

Council Meeting Agenda

September 24, 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. September 10, 2019 Council Meeting

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B FINANCIAL REPORTS - None

K CLOSED SESSION

MORNING APPOINTMENTS 9:00 A.M.

1. RVC2019-21

THAT Council move into closed session 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

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the public hearings were
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: PL20180127 (03219028) – Bylaw C-7926-2019 –
Redesignation Item – Residential Two District to Public Services District
Note: this item should be considered in conjunction with item D-12

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2. Division 7 – File: PL20190012 (07308011) – Bylaw C-7911-2019 –
Redesignation Item – Ranch and Farm Three District to Residential Two District

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AFTERNOON APPOINTMENTS 1:30 P.M.

3. Division 4 – File: PL20190010 (03323025) – Bylaw C-7910-2019 –
Redesignation Item – Ranch and Farm District to Public Services District
Note: this item should be considered in conjunction with item D-13

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4. Division 4 – File: PL20190017 (03315003) – Bylaw C-7921-2019 –
Redesignation Item – Ranch and Farm District to Industrial - Industrial Storage
District
Note: this item should be considered in conjunction with item D-14

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D GENERAL BUSINESS

1. All Divisions – File: N/A – Quarterly Report – Fire Services and Emergency
Management

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2. All Divisions – File: 4075-100 – Solid Waste and Recycling Regional Issues

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3. All Divisions – File: N/A – Recreation Governance Committee

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4. Division 2 – File: 6060-650 – Springbank Community Facility Funding
Alternatives

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5. Division 1 – File: 2015-550 – Request to Re-evaluate the Bragg Creek Snowbirds Specialized Transportation Grant Application

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6. All Divisions – File: 06809018 – Notice of Motion Response – Sale of Land to the Cochrane & District Agricultural Society

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7. Divisions 5 and 6 – File: N/A – Motion Arising Response – New Area Structure Plan Along Highway 560 (Glenmore Trail)

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8. All Divisions – File: N/A – Municipal Planning Commission

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9. All Divisions – File: N/A – West View Area Structure Plan – IREF Application 2019-04

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10. Division 1 – File: N/A – Development Permit Item – Direct Control District 155 (C-7612-2016) Film Production Facility

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11. Division 7 – File: N/A – Improvements to Intersection of Highway 566/Range Road 292 – Budget Adjustment

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12. Division 4 – File: PL20180126 (03219028) – Master Site Development Plan – Calgary Lao Buddhist Society

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

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13. Division 4 – File: PL20190011 (03323025) – Master Site Development Plan – St. Mary’s Malankara Orthodox Church

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

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14. Division 4 – File: PL20190018 (03315003) – Master Site Development Plan – Singer Transportation Industrial Storage Yard

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

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E BYLAWS

1. Division 4 – File: PL20190108 (03232002) – Consideration of First Reading of Bylaw C-7934-2019 - Redesignation Item – Farmstead District to Residential One District

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2. Divisions 6, 7, and 9 – File: PL20190083 – Consideration of First Reading of Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan

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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 Deputy Reeve Schule – Termination of Reserves Agreement

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 8 – File: PL20190073 – Subdivision Item – Creation of Eight Residential Parcels in Bears paw Heights

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K CLOSED SESSION

2. RVC2019-22

THAT Council move into closed session to consider the confidential item “Chestermere Regional Community Association Lands” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

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

3. RVC2019-23

THAT Council move into closed session to consider the confidential item “Sale of County Lands” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

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

ADJOURN THE MEETING

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COUNCIL MEETING MINUTES
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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on September 10, 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
- M. Wilson, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- S. Jewison, Manager, Utility Services
- S. Hulsman, Manager, Transportation Services
- D. Hafichuk, Manager, Capital Project 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
- P. Simon, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- S. Hope, Policy Coordinator, Municipal Clerk's Office
- S. de Caen, Community Services Coordinator, Recreation, Parks, and Community Support
- I. Cortada, Community Services Coordinator, Recreation, Parks, and Community Support

Call to Order

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

1-19-09-10-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the September 10, 2019 Council meeting agenda be amended as follows:

- Add Emergent Business Item D-15 – Triple D & GL Ranches Ltd. – Lott Creek Drive Road Dedication/Acquisition
- Remove Items C-4 and C-5 – Sharp Hills Conceptual Scheme

AND THAT the September 10, 2019 Council meeting agenda be approved as amended.

Carried

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1-19-09-10-02

Confirmation of Minutes

MOVED by Councillor Gautreau that the July 23, 2019 Council meeting minutes be approved as presented.

Carried

1-19-09-10-29 (J-1)

Division 4 – Subdivision Item – Painted Sky Development Phase 1

File: PL20190052

MOVED by Deputy Reeve Schule that condition 16, municipal reserve dedication, in Appendix 'B' be amended to read as follows:

The provision of Reserve is to be provided by the dedication of ~~± 1.398 ha (± 3.45 ac)~~ **± 2.655 ha (± 6.561 ac)** of land, to be determined by a Plan of Survey, in respect to W ½ -22-23-27-W4M as indicated on the Approved Tentative Plan:

- a) ~~± 8.128 ha (± 20.086 ac)~~ **± 6.871 ha (± 16.979 ac)** of Municipal Reserve owing is to be deferred by caveat to the remainder of W ½ -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.

Carried

MOVED by Deputy Reeve Schule that Subdivision Application PL20190052 be approved with the conditions noted in Appendix 'B' as amended:

- A. This application is for Painted Sky Development Phase 1 to create 155 residential lots, one ± 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:

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Plan of Subdivision

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

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- 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).

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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;
 - a) Pump sizing rationale;
 - b) Metering information and data transmission;
 - c) Infrastructure Improvement Plan based on the future buildout of the development;

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- d) Lifecycle costs;
 - e) Operating and maintenance costs; and
 - f) 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 ± 2.655 ha (± 6.561 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) ± 6.871 ha (± 16.979 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.

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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

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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*.

Carried

1-19-09-10-29 (J-2)

Division 7 – Subdivision Item – Ranch and Farm District – Boundary Adjustment

File: PL20190051

MOVED by Councillor Henn that Subdivision Application PL20190051 be approved with the conditions noted in Appendix 'B':

- 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.

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- 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*.

Carried

1-19-09-10-29 (J-3)

Division 6 – Subdivision Item – Subdivision Item – Parcel within Two Municipalities

File: PL20190065

MOVED by Deputy Reeve Schule that the applicants be allowed to address Council.

Defeated

MOVED by Deputy Reeve Schule that Appendix 'B' be amended by deferring conditions 3 and 4 until the building permit stage.

Carried

MOVED by Councillor Gautreau that Appendix 'B' be amended by deleting condition 5.

Carried

MOVED by Deputy Reeve Schule that Subdivision Application PL20190065 be approved with the conditions noted in Appendix 'B' as amended:

- 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

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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.

Payments and Levies

- 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 Reserve

- 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 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

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

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1-19-09-10-09 (D-1)

All Divisions – Electoral Boundary & Governance Review

File: 0194

Councillor Wright requested a recorded vote on the motion.

MOVED by Councillor Hanson 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 #2.

Defeated

In Favour:

Councillor Hanson
Reeve Boehlke
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Councillor Gautreau
Deputy Reeve Schule
Councillor Henn

MOVED by Councillor Gautreau 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 #1.

Carried

1-19-09-10-10 (D-2)

All Divisions – Aqua 7 Regional Water Commission Capital Replacement Reserve

File: 5051-225

MOVED by Deputy Reeve Schule 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'.

Carried

The Chair called for a recess at 10:01 a.m. and called the meeting back to order at 10:11 a.m. with all previously mentioned members present.

1-19-09-10-03 (C-1)

Division 4 – Bylaw C-7901-2019 – Redesignation Item – Agricultural

File: PL20190032 (02321003/005)

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:12 a.m.

Carried

Person(s) who presented: None

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be closed at 10:16 a.m.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7901-2019 be given first reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7901-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7901-2019 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7901-2019 be given third and final reading.

Carried

1-19-09-10-04 (C-2)

Division 7 – Bylaw C-7918-2019 – Redesignation Item – Farmstead District to Business-Recreation Destination District

File: PL20190055 (06517005)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:18 a.m.

Carried

Person(s) who presented: Larry Konschuk, Konschuk Consulting (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Larry Konschuk, Konschuk Consulting (Applicant)

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 10:30 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7918-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7918-2019 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7918-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7918-2019 be given third and final reading.

Carried

The Chair called for a recess at 10:31 a.m. and called the meeting back to order at 10:35 a.m. with all previously mentioned members present.

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1-19-09-10-05 (C-3)

Division 6 – Bylaw C-7924-2019 – Redesignation Item – Ranch and Farm District to Business-Agricultural Services District

File: PL20190056 (08014004)

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be opened at 10:35 a.m.

Carried

Person(s) who presented: Karl Carnegie, Richardson International Ltd. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be closed at 10:55 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7924-2019 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7924-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7924-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7924-2019 be given third and final reading.

Carried

The Chair called for a recess at 10:56 a.m. and called the meeting back to order at 11:06 a.m. with all previously mentioned members present.

1-19-09-10-22 (E-1)

Division 4 – Further Consideration of Bylaw C-7790-2018 – Redesignation Item – Residential Two District to Business Industrial Campus District

File: PL20170134 (03316008)

MOVED by Deputy Reeve Schule that Bylaw C-7790-2018 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7790-2018 be given third and final reading.

Carried

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1-19-09-10-23 (E-2)

Division 3 – Consideration of First Reading of Bylaw C-7931-2019 – Commercial Redesignation

File: PL20190099 (04620001)

MOVED by Councillor Hanson that application PL20190081 be tabled until the updated Springbank Area Structure Plan is adopted by Council.

Carried

1-19-09-10-24 (E-3)

Division 7 – Consideration of First Reading of Bylaw C-7930-2019 – Redesignation Item – Site-Specific Amendment to DC-99

File: PL20180139 (06403002)

1-19-09-10-25 (E-4)

Division 7 – Consideration of First Reading of Bylaw C-7929-2019 – Conceptual Scheme Item – Interlink Business Park Conceptual Scheme

File: PL2018140 (06403002)

MOVED by Councillor Hanson that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

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

Defeated

MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

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

Carried

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MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7930-2019 be amended as follows:

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~~

Defeated

MOVED by Councillor Henn that Bylaw C-7930-2019 be given first reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7929-2019 be given first reading.

Carried

1-19-09-10-26 (E-5)

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

MOVED by Deputy Reeve Schule that Bylaw C-7928-2019 be given first reading.

Carried

1-19-09-10-27 (E-6)

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

MOVED by Councillor Wright that Bylaw C-7933-2019 be given first reading.

Carried

MOVED by Councillor Wright 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.

Carried

1-19-09-10-27 (E-7)

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

MOVED by Councillor Kissel that Bylaw C-7912-2019 be given first reading.

Carried

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MOVED by Councillor Kissel that the Applicant must submit the following for consideration as part of the new or distinct agricultural operation:

- 1) A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;
- 2) A demonstration of the need for the new agriculture operation;
- 3) An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation; and
- 4) An assessment of the impact on the environment including air quality, surface water, and groundwater.

Carried

1-19-09-10-28 (I-1)

All Divisions – Notice of Motion – Councillor McKylor and Councillor Henn – Sale of Land to the Cochrane and District Agriculture Society

File: N/A

MOVED by Councillor McKylor that Administration be directed to prepare a response to the notice of motion for the September 24, 2019 Council meeting.

Carried

1-19-09-10-11 (D-3)

All Divisions – Response to Letter from Mountain View County (Re: High Load Corridor)

File: 1052-500

MOVED by Deputy Reeve Schule 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.

Carried

1-19-09-10-12 (D-4)

All Divisions – Water Conservation Policy C-600

File: 5050-100

MOVED by Councillor Henn that Water Conservation Policy C-600 be approved as per Attachment 'A'.

Carried

1-19-09-10-13 (D-5)

All Divisions – Marigold Library System Funding Policy C-312

File: 1006-600

MOVED by Councillor McKylor that the amended Marigold Library System Funding Policy C-312 be approved as per Attachment 'A'.

Carried

The Chair called for a recess at 12:00 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

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1-19-09-10-08 (C-6)

Divisions 4, 5, 6, and 7 – Bylaw C-7917-2019 – Live/Work Land Use District

File: PL20190056 (08014004)

MOVED by Councillor Gautreau that the public hearing for item C-6 be opened at 1:32 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Gautreau that the public hearing for item C-6 be closed at 1:46 p.m.

Carried

MOVED by Councillor Gautreau that Bylaw C-7917-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7917-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7917-2019 be considered for third reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7917-2019 be given third and final reading.

Carried

1-19-09-10-15 (D-7)

All Divisions – County Proclamations Policy C-196

File: N/A

MOVED by Councillor Gautreau that County Proclamations Policy C-196 be amended as per Attachment 'A'.

