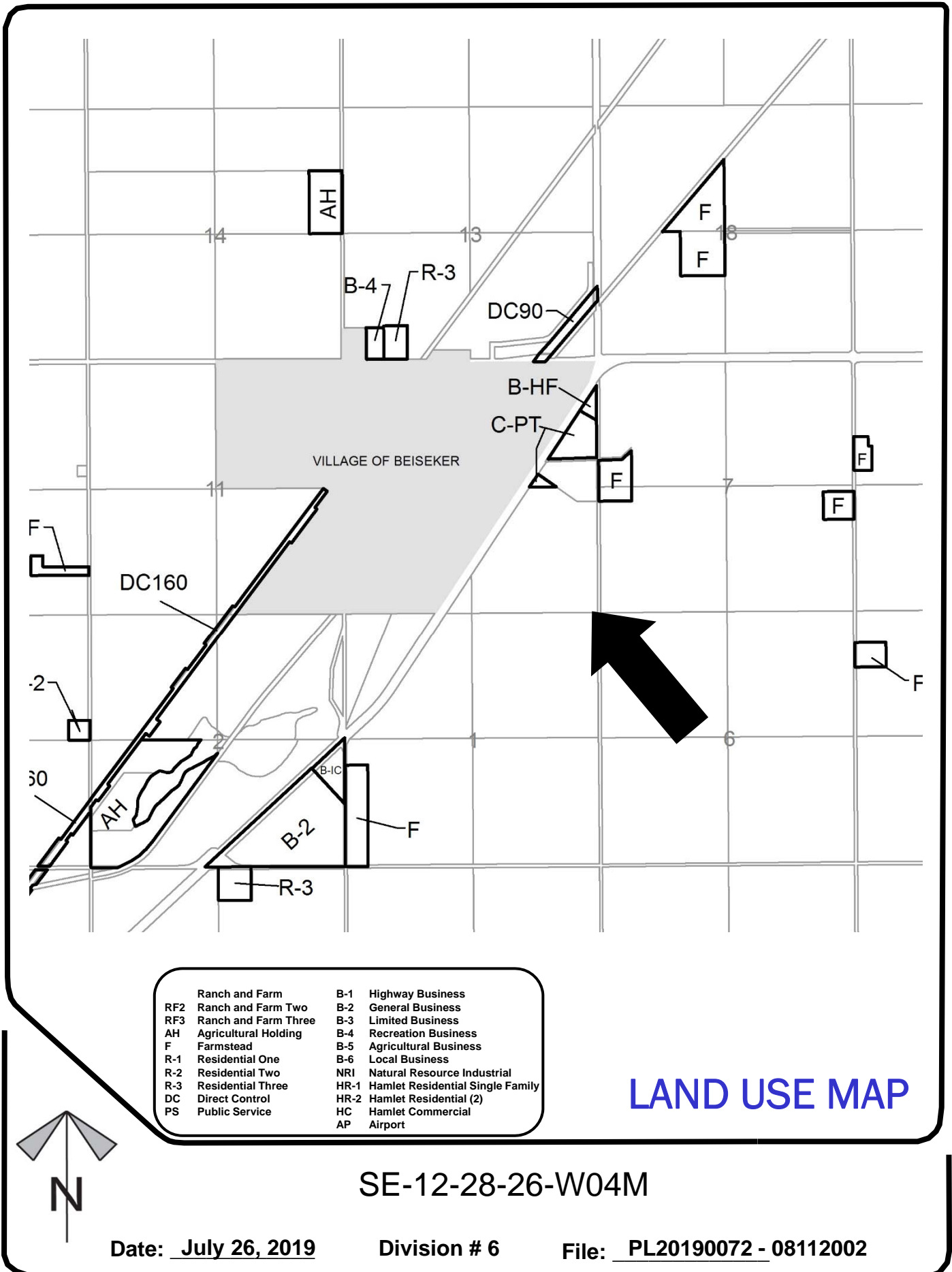


SE-12-28-26-W04M

Date: July 26, 2019

Division # 6

File: PL20190072 - 08112002

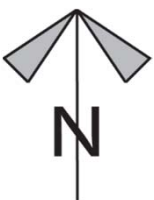




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



SE-12-28-26-W04M

Date: July 26, 2019

Division # 6

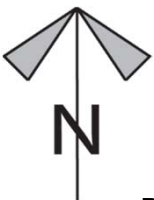
File: PL20190072 - 08112002



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

AIR PHOTO

Spring 2018

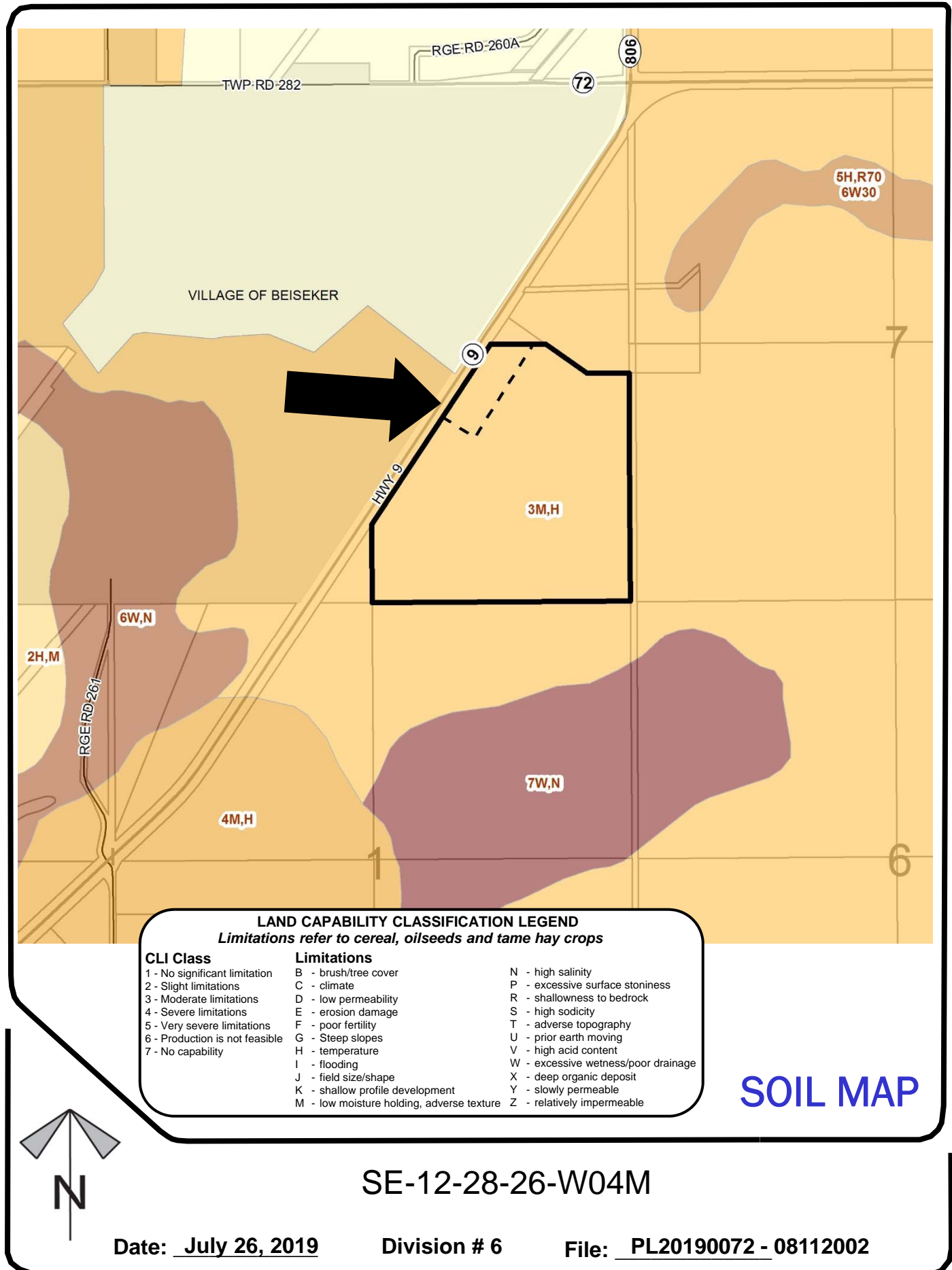


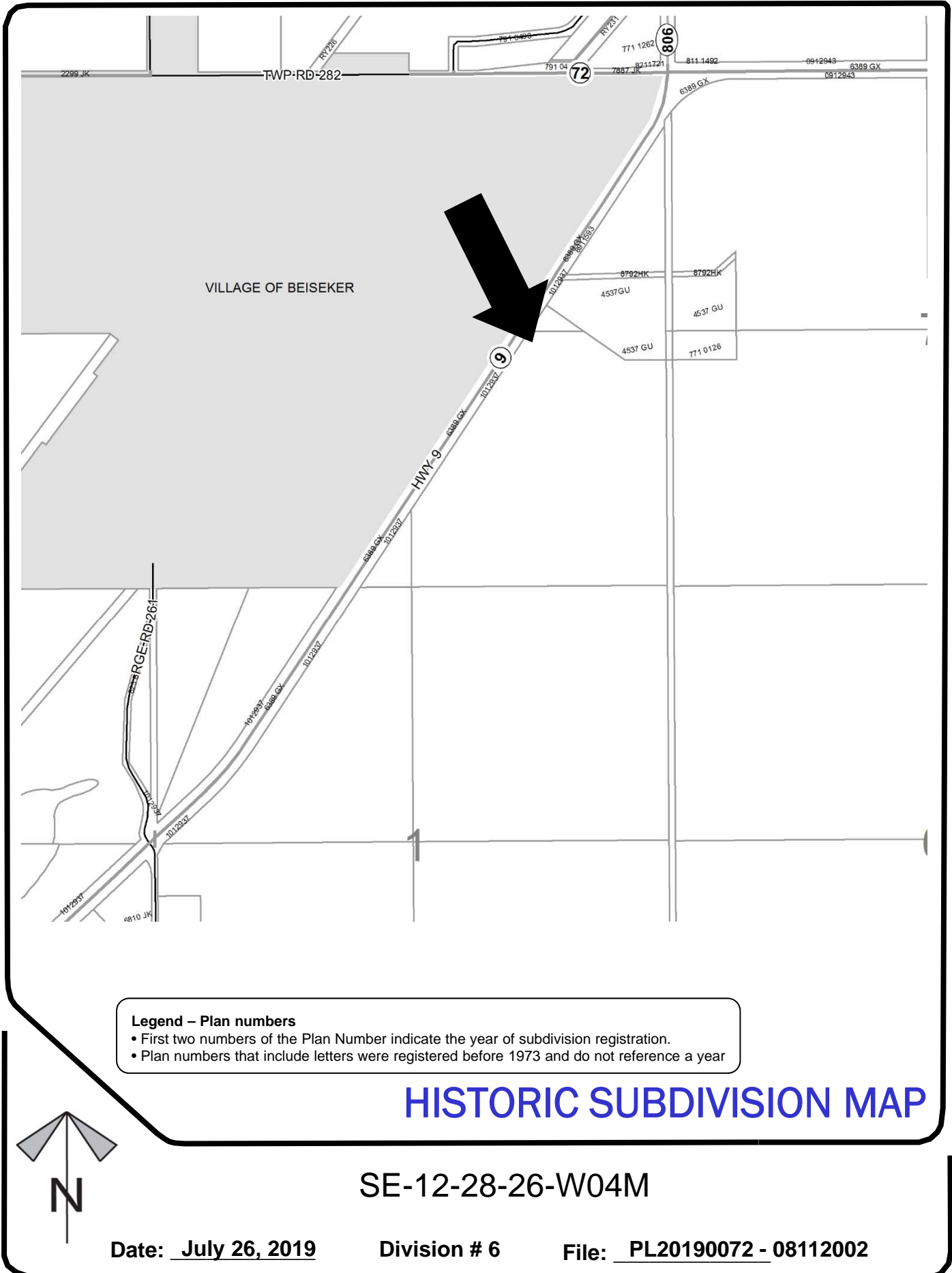
SE-12-28-26-W04M

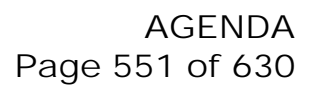
Date: July 26, 2019

Division # 6

File: PL20190072 - 08112002









PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 10, 2019	DIVISION: 8
FILE:	05619025	APPLICATION: PL20190081
SUBJECT:	Consideration of First Reading of Bylaw C-7933-2019 - Redesignation Item – Residential One District to Commercial-Local Commercial District	

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan, City of Calgary/Rocky View County Intermunicipal Development Plan, the Municipal Development Plan, the Bearsapw Area Structure Plan, and Land Use Bylaw.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends Option # 2 that Bylaw C-7933-2019 be given first reading, and the Applicant be directed to amend the Bearsapw Area Structure Plan in order to address inconsistencies with the land use and associated commercial development policies.

OPTIONS:

- Option #1: THAT Bylaw C-7933-2019 be given first reading.
- Option #2: Motion #1 THAT Bylaw C-7933-2019 be given first reading.
Motion #2 Motions to direct application requirements are detailed in Appendix 'A'.
- Option #3: THAT application PL20190081 be tabled until the updated Bearsapw Area Structure Plan is adopted by Council.
- Option #4: THAT application PL20190081 be denied.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to redesignate a portion of the subject lands Residential One District to Commercial-Local Commercial District, in order to support a health care clinic (specializing in hormonal diabetes and metabolic disorders)

The following is a summary of the preliminary application assessment:

- Figure 7 of Bearsapw Area Structure Plan identifies a general rural commercial area proximate to the subject land. The icon of the rural commercial on Figure 7 does not have definitive boundaries, it is unclear whether the subject land falls within the rural commercial area. It appears that residential use is the appropriate use for this area on Figure 7, which means that proposed commercial use would be inconsistent with the residential use identified in the Bearsapw Area Structure Plan.
- The Bearsapw Area Structure Plan is under review, the rural commercial area may be subject to change. The updated Bearsapw Area Structure Plan is planned to go to Council for adoption in fall 2020.
- The Municipal Development Plan (County Plan) identifies this area as Highway Business Area, and development of Highway Business Area requires a supportive Area Structure Plan. The Bearsapw Area Structure Plan provides policy framework for the area, but the proposed

¹ **Administration Resources**

Xin Deng and Milan Patel, Planning and Development Services



commercial use is inconsistent with residential use identified on Figure 7 of Bearspaw Area Structure Plan. In order to facilitate the development to move forward without delaying, Council can request the Applicant amend the Bearspaw Area Structure Plan in accordance with Option #2.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is October 22, 2019. Should Council decide to proceed with Option #2 or Option #3, Administration will work with the Applicant to bring the application forward to a public hearing at an appropriate time.

CIRCULATION STATUS

The application was circulated to 149 adjacent landowners and to agencies. The County has received 1 written submissions in response to the circulation. Written submissions will be provided with the report package at the time of the public hearing should Council proceed to give first reading to the Bylaw

DATE APPLICATION RECEIVED:	June 14, 2019 (completed on July 5, 2019)
LEGAL DESCRIPTION:	Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M
GENERAL LOCATION:	Located in the Bearspaw Community, south of the Bearspaw Golf Course and immediately north of Nagway Road.
APPLICANT:	Carswell Planning
OWNERS:	Kanwar & Aashna Gill
EXISTING LAND USE DESIGNATION:	Residential One District
PROPOSED LAND USE DESIGNATION:	Commercial-Local Commercial District
GROSS AREA:	± 2.98 acres
SOILS (C.L.I. from A.R.C.):	Class 3C 3 – The subject land contains soil with moderate limitations for crop operation due to climate.

Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Additional Application Requirements

APPENDIX ‘B’: Bylaw C-7933-2019 & Schedule A

APPENDIX ‘C’: Map Set

APPENDIX A: ADDITIONAL APPLICATION REQUIREMENTS

Motion # 2.1 THAT the Applicant must make an application to amend the Bearspaw Area Structure Plan to address inconsistencies with the land use strategy and associated commercial development policies.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7933-2019

A Bylaw of Rocky View County to amend Land Use 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-7933-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.56 & No.56 N of Bylaw C-4841-97 be amended by redesignating Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M from Residential One District (R-1) to Commercial-Local Commercial District (C-LC), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M, is hereby redesignated to Commercial-Local Commercial District (C-LC) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7933-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 08
File: 05619025 / PL20190081

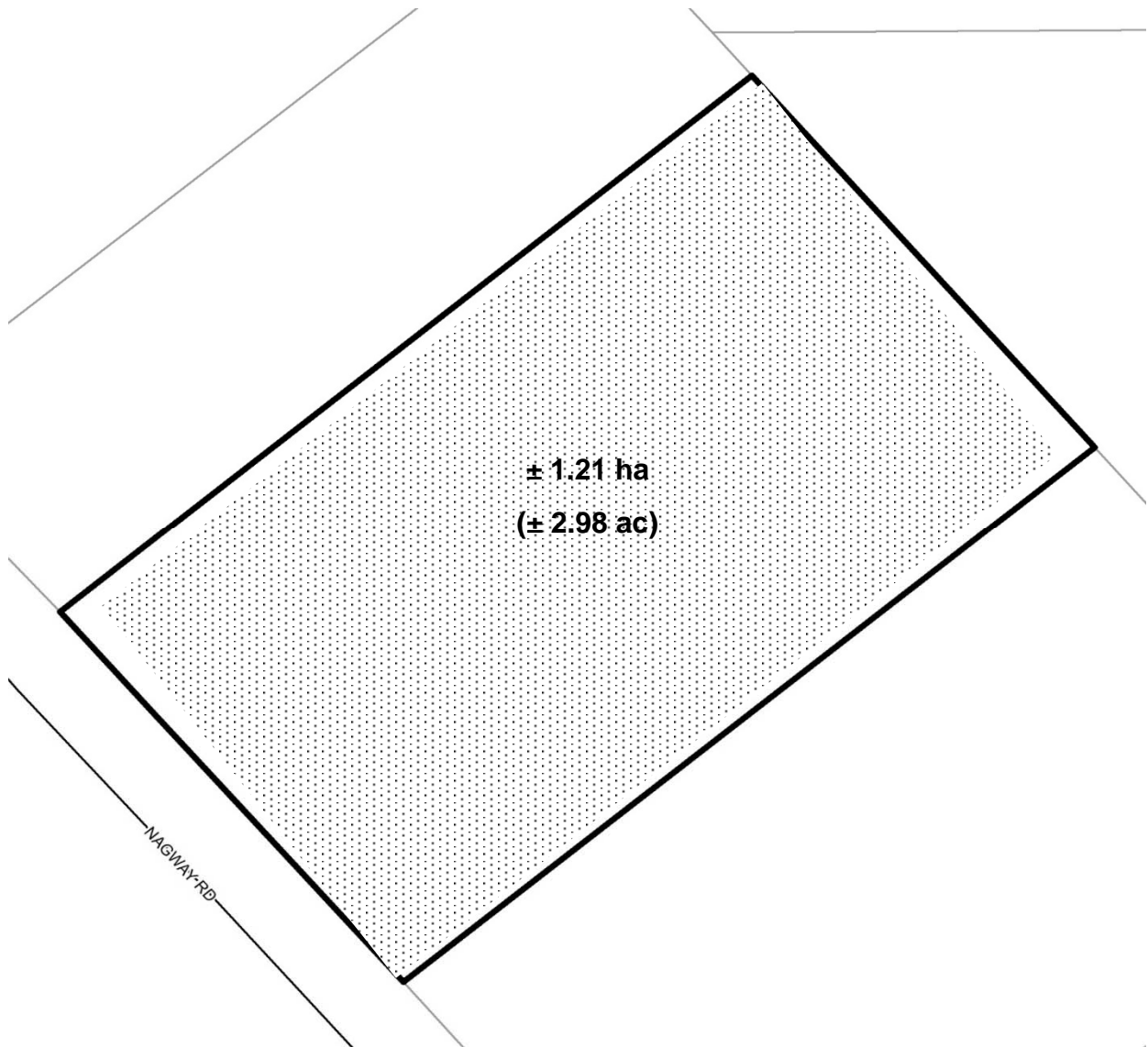
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

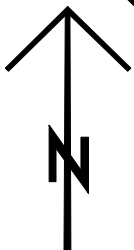
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7933-2019**AMENDMENT**

FROM Residential One District TO Commercial – Local Commercial District ☐

Subject Land _____



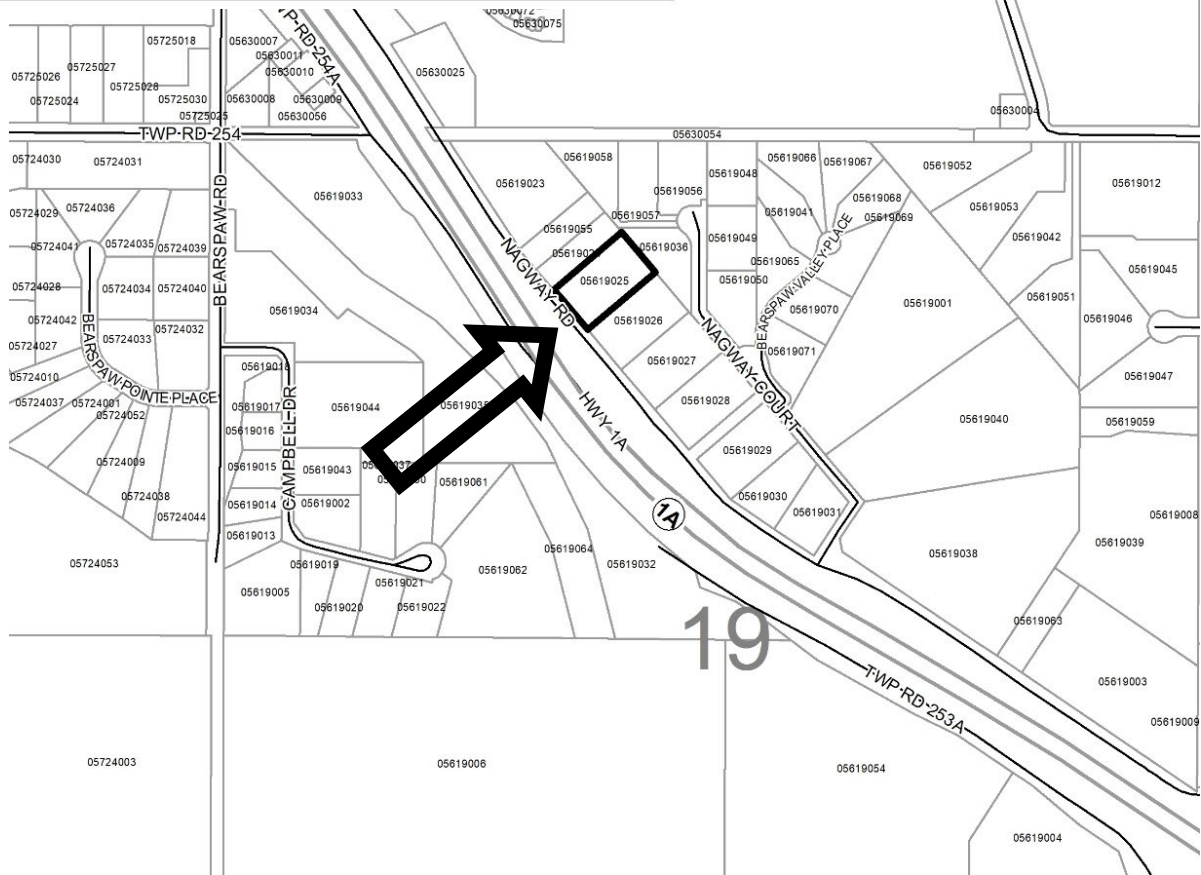
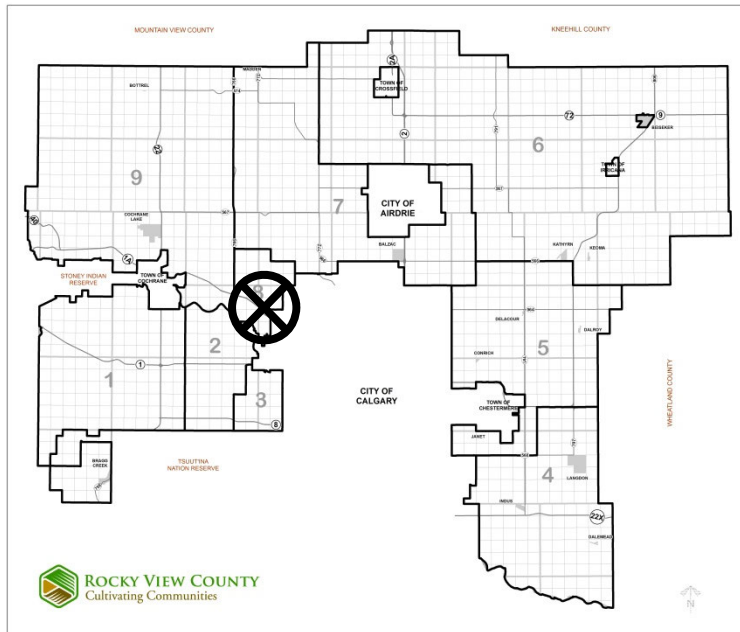
LEGAL DESCRIPTION: Lot 3, Block 1, Plan 4582 GB within NW-19-25-02-W05M



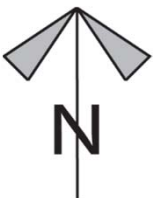
ROCKY VIEW COUNTY
Cultivating Communities

FILE: PL20190081 – 05619025

DIVISION: 8



LOCATION PLAN



Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

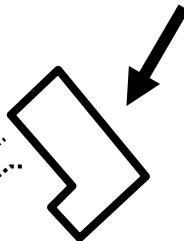
Date: 29-Aug-19

Division # 8

File: PL20190081 - 05619025

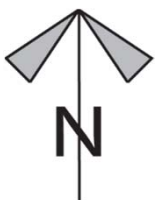
Redesignation Proposal: To redesignate the subject land from Residential One District (R-1) to Commercial-Local Commercial District (C-LC), in order to support a health care service clinic.

Existing Dwelling will be used for
a health care clinic
(specializing in hormonal
diabetes and metabolic disorders)



NAGWAY RD

DEVELOPMENT PROPOSAL

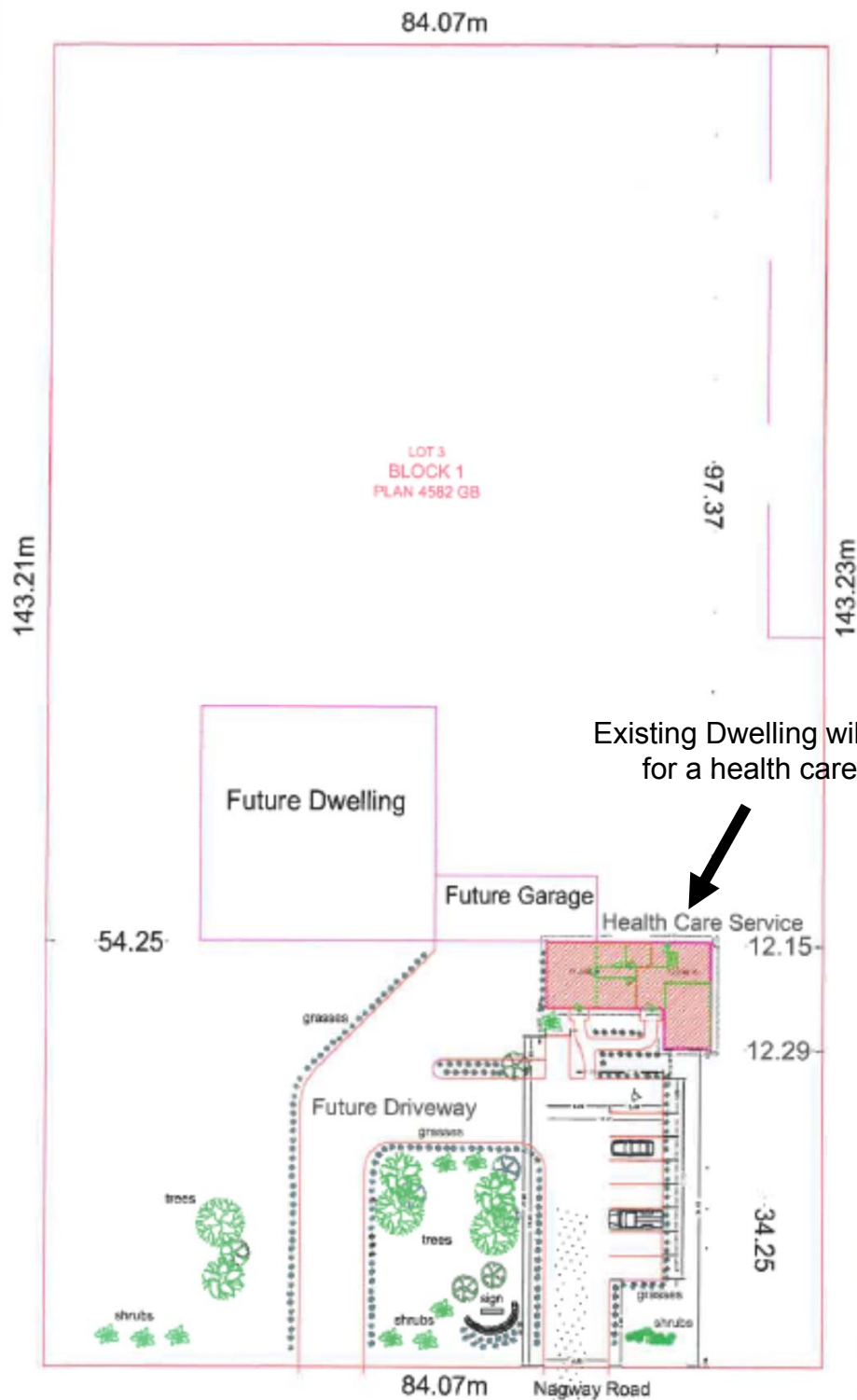


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

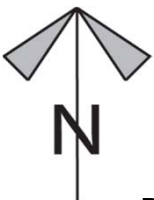
Date: 29-Aug-19

Division # 8

File: PL20190081 - 05619025



DEVELOPMENT CONCEPT



Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

Division # 8

File: PL20190081 - 05619025

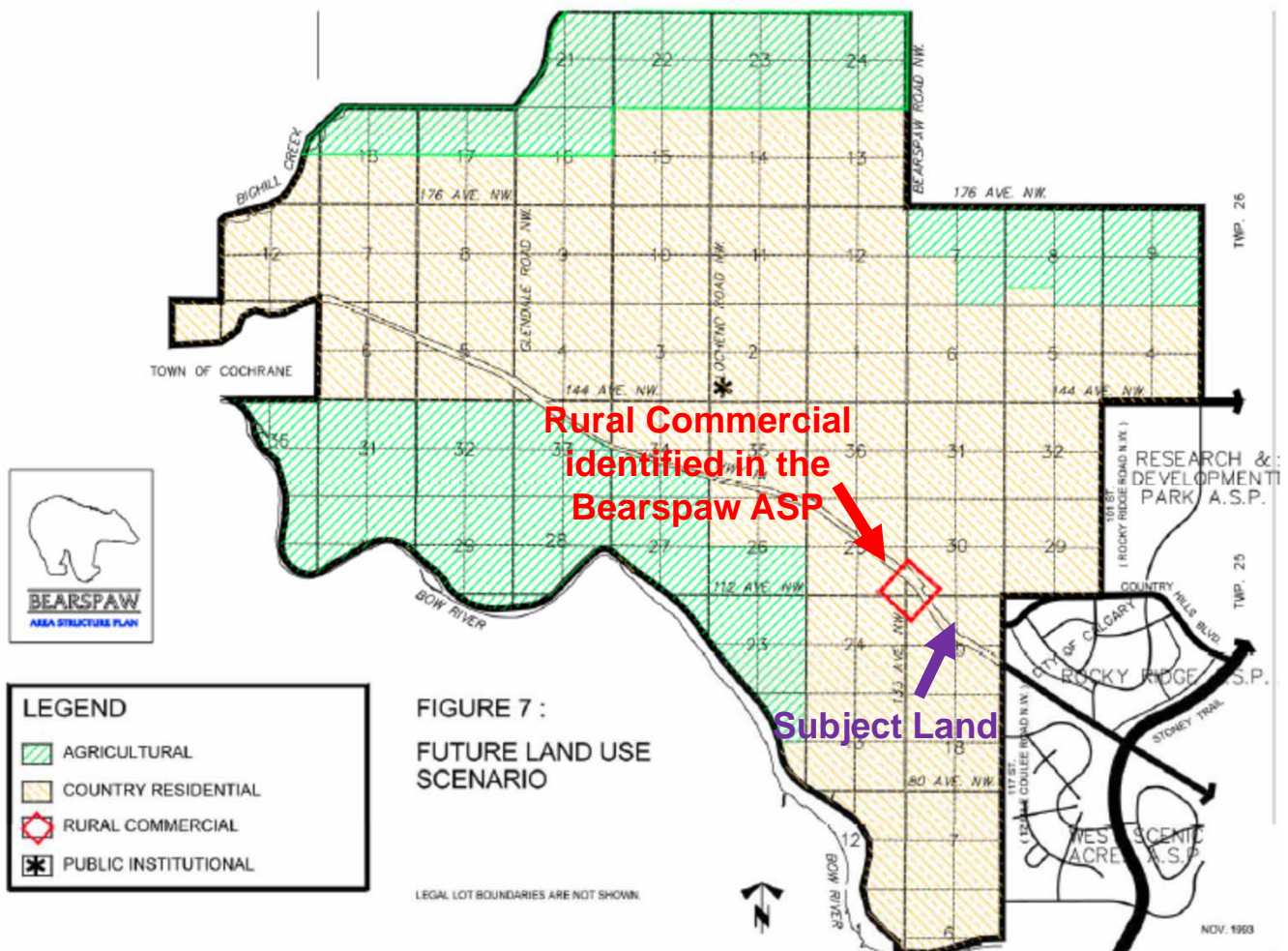
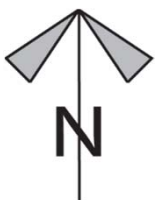