Carried

1-19-09-10-14 (D-6)

All Divisions – Community Benefits Initiatives Grant Policy C-321

File: N/A

MOVED by Councillor Hanson that section 5 of Policy C-321 be amended as follows:

The maximum grant funding a Community Organization may receive is ~~\$5,000~~ **\$7,500** per year.

Carried

MOVED by Councillor Hanson that the amended Community Benefits Initiatives Grant Policy C-321 be approved as per Attachment 'A' as amended.

Carried

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1-19-09-10-16 (D-8)
All Divisions – Ditch Management Policy C-427
File: 4050-100/4050-550

MOVED by Councillor Gautreau that Ditch Management Policy C-427 be amended as per Attachment 'A'.
Carried

1-19-09-10-17 (D-9)
All Divisions – Mowing of County Lands Policy C-428
File: 4050-450

MOVED by Councillor Henn that Mowing of County Lands Policy C-428 be rescinded.
Carried

1-19-09-10-17 (D-10)
All Divisions – Non-Hard Surfaced Road Management Policy C-425 and Hard-Surfaced Road Management Policy C-426
File: 4050-550

MOVED by Councillor Hanson that Policy C-425 be amended to delete section 11.
Carried

MOVED by Deputy Reeve Schule that Non-Hard Surfaced Road Management Policy C-425 be amended as per Attachment 'A' as amended;

AND THAT Hard-Surfaced Road Management Policy C-426 be rescinded.
Carried

1-19-09-10-18 (D-11)
All Divisions – Subdivision and Development Security Requirements Policy C-407
File: N/A

MOVED by Deputy Reeve Schule that Subdivision and Development Security Requirements Policy C-407 be amended as per Attachment 'A';

AND THAT Subdivision and Development Security Requirements (Residential) Policy C-407-A be rescinded
Carried

1-19-09-10-19 (D-12)
All Divisions – Road Approaches Policy C-402
File: N/A

MOVED by Deputy Reeve Schule that Road Approaches Policy C-402 be rescinded.
Carried

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1-19-09-10-20 (D-13)

All Divisions – Board and Committee Remuneration Policy C-221

File: N/A

MAIN MOTION:

MOVED by Deputy Reeve Schule that Board and Committee Remuneration Policy C-221 be amended as per Attachment 'B'

AMENDING MOTION:

MOVED by Councillor Wright that Board and Committee Remuneration Policy C-221 be amended as per Attachment 'B' with the exception of remuneration for councillors appointed to the Agricultural Service Board.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that Board and Committee Remuneration Policy C-221 be approved as per Attachment 'B' as amended.

Carried

1-19-09-10-21 (D-14)

Division 7 – Madden Curling Club Emergency Funding Request

File: N/A

MOVED by Councillor Henn 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; and
- \$12,490.64 from the District General Reserve

Carried

The Chair called for a recess at 2:44 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned presented.

1-19-09-10-21 (D-15)

Division 3 – Emergent Business Item – Triple D & GL Ranches Ltd. – Lott Creek Drive Road Dedication/Acquisition

File: N/A

MOVED by Councillor Hanson that representatives from Triple D & GL Ranches Ltd. Be allowed to address Council.

Carried

Cameron Wallace, on behalf of Triple D & GL Ranches Ltd., and Darcy Simonelli proceeded to address Council on the proposed dedication/acquisition of Lott Creek Drive Road.

MOVED by Councillor Hanson that Council direct Administration to work with developers and affected landowners to facilitate the upgrade and acquisition of Lott Creek Drive independently of a subdivision application, and report back to Council by March 2020.

Carried

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1-19-09-10-30 (K-1)

All Divisions – Closed Session – Council Code of Conduct

File: RVC2019-21

MOVED by Councillor Kissel that item K-1 be tabled until the September 24, 2019 Council meeting to be considered at 9:00 a.m.

Defeated

MOVED by Deputy Reeve Schule that Council move into closed session at 3:04 p.m. to consider the confidential report “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

Carried

Council held the closed session for confidential item K-1 with no members of Administration or the public in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 3:35 p.m.

Carried

MOVED by Deputy Reeve Schule that Administration be directed to schedule item K-1 to the September 24, 2019 Council meeting at 9:00 a.m. for personnel reasons.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that questions by the three sanctioned councillors are to be sent to the Reeve and/or Deputy Reeve no later than the Friday before the next council meeting and all subsequent council meetings until the sanctions have expired.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the September 10, 2019 Council meeting be adjourned at 3:58 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 24, 2019	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03219028	APPLICATION: PL20180127
SUBJECT:	Redesignation Item – Residential Two District (R-2) to Public Services District (PS)	
	Note: This application should be considered in conjunction with the Calgary Lao Buddhist Society Master Site Development Plan - PL20180126 (agenda item D-12)	

POLICY DIRECTION:

The application was evaluated in accordance with the policies of the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Public Services District to accommodate a religious assembly use.

As directed by the County Plan, the Applicant submitted a Master Site Development Plan which provides an overview of the proposed development addressing matters such as compatibility with surrounding land uses, traffic, parking, operation, and servicing.

The following is a summary of the application assessment:

- The application is consistent with County Plan policies;
- All other technical matters required at this stage of the application process are satisfactory.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1

DATE APPLICATION RECEIVED:	October 25, 2018
DATE DEEMED COMPLETE:	October 25, 2018

PROPOSAL:	To redesignate the subject land from Residential Two District to Public Services District to accommodate a religious assembly (Calgary Lao Buddhist Society).
LEGAL DESCRIPTION:	Lot 22, Block 1, Plan 0714198, W½ -19-23-27-W04M
GENERAL LOCATION:	located approximately 4.8 km (3 miles) west of the hamlet of Langdon, approximately 0.81 km (1/2 mile) south of Highway 560 (Glenmore Trail), on the east side of Highway 791.
APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Calgary Lao Buddhist Society

¹ **Administration Resources**
Johnson Kwan and Gurbir Nijjar, Planning and Development Services



EXISTING LAND USE DESIGNATION: Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION: Public Services District (PS)
GROSS AREA: ± 4.00 acres
SOILS (C.L.I. from A.R.C.): **Class 1, 1** – No significant limitations.

PUBLIC & AGENCY SUBMISSIONS:

One letter in support was received in response to 71 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

August 21, 2007 Subdivision Plan 0714198 was registered at Land Titles for the subject land and two adjacent residential parcels. Municipal Reserves have been provided in full by cash-in-lieu payment on account of Lot 19, Block 1, Plan 991 2798.

BACKGROUND:

The subject land currently consists of a residence (serviced by water well and septic field) and an accessory building (tent structure). The proposal is located on the east side of Highway 791, with an existing approach off the Highway approved by Alberta Transportation. There are landscaping around the property on the west, north and east to provide buffer from adjacent residential properties.

The Applicant submitted a Master Site Development Plan with the associated Traffic Review Report and Groundwater Supply Evaluation in support of the application. The Applicant held an Open House on July 17, 2019 on the subject property.

POLICY ANALYSIS:

County Plan

Institutional and community land uses are encouraged to locate in hamlets, country residential communities and business centres. Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:

- a. Justification of the proposed location;
- b. Demonstration of the benefit to the broader public;
- c. Infrastructure with the capacity to service the proposed development; and
- d. The development review criteria identified in Section 29 of the County Plan.

The Applicant submitted a Master Site Development Plan that addresses the County Plan requirements.

CONCLUSION:

The application was reviewed based on the County Plan and is consistent with the County Plan policies. The technical aspects and detailed design would be addressed at a future development permit stage.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7926-2019 be given first reading.
 Motion #2 THAT Bylaw C-7926-2019 be given second reading.
 Motion #3 THAT Bylaw C-7926-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7926-2019 be given third and final reading.
- Option # 2: THAT application PL20180127 be refused

Respectfully submitted,

Concurrence,

“Matthew Wilson”

Acting Executive Director
Community Development Services

“Al Hoggan”

Chief Administrative Officer

JKwan/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7926-2019 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Letter Submission

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 and Parks	No comments received.
Alberta Transportation	In reviewing the application, it appears that the applicant wishes to establish a Buddhist temple at the above location. As this proposal falls within the referral distance of Alberta Transportation, a Roadside Development Permit will be required from this office. By copy of this letter, a Roadside Development Application will be forwarded to the applicant for completion and return to this office.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	At this time we do not have any concerns with the information as provided. Please note that the 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: <i>A person shall not locate a water well that supplies water that is intended or used for human consumption within</i> 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,

AGENCY	COMMENTS
	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).
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No concerns, please contact 310-WIRE for any electrical services.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	As Municipal Reserves were previously provided on Plan 9912798, the Recreation Board has no comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns with this application as public parks, open space, or active transportation networks are not affected.
Development Authority	No comments.
GIS Services	No comments.
Building Services	No comments.

AGENCY	COMMENTS
Fire Services & Emergency Management	Fire Service has no comments. The Fire Services will comment further in the process.
Development Compliance	No comments received.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time <p>Transportation - Section 400.0 requirements:</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 bylaw at time of the issuance of the DP for the total acreage of the onsite area associated with the proposed development The applicant has provided a traffic memo prepared by Scheffer Andrew Ltd. in support of the application which indicated the proposed development generates an insignificant amount of traffic. Engineering has no further concerns at this time. As a condition of future DP, the applicant will be required to obtain a roadside DP from AT as the subject lands are adjacent to Highway 791 <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> In accordance with County Policy 449, the County generally recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems however, the applicant is proposing to utilize the existing septic field to support the proposed development. Given the projected potable water demand (300 cubic meters per year), the County does not have concerns with the proposal as the projected demand is similar to a residential dwelling unit the domestic nature of the wastewater to be produced

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future development permit, the applicant will be required to provide detailed wastewater projections and an assessment of the existing PSTS to determine if the system is suitable to support the proposed development. Should the PSTS not be suitable, the applicant will be required to construct an appropriately sized PSTS to support the proposed development <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Engineering generally recommends the use of a cistern and trucked service for industrial, commercial and institutional uses however, the applicant intends on utilizing a groundwater well to supply potable water to the future development. The applicant also provided a water supply and pump test report prepared by Groundwater Information Technologies in support of the use of groundwater to support the proposed development. As a condition of future DP, the applicant will be required to obtain all necessary AEP approvals and licensing to source groundwater for the proposed development. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> As the development is proposed to be contained within the existing dwelling onsite and no further expansions or hard surfaces are proposed at this time, an stormwater management report is not warranted for this proposal At the future DP stage, should further expansion or hard surfaces (i.e. parking lots) be proposed, the applicant may be required to provide a Site Specific Stormwater Implementation Plan (SSIP) to address the onsite stormwater management strategy to the satisfaction of the County <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> As the applicant is not proposing any further redevelopment nor do wetlands appear to exist on the subject lands, Engineering has no further concerns at this time.



AGENCY	COMMENTS
Transportation Services	Parking to be restricted on site only.
Capital Project Management	No concerns.
Utility Services	No concerns.
Agriculture & Environment Services	No concerns.

Circulation Period: November 19, 2018 to December 10, 2018



BYLAW C-7926-2019

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-7926-2019.

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. 32 and 32-NW of Bylaw C-4841-97 be amended by redesignating Lot 22, Block 1, Plan 0714198 within W ½ -19-23-27-W04M from Residential Two District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 22, Block 1, Plan 0714198 within W ½ -19-23-27-W04M is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7926-2019 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: 04
File: 03219028/ PL20180127