FIGURE 7 – FUTURE LAND USE BEARSPAW AREA STRUCTURE PLAN

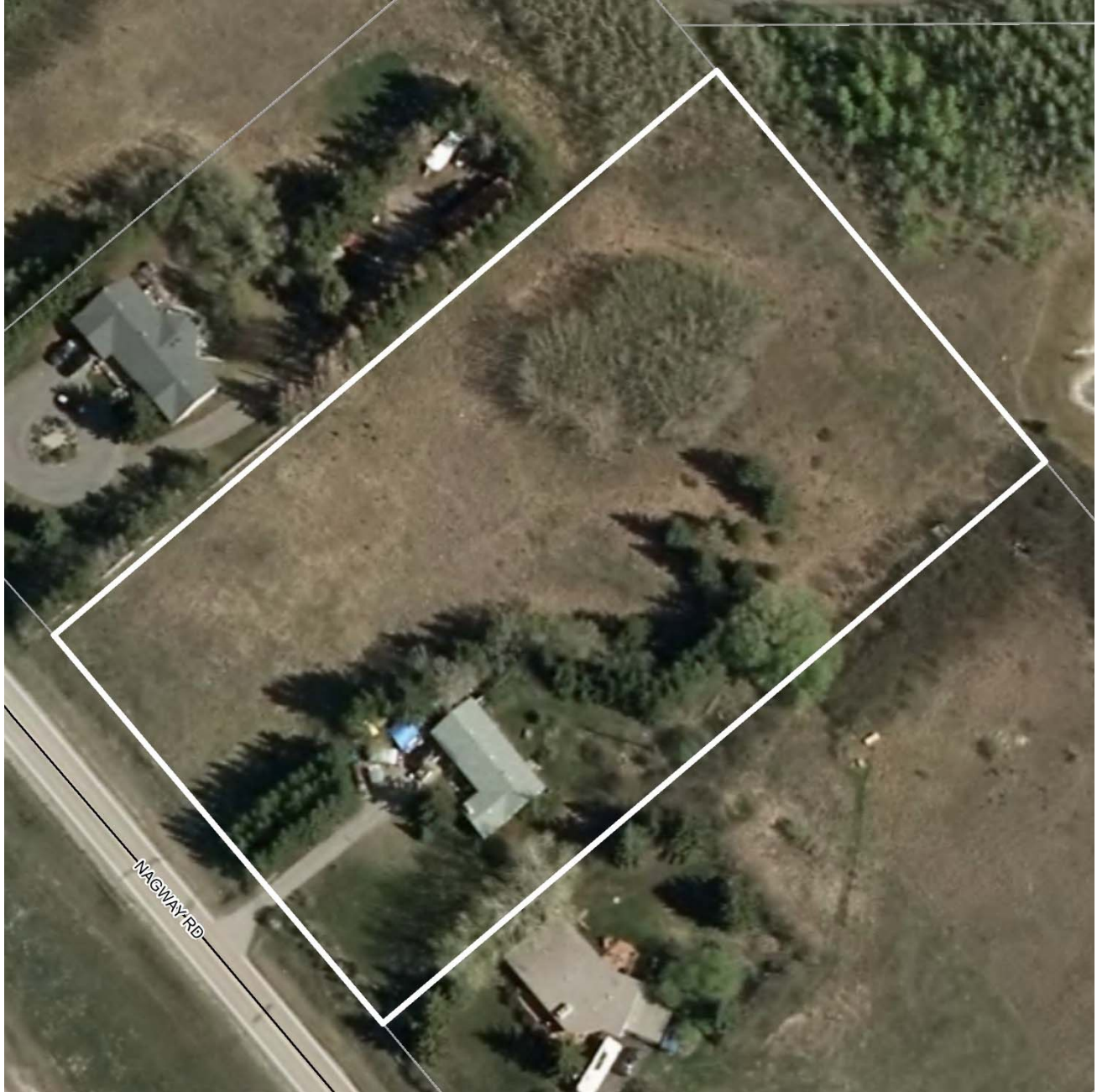


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

Division # 8

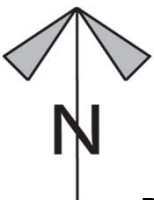
File: PL20190081 - 05619025



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

AIR PHOTO

Spring 2018

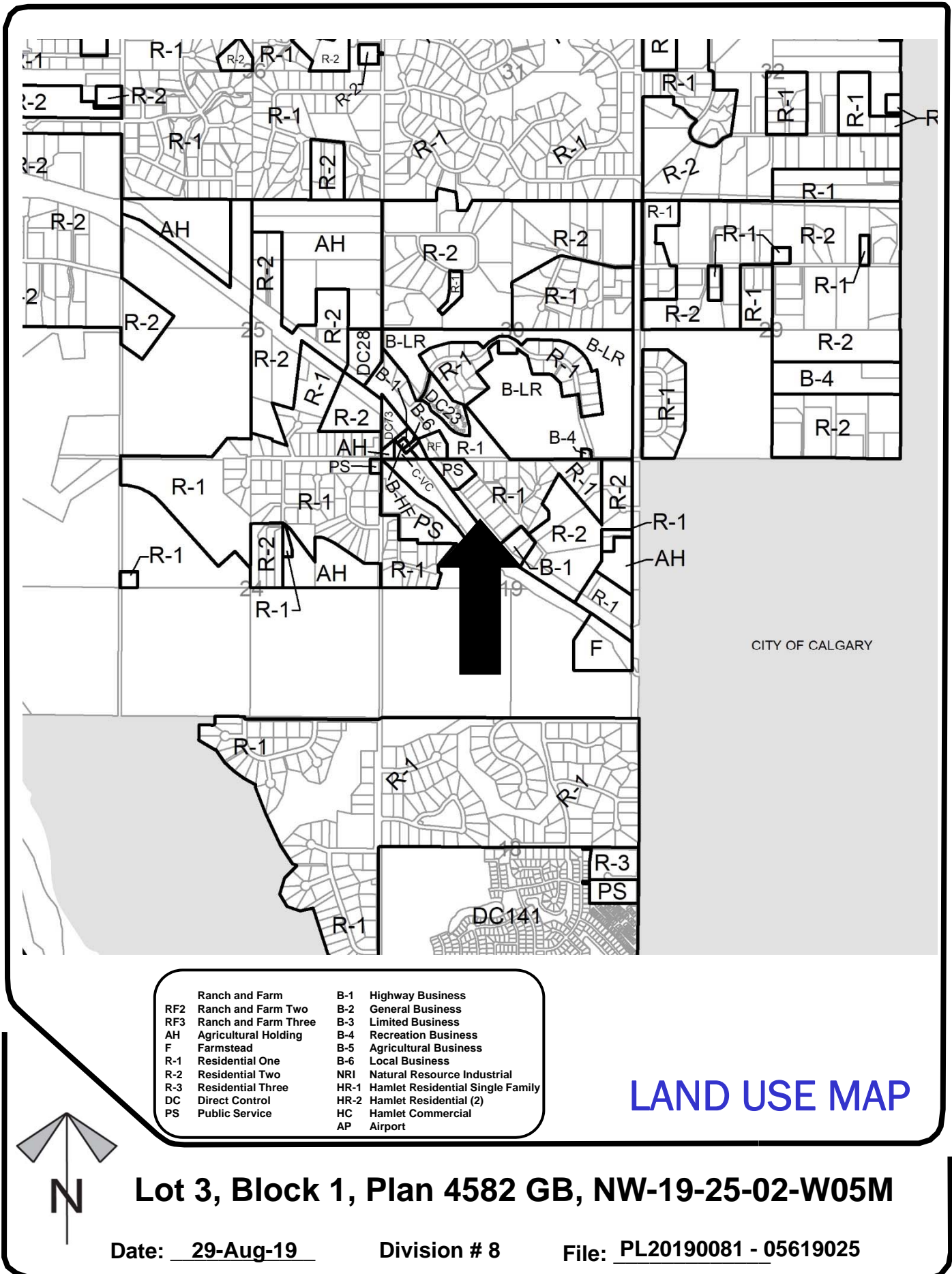


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

Division # 8

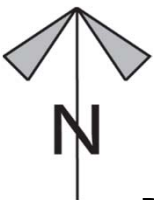
File: PL20190081 - 05619025





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

TOPOGRAPHY
Contour Interval 2 M

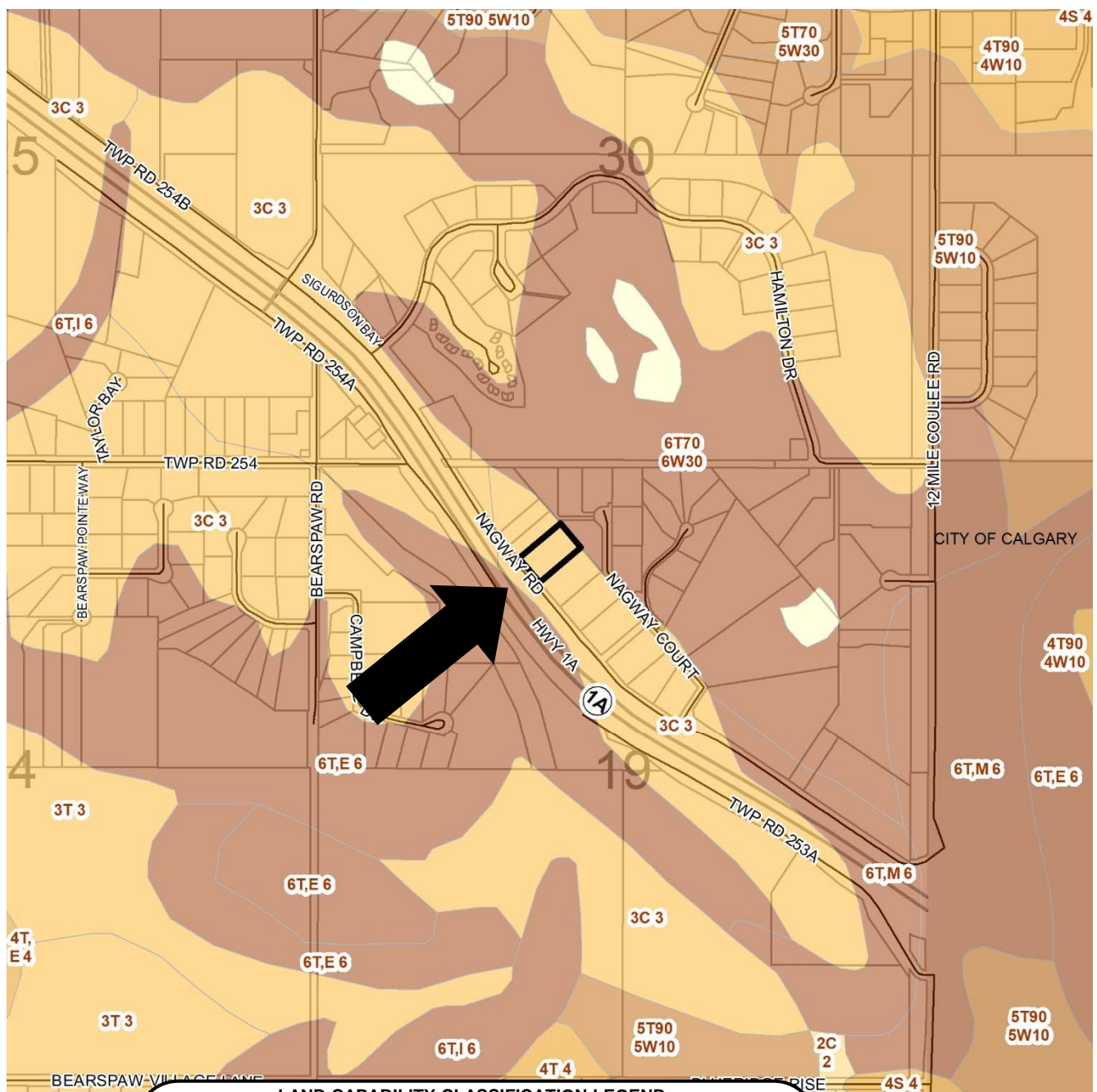


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

Division # 8

File: PL20190081 - 05619025



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

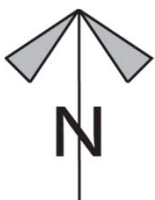
CLI Class

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

Limitations

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

SOIL MAP

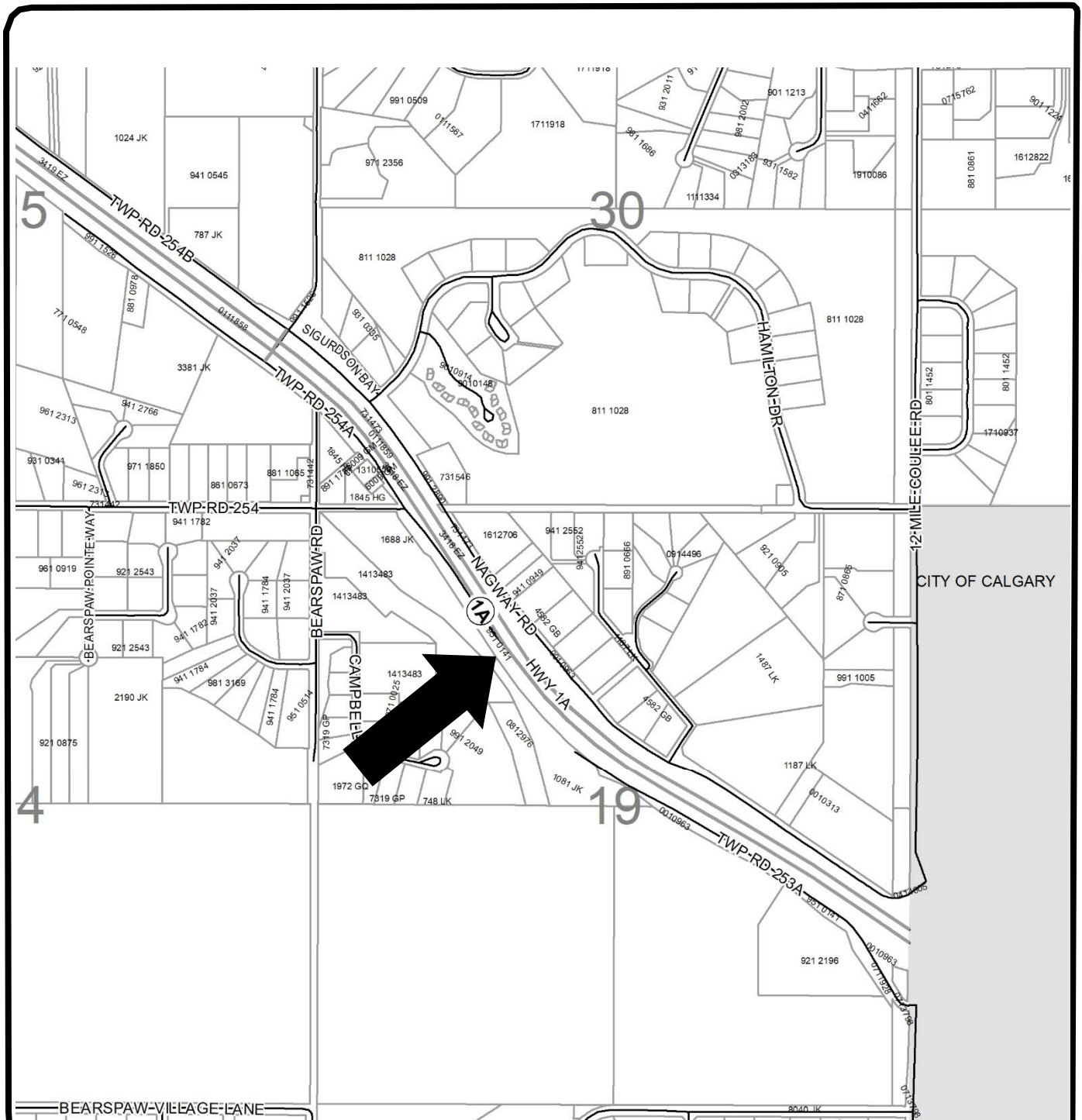


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

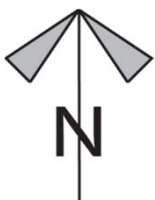
Division # 8

File: PL20190081 - 05619025

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

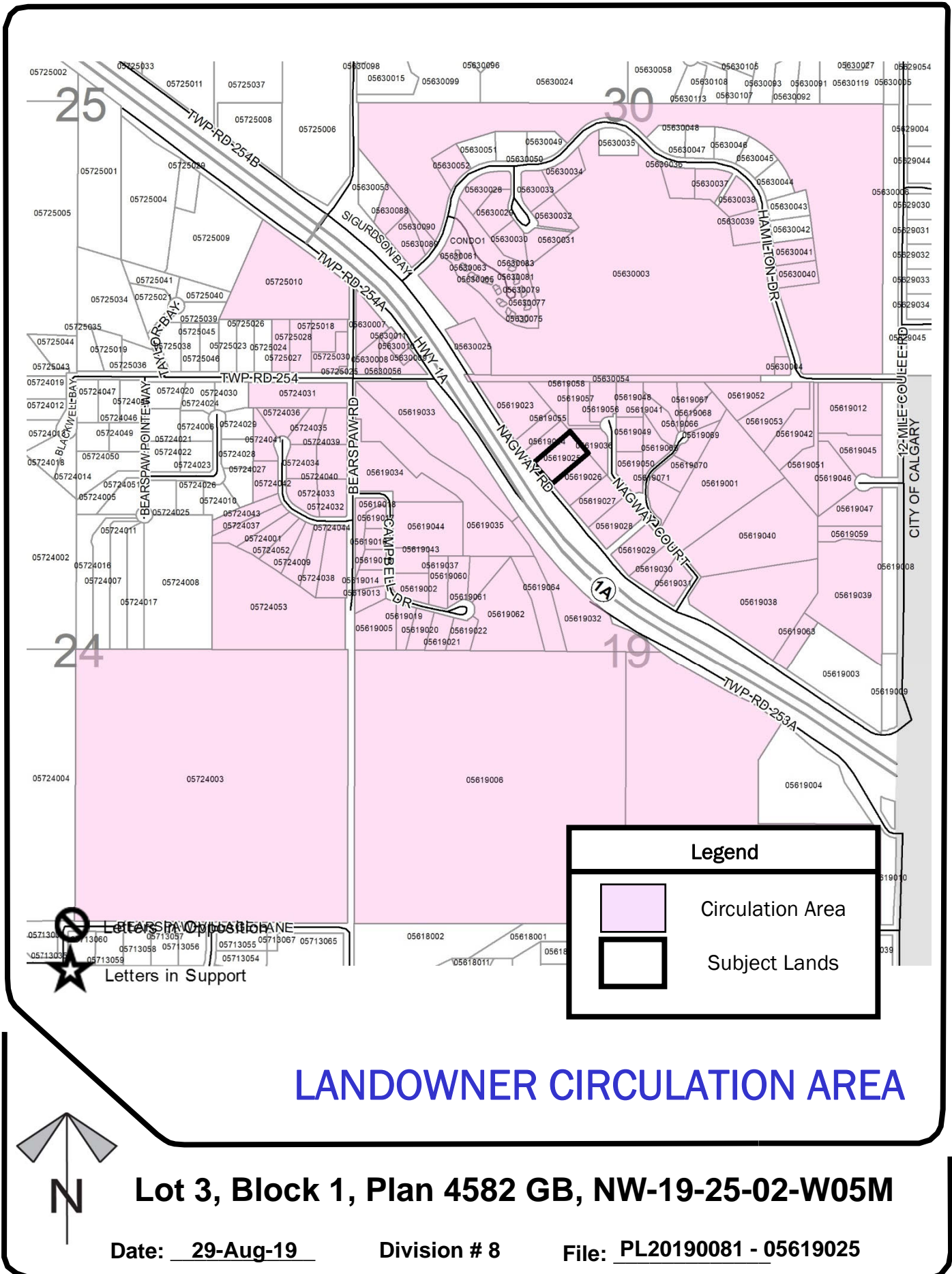


Lot 3, Block 1, Plan 4582 GB, NW-19-25-02-W05M

Date: 29-Aug-19

Division # 8

File: PL20190081 - 05619025





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 10, 2019
FILE: 07808011
SUBJECT: Consideration of First Reading of Bylaw C-7912-2019 – Ranch and Farm District to Ranch and Farm Three District

DIVISION: 9
APPLICATION: PL20190049

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan (IGP), and the Municipal Development Plan (MDP).

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends first reading of the Bylaw be given with Council direction in accordance with Option # 2.

OPTIONS:

- Option # 1: THAT Bylaw C-7912-2019 be given first reading.
- Option # 2: Motion #1 THAT Bylaw C-7912-2019 be given first reading.
Motion #2 Motions to direct application requirements are detailed in Appendix 'A'.
- Option # 3: That application PL20190049 be denied first reading.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to redesignate a portion of the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to facilitate the creation of a ± 16.19 hectare (± 40.00 acre) parcel with ± 30.99 hectare (± 76.57 acre) remainder.

The following is a summary of the preliminary application assessment:

- The application is inconsistent with Policy 8.18 of the MDP;

Administration is recommending first reading, with additional direction for more information as there is insufficient information to determine if the application complies with the County Plan.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing date to consider the application is October 22, 2019. Should Council decision to proceed with Option #2, Administration will work with the Applicant to bring the application forward to a public hearing at an appropriate time.

CIRCULATION STATUS:

The application was circulated to 18 adjacent landowners and to agencies. The County has received 4 written submissions in response to the circulation. Written submissions will be provided with the

¹ **Administration Resources**

Stefan Kunz and Milan Patel, Planning and Development Services



report package at the time of the public hearing should Council proceed to give first reading to the Bylaw.

ADDITIONAL APPLICATION REQUIREMENTS:

Additional application submittals are recommended in accordance with Appendix 'A'. The policies of the MDP require these submittals in order to review proposals for new or distinct agricultural operations.

DATE APPLICATION RECEIVED:	April 15, 2019
LEGAL DESCRIPTION:	Portion of NW-8-27-4-W5M
GENERAL LOCATION:	Located approximately 4.8 kilometres (3 miles) northwest of the Hamlet of Cochrane Lake, and immediately southeast of the intersection of Range Road 45 and Township Road 272.
APPLICANT:	Konschuk Consulting (Larry Konschuk)
OWNERS:	Shaun David Cockburn
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Ranch and Farm Three District
GROSS AREA:	± 47.17 hectares (± 116.57 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 4, H – Severe limitations due to temperature limiting factor.</p> <p>Class 4, R – Severe limitations due to shallowness to solid bedrock.</p> <p>Class 4, T, H, R – Severe limitations due to adverse topography (steep and/or long uniform slopes), temperature limiting factor, and shallowness to solid bedrock.</p> <p>Class 5, H, R, 6, W – Very severe limitations due to temperature limiting factor and shallowness to solid bedrock, and cropping is not feasible due to excessive wetness/poor drainage.</p>

Respectfully submitted,
"Matthew Wilson"

Acting Executive Director
Community Development Services

Concurrence,
"Al Hoggan"

Chief Administrative Officer

SK/ltt

APPENDICES:

APPENDIX 'A': Additional Application Requirements

APPENDIX 'B': Bylaw C-7912-2019 and Schedule A

APPENDIX 'C': Map Set

Ä



APPENDIX A: ADDITIONAL APPLICATION REQUIREMENTS

- Motion #2 THAT the Applicant must submit the following for consideration as part of the new or distinct agricultural operation:
- i. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;
 - ii. A demonstration of the need for the new agriculture operation;
 - iii. An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation; and
 - iv. An assessment of the impact on the environment including air quality, surface water, and groundwater.



BYLAW C-7912-2019

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-7912-2019.

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. 78 of Bylaw C-4841-97 be amended by redesignating a portion of NW-8-27-4-W5M from Ranch and Farm District to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-8-27-4-W5M is hereby redesignated to Ranch and Farm Three District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7912-2019 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

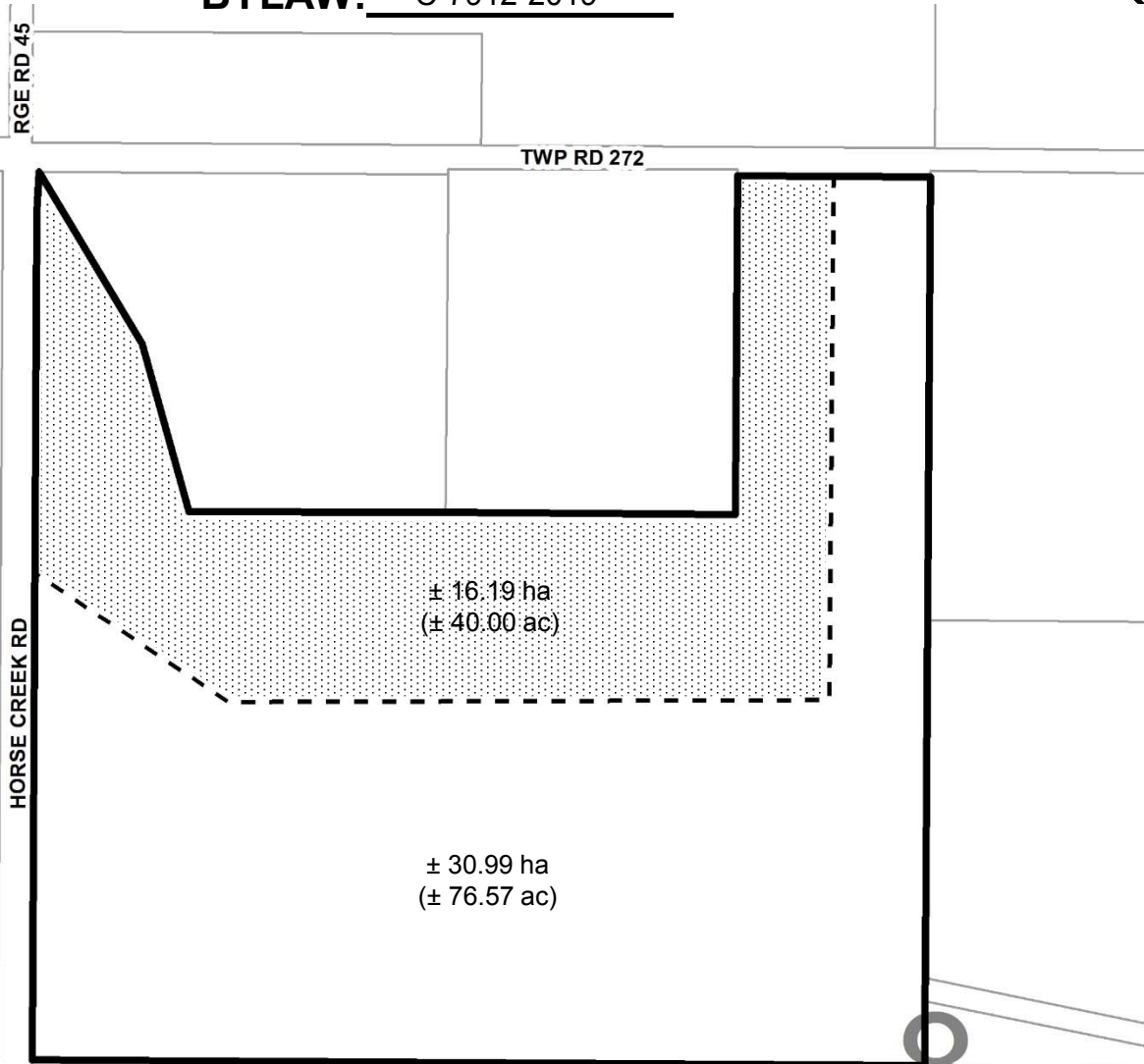
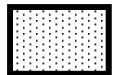
File: 07808011 - PL20190049

<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

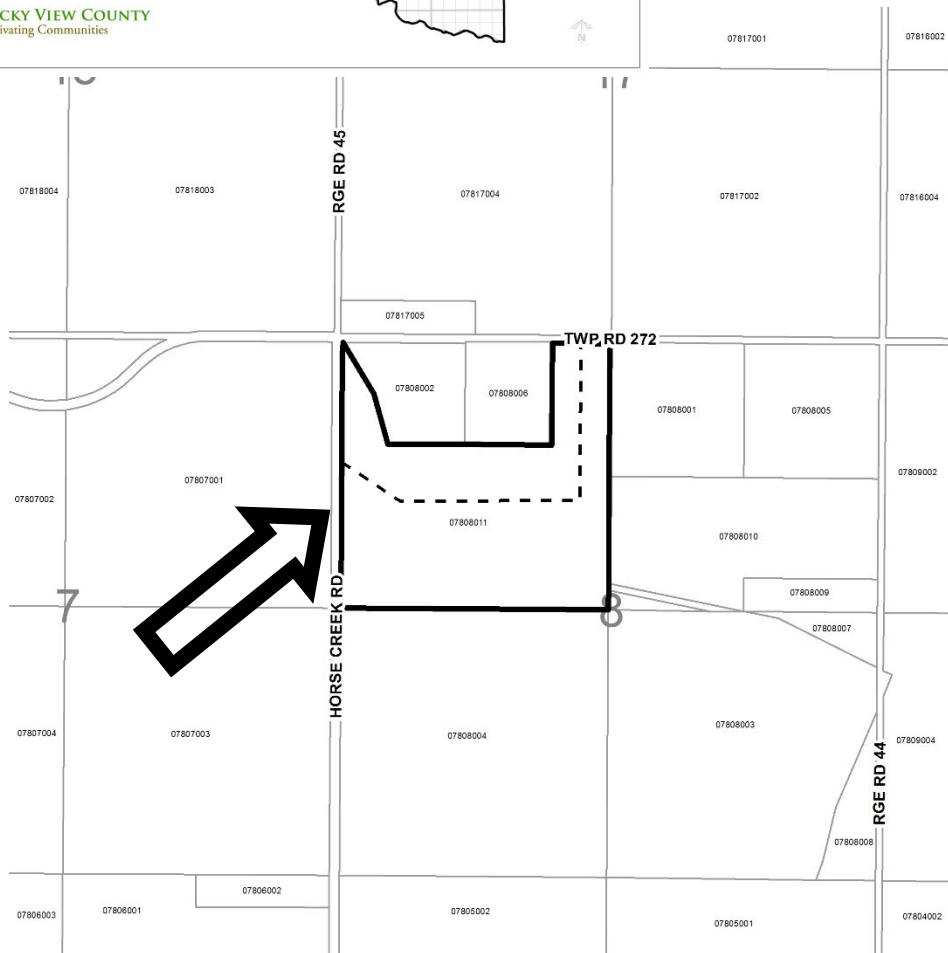
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7912-2019**AMENDMENT****FROM** Ranch and Farm District **TO** Ranch and Farm Three District

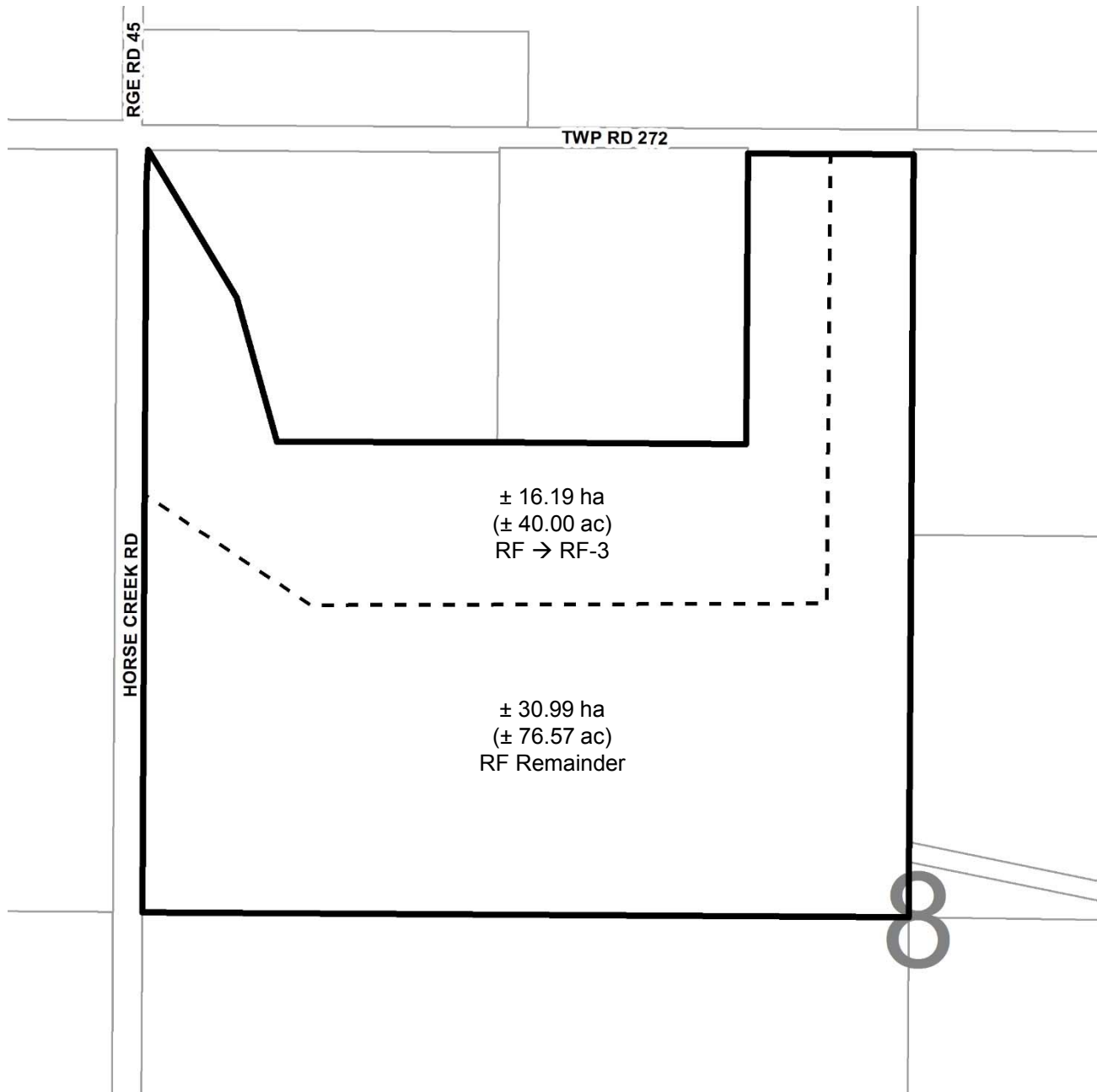
Subject Land _____

LEGAL DESCRIPTION: NW-8-27-4-W5M**FILE:** 07808011 - PL20190049**DIVISION: 9**

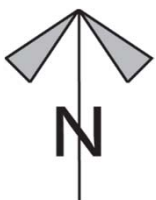


File: 07808011

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Ranch and Farm Three District in order to facilitate the creation of a ± 16.19 hectare (± 40.00 acre) parcel with ± 30.99 hectare (± 76.57 acre) remainder.



DEVELOPMENT PROPOSAL

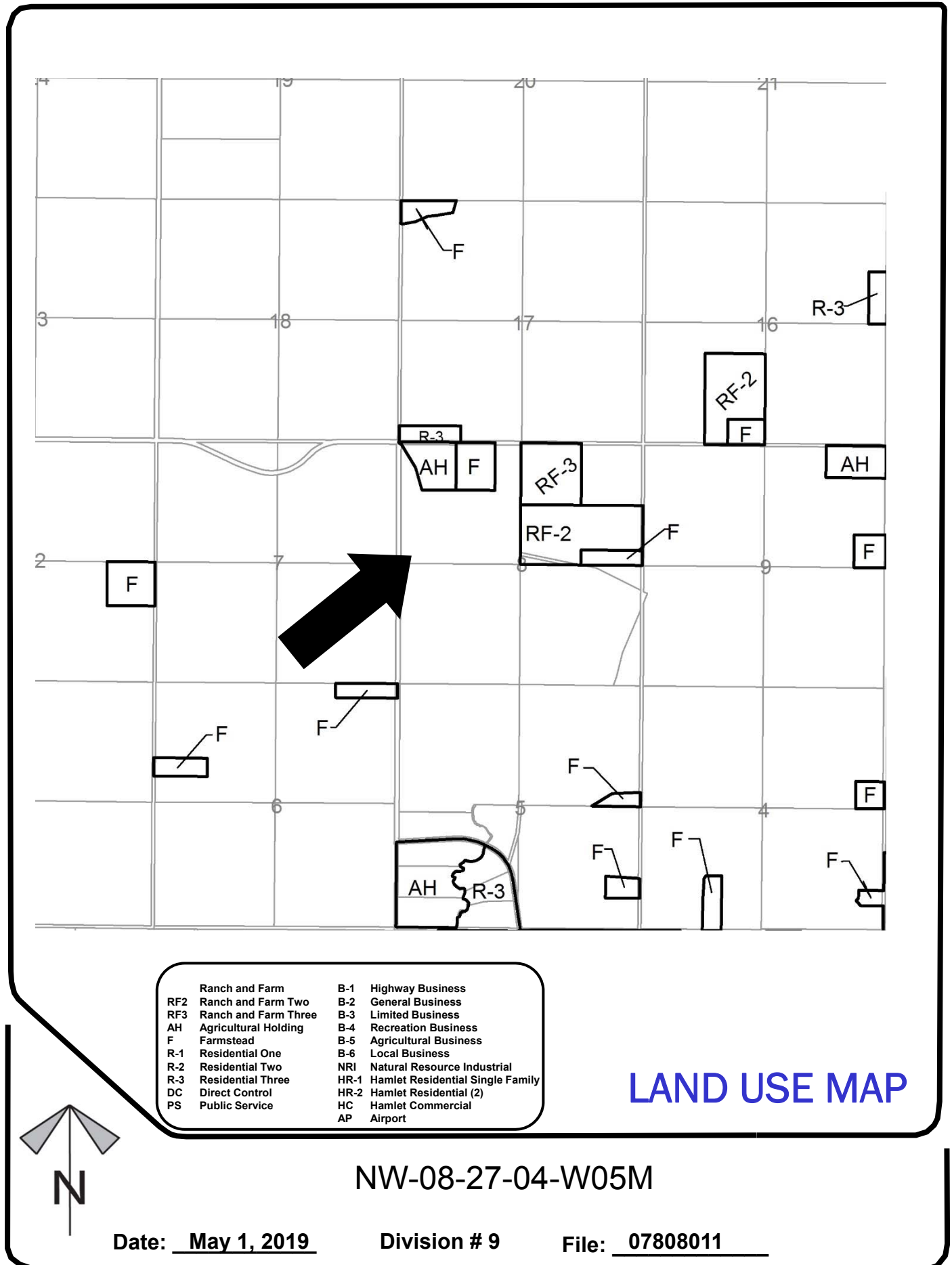


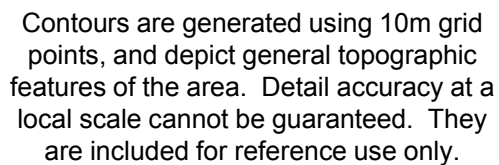
NW-08-27-04-W05M

Date: May 1, 2019

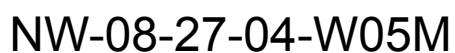
Division # 9

File: 07808011





Contour Interval 2 M



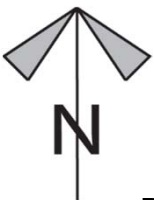
File: 07808011



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

AIR PHOTO

Spring 2018

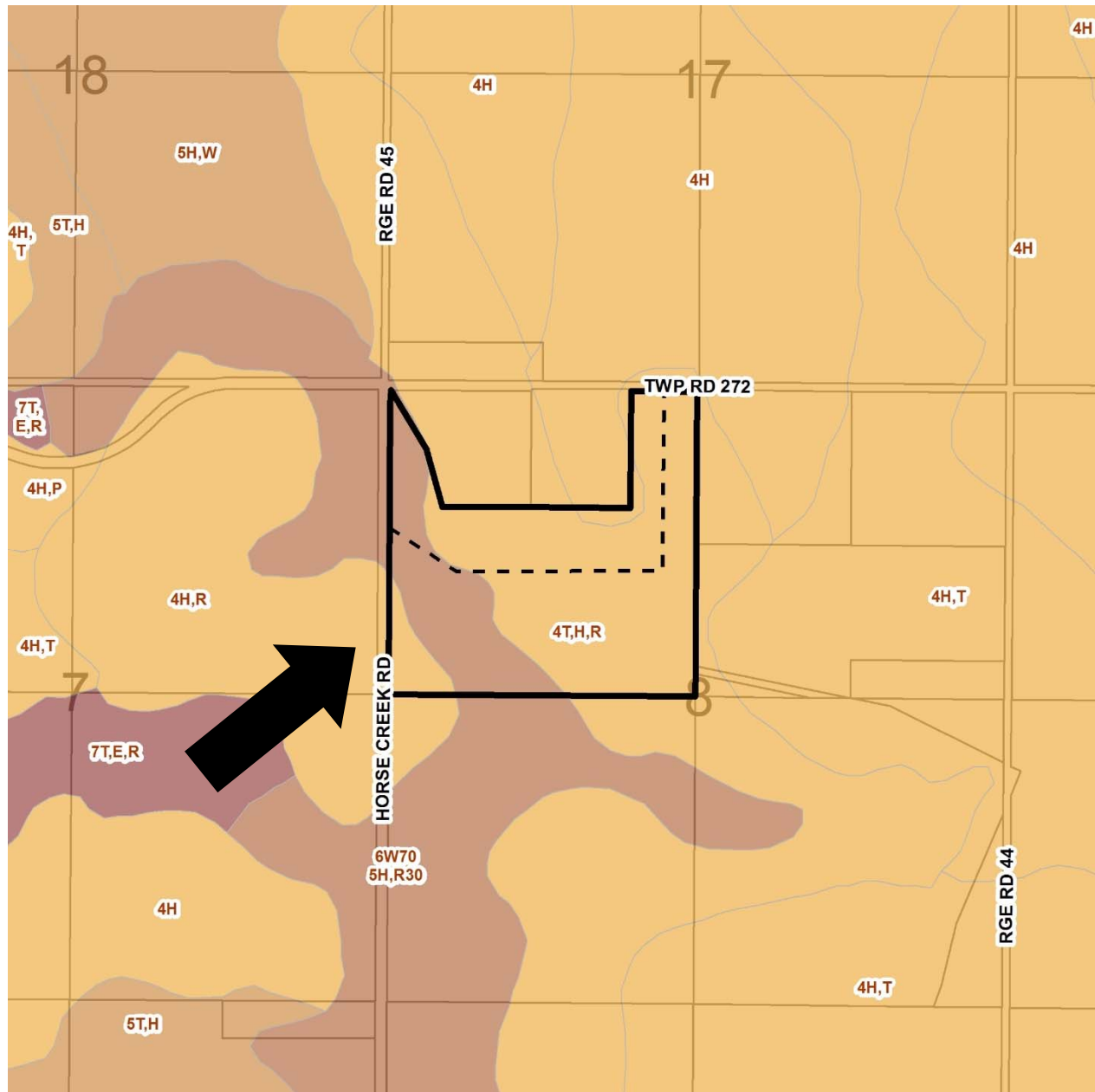


NW-08-27-04-W05M

Date: May 1, 2019

Division # 9

File: 07808011



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

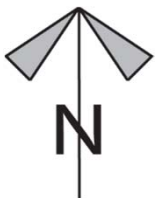
CLI Class

- 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

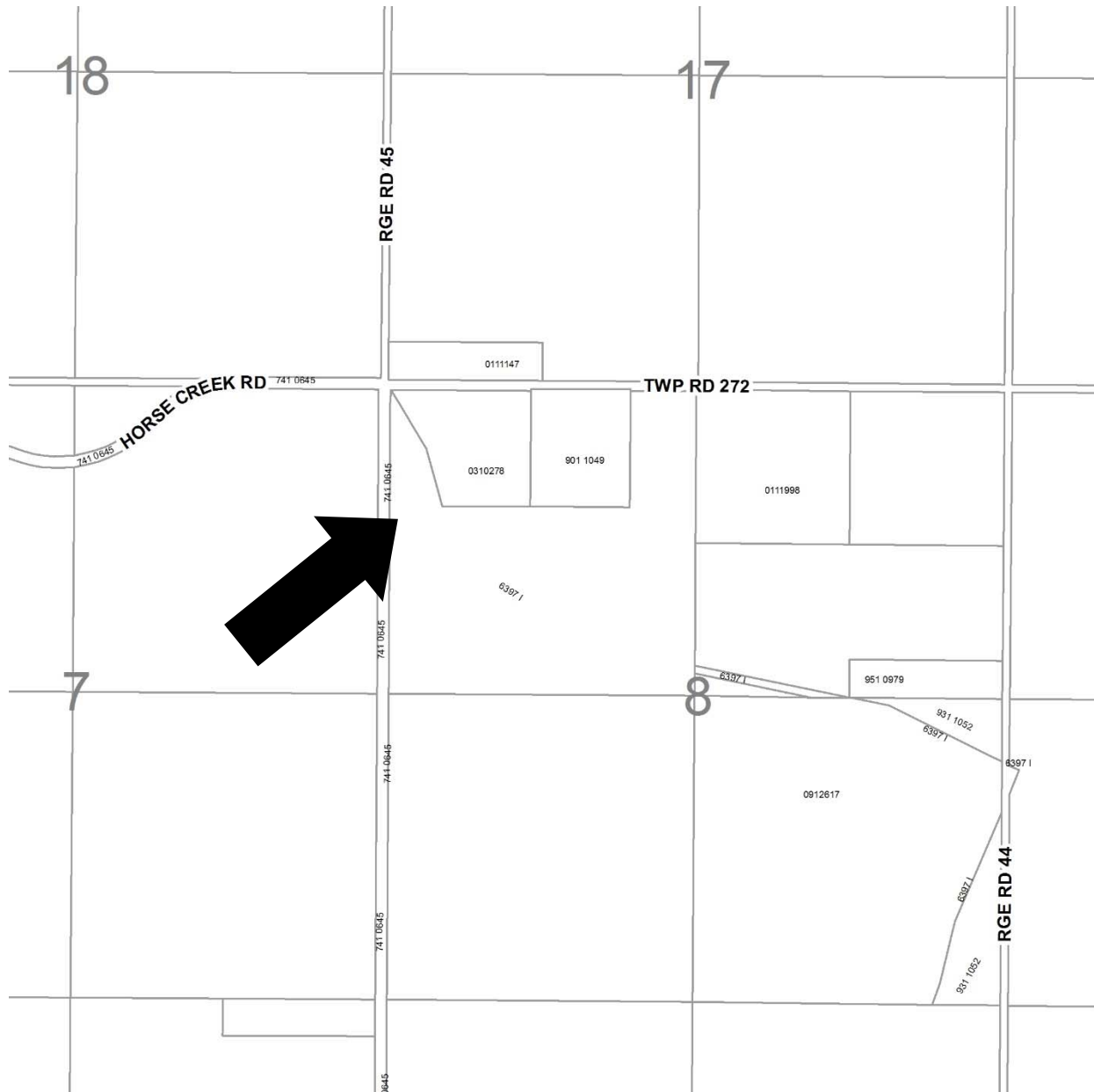


NW-08-27-04-W05M

Date: May 1, 2019

Division # 9

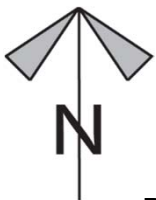
File: 07808011

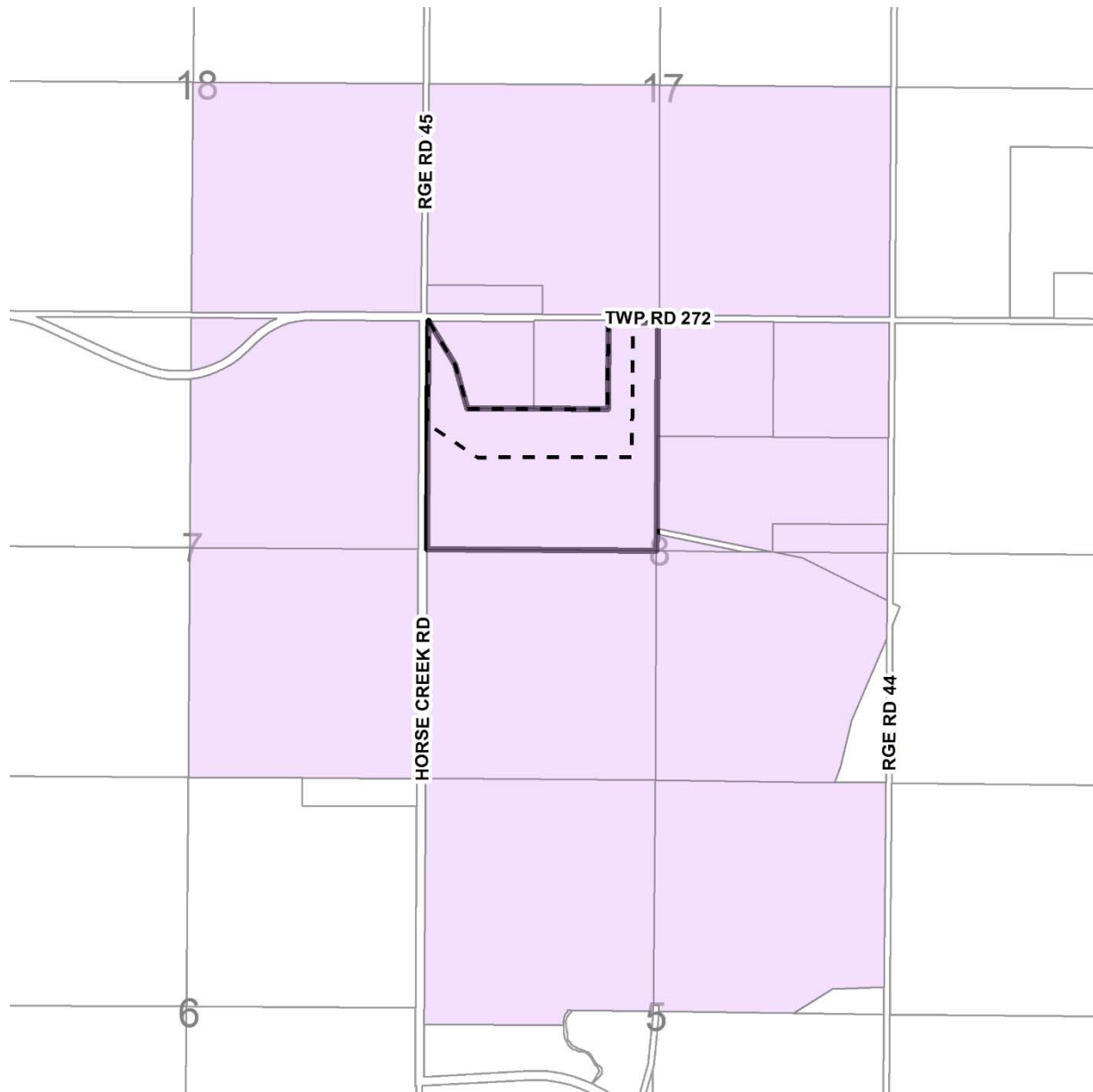
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

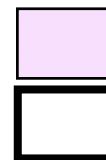
NW-08-27-04-W05M

Date: May 1, 2019Division # 9File: 07808011



Letters in Opposition

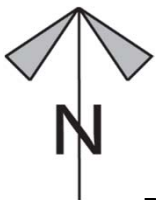
Letters in Support



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-08-27-04-W05M

Date: May 1, 2019

Division # 9

File: 07808011

Notice of Motion: **To be read in at the September 10, 2019 Council Meeting**

To be debated at the September 24, 2019 Council Meeting

Title: **Sale of Land to the Cochrane & District Agriculture Society**

Presented By: Councillor Kim McKylor, Division 2
 Councillor Dan Henn, Division 7

WHEREAS the Cochrane & District Agriculture Society is a valuable contributor to the cultural, recreational, and agricultural opportunities for the residents of Rocky View County and the Town of Cochrane residents;

AND WHEREAS the lease the Cochrane & District Agriculture Society holds on County owned land expires the year 2025;

AND WHEREAS the Cochrane & District Agriculture Society needs clear and timely guidance as to the County's intention for the future use of the lands leased by the Society;

AND WHEREAS Rocky View County has a commitment to support the region with the continuation of a green space/recreational/agricultural area for the benefit of the Cochrane & District Agriculture Society, Rocky View County residents and the Town of Cochrane residents;

AND WHEREAS The Cochrane & District Agriculture Society could become a self sufficient, fully funded organization ensuring its future,

THEREFORE BE IT RESOLVED THAT Administration be directed to enter into a Sales Agreement with the Cochrane & District Agriculture Society to sell the land for the value of \$1.00 (one dollar) with a restrictive covenant on title that the entire parcel will remain green space/recreation for a period of 20 years.