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-7926-2019

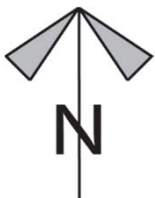
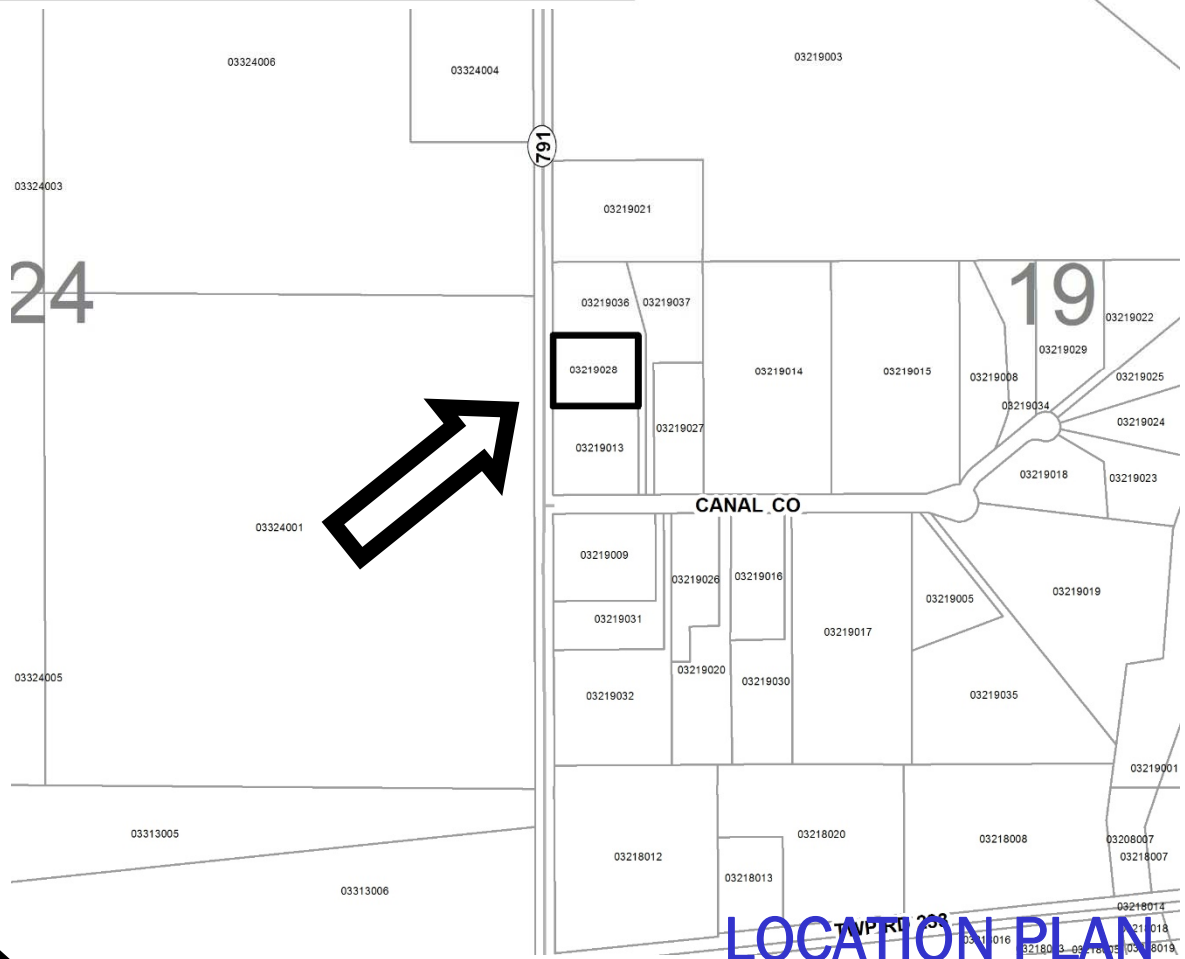
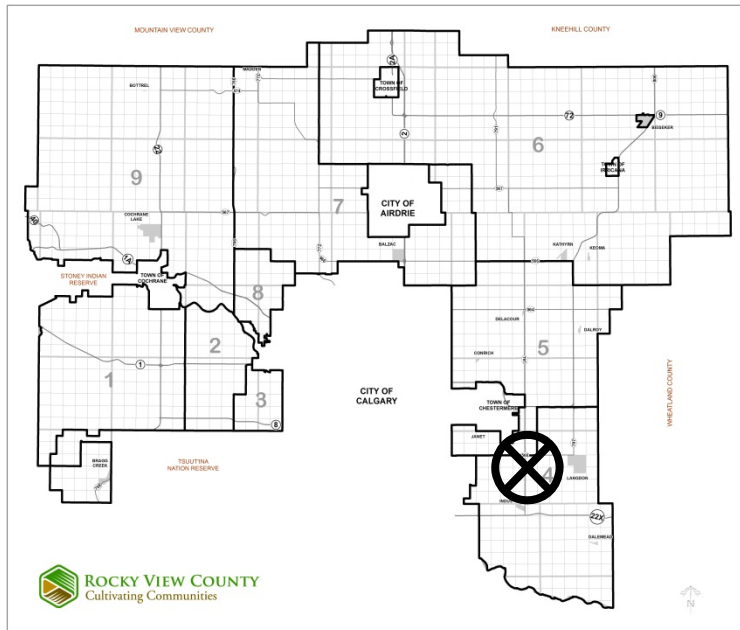
± 4 acres

AMENDMENTFROM Residential Two District TO Public Services District

Subject Land _____

LEGAL DESCRIPTION: Lot 22, Block 1, Plan 0714198
within W ½ -19-23-27-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 03219028 PL20180127

DIVISION: 04

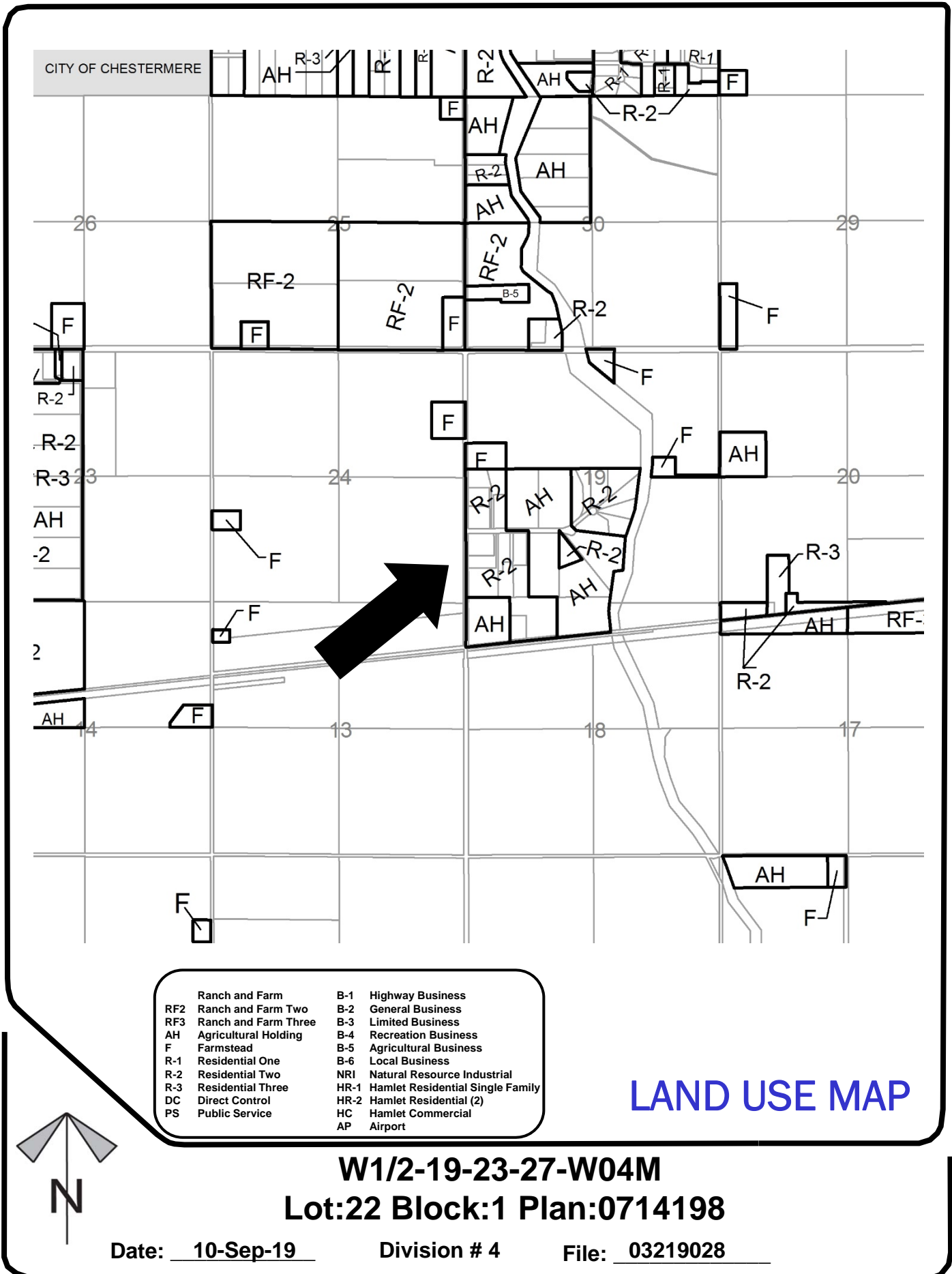


W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

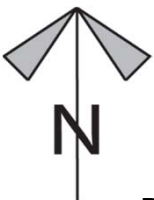
File: 03219028



Redesignation Proposal: To redesignate the subject land from Residential Two District (R-2) to Public Services District (PS) in order to accommodate a religious assembly.