AGENDA
Page 581 of 630



APPLICANT: CIMA Canada Inc.

OWNER: West Langdon Development Ltd.

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • Municipal Government Act; • Subdivision and Development Regulations; • Municipal Development Plan (County Plan); • Langdon Area Structure Plan; • Painted Sky Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Potable Water Use Assessment (CIMA, September 21, 2016) • Wastewater Servicing Assessment (CIMA, September 21, 2016)
--	--

Transportation:

The Phase 1 area will be accessed by extension of Brander Avenue toward the west and a new access onto Vale View Road providing two points of access to the development.

Water and Wastewater:

Potable water will be provided by Langdon Waterworks which confirmed capacity for Phase 1. Wastewater will be collected in a new centralized collection system and be conveyed to a proposed new sanitary lift station which would pump the wastewater flows to the Langdon Wastewater treatment plant.

Stormwater:

Stormwater management in Phase 1 will consist of an underground collection system connected to a new stormwater pond located at the southeast corner of the subject lands.

Municipal Reserves:

Painted Sky Conceptual Scheme indicates that 10% gross development area will be dedicated as Municipal Reserve (MR). Phase 1 approval will dedicate ± 1.398 ha (± 3.454 ac) of land as Municipal Reserve for open space, parks and trails. The remaining ± 8.128 ha (± 20.086 ac) of Municipal Reserve will be deferred to the remainder lands.

<p>Total Area (subject lands)</p> <p>Subtract the following area:</p> <ul style="list-style-type: none"> • Road Widening • Environmental Reserves <p>Gross Development Area</p>	<p>± 107.67 ha (± 266.06 ac)</p> <ul style="list-style-type: none"> • ± 6.87 ha (± 16.97 ac), may be subject to change once future road widening is determined. • ± 5.54 ha (± 13.69 ac), may be subject to change once the environmental reserve area is determined in the future. <p>± 95.26 ha (± 235.40 ac)</p>
---	---



Total Municipal Reserve owing (10% of gross development area)	± 9.526 ha (± 23.54 ac)
• MR dedication in Phase 1	• ± 1.398 ha (± 3.454 ac)
Outstanding MR (to be deferred to the remainder lands)	± 8.128 ha (± 20.086 ac)

Payments and Levies:

The Applicant is required to pay the Transportation Off-Site Levy, Wastewater Off-Site Levy and Stormwater Off-Site Levy for the total gross acreage of Phase 1.

ESTIMATED LEVIES	AMOUNT \$
<i>Transportation Off-Site Levy</i>	\$358,200
<i>Wastewater Off-Site Levy</i>	\$1,924,000
<i>Stormwater Off-Site Levy</i>	\$358,800

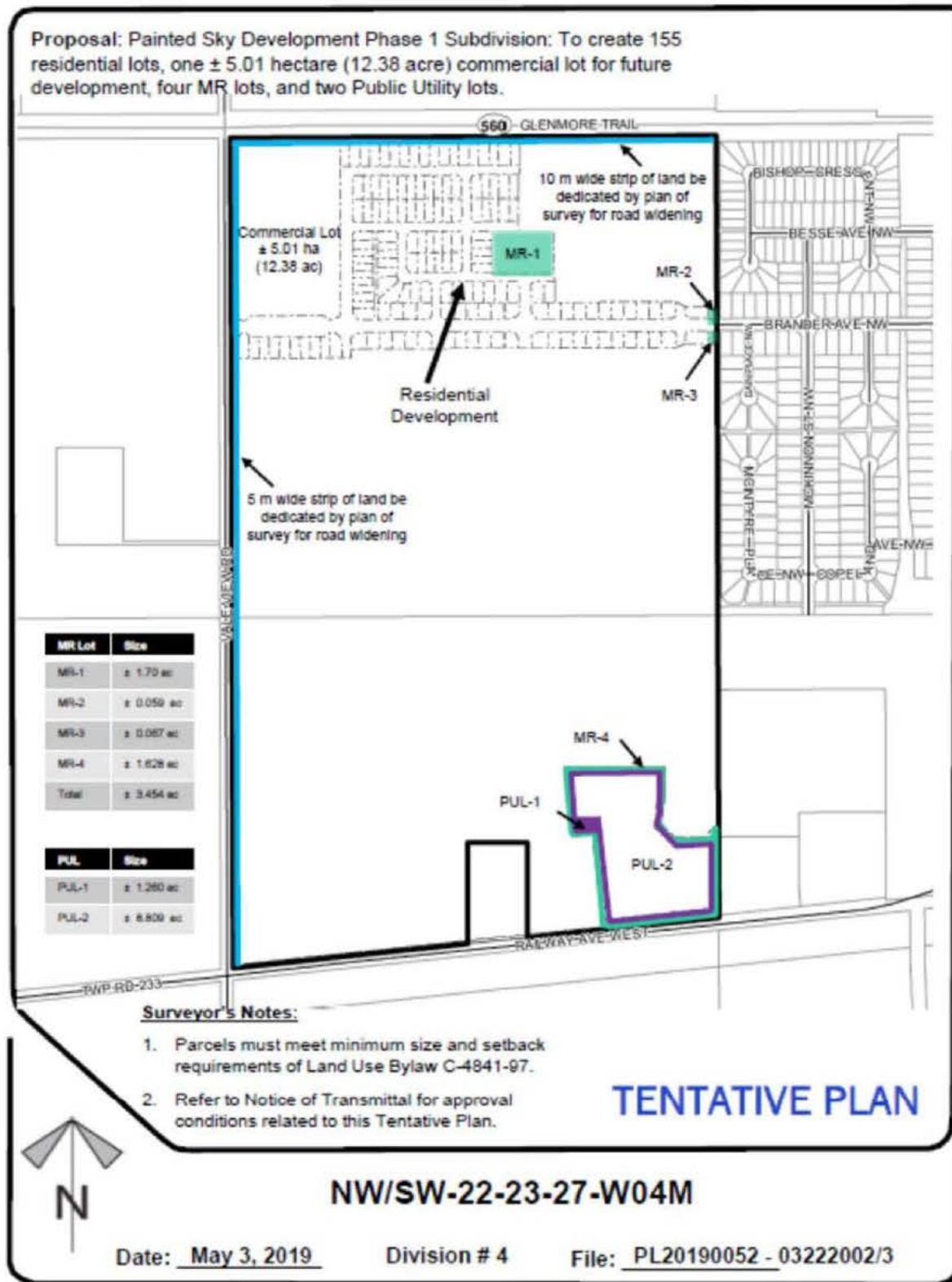
Others:

Painted Sky Conceptual Scheme provides four housing types with an estimated number of dwellings for each type. Phase 1 will provide 155 single detached dwellings.

Housing Type	Parcel Size Range (sq. m / sq. ft.)	% of Units	# of Units	# of Units in Each Phase
Single-detached Dwelling	406 sq. m - 641 sq. m 4,370 sq. ft. - 6,900 sq. ft.	80%	913	Phase 1: 155 Remaining: 758
Single-detached Dwelling (pioneer single family on small lot)	321 sq. m - 406 sq. m 3,450 sq. ft. - 4,370 sq. ft.	10%	108	Phase 1: 0 Remaining: 108
Semi-detached Dwelling	267 sq. m - 310 sq. m 2,875 sq. ft. - 3,335 sq. ft.	5%	56	Phase 1: 0 Remaining: 56
Row Housing Dwelling (townhouse)	213 sq. m - 256 sq. m 2,300 sq. ft. - 2,760 sq. ft.	5%	56	Phase 1: 0 Remaining: 56
Total: 1133 % of Entire Development: 13.7%				Developed: 155



Tentative Plan





CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval of this application PL20190052.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

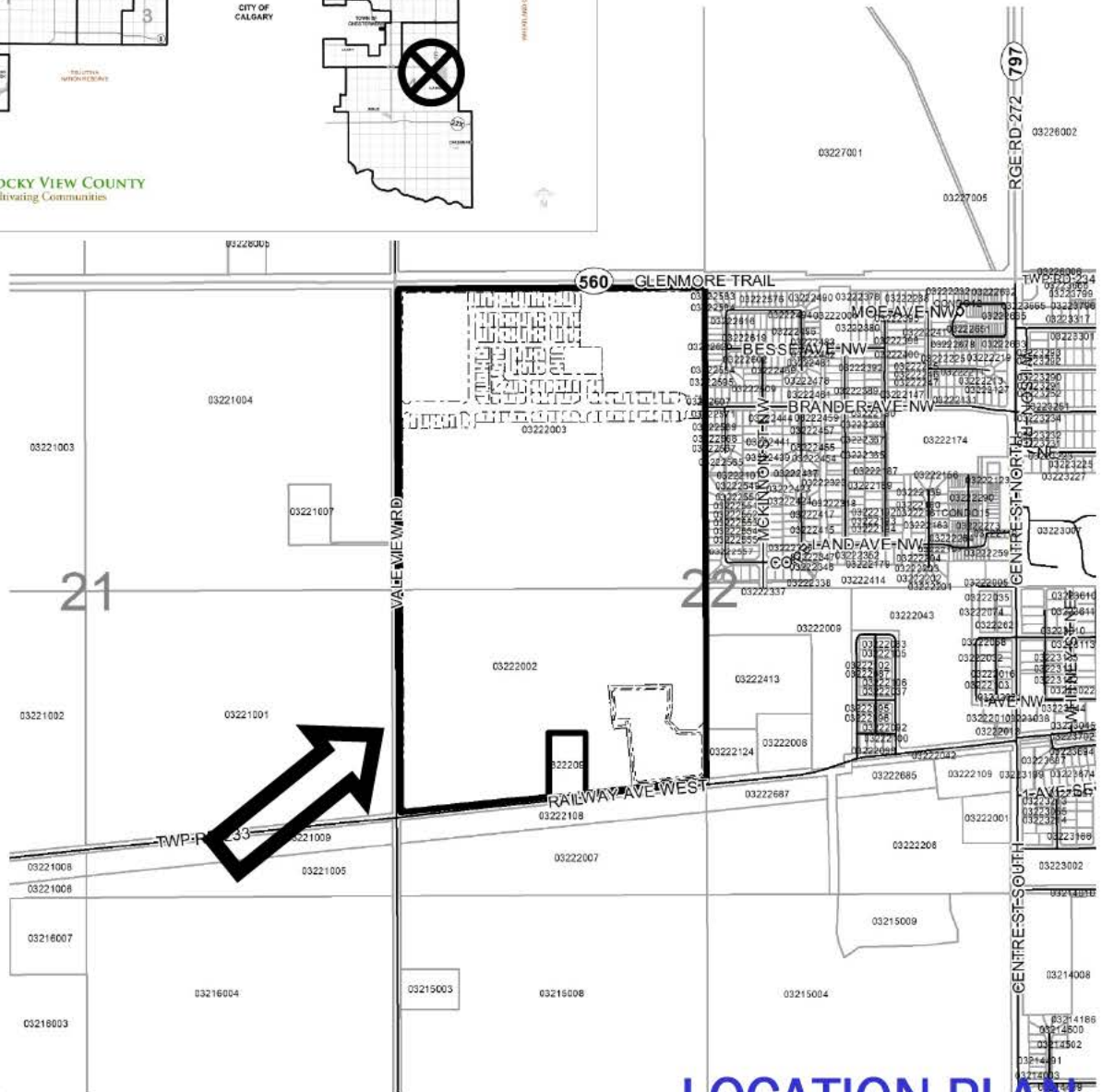
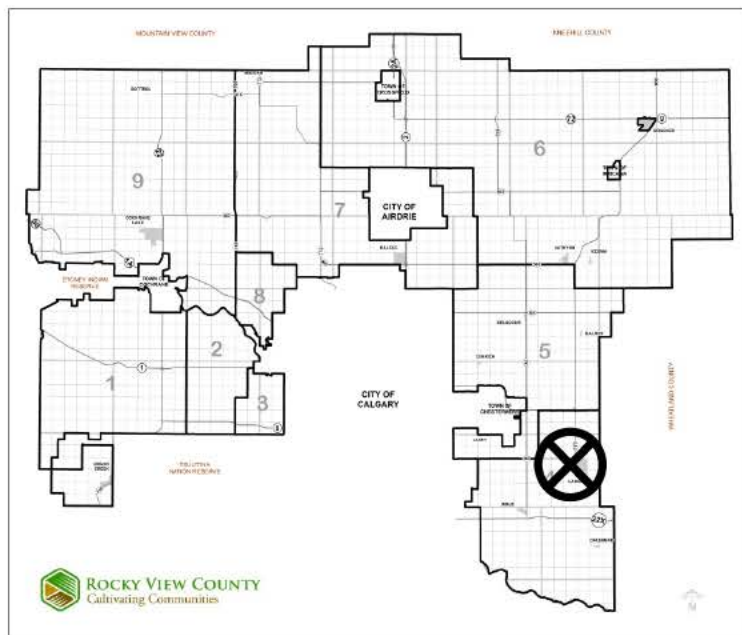
APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Landowner Comments

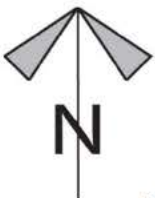


APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: April 23, 2019	DATE DEEMED COMPLETE: April 23, 2019
GROSS AREA: ± 262.23 acres (entire project) Gross Area for Phase 1: ± 65.38 acres	LEGAL DESCRIPTION: W ½ -22-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board.	
HISTORY: September 26, 2017: Painted Sky Conceptual Scheme application (PL20160107) and Redesignation application for Phase 1 (PL20160108) were approved.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 727 adjacent landowners, and 1 letter with comment was received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



LOCATION PLAN



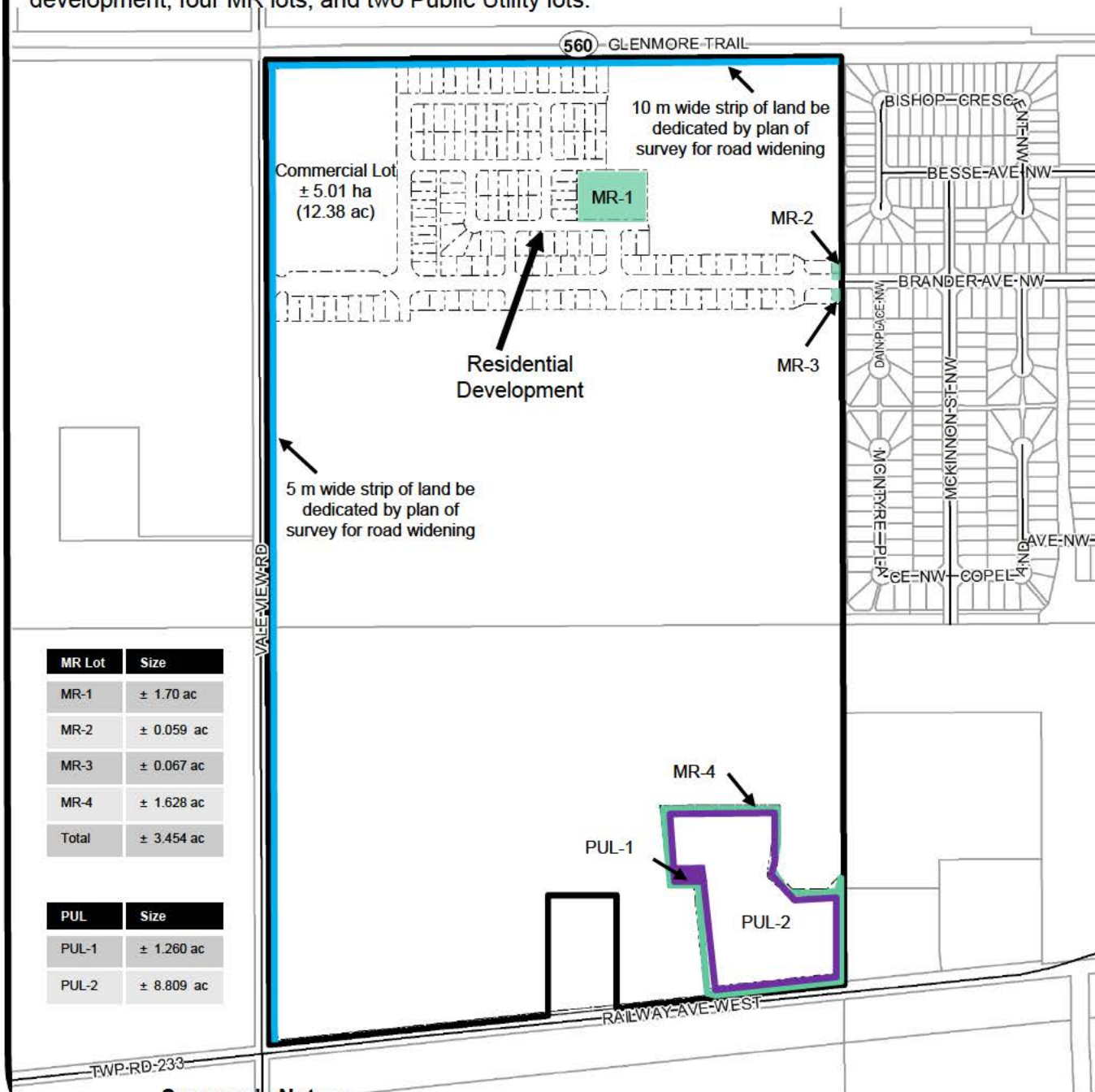
NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3

Proposal: Painted Sky Development Phase 1 Subdivision: To create 155 residential lots, one ± 5.01 hectare (12.38 acre) commercial lot for future development, four MR lots, and two Public Utility lots.



MR Lot	Size
MR-1	± 1.70 ac
MR-2	± 0.059 ac
MR-3	± 0.067 ac
MR-4	± 1.628 ac
Total	± 3.454 ac

PUL	Size
PUL-1	± 1.260 ac
PUL-2	± 8.809 ac

Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

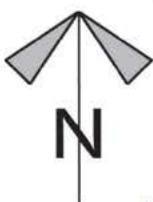
TENTATIVE PLAN

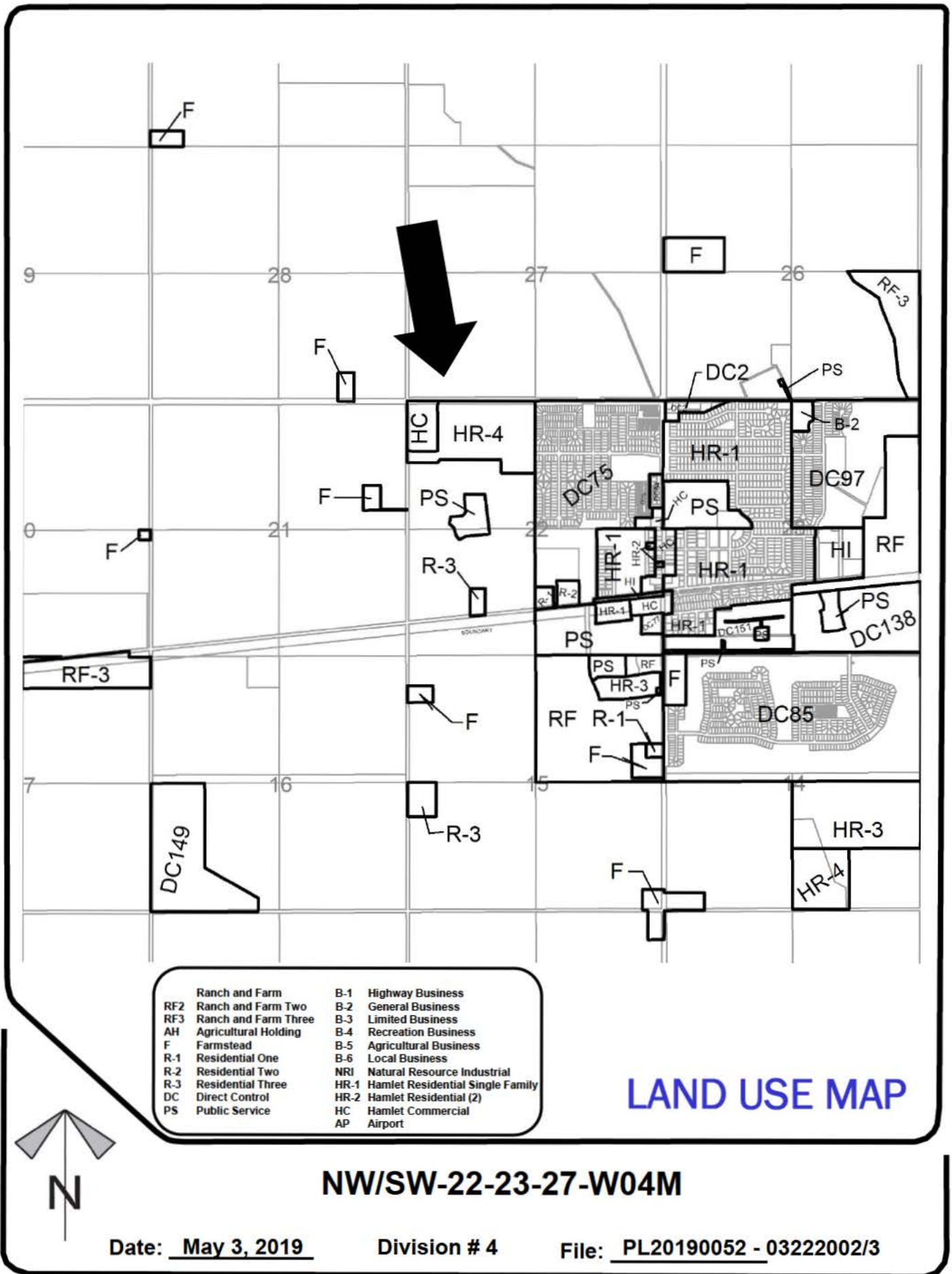
NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3



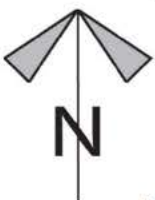




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018



NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3



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

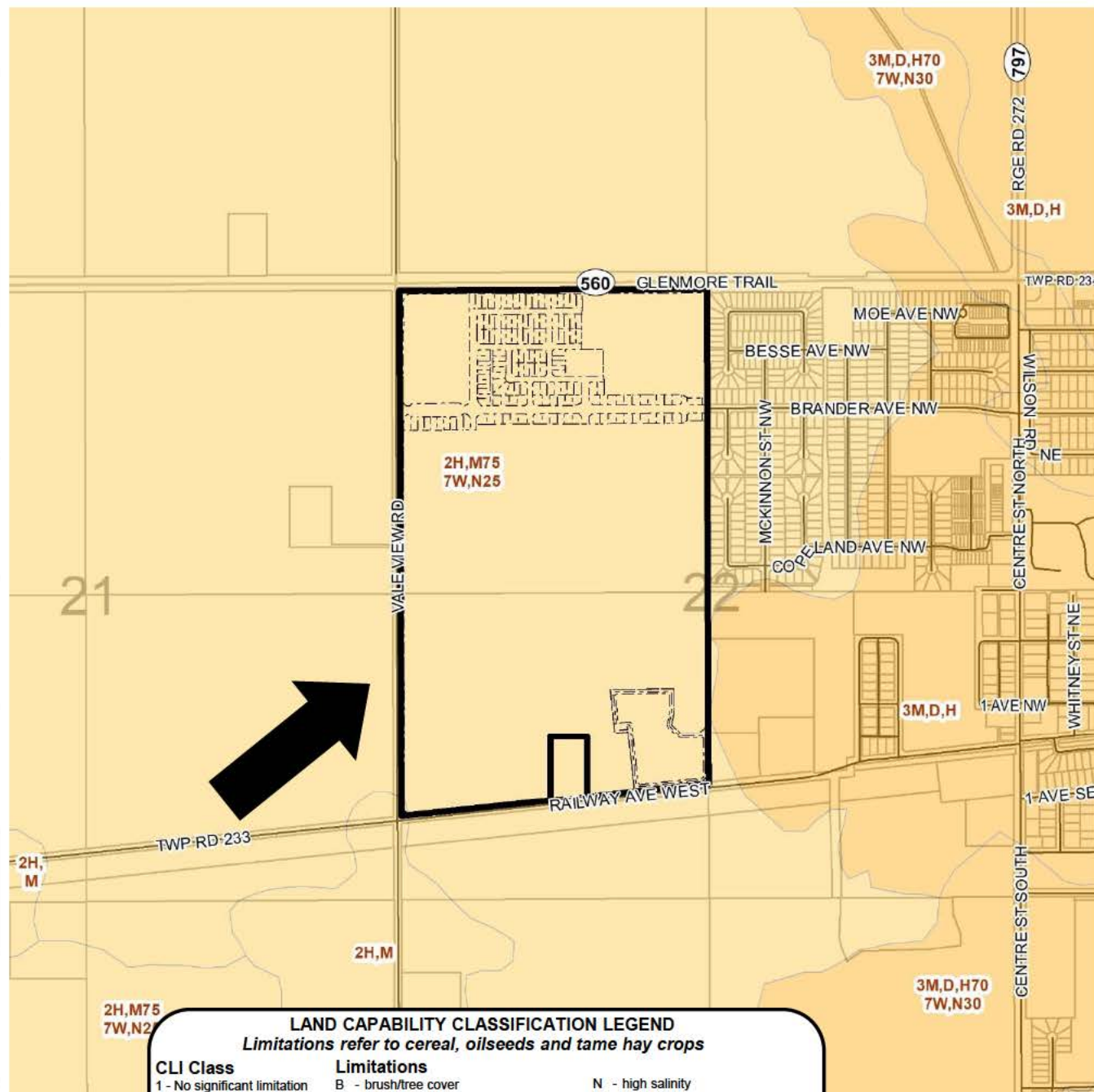


NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3



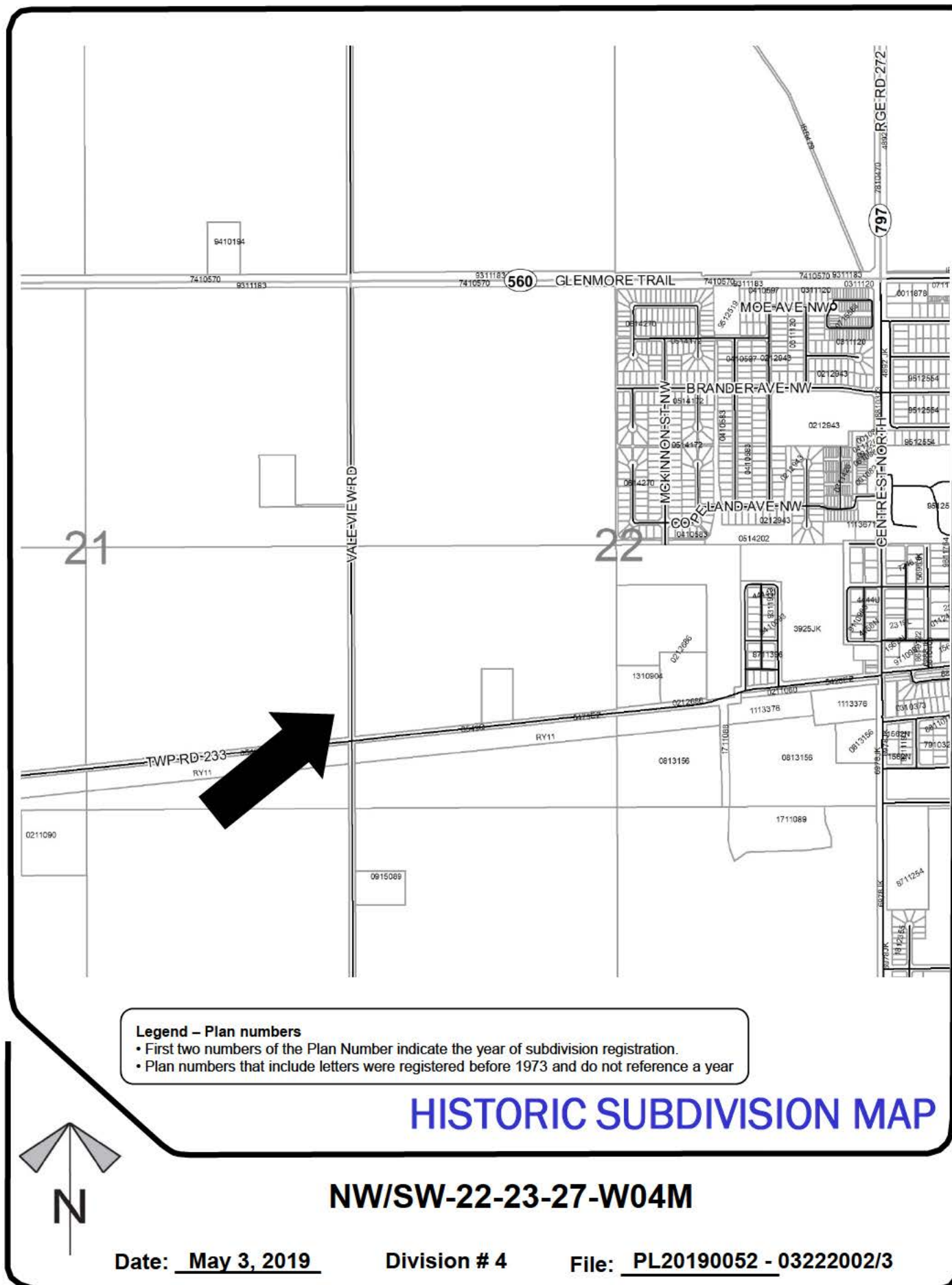
SOIL MAP

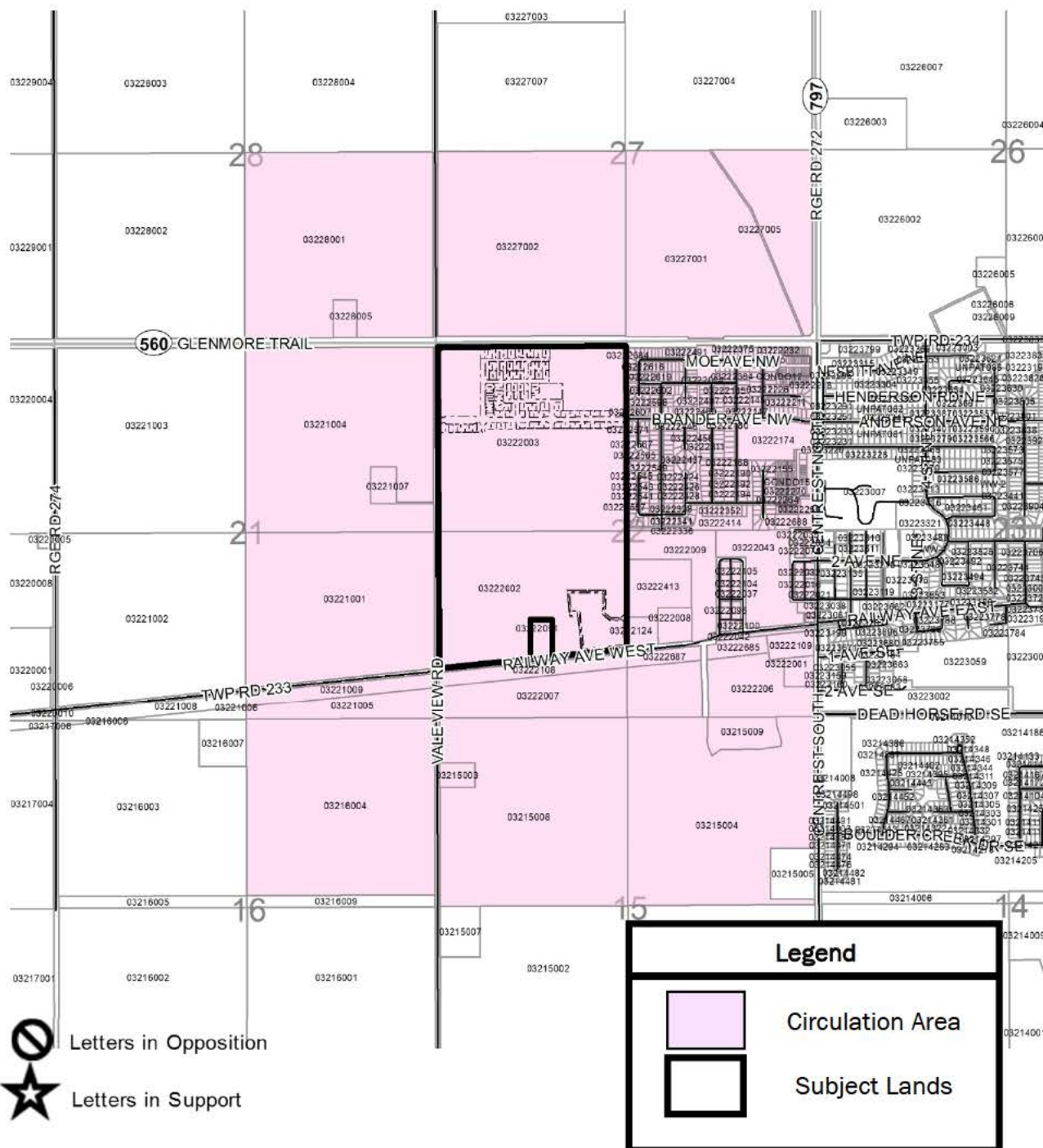
NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3





LANDOWNER CIRCULATION AREA

NW/SW-22-23-27-W04M

Date: May 3, 2019

Division # 4

File: PL20190052 - 03222002/3



APPENDIX 'B': APPROVAL CONDITIONS

- A. This application is for Painted Sky Development Phase 1 to create 155 residential lots, one \pm 5.01 hectare (12.38 acre) commercial lot for future development, four Municipal Reserve (MR) lots, and two Public Utility Lots (PUL) within a portion of W ½ -22-23-27-W4M, having been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner and relevant agency submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner shall dedicate, a 5 m wide strip of land, by Plan of Survey along the western property line for future road widening on Valeview Road.
- 3) The Owner shall dedicate, a 10 m wide strip of land, by Plan of Survey along the northern property line for future road widening on Highway 560 (Glenmore Trail).

Development Agreement

- 4) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Design and construction of the internal Urban Residential Collector standard (400.2) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - The internal Collector Roads constructed to an Urban Residential Collector standard (400.2);
 - Access onto Valeview Road, complete with appropriate curb returns and culvert;
 - temporary graveled cul-de-sacs;
 - sidewalks on both sides of the collector roads;



- curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
- b) Design and construction of the internal Urban Residential standard (400.1) road network in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- cul-de-sacs;
 - sidewalks abutting one side of the internal roads;
 - curb and gutters;
 - trapped lows and catch basins tied to the stormwater collection system;
 - signage and pavement markings; and
 - dark sky street lighting.
- c) Upgrade of Vale View Road from Highway 560 south to the new site access to a Regional Transitional Paved Standard (400.10) in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
- Appropriate intersection treatment at Vale View Road and Highway 560 in accordance with AT requirements and the approved TIA; and
 - signage and pavement markings.
- d) Design and construction of a Temporary gravelled access road in accordance with Figure 400.20 of the County Servicing Standards from to the new Sanitary Lift Station.
- e) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- f) Design and construction of a new Sanitary Lift Station and force main tying into the East Rocky View Wastewater Transmission Main, sized to service Phase I and future phases of the development, all in accordance with requirements of the County Servicing Standards, which includes but is not limited to:
- a wet well to accommodate the interim and ultimate pumps and flows to be received by the lift station;
 - a pump system, including a single standby pump, to convey flows to the East Rocky View Wastewater Transmission Main;
 - pump controls, including the external generation set;
 - a single connection point to the East Rocky View Wastewater Transmission Main;
 - a blower/heater unit to prevent icing of the wet well; and
 - inlet and outlet piping.
- g) Design and construction of an internal wastewater collection system tying into the new Sanitary Lift Station, and service stubs to each proposed lot, all in accordance with requirements of the County Servicing Standards.
- h) Implementation of all landscaping improvements in all open spaces and Municipal Reserve parcels as per the approved Landscaping Plans.
- i) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.



- j) Implementation of the recommendations of the updated Traffic Impact Assessment;
- k) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- l) Dedication of necessary easements and rights-of-way for utility line assignments;
- m) Mailboxes to be located in consultation with Canada Post Corporation;
- n) Implementation of the recommendations and findings of the Geotechnical Reports prepared in support of the proposed development;
- o) Implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
- p) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- q) Implementation of the findings and recommendations of the Noise Attenuation Study for Highway 560 (Glenmore Trail).

Stormwater

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

Transportation

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

Site Servicing

- 8) The Owner shall provide confirmation from Langdon Water Works Ltd. including the following information:
 - a) the completion of all paperwork for water supply allocation;
 - b) the payment of all necessary fees for the purchase of required capacity units for the proposed subdivision;
 - c) the allocation and reservation of the necessary capacity;
 - d) the obligations of the Owner and/or utility to bring water lines to the subdivision (i.e. whether the water utility is to construct the water line to the limits of the subdivision and



applicant is to construct all internal water lines, or whether the water utility will be responsible for all connections to individual lots, etc.).

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

Site Construction

- 11) The Owner shall provide a Construction Management Plan which is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, evacuation plan, construction and management details. Specific other requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Geotechnical Investigation;
 - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 12) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Utility Right of Way

- 13) The Owner shall prepare and register a Utility Right-of-Way Agreement and Plan in favor of the County:
 - a) from the Phase I boundary or adjacent roadways to the new Sanitary Lift Station and all related wastewater infrastructure, to provide legal access to the infrastructure until such time that future phases of the development are subdivided and lands appropriately dedicated;
 - b) from the Phase I boundary or adjacent roadways to all stormwater management infrastructure outside of the boundaries of Phase I, to provide legal access to the stormwater management infrastructure until such time that future phases of the development are subdivided and lands appropriately dedicated.
 - c) for all temporary cul-de-sac bulbs to provide legal access to the cul-de-sacs until such time that the future phases of the development are subdivided and lands appropriately dedicated.



- 14) The Owner shall prepare and register a Utility Right-of-Way Agreement and Plan in favor of the Langdon Waterworks:
 - a) for all watermain alignments outside of the boundaries of Phase I, to provide legal access to the watermain until such time that future phases of the development are subdivided and lands appropriately dedicated.
- 15) The Owner shall prepare and register a Utility Right-of-Way plan and associated access agreement to the satisfaction of Telus Communications.

Municipal Reserve

- 16) The provision of Reserve is to be provided by the dedication of ± 1.398 ha (± 3.454 ac) of land, to be determined by a Plan of Survey, in respect to W $\frac{1}{2}$ -22-23-27-W4M as indicated on the Approved Tentative Plan:
 - a) ± 8.128 ha (± 20.086 ac) of Municipal Reserve owing is to be deferred by caveat to the remainder of W $\frac{1}{2}$ -22-23-27-W4M, pursuant to Section 669 of the Municipal Government Act. Note: This amount of MR owing might subject to adjust after road widening and environmental reserve area are determined and deducted at later subdivision phases.

Cost Recovery

- 17) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.
 - a) The Owner may be required pay cost recoveries to others for the upgrades to offsite infrastructure implemented by others that provide direct benefit to the Painted Sky Development (ie. Centre Street culvert upgrade).

Architectural Controls

- 18) 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 Painted Sky Conceptual Scheme and in general conformity with the architectural controls applied to the Phase 1 development:
 - a) Building form, placement and appearance, including use of high quality external construction materials;
 - b) The use of environmental technologies in construction, including the use of low-flow plumbing fixtures and energy efficient design.
 - c) Preservation of dark skies

Others

- 19) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.
- 20) The Owner shall provide an updated Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional, licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County, which shall include:
 - a) Implementation of a groundwater measurement program within the boundaries of the proposed phase in accordance with the procedures and duration indicated in the County's Servicing Standards, to get an accurate representation of the groundwater table within the subject lands for consideration into detailed design of the onsite infrastructure; and



- b) Review of the findings of the groundwater measurement program to determine if the infrastructure design recommendations need to be updated or revised.
- 21) The Owner shall provide a detailed Landscaping Plan, prepared by a qualified professional, for all open spaces and Municipal Reserve parcels to the satisfaction of the County's Municipal Lands department.
- 22) The Owner shall provide a Noise Attenuation Study to determine the type and appropriate noise attenuation (sound wall) along Highway 560 (Glenmore Trail)

Payments and Levies

- 23) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 24) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Phase 1 as shown on the Plan of Survey.
- 25) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013 prior to entering into the Development Agreement. At the time that the Applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the development at the time, the Applicant shall be required to enter into an agreement with the County for the Applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant, as described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The Owner will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided. The County shall calculate the total amount owing based on projected usage, as detailed in Schedule D, Tables D.1 and D.2, of Bylaw C-7273-2013.
- 26) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 155 new residential lots, 1 commercial lot, 2 public utility lots and 4 municipal reserves lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Lori-Lee Turcotte

From: Mark & Caryn [REDACTED]
Sent: Tuesday, May 14, 2019 7:27 PM
To: Xin Deng
Subject: File Number 03222002/03

I want to comment regarding the Painted Sky Development. I am in favor of the development under one condition.

We must get another way to exit the west side of town.

We are living in a very dangerous situation right now. We have only 1 way to exit the town. Every vehicle that comes in or out of the west side of town must drive past the school. We have had 2 house fires and a turned over cement truck since I have lived in Langdon. At these times we were trapped. I can honestly say I have never seen any development, anywhere, that forces each and every vehicle to drive past a school. In fact most communities make a concerted effort to route traffic away from schools. I am very surprised no children have been run over yet. The cluster of buses and vehicles dropping off and picking up children from school is nothing short total chaos. Couple that with the fact that people are allowed to park on the street with campers, trailers and unused vehicles for weeks and months at a time with no repercussion, makes it even more dangerous. By increasing the west side of town by another 155 homes and routing all that traffic past the school would be a disaster.

Please, if this development goes forward, give us another way out. If fact if it does not go forward, give us another way out anyway.