R-2 → PS
± 4 acres

DEVELOPMENT PROPOSAL



W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

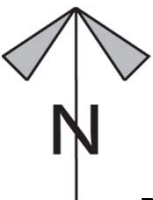
File: 03219028



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

AIR PHOTO

Spring 2018



W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

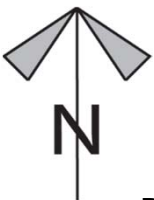
File: 03219028



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



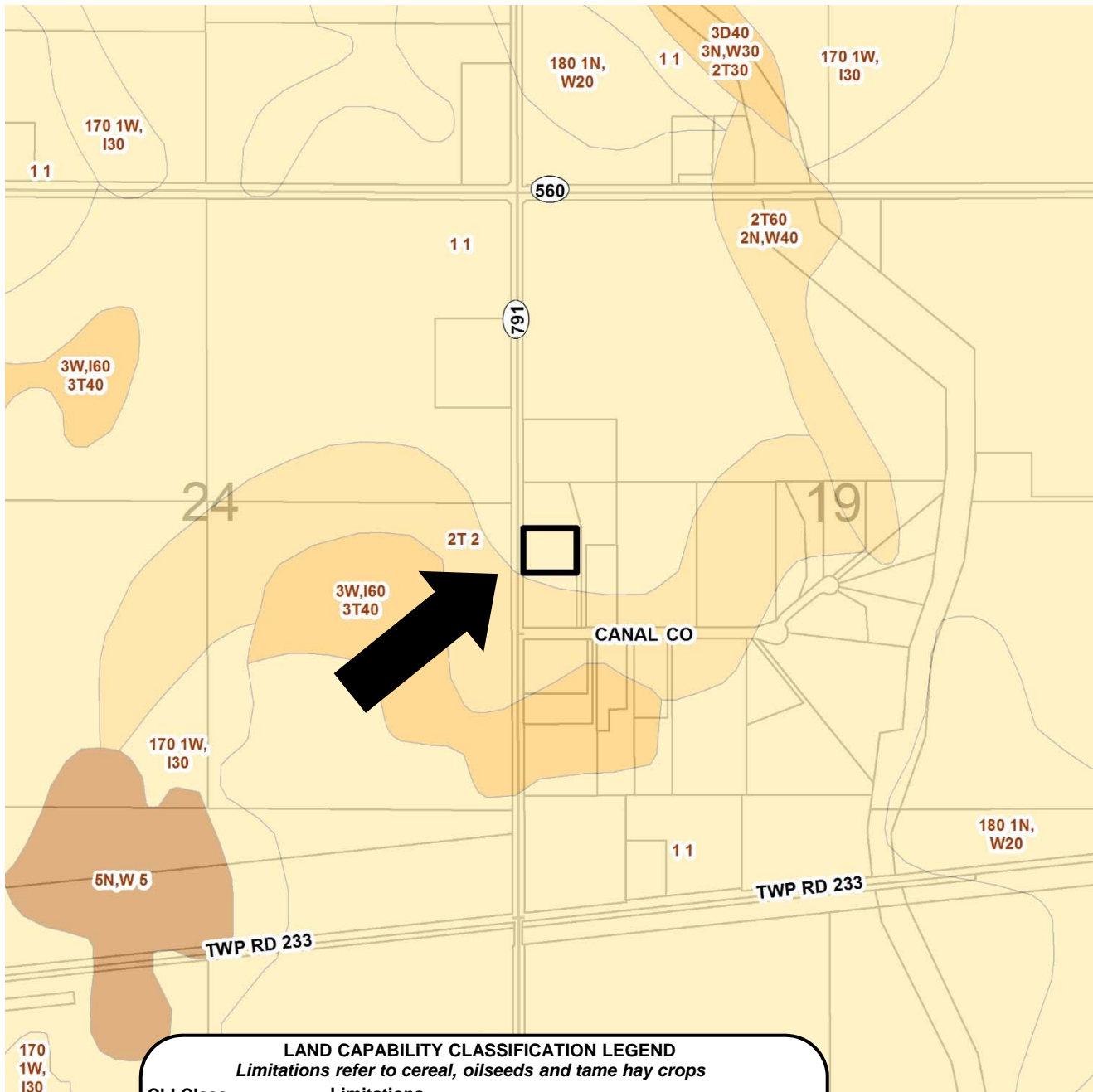
W1/2-19-23-27-W04M

Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

File: 03219028



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

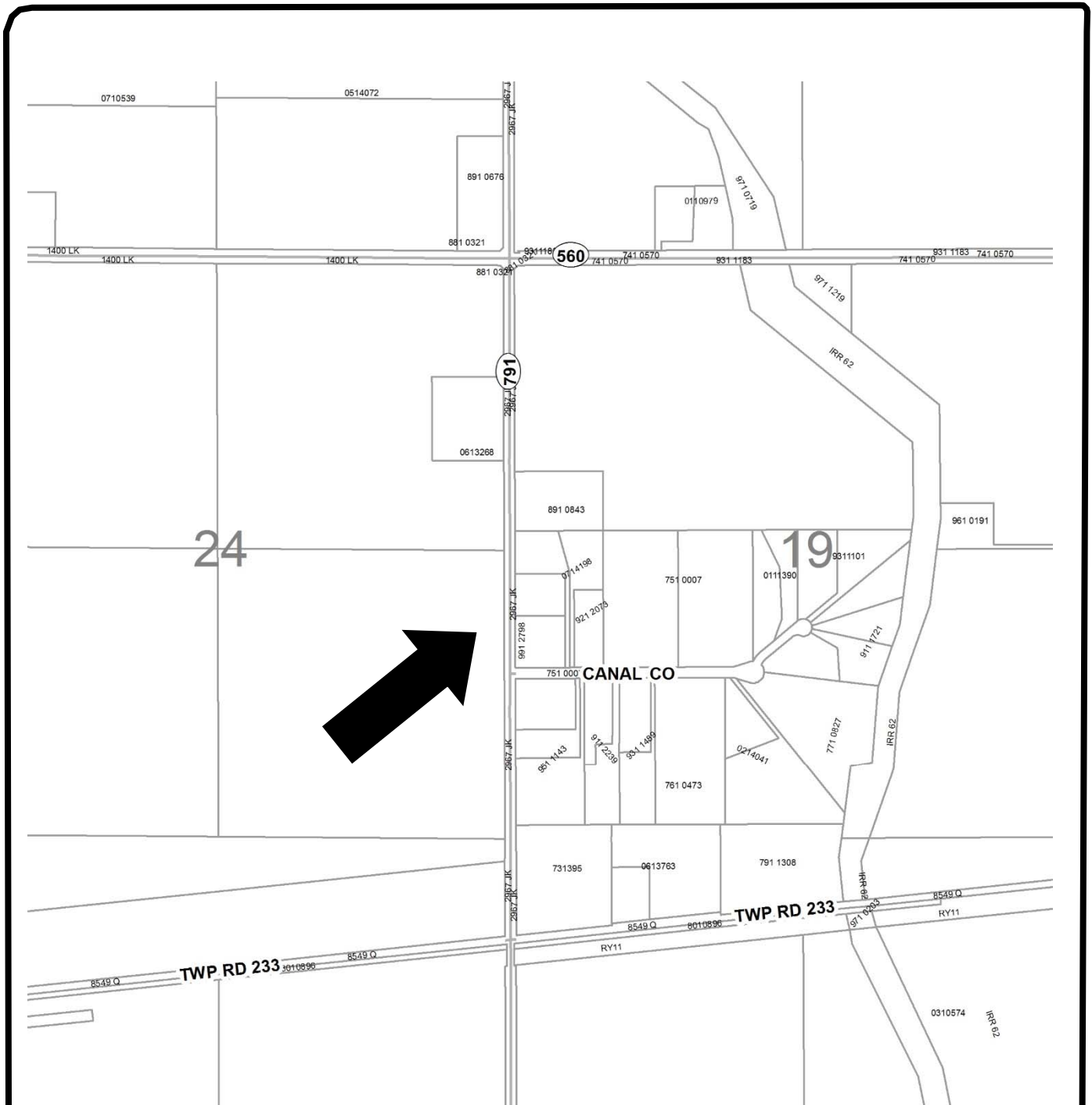
W1/2-19-23-27-W04M

Lot:22 Block:1 Plan:0714198

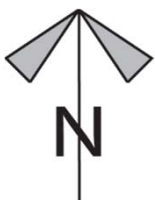
Date: 10-Sep-19

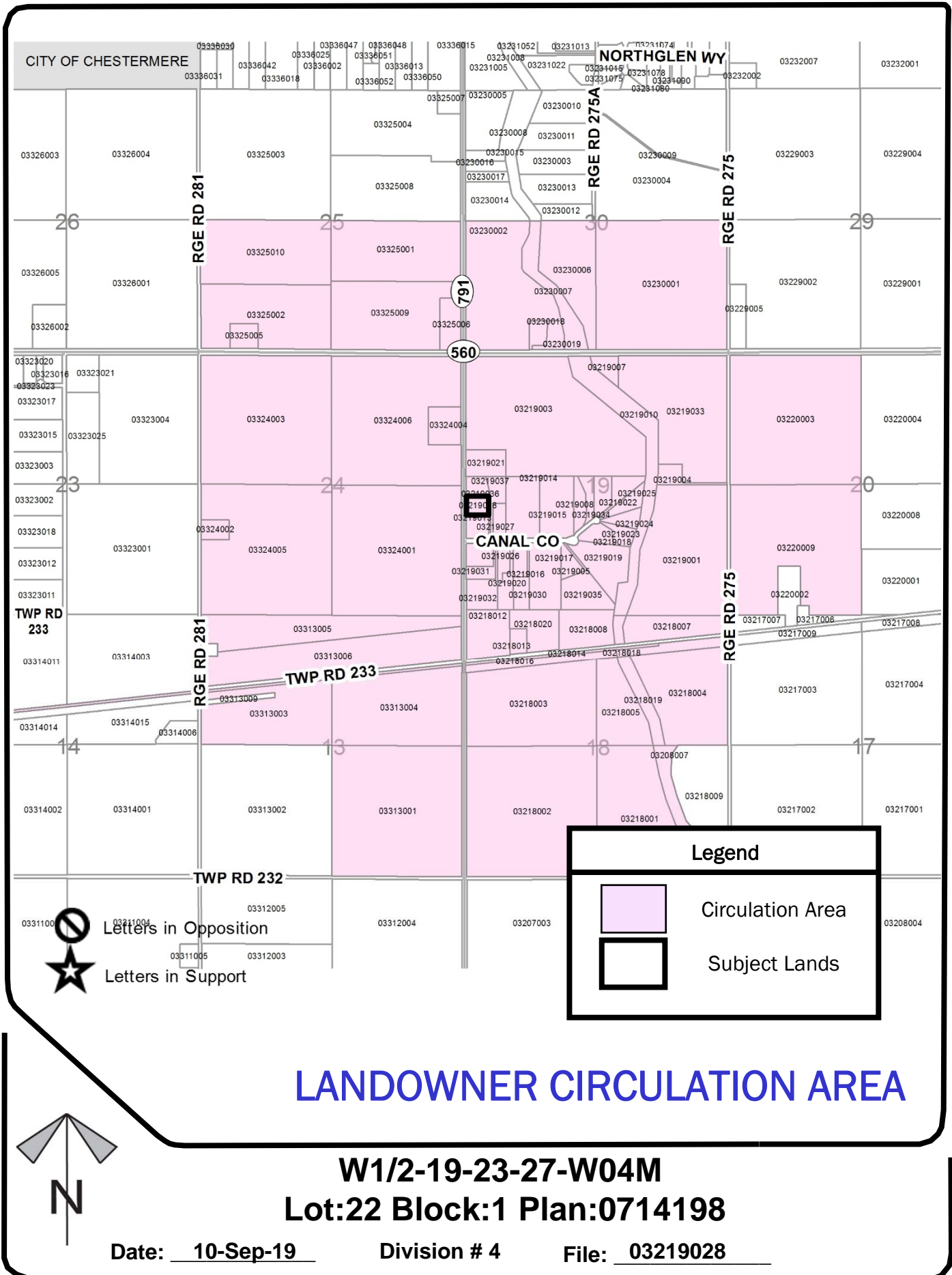
Division # 4

File: 03219028

**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**W1/2-19-23-27-W04M****Lot:22 Block:1 Plan:0714198**Date: 10-Sep-19Division # 4File: 03219028





"No Hurdle too high"

September, 2019

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Recognition of Calgary Lao Buddhist temple using existing building
233104 – Highway 791 (Range Rd 280) in Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Use the existing building as a place of religious assembly as we have been for the last ten with landscaping of trees, shrubs and grass that is aesthetically pleasing and
- Following approval of the Land Use, the Development Permit will be applied for.

Thank you,

Lee & Jana Ross of address 233088 Range Rd 280, dated Sep 13/19.

[Handwritten signatures of Lee and Jana Ross]



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 24, 2019	DIVISION: 7
TIME:	Morning Appointment	
FILE:	07308011	APPLICATION: PL20190012
SUBJECT:	Redesignation Item – Ranch and Farm Three District to Residential Two District	

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm Three District to Residential Two District, in order to facilitate the creation of a ± 4.00 acre parcel with a ± 32.99 acre remainder.

The following is a summary of the application assessment:

- The proposal is inconsistent with Policy 10.12 of the County Plan, relating to residential subdivision within a fragmented quarter section. The intent of this policy is to preserve large agricultural parcels for agricultural operations.
- However, the subject land is centrally located within the fragmented quarter section with potential subdivision of smaller surrounding parcels to be supported by County Plan policies; this could limit the benefit of preserving the land for agriculture use.
- The Applicant submitted a “lot and road plan” and associated assessments as per Policy 10.11 of the County Plan, to demonstrate that orderly and efficient residential development could be achieved in the area, and the creation of one new lot would not jeopardize subdivision potential on adjacent lands.
- The proposal meets the requirements of the Residential Two District of the Land Use Bylaw.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Council varies Policy 10.12 of the County Plan and approves the application in accordance with Option #1.

DATE APPLICATION RECEIVED:	January 31, 2019
DATE DEEMED COMPLETE:	June 20, 2019

PROPOSAL:	To redesignate a portion of the subject land from Ranch and Farm Three District to Residential Two District, in order to facilitate the creation of a ± 4.00 acre with a ± 32.99 acre remainder.
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LEGAL DESCRIPTION:	Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M
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GENERAL LOCATION:	Located approximately 0.25 miles south of Highway 567 and immediately east of Range Road 285.
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¹ **Administration Resources**
Xin Deng & Bianca Duncan, Planning and Development Services



APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Edward & Myrtle Butler
EXISTING LAND USE DESIGNATION:	Ranch and Farm Three District (RF-3)
PROPOSED LAND USE DESIGNATION:	Residential Two District (R-2)
GROSS AREA:	± 36.99 acres
SOILS (C.L.I. from A.R.C.):	<p>Class 3M,D, H70 7W, N30 – The majority of the land contains soil with moderate limitation for crop operation due to low moisture holding, adverse texture, low permeability, temperature, excessive wetness/poor drainage, and high salinity.</p> <p>Class 5W,N – a small portion of the land in the central contains soil with very severe limitation for crop operation due to excessive wetness/poor drainage and high salinity.</p>

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 10 landowners, no responses were received. The application was also circulated to a number of internal and external agencies (Appendix 'A'). The Applicant submitted six (6) letters of support from the neighbours along with the application package (Appendix 'D').

HISTORY:

2000 April 18 - Council approved redesignation and subdivision application 2000-RV-011 to redesignate a portion of the land from Ranch and Farm Three District to Agricultural Holdings District, in order to create three ± 20 acre parcels with a ± 37 acre remainder parcel. The remainder parcel is the subject land (07308011) in this application.

BACKGROUND:

The subject quarter section has been fragmented since 1974. The lands within the quarter section have been primarily used for residential uses.

The subject land contains a dwelling and a few accessory buildings. The existing dwelling is serviced by a water well and private sewage treatment system, and the proposed new lot will be serviced in the same manner. The property is accessed by the existing approach off Range Road 285, and this approach would be upgraded to a mutual standard to provide access to the proposed new lot.

The subject land is located in a predominately agricultural area. Agricultural Holdings and Ranch and Farm Three District are the primary uses within the quarter section and the quarter section to the south. A few Farmstead and Residential Two parcels are located to the north and 1 mile to the east. City of Airdrie is located 0.5 miles to the west.

POLICY ANALYSIS:

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

County Plan

The subject lands are within a quarter section that meets the County Plan definition of a Fragmented Quarter Section: *"a quarter section of land within the agriculture area divided into six or more residential lots and/or small agricultural parcels, each of which is less than 24.7 acres in size."*



The subject lands are one of seven agricultural parcels within the quarter section; only the subject parcel is over 24.7 acres with the remaining parcels considered to be small agricultural parcels. Therefore, the subject quarter section is considered a Fragmented Quarter Section.

Policy 10.12 of the County Plan states that the redesignation or subdivision of agriculture parcels greater than 24.7 acres in size to a residential use shall not be supported.

The intent for this policy is to preserve large agricultural land for agricultural operations. While this redesignation application is inconsistent with Policy 10.12, the parcel is centrally located within a fragmented quarter section, where further subdivision of surrounding smaller lots could be supported by County Plan policies, subject to meeting the policy requirements of Section 10 of the Plan. With potential subdivision of surrounding lands, the subject land would be left as an isolated land, which limit the benefit of preserving the land for agricultural operation.

In accordance with Policy 10.11 of the County Plan, the Applicant submitted a “lot and road plan” that covers the subject land and adjacent lands. The plan shows restricted development areas, and subdivision potential with a future road connectivity to the lands outside of the plan area. The plan demonstrates that orderly and efficient residential development could be achieved in the area, and the creation of one new lot would not inhibit subdivision potential on adjacent lands.

Land Use Bylaw

The proposed new parcel meets the requirements of the Residential Two District within the Land Use Bylaw.

CONCLUSION:

Administration evaluated the application based on the applicable policies within the County Plan. While the proposal is inconsistent with Policy 10.12, the lands are considered to have limited value for agricultural uses located in a fragmented quarter section. Infill development may continue occur in this area. The Applicant provided a “lot and road plan” and associated assessment to demonstrate that the creation of one lot will not jeopardize subdivision potential on adjacent lands. Therefore, Administration recommends set aside Policy 10.12 of the County and approve the application in accordance with Option #1.

OPTIONS:

- | | | |
|------------|---|---|
| Option #1: | Motion #1 | THAT Council varies Policy 10.12 of the County Plan with respect to redesignation application PL20190012. |
| | Motion #2 | THAT Bylaw C-7911-2019 be given first reading. |
| | Motion #3 | THAT Bylaw C-7911-2019 be given second reading. |
| | Motion #4 | THAT Bylaw C-7911-2019 be considered for third reading. |
| | Motion #5 | THAT Bylaw C-7911-2019 be given third and final reading. |
| Option #2: | THAT application PL20190012 be refused. | |

Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
 Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer



XD/llt

APPENDICES

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7911-2019 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 response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment and Sustainable Resource Development	Not required for circulation.
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lot being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response.
Alberta Health Services	Alberta Health Services, Environmental Public Health has received the above-noted application. 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 response.
AltaLink Management	No response.
FortisAlberta	No concerns.

AGENCY	COMMENTS
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Airdrie	<p>1. The proposed site is not adjacent to the 12 Thousand acres plan area.</p> <p>2. The quarter section of land between the proposed site and the 12 Thousand Acres Plan area is designated Ranch and Farm, which allows the use of the land for agricultural use. This portion of land acts as a buffer and transition zone between the 12 Thousand Acres plan and the site proposed for redesignation.</p> <p>3. Airdrie's future growth for the next 50 years shall be contained within the 12 Thousand Acre Plan area (12, 640 acres).</p> <p>Therefore, Planning has no comments or objections to the application as the proposed development is anticipated to have no impacts on the City of Airdrie's growth pattern and adjacent parcels located within its boundary.</p>
Airdrie Airpark Ltd.	<p>The AAL owners would like to advise Planning Services at Rocky View County, the applicant and the owner of this proposal that the parcel of land proposed for redesignation (to residential two district land use) is located near the Airdrie AirPark facility. As a result, it is important to be aware of potential conflicts and/or negative impacts due to the proximity of this land with the Airdrie AirPark/CEF4 Airport facility and related aviation activity/operations which occur at the Airport and areas around the Airport.</p> <p>For example, the parcel of land being proposed for redesignation is located approx. 1-3/4 miles north of the Airport lands which is within /near the aircraft circuit training traffic paths (as per Transport Canada) and is in the area of flight path for aircraft arriving at and departing from the Airdrie Airport. The Owners of Airdrie Airport are also noting that the projected activity/number of movements occurring at the Airport is expected to increase in the future.</p>
Rockyview Gas Co-op	<p>Rockyview Gas Co-op Ltd.has no objections to this redesignation proceeding. Rockyview Gas Co-op Ltd.will require notification when/if a subdivision application is to follow the redesignation application.</p>

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	If approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Recreation Board	No comments on this circulation.
<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.
Development Authority	No recommendation or concerns at this time.
GIS Services	No response.
Building Services	No response.
Fire Services & Emergency Management	No comment.
Planning & 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.
	Geotechnical:
	<ul style="list-style-type: none"> Engineering has no requirements at this time. It does not appear that there are any slopes steeper than 15% on the subject lands.
	Transportation:
	<ul style="list-style-type: none"> Engineering has no requirements at this time. The applicant is proposing to build a single shared access road extending from the road approach off of Range Road 285 providing access to the subject lands. <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to register an easement on the shared access road on title of the two lots.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • The panhandle providing access to the remainder lot is 42 m wide and meets the minimum panhandle width. • As a condition of future subdivision, the applicant will be required to pay the transportation offsite levy, as per the applicable TOL bylaw, at time of subdivision approval. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The applicant is proposing to use a PSTS to service the proposed lot. At time of future subdivision, the applicant will be required to follow the model process guide and provide a Level II Assessment of the site suitability for a PSTS since the proposed development is an additional parcel and there are more than four PSTSs within the surrounding 160 acres. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • As part of redesignation, the applicant provided a Phase I Groundwater Assessment conducted by Groundwater Information Technologies Ltd. dated December 12, 2018. The report confirmed that there appears to be sufficient water supply for the proposed development with no impact to the existing surrounding developments. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • As a condition of future subdivision, the applicant may be required to provide a Site-Specific Stormwater Implementation Plan conducted by a qualified professional that is consistent with the conditions set in the Nose Creek Watershed Water Management. The applicant is responsible for following the recommendations outlined in the Site-Specific Stormwater Implementation Plan. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The proposed development does not appear to have a direct impact on any wetlands.
Utility Services	No concerns.
Transportation Services	No response.
Capital Project Management	No response

Circulation Period: February 6 – February 28, 2019

AGENCY	COMMENTS
	Environmental: <ul style="list-style-type: none">• Engineering has no requirements at this time.• The proposed development does not appear to have a direct impact on any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.
Utility Services	No concerns.
Transportation Services	No response.
Capital Project Management	No response

Circulation Period: February 6 – February 28, 2019



BYLAW C-7911-2019

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-7911-2019.

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.73 of Bylaw C-4841-97 be amended by redesignating a portion of Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M, from Ranch and Farm Three District to Residential Two District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M, is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7911-2019 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: 07308011 / PL20190012

<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-7911-2019

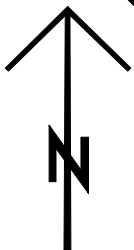
RGE RD-285

± 1.62 ha
(± 4.00 ac)

AMENDMENT

FROM Ranch and Farm Three District TO Residential Two District

Subject Land _____



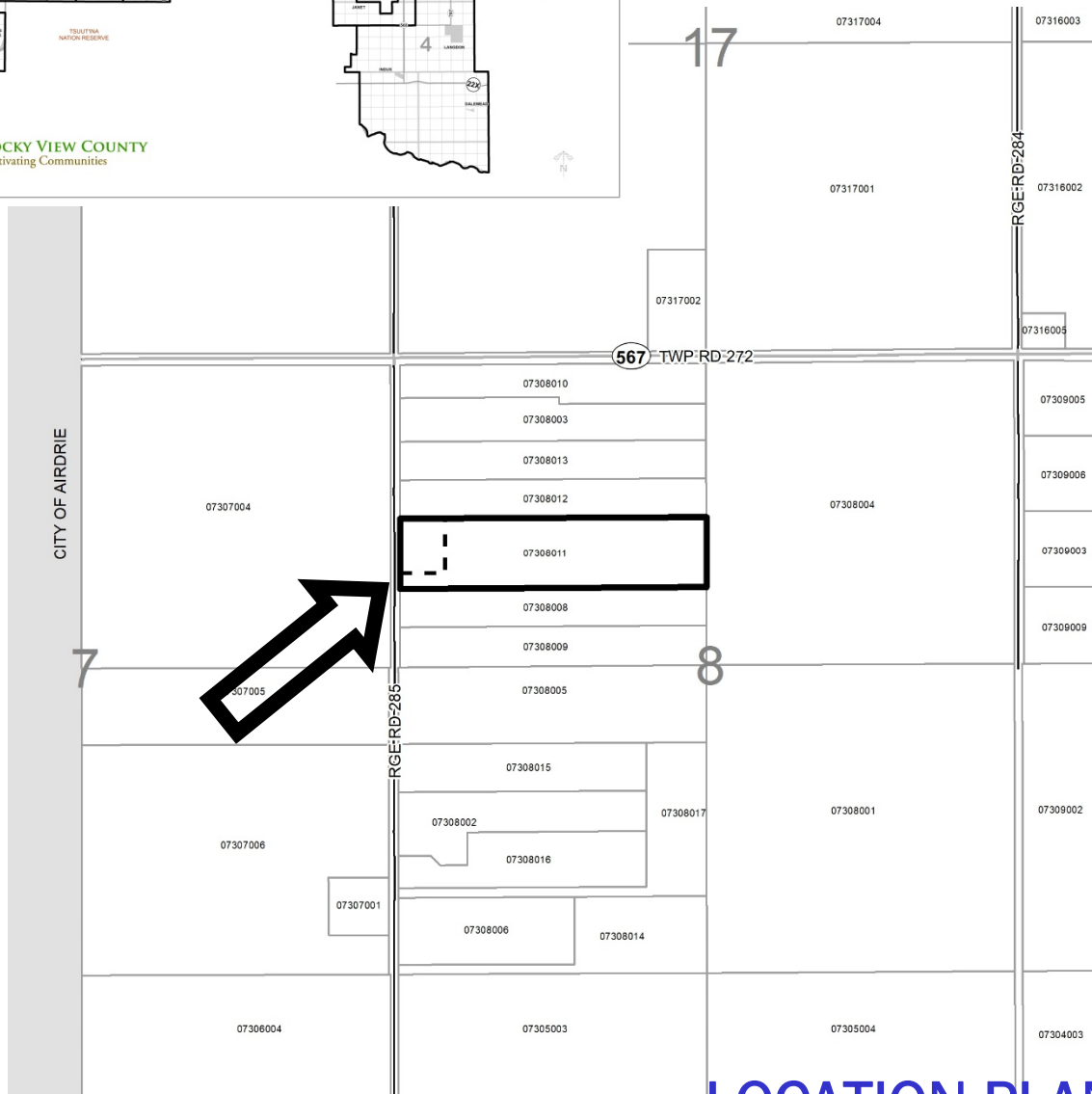
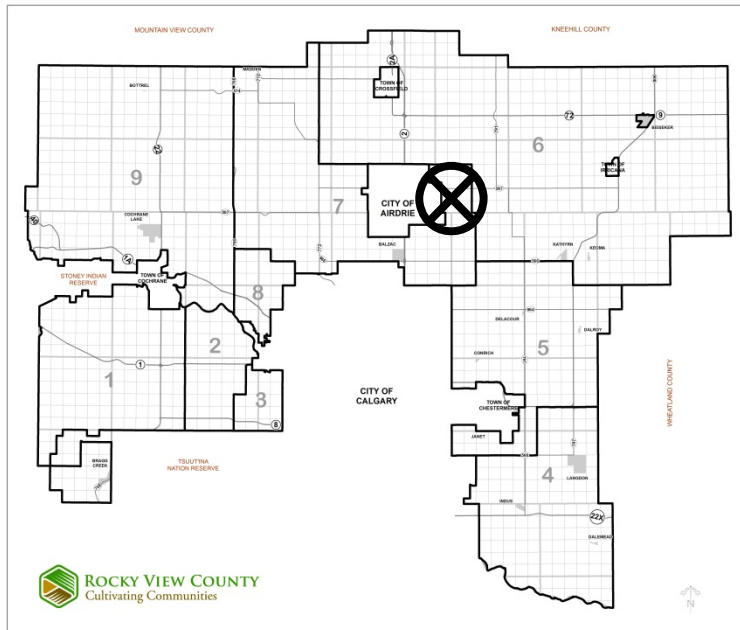
LEGAL DESCRIPTION: Lot 9, Block 1, Plan 0012395, NW -
08-27-28-W04M



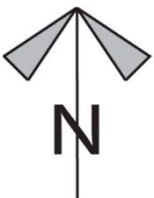
ROCKY VIEW COUNTY
Cultivating Communities

FILE: PL20190012 – 07308011

DIVISION: 07



LOCATION PLAN



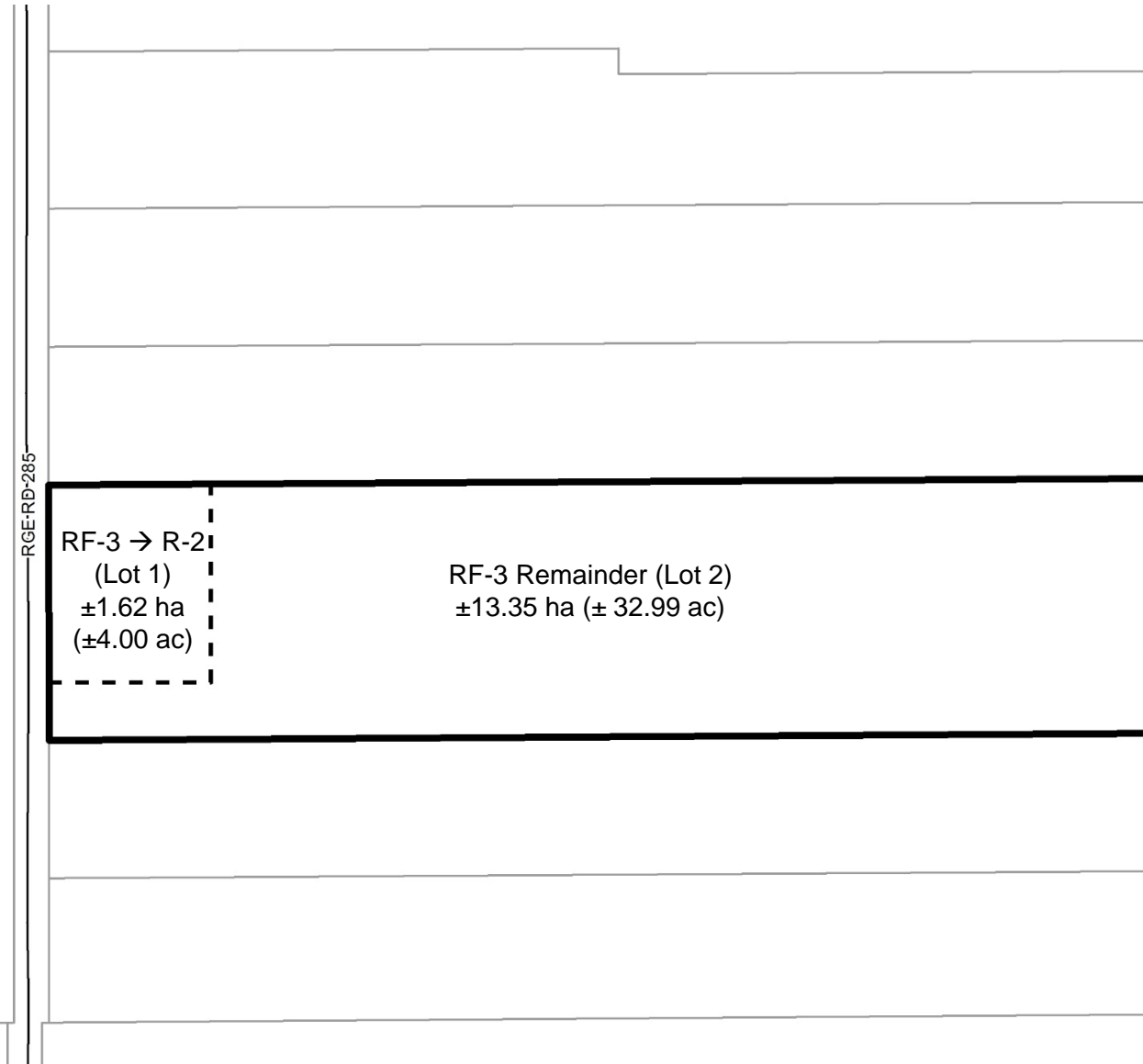
Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M

Date: 10-Sep-19

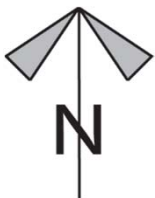
Division # 7

File: PL20190012 - 07308011

Redesignation Proposal: To redesignate a portion of the subject lands from Ranch and Farm Three District to Residential Two District in order to facilitate the creation of a ± 1.62 hectare (± 4.00 acre) parcel with a ± 13.35 hectare (± 32.99 acre) remainder.



DEVELOPMENT PROPOSAL



Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M

Date: 10-Sep-19

Division # 7

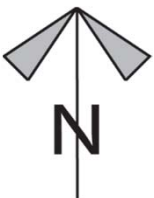
File: PL20190012 - 07308011



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

AIR PHOTO

Spring 2018



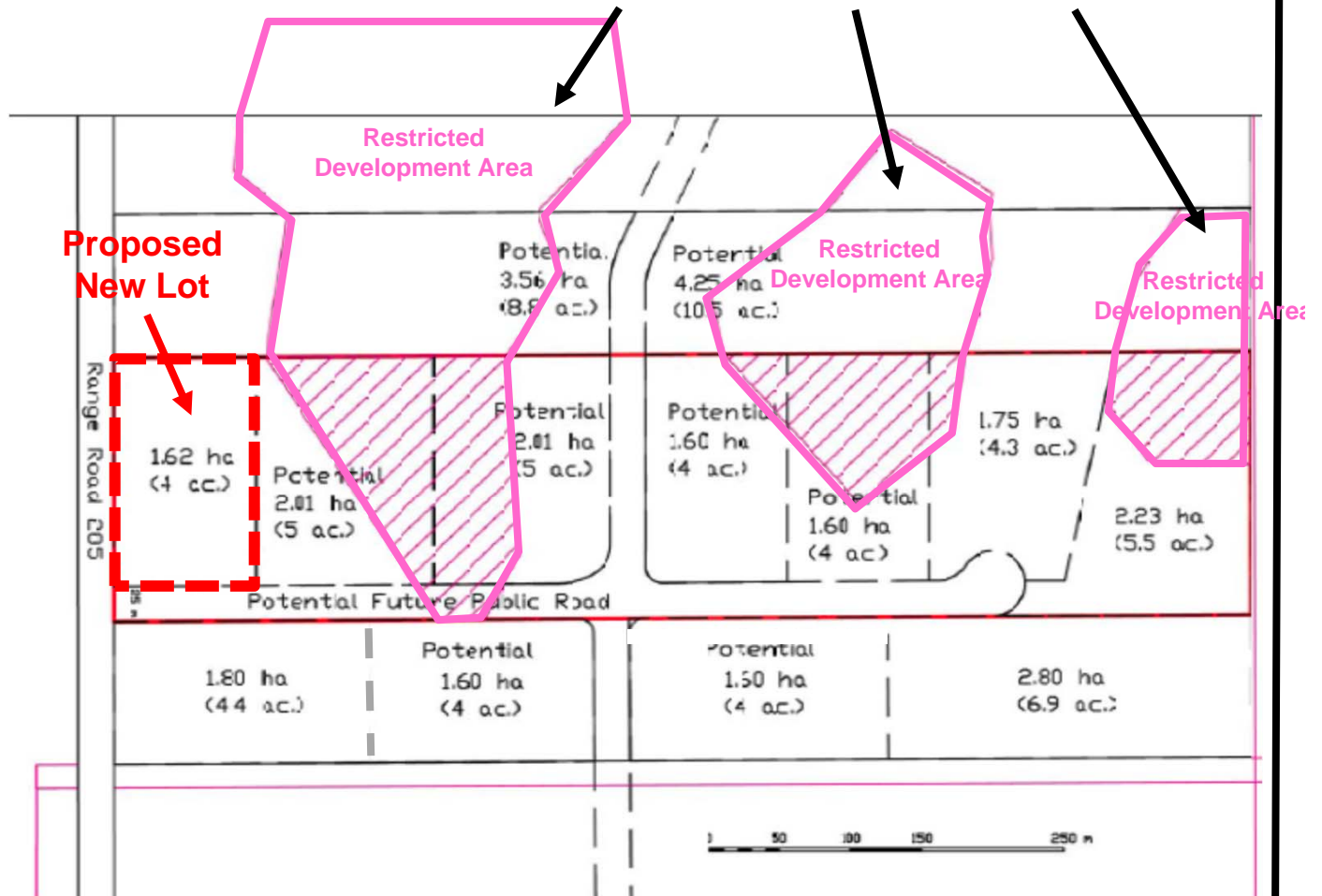
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Date: 10-Sep-19

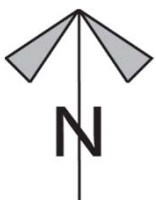
Division # 7

File: PL20190012 - 07308011

Note: Three (3) Restricted Development Areas were identified in the Stormwater Analysis Report prepared by MPE Engineering Ltd. in July 2000, and a Restrictive Covenant was registered on each affected parcel, to prohibit construction of a building within the restricted development area.