Thanks,
Mark Northcott

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: September 10, 2019

DIVISION: 7

APPLICATION: PL20190051

SUBJECT: Subdivision Item: Ranch and Farm District – Boundary Adjustment

APPLICATION: Boundary adjustment application to expand an existing 0.18 acre parcel to 1 acre in size by adding land from a 120.87 acre parcel.

GENERAL LOCATION: Located immediately west of Madden, north-west of the junction of Highway 772 and Township Road 285.

LAND USE DESIGNATION: Ranch and Farm District (RF)

¹ADMINISTRATION RECOMMENDATION:

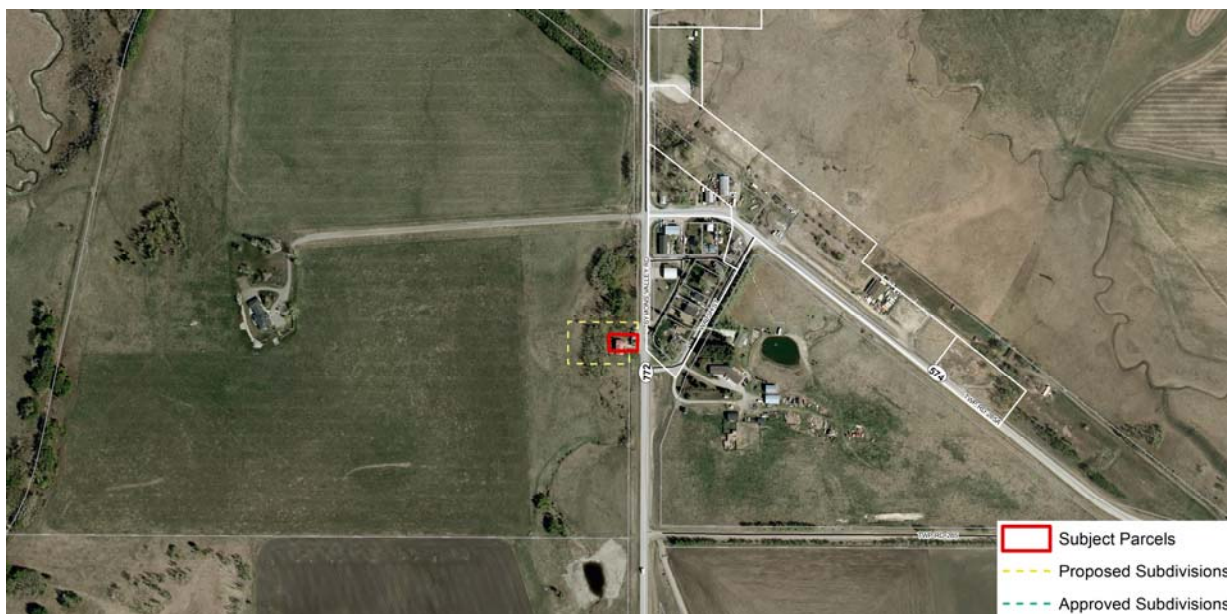
Administration recommends Approval in accordance with **OPTION #1**

OPTIONS:

Option #1: THAT Subdivision Application PL20190051 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190051 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ **Administration Resources**

Johnson Kwan/ Milan Patel – Planning and Development Services



APPLICANT: Michael Haarmann

OWNER: Michael Haarmann

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none">• Municipal Government Act;• Subdivision and Development Regulations;• Municipal Development Plan;• Land Use Bylaw; and• County Servicing Standards.	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none">• Level 1 PSTS Variance Assessment prepared by Michael Haarmann (July 2019)
--	---

County Servicing Standard & Policy 449 'Requirements for Wastewater Treatment Systems'

- The County does not support the use of PSTS for lot sizes less than 1.98 acres in accordance with County policy #449. The County Servicing Standards (Section 507.1) states that *'The use of PSTS on residential lot less than 1 acre will not be permitted, unless the lot creation approval occurred prior to adoption of these Development Standards.'*
- The proposed boundary adjustment is to increase the lot size from 0.18 ac to \pm 1.00 ac. The subject property was created prior to adoption of the County Servicing Standards. Therefore Administration has no concerns.



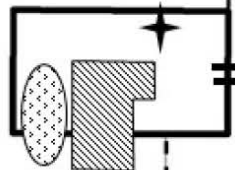
ROCKY VIEW COUNTY
Cultivating Communities

Tentative Plan

Subdivision Proposal: Boundary adjustment application to create a ± 1.0 acre parcel and a ± 120.87 acre parcel.

Lot 2
 ± 48.91 hectare
(120.87 acre)

Lot 1
 ± 0.4 hectare
(≥ 1.0 acre)



SYMONS VALLEY RD

772

WALSH ST

Legend

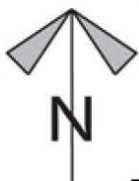
Existing boundary
Dwelling
Proposed boundary
Existing Approach
Water Well
Septic Field



Surveyor's Notes:

1. This subdivision will result in one non-conforming building on Lot 1.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



SE-36-28-03-W05M

Date: May 01, 2019

Division # 7

File: 08736004



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters

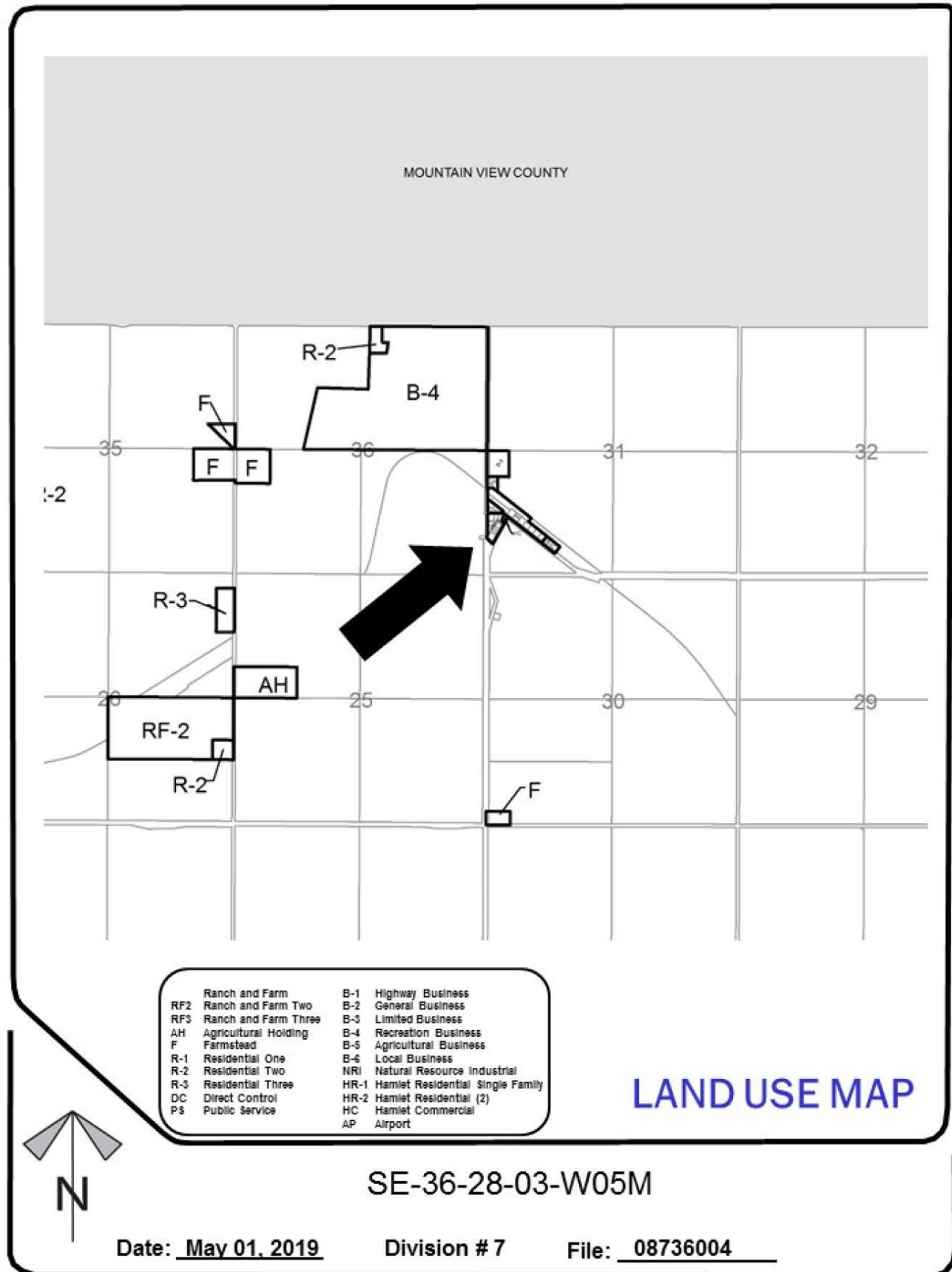


APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: April 18, 2019	DATE DEEMED COMPLETE: July 8, 2019
GROSS AREA: ± 0.18 Acres	LEGAL DESCRIPTION: SE-36-28-03-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: No Relevant History	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 28 adjacent landowners. No letters were received in response.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



ROCKY VIEW COUNTY
Cultivating Communities





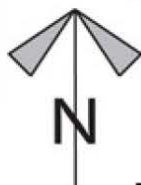
ROCKY VIEW COUNTY
Cultivating Communities



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

AIR PHOTO

Spring 2018



SE-36-28-03-W05M

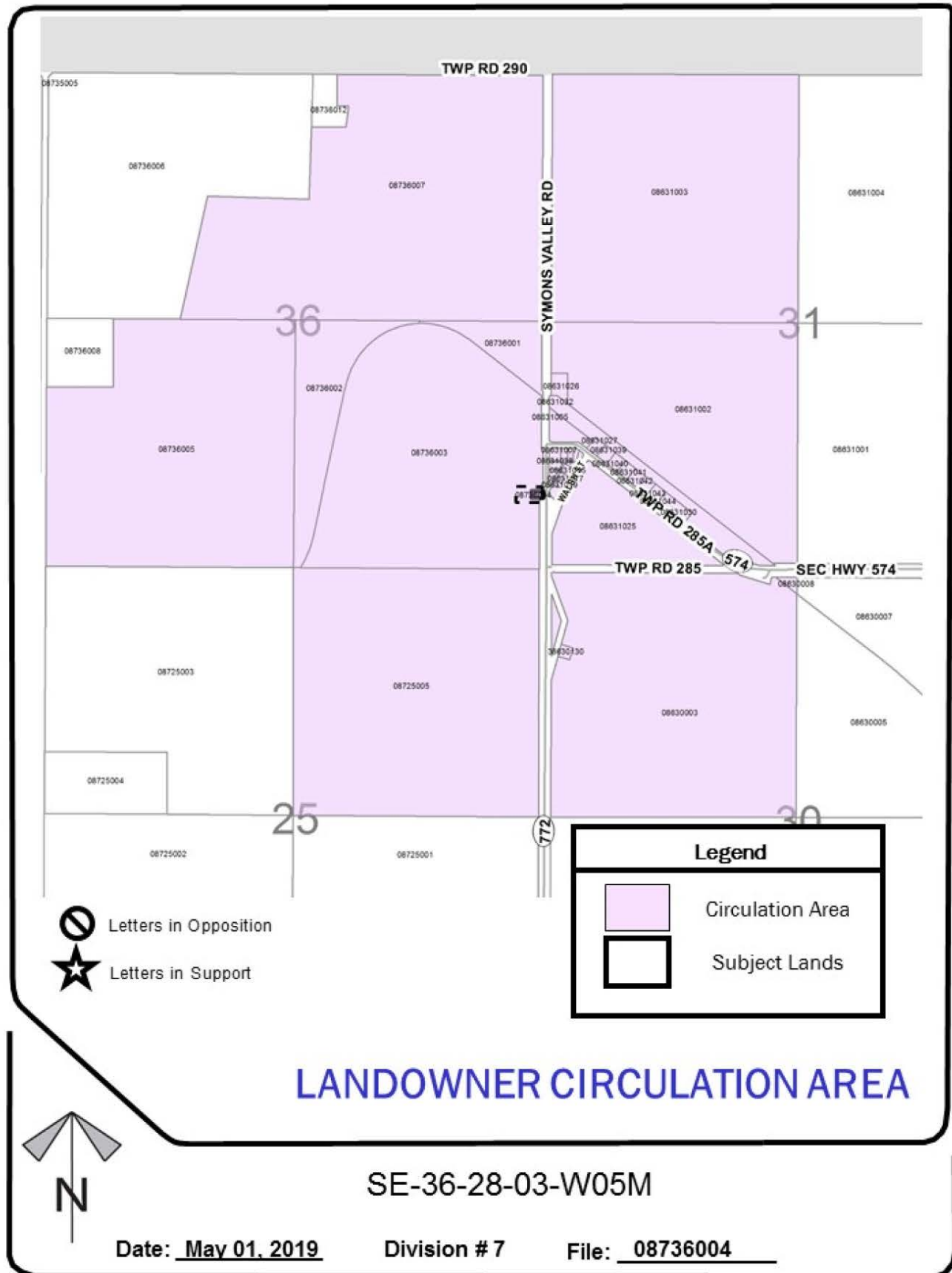
Date: May 01, 2019

Division # 7

File: 08736004



ROCKY VIEW COUNTY
Cultivating Communities





APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 1.0 acre parcel with a ± 120.87 acre remainder at SE-36-28-03-W05M having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

- 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.

Payments and Levies

- 2) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment of Lot 1 and 2.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX 'C': LETTERS

No Letters Received

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: September 10, 2019

DIVISION: 6

APPLICATION: PL20190065

SUBJECT: Subdivision Item: Parcel within two municipalities

APPLICATION: To create a ± 4.92 acre parcel with a ± 42.64 acre remainder.

GENERAL LOCATION: Located northwest and southeast of Highway 9, approximately 1.6 kilometres (1 mile) southwest of Highway 72.

LAND USE DESIGNATION: Ranch and Farm District

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: THAT Subdivision Application PL20190065 be approved with the conditions noted in Appendix B.
- Option #2: THAT Subdivision Application PL20190065 be approved with the conditions noted in Appendix C.
- Option #3: THAT Subdivision Application PL20190065 be refused per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Stefan Kunz and Milan Patel, Planning and Development Services



APPLICANT: Shores Jardine LLP

OWNER: 2092513 Alberta Ltd.

APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • Municipal Government Act; • Subdivision and Development Regulations; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
--	---

Payments and Levies

Reserves and applicable levies are outstanding.

Payment or Levy	Amount Owning
Transportation Off-Site Levy	\$22,608.00 (estimate)
Municipal Reserves	\$492.00 (estimate)

Accessibility to a Road:

The lands are located adjacent to Highway 9, and as such, access is subject to Alberta Transportation (AT) requirements. AT is satisfied with the current approach currently, but advised that they may have further requirements should the lands be subject to development in the future.

The lands share the approach with the parcel to the south, however no access easement agreement is in place. As such, a condition requiring an easement has been included.

Servicing

The lands are not developed, and no considerations regarding servicing have been provided. Conditions require the submission of a Level III Private Sewage Treatment System Assessment, and the drilling of a water well in order to provide servicing to the lands in accordance with County Servicing Standards.

Application Purpose

The subject parcel is bisected by Highway 9, and is located partially within Rocky View County and partially within the Village of Beiseker. The purpose of this application is to subdivide the lands in order to reflect the municipal boundary, resulting in a ± 1.74 hectare (± 4.92 acre) parcel within Rocky View County, and a ± 17.26 hectare (± 42.64 acre) parcel within the Village of Beiseker.

Administration notes that the 4.92 acre portion of the lands are currently used for agricultural purposes, and that no development is proposed at this time. As there may be merit in deferring some requirements to future stages of development, some conditions may be removed at the Subdivision Authority's discretion. These include:

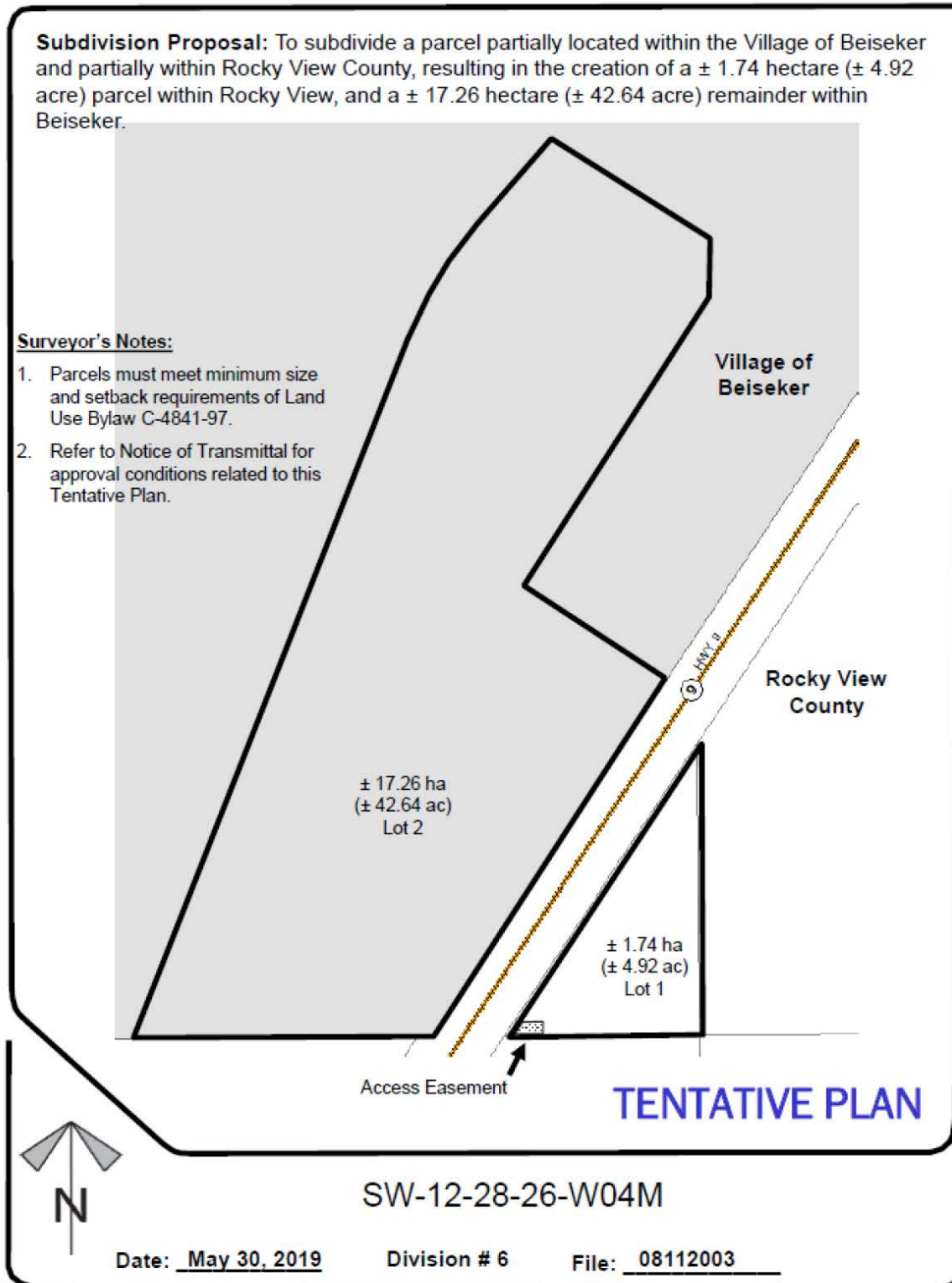
- Transportation Off-site Levy;
- Wastewater servicing; and
- Potable water servicing.



ROCKY VIEW COUNTY
Cultivating Communities

An alternative condition set is provided (Appendix C). Note that further subdivision of the lands is highly unlikely, and as such, it is recommended that Municipal Reserve dedication be collected at this time.