Proposed Lot and Road Plan

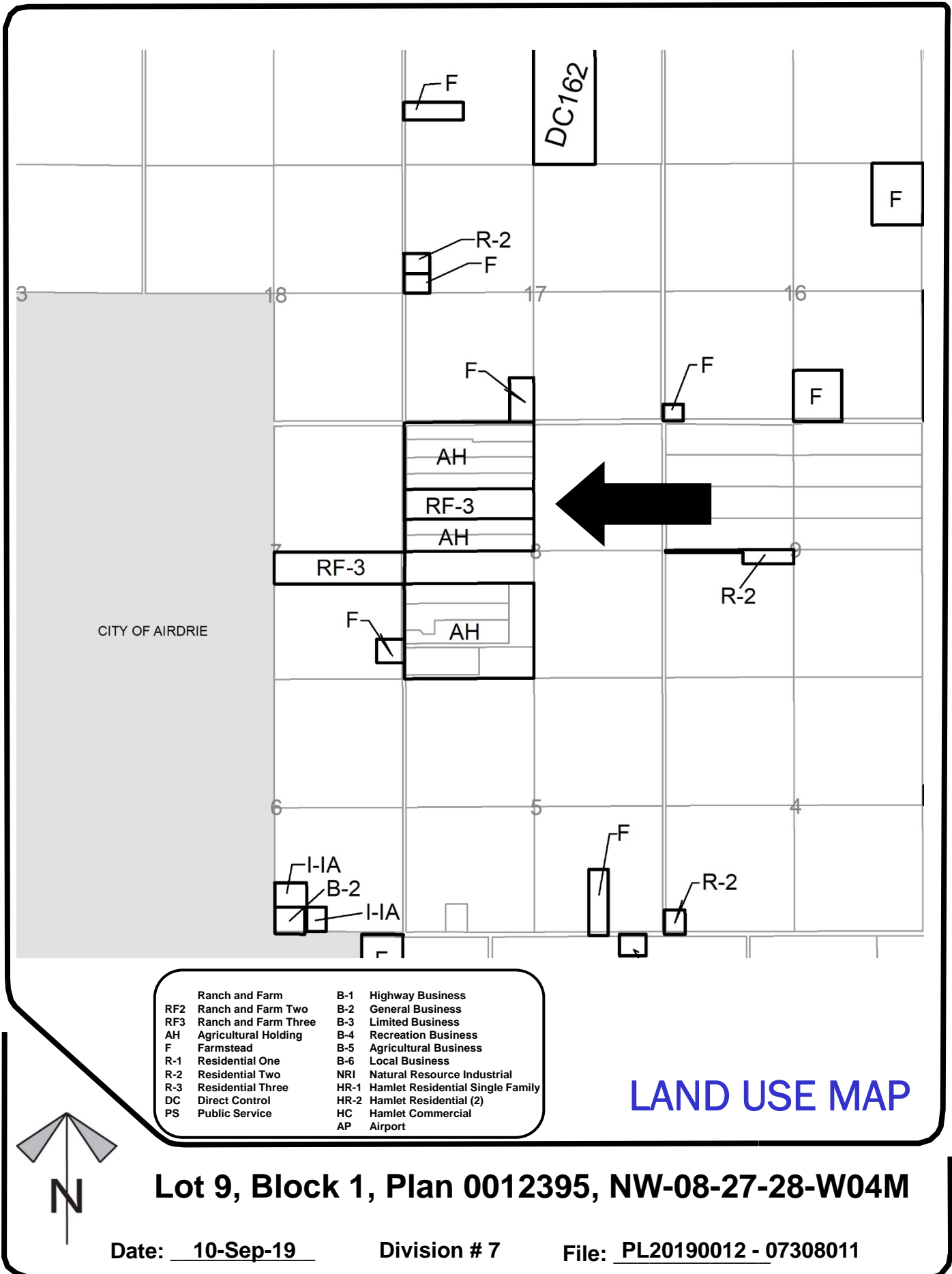


Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M

Date: 10-Sep-19

Division # 7

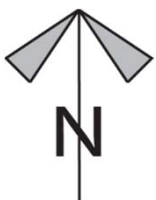
File: PL20190012 - 07308011





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

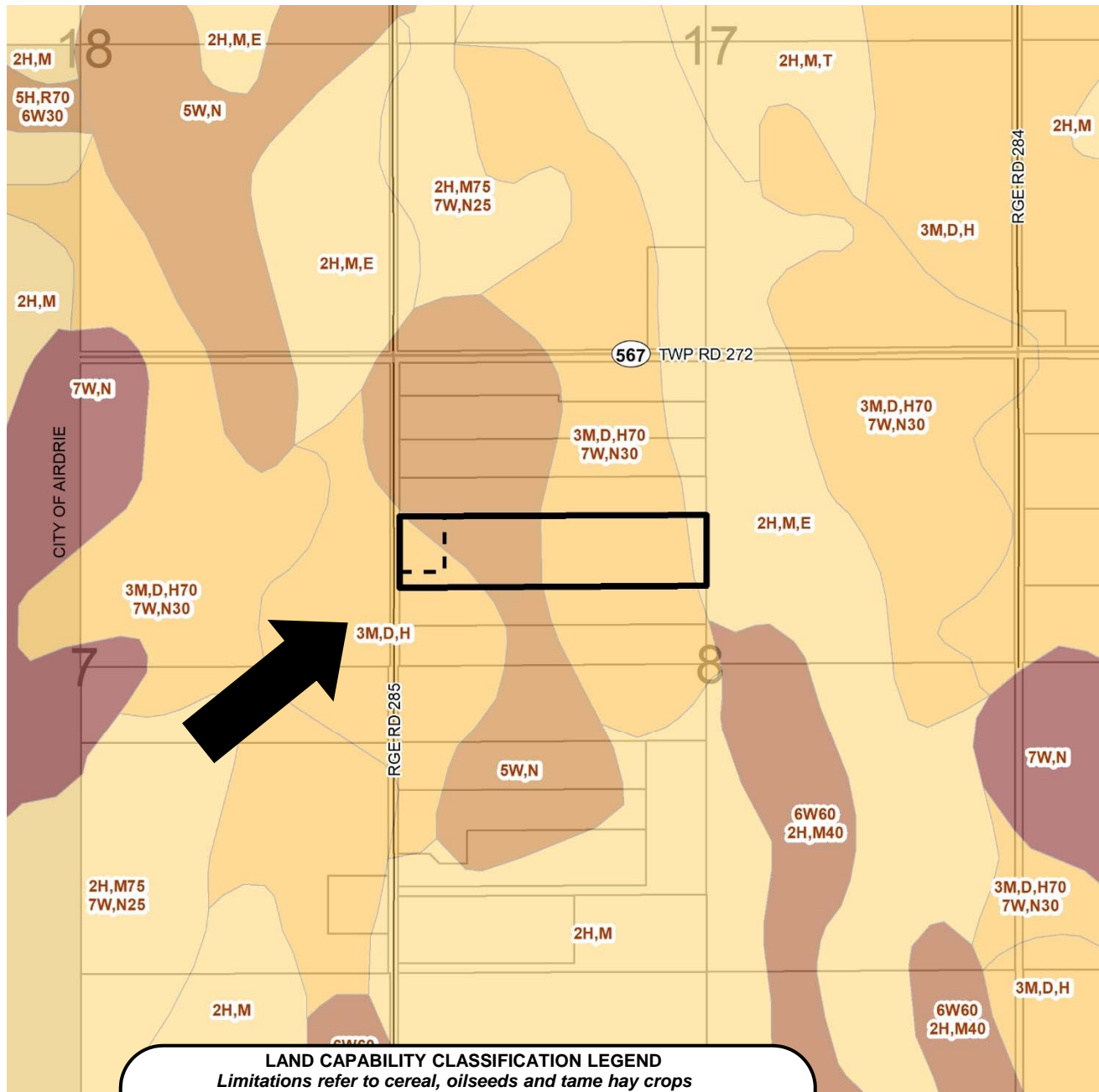


Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M

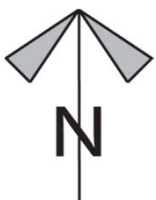
Date: 10-Sep-19

Division # 7

File: PL20190012 - 07308011



SOIL MAP

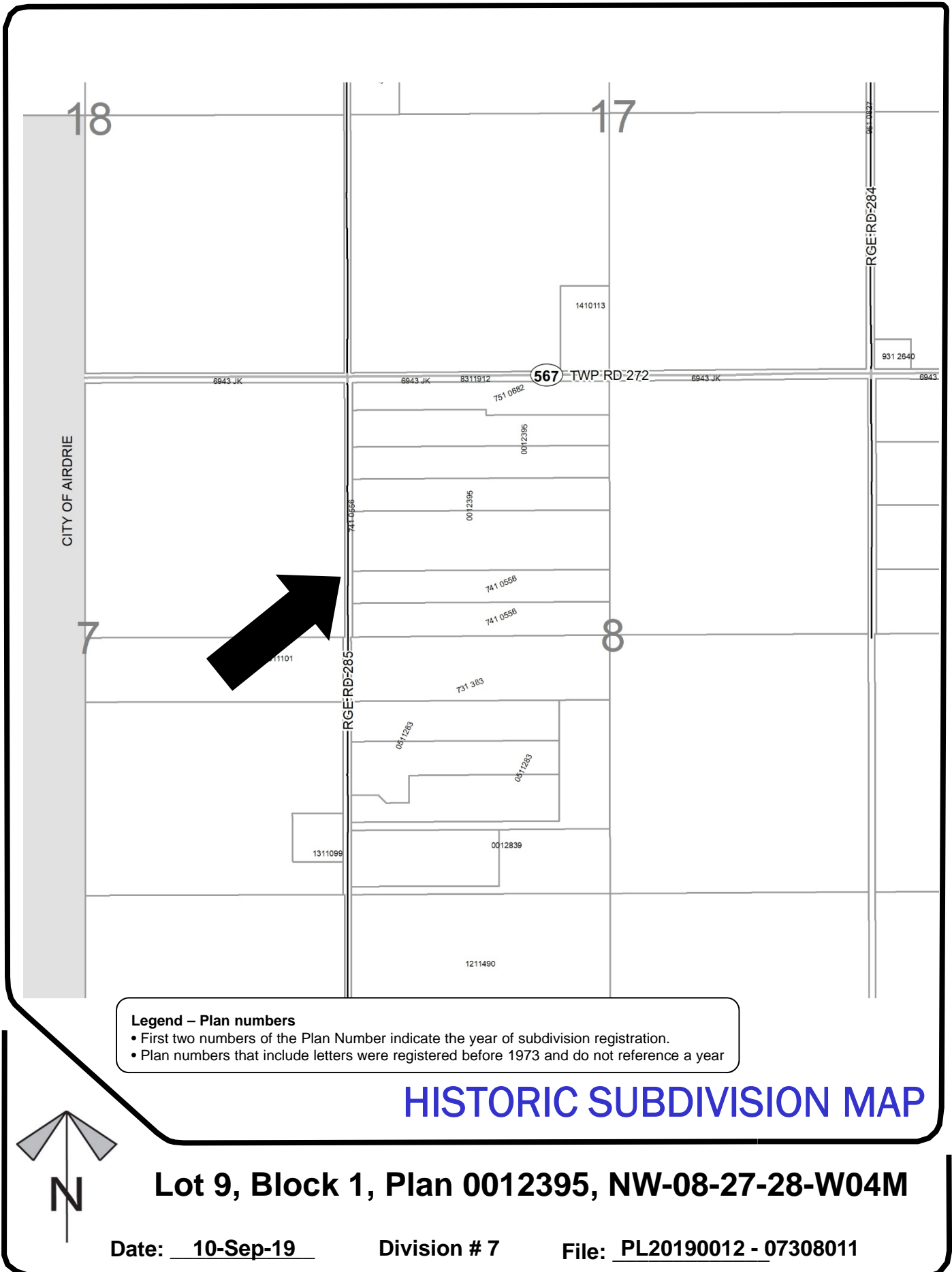


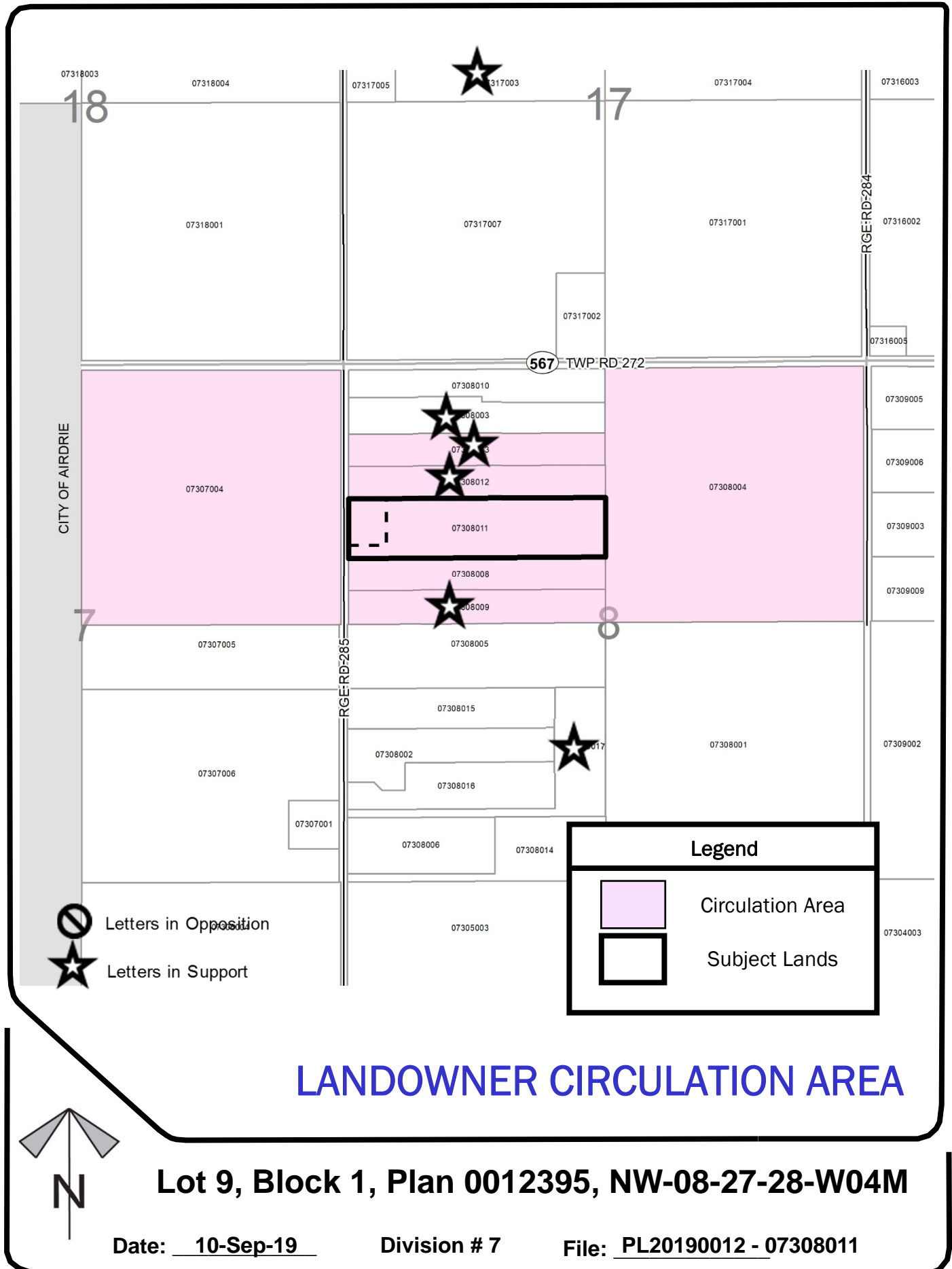
Lot 9, Block 1, Plan 0012395, NW-08-27-28-W04M

Date: 10-Sep-19

Division # 7

File: PL20190012 - 07308011





November 12, 2018

Ted Butler hired me to bring my farm equipment to work up the 700 feet nearest to Range Road 285 on his property. (271166 Range Road 285)

I attempted to plow it but found that, except for a very narrow strip along the road, It was impossible. This land is full of huge boulders and is basically unworkable. I could not complete the job.

The land the Butlers are applying to subdivide is only viable as a small hobby property, it will not support farming.

I fully support the Butler's application for subdivision on this piece of property.

A handwritten signature in cursive script that reads "Robyn Jones".

Robyn Jones

272194 Range Road285 Rockyview County

November , 2018

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Butler Redesignation/Subdivision
271166 Range Road 285, Rocky View County (RVC)

To Whom it may concern,

As neighbours to Myrt and Edward (Ted) Butler, owners of the above-mentioned property, I (we) support the application for the plan attached. Thank you,

RODNEY NAY of address 271130 RR 285, dated Jan 3/19

Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning.



"No Hurdle too high"

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Attachment: Redesignation Lot Layout

November , 2018

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Butler Redesignation/Subdivision
271166 Range Road 285, Rocky View County (RVC)

To Whom it may concern,

As neighbours to Myrt and Edward (Ted) Butler, owners of the above-mentioned property, I (we) support the application for the plan attached. Thank you,

Brian Trotter of address 271040 Range Rd , dated January 8, 2019
285



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning.



"No Hurdle too high"

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

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Bart.Carswell@carswellplanning.ca

Attachment: Redesignation Lot Layout

November , 2018

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Butler Redesignation/Subdivision
271166 Range Road 285, Rocky View County (RVC)

To Whom it may concern,

As neighbours to Myrt and Edward (Ted) Butler, owners of the above-mentioned property, I (we) support the application for the plan attached. Thank you,

C. Robin Sprunt
Manda Wright of address 271210RR285, dated NOV. 7. 2018

Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning.



"No Hurdle too high"

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

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Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Attachment: Redesignation Lot Layout

November , 2018


Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Butler Redesignation/Subdivision
271166 Range Road 285, Rocky View County (RVC)

To Whom it may concern,

As neighbours to Myrt and Edward (Ted) Butler, owners of the above-mentioned property, I (we) support the application for the plan attached. Thank you,

BRIAN H.O. BUTLER

 of address 271220 RR 285, dated Nov 8/18.
ROCKYVIEW COUNTY
T4A-2S7

Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning.



Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Attachment: Redesignation Lot Layout

November , 2018

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Butler Redesignation/Subdivision
271166 Range Road 285, Rocky View County (RVC)

To Whom it may concern,

As neighbours to Myrt and Edward (Ted) Butler, owners of the above-mentioned property, I (we) support the application for the plan attached. Thank you,

284131 TWP Rd 272 of address Rockyview, dated Nov 5/2018
Coates, AB

Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning.



"No Hurdle too high"

Bart Carswell, MA, MCIP, RPP
Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Attachment: Redesignation Lot Layout



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 24, 2019 **DIVISION:** 4

TIME: Afternoon Appointment

FILE: 03323025 **APPLICATION:** PL20190010

SUBJECT: Redesignation Item – Ranch and Farm District to Public Services District

Note: This application should be considered in conjunction with the St. Mary's Malankara Orthodox Church Master Site Development Plan - PL20190011 (agenda item D-13)

POLICY DIRECTION:

The application was evaluated in accordance with the policies of the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Public Service District to accommodate the development of a church and community center. The St. Mary's Malankara Orthodox Church Master Site Development Plan (MSDP) (PL20190011) was submitted in conjunction with this application, in accordance with the policies of the County Plan.

This report evaluates compatibility of the proposal with the relevant statutory plans. Details of the proposed development, including technical components, are discussed in the MSDP report.

At this time, the redesignation application and associated MSDP provide details sufficient to guide the future development permit.

The following is a summary of the application assessment:

- The application is consistent with County Plan policies;
- All other technical matters required at this stage of the application process are satisfactory.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Application be approved in accordance with Option #1.

DATE APPLICATION RECEIVED: January 23, 2019
DATE DEEMED COMPLETE: July 30, 2019

PROPOSAL: To redesignate the subject lands from Ranch and Farm District to Public Service District to accommodate the development of a church and community center.

LEGAL DESCRIPTION: Block 1, Plan 941 162

GENERAL LOCATION: Located approximately 0.5 km (1/3 mile) south of Highway 560, on the east side of Glenmore View Road

APPLICANT: Carswell Planning

¹Administration Resources

Paul Simon & Bianca Duncan, Planning and Development Services



OWNERS:	St. Mary's Malankara Orthodox
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Public Services District
GROSS AREA:	± 27.99 acres
SOILS (C.L.I. from A.R.C.):	1N – No significant limitations, high salinity

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 74 landowners in the area; two letters in opposition and ten letters in support were received in response. All responses are attached to Appendix 'D' within the associated redesignation (PL20190011) report. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

August 16, 1994 Plan 941 1626 was registered creating the subject lands.

BACKGROUND:

The lands are currently undeveloped with no existing buildings or structures on site. The property is located south of Highway 560, and fronts Glenmore View Road to the west. There are a number of wetlands on the subject lands. The property is surrounded by agricultural lands to the north, south, and east, with country residential lands to the west.

In support of the proposal, the following reports were submitted:

- Geophysical Survey;
- Groundwater Table Assessment;
- Phase I Groundwater Assessment;
- Site-Specific Stormwater Implementation Plan;
- Traffic Impact Assessment;
- Environmental Desktop Assessment; and
- Wetland Review.

In conjunction to the technical studies submitted, the Applicant held an Open House on December 20, 2018 at the Shepard Community Center.

POLICY ANALYSIS:

County Plan (Bylaw C-7280-2013)

Section 11 in the MDP provides policy to support the development of institutional uses outside of an identified hamlet, country residential community, or business center. The proposed location provides sufficient access to a main roadway to accommodate the development. Section 11 requires a supporting MSDP along with an operational plan that outlines details such as facility hours, capacity, staff, and parking requirements.

The proposed application provides a general justification for the necessity of the development. The MSDP generally provides adequate details that will allow sufficient direction regarding parking, design, and landscaping at future development permit stage.



PROPOSED AMENDMENT TO BYLAW:

As per the Land Use Bylaw, the purpose and intent of the Public Services District is to provide for the development of institutional educational and recreational uses. The Public Services District is the appropriate land use to support the development of a church and community center.

CONCLUSION:

At this time the proposed redesignation and associated MSDP provide details that would generally guide the future development permit. Therefore, Administration recommends that the application be approved in accordance with **Option #1**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7910-2019 be given first reading.
 Motion #2 THAT Bylaw C-7910-2019 be given second reading.
 Motion #3 THAT Bylaw C-7910-2019 be considered for third reading.
 Motion #4 THAT Bylaw C-7910-2019 be given third and final reading.
- Option # 2: THAT Application PL20190010 be refused.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services
PS/llt

Chief Administrative Officer

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7910-2019 and Schedule ‘A’
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has reviewed the revised Traffic Impact Assessment (TIA) dated July 2019, and has the following comments and observations:</p> <ul style="list-style-type: none"> • Long term plans for Highway 560 include twinning and interchange construction, as outlined in the previously completed Functional Planning Study. This is not referenced within the TIA. • The TIA only analyzes the development of a church. Additional analysis will be required for subsequent phases of development. • The study horizons provided are not consistent with the requirements of Alberta Transportation's TIA Guideline, which typically requires a 20 year post-development horizon analysis. • The report states that the warrants for the eastbound right turn lane are marginally met; it should be clarified that the warrants are not met for the right turn lane. It is noted that the right turn lane is likely to be warranted for phase 2 of the development. • The assumed traffic growth rate of 1.5% is inconsistent with the 20 year historical growth rate for Highway 560, being 3.14%. • Twelve (12) hour traffic counts should be provided, and factored to 100th highest hour to determine the design hour volumes, using the procedures in the Highway Geometric Design Guide. • A sensitivity analysis may be necessary to determine the impact of background & combined development traffic during peak hour weekday periods. <p>Based on review of the information presented, and notwithstanding the lack of information noted above, Alberta Transportation will require the following to support development of a church at this location:</p> <ul style="list-style-type: none"> • A type IVb intersection treatment is warranted strictly based on the Phase 1 development (Church) on opening day. This should be included as a condition of development approvals by Rocky View County.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> The right turn warrants are not met based on analysis of traffic for opening day. It appears that the warrants may be met for the 20 year post-development horizon. Additional analysis is required. Construction of the public road intersection upgrade is to be completed by Rocky View County, who may assign this responsibility to the developer. A permit is required from Alberta Transportation for this work.
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	<p>I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided.</p> <p>AHS would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands (e.g. food establishments, daycares, child or adult care facilities, community centres, etc.). Forwarding building plans for these facilities 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. Applicants should contact Alberta Health Services, Environmental Public Health at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector.</p>
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	FortisAlberta has no concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.

AGENCY	COMMENTS
TransCanada Pipelines	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Rocky View Recreation Board (All)	The Bow North Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>PL20190010- Redesignation</p> <p>The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>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.</p> <p>PL20190011- MSDP</p> <p>The Parks office of the Recreation, Parks and Community Support department has no concerns with this proposed Master Site Development Plan as parks, open space, or active transportation networks are not affected.</p>
Development Authority	No comments received.
Agriculture & Environment Services	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the Public Services District land use from the agricultural land uses surrounding the parcel. The guidelines will help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices. It will be beneficial to the applicant to consider multiple buffer treatments to help minimize impacts to the surrounding land.</p>
GIS Solutions	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	<p>Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.</p> <p>Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.</p> <p>Please ensure that access routes are compliant to the designs</p>



AGENCY	COMMENTS
Municipal Enforcement	specified in the Alberta Building Code and RVC's servicing standards.
Planning & Development Services - Engineering	Recommend that applicant provide a detailed parking plan, including number of required stalls, or a plan for off-site parking.
	General <ul style="list-style-type: none"> <li data-bbox="667 468 1422 596">• 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: <ul style="list-style-type: none"> <li data-bbox="667 653 1300 680">• Engineering has no requirements at this time. <li data-bbox="667 688 1459 816">• As part of the MSDP, the applicant provided a geophysical assessment by Terran Geophysics dated March 18, 2014. The information in the report is irrelevant to the application. <li data-bbox="667 825 1390 989">• At time of future DP, the applicant will be required to provide a geotechnical report stamped by a qualified professional geotechnical engineer that provides geotechnical related recommendations for the future proposed development(s).
	Transportation - Section 400.0 requirements: <ul style="list-style-type: none"> <li data-bbox="667 1045 1459 1507">• As part of the MSDP, the applicant provided a Draft Traffic Impact Assessment (TIA) Study Report by ISL Engineering Consultants Inc. dated October 5, 2018. The assessment analyzed current traffic conditions and compared it to projected traffic conditions a result of the proposed development. According to the analysis, the resulting level of service on existing road infrastructure from the proposed development meets County Servicing Standards. <ul style="list-style-type: none"> <li data-bbox="760 1346 1455 1507">○ The TIA recommends that no improvements are required as a result of the proposed development. However, Alberta Transportation requires that the Glenmore Trail / Glenmore View Road intersection be upgraded to a Type IVb. <li data-bbox="667 1516 1459 1677">• As a condition to future DP, the applicant will be required to enter into a development agreement with the County to upgrade the Glenmore Trail / Glenmore View Road intersection to a Type IVb intersection to the satisfaction of the County and Alberta Transportation. <li data-bbox="667 1686 1450 1743">• As a condition of future DP, the applicant will be required to provide a revised TIA to the satisfaction of AT. <li data-bbox="667 1751 1390 1881">• At time of future DP, the applicant will be required to construct a (or upgrade the existing) gravel road approach, to County Servicing Standards, off of Glenmore View Road to provide access to the site.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> At time of future DP, the applicant will be required to pay the transportation offsite levy for the gross area of the land to be developed in accordance with the applicable TOL bylaw at time of approval. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no comments at this time. As per the MSDP, the applicant is proposing to use a holding tank with trucked service to service the proposed development. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As per the MSDP, the applicant is proposing to use a groundwater well and cistern to supply water to the proposed development. The applicant submitted a Groundwater Table Assessment by Pinchin West Ltd. dated March 20, 2014 and a Phase I Ground Water Assessment by Groundwater Information Technologies Ltd. dated December 20, 2018. The reports assessed the quality and distribution of aquifer resources for the proposed development and confirmed that the projected water yields of the aquifer are expected to meet estimated consumption rates of the development. At time of future DP, the applicant will be required to obtain the appropriate licensing from AEP since the proposed use of the groundwater well is for non-residential use. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As part of the MSDP, The applicant submitted a preliminary Site-Specific Stormwater Implementation Plan by Stormwater Solutions dated September 2018 that analyzed and compared site drainage on existing and post-development conditions. The applicant is proposing to manage stormwater flows by installing a stormwater pond and providing conveyance to the pond by means of a ditch. The proposed infrastructure meets the release rate outlined in the Shepard Regional Drainage Plan. At time of future DP, the applicant will be required to update the stormwater design to reflect actual soil conditions as per the final geotechnical report (refer to geotechnical comments). At time of future DP, the applicant will be required to obtain AEP approval and licensing for the storm water management infrastructure including registration of the facilities and discharge.



AGENCY	COMMENTS
	<p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • As part of the MSDP, the applicant submitted an Environmental Desktop Assessment by Ghostpine Environmental Services Ltd. dated September 5, 2018 and a Wetland Review by Pintail Environmental Consulting Inc. dated November 24, 2018. The reports identified valued ecosystem components (VECs) and indicated that the proposed development will avoid encroaching on any of the wetlands on the subject lands. • At time of future DP, the applicant may be required to submit a Biophysical Impact Assessment (BIA) prepared by a qualified professional that classifies the wetlands present on the subject land and addresses any potential impact the proposed development may have on other onsite VECs.
Maintenance	No comments received.
Utility Services	No concerns.
Capital Project Management	No comments received.
Transportation	<p>Applicant to contact County Road Operations with hauls details for materials and equipment needed during construction/site development to confirm if Road Use Agreement will be required for any hauling along County road system and to confirm the presence of County road ban restrictions.</p> <p>Any site grading, fill placement, landscaping work and berm construction are not to negatively impact existing surface drainage nor direct additional surface drainage into adjacent County road allowance.</p> <p>Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.</p> <p>Any on site exterior lighting to be “dark sky” compliant.</p> <p><i>NOTE: To be addressed at time of Development Permit</i></p>
Solid Waste & Recycling	No comments received.

Circulation date: February 13, 2019 – March 7, 2019



BYLAW C-7910-2019

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-7910-2019.

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. 33 and No. 33-NE of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 941 1626 from Ranch and Farm District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 941 1626 is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7910-2019 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: 03323025 / PL20190010

<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

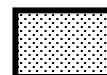
SCHEDULE 'A'
BYLAW C-7910-2019

GLENMORE-VIEW RD

± 11.33 ha
(± 27.99 ac)

AMENDMENT

FROM Ranch and Farm District TO Public Services District



Subject Land _____

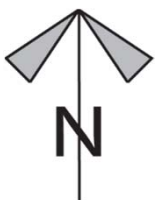