Tentative Plan





CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

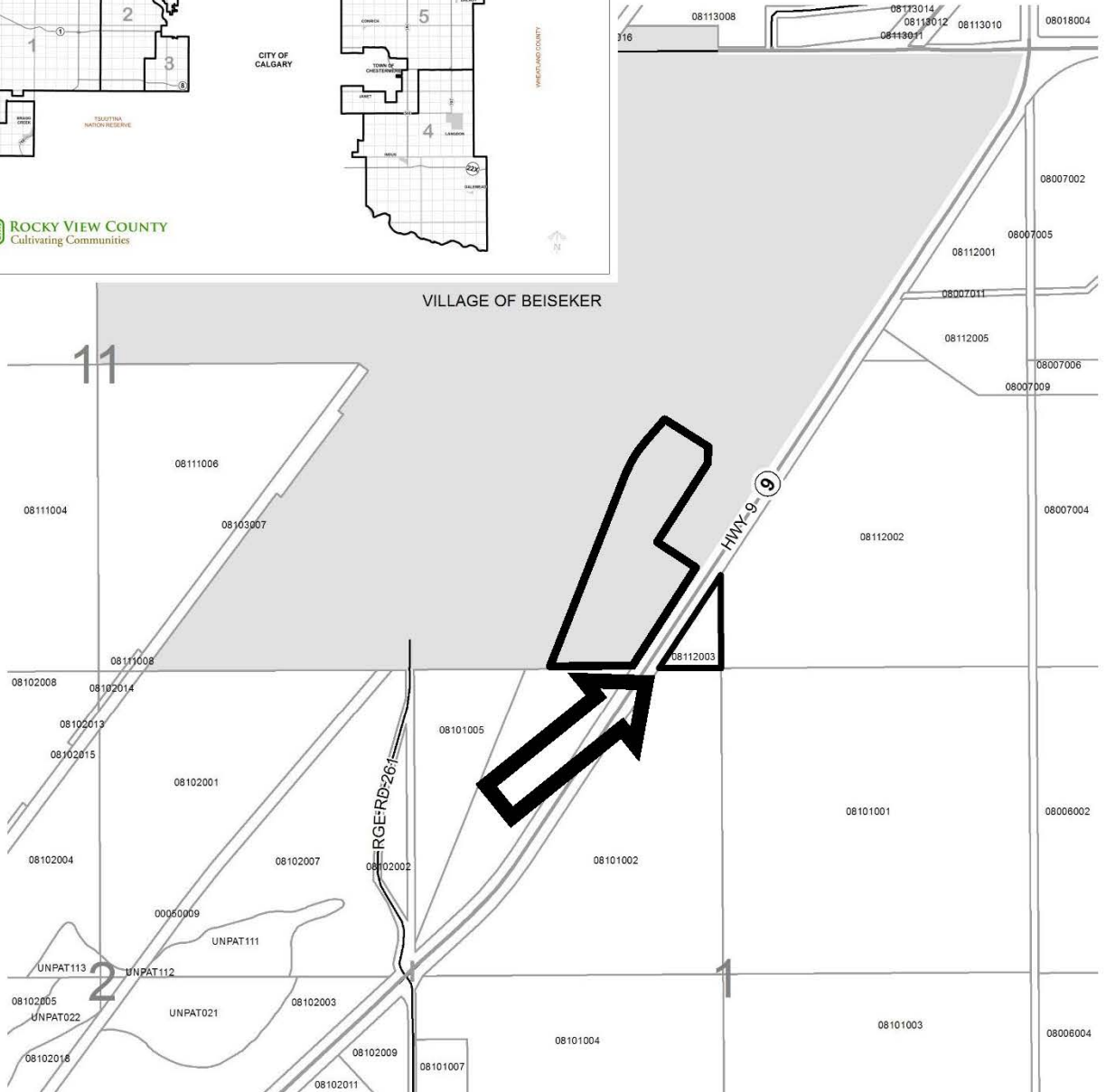
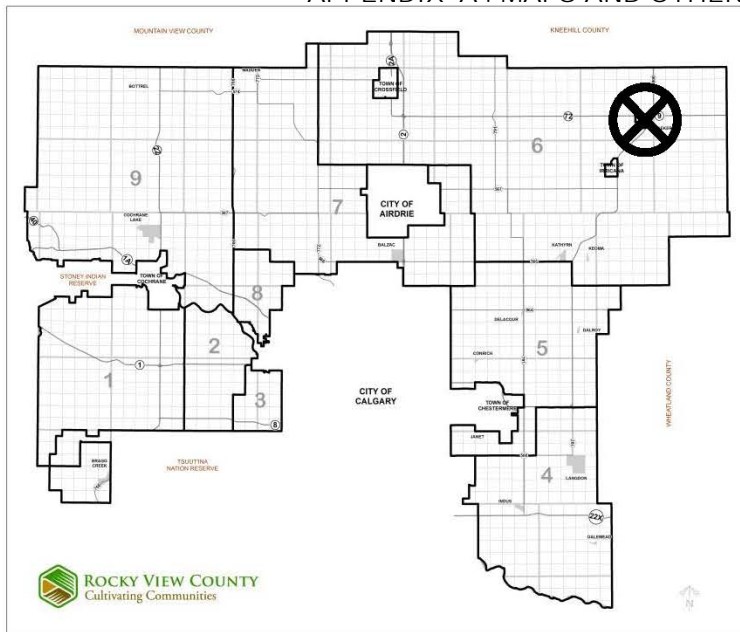
APPENDICES:

APPENDIX ‘A’: Maps and Other Information
APPENDIX ‘B’: Approval Conditions
APPENDIX ‘C’: Approval Conditions
APPENDIX ‘D’: Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

<p>DATE APPLICATION RECEIVED: June 26, 2019</p> <p>DATE DEEMED COMPLETE: June 26, 2019</p>	<p>HISTORY:</p> <p>1954 – Registration of Plan 6389 GX establishes the creation of Highway 9, which bisects the subject quarter section and isolates the 4.92 acre portion of the lands from the balance of the parcel.</p>
<p>PUBLIC & AGENCY SUBMISSIONS:</p> <p>The application was circulated to 7 adjacent landowners. No letters were received in response.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



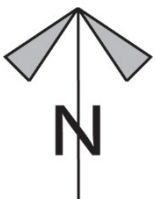
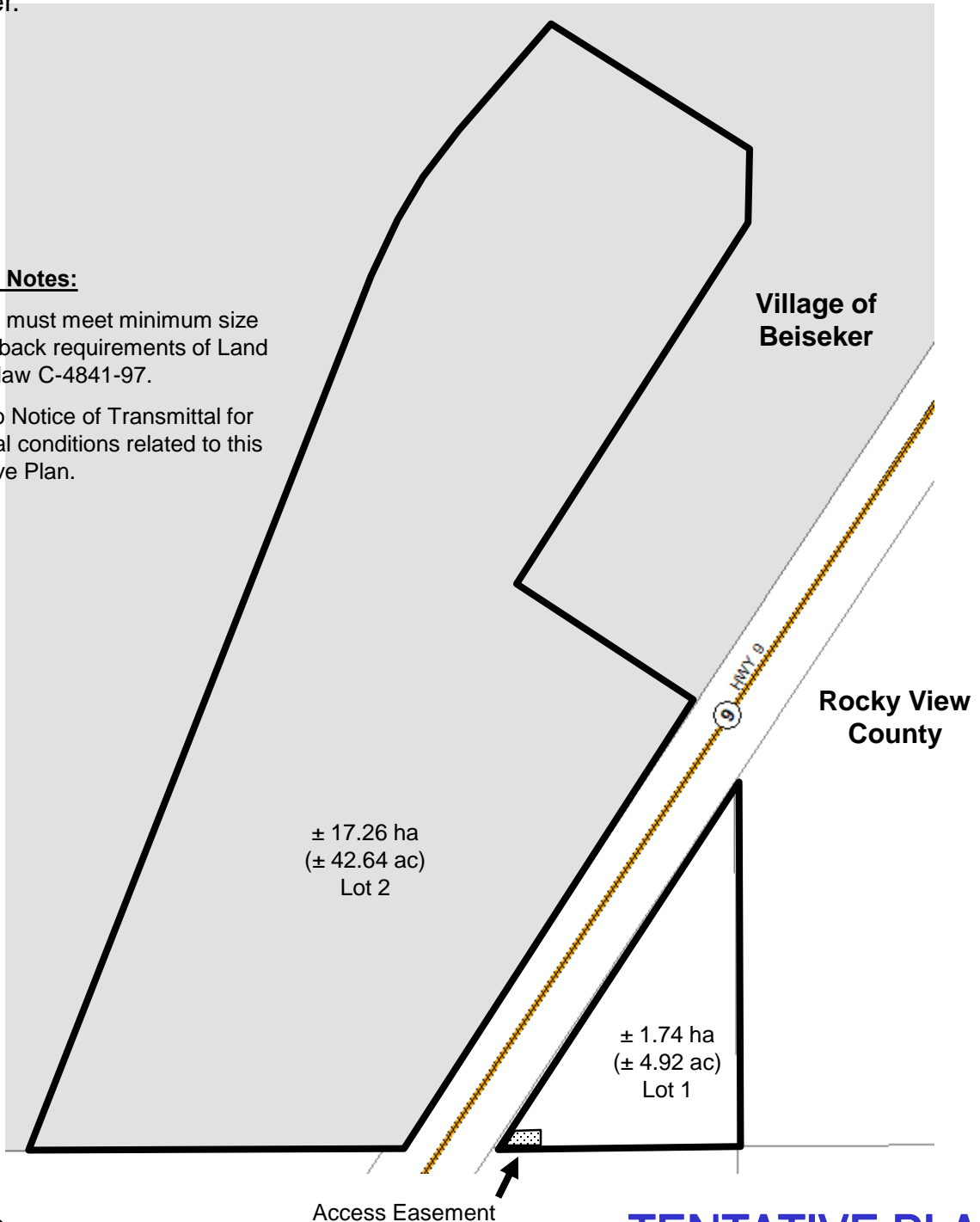
LOCATION PLAN

SW-12-28-26-W04M

Subdivision Proposal: To subdivide a parcel partially located within the Village of Beiseker and partially within Rocky View County, resulting in the creation of a ± 1.74 hectare (± 4.92 acre) parcel within Rocky View, and a ± 17.26 hectare (± 42.64 acre) remainder within Beiseker.

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.



SW-12-28-26-W04M

Date: May 30, 2019

Division # 6

File: 08112003

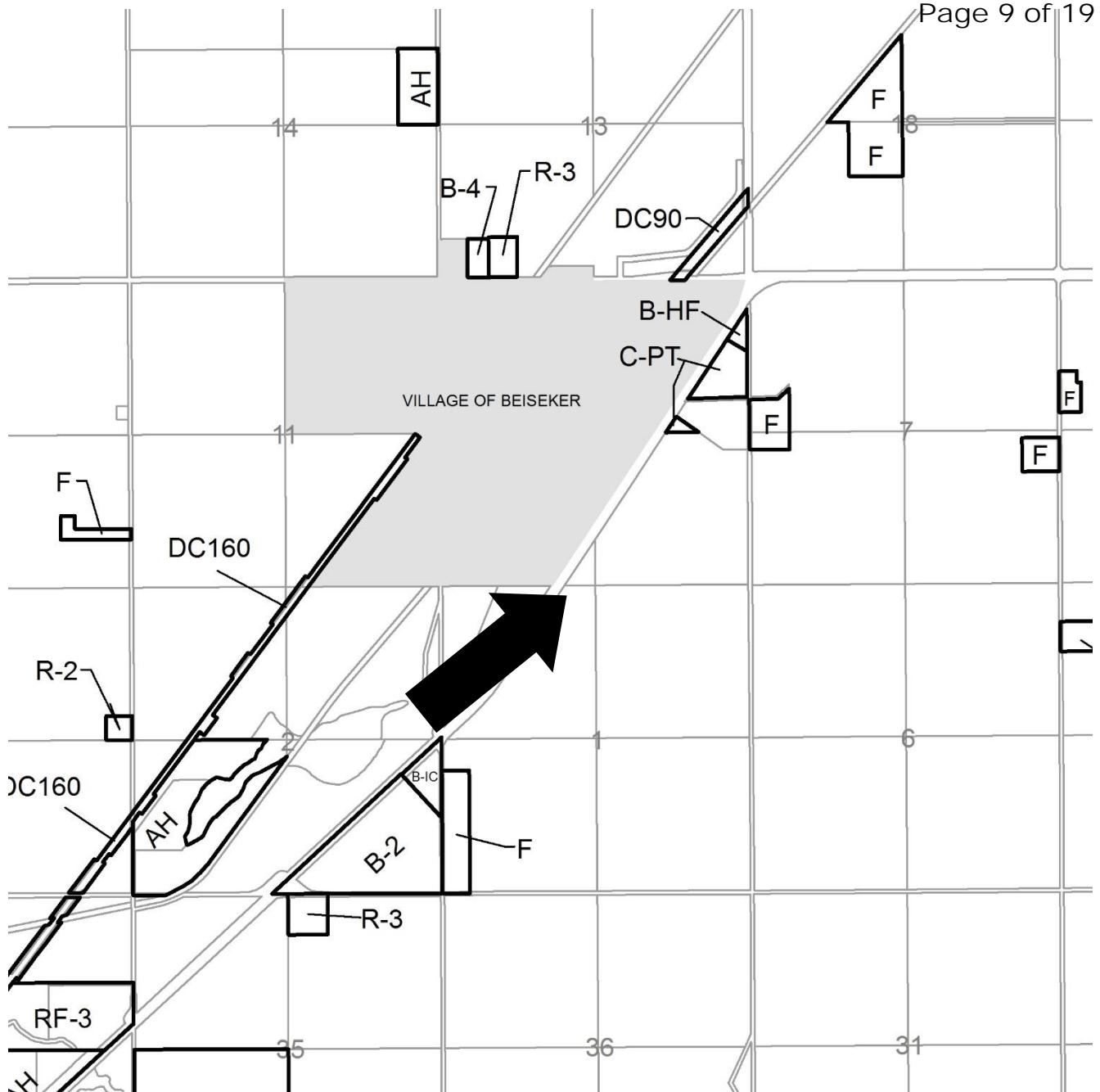
AGENDA

Page 618 of 630



ALBERTA LAND TITLES

SW-12-28-26-W04M



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

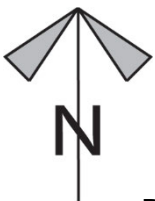
SW-12-28-26-W04M



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-12-28-26-W04M



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

AIR PHOTO

Spring 2018

SW-12-28-26-W04M

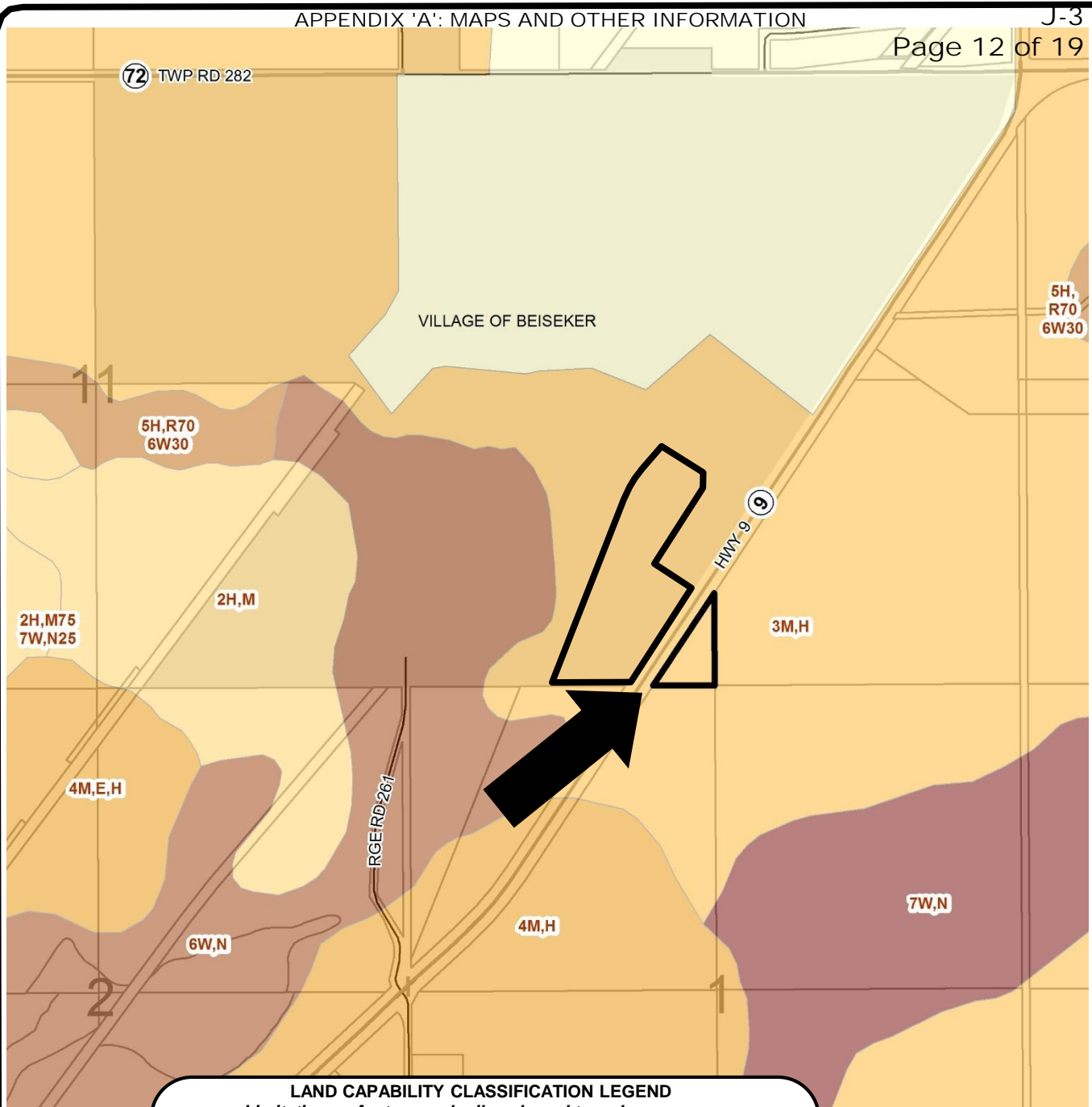
Date: May 30, 2019

Division # 6

File: 08112003

AGENDA

Page 622 of 630



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

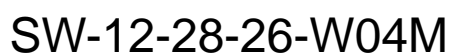
Limitations

- 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-12-28-26-W04M

Page 624 of 630



APPENDIX 'B': APPROVAL CONDITIONS

- A. That the application to create a ± 1.74 hectare (± 4.92 acre) parcel with a ± 17.26 hectare (± 42.64 acre) remainder from a portion of SW-12-28-26-W4M 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 County 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) In order to ensure legal access to Lot 1, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Servicing

- 3) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1; and
 - b) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 4) The Owner shall submit a Level 3 PSTS Assessment, prepared by a qualified professional as indicated in the Model process Reference Document, to the satisfaction of the County.
 - a) If the recommendations of the Level 3 PSTS Assessment indicate improvements are required, the Owner shall enter into a Site Improvements/Services Agreement with the County.



ROCKY VIEW COUNTY
Cultivating Communities

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 from the total gross acreage of the Lands to be subdivided that are located within Rocky View County, 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.

Municipal Reserve

- 7) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.032, dated July 26, 2019, pursuant to Section 666(3) of the Municipal Government Act. Additionally:
 - a) The Owner shall pay the appraisal fee, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX 'C': APPROVAL CONDITIONS

- A. That the application to create a ± 1.74 hectare (± 4.92 acre) parcel with a ± 17.26 hectare (± 42.64 acre) remainder from a portion of SW-12-28-26-W4M 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 County 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.

Payments and Levies

- 2) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

Municipal Reserve

- 3) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.032, dated July 26, 2019, pursuant to Section 666(3) of the Municipal Government Act. Additionally:
 - b) The Owner shall pay the appraisal fee, in accordance with the Master Rates Bylaw.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



August 28, 2019

DELIVERED VIA EMAIL (skunz@rockview.ca)
ORIGINAL VIA REGULAR MAIL

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

Attention: Stefan Kunz

Dear Mr. Kunz:

Re: Subdivision of Remnant SW 12-28-26-W4
Beiseker/Rocky View County
Our File No. 2143-11135 GSP

We represent 2092513 Alberta Ltd., the owner of the remnant of SW 12-28-26-W4. We have applied for subdivision in order to separate the portion of the Parcel located in Rocky View County from the portion of the Parcel that is located in the Village of Beiseker. As you can see from the location plan attached to the Subdivision Application, the Parcel is divided by Highway 9. The portion of the Parcel to the east of Highway 9 is in Rocky View County while the portion of the Parcel to the west of Highway 9 is in the Village of Beiseker.

The Applicant seeks to subdivide the Parcel into two separately titled parcels - the portion located in the Rocky View County and the portion located in the Village of Beiseker.

The use of the subdivided portion in Rocky View County will continue to be agricultural use. The Rocky View Land County Bylaw designates this land as agricultural use.

The portion of the Parcel located in Rocky View County is approximately 4.92 acres. I understand from my conversations with Stefan Kunz that Rocky View County's typical practice is to impose servicing conditions on parcels of this size as they are anticipated to be developed.

2092513 Alberta Ltd. does not intend to develop the portion of the Parcel to remain in Rocky View County. It has an agreement in principle to sell the 4.92 acres to the landowner of the adjacent land – the portion of SE 12-28-26-W4. That parcel contains approximately 128 acres and is used for agricultural purposes. The adjacent

Suite 2250
 10104 - 103 Avenue
 Edmonton, Alberta
 T5J 0H8

tel 780.448.9275
 fax 780.423.0163
shoresjardine.com

August 28, 2019
Page 2 of 2



landowners intend to use the 4.92 acres as part of this larger parcel for agricultural purposes and may choose to consolidate it into their larger parcel.

As such, we submit that the following conditions contained within the report from Administration are not appropriate for this Subdivision Application:

- Payment of the transportation off-site levy
- Level III PSTS Assessment
- Having a well drilled on proposed lot 1 with well driller's report confirming flow of 4.5L/min (1 igpm) or greater.

If the Parcel was to be developed, Rocky View County could impose any of these conditions at the time of a development permit application. There is no prejudice to Rocky View County as a result of not imposing these conditions at this time. This Subdivision Application is a practical matter – dividing the Parcel based on the jurisdiction where the land is rather than having a Parcel which is in two municipalities.

I will be attending on September 10, 2019 to speak to this Subdivision Application. As this is a joint application to both the Village of Beiseker and Rocky View County, Ms. Heather Leslie, the Chief Administrative Officer of the Village of Beiseker also shall be attending.

Please let us know if there is any further information you require. We look forward to working with you on this Subdivision Application.

Yours truly,

SHORES JARDINE LLP

Per:

A handwritten signature in blue ink, appearing to read 'KEL', is written over a horizontal line.

Kathleen Elhatton-Lake

Kathleen@shoresjardine.com

KEL/

Enclosures

CC: Mathew Wilson, Manager Planning & Development at Rocky View County

Client

Heather Leslie, Chief Administrative Officer of the Village of Beiseker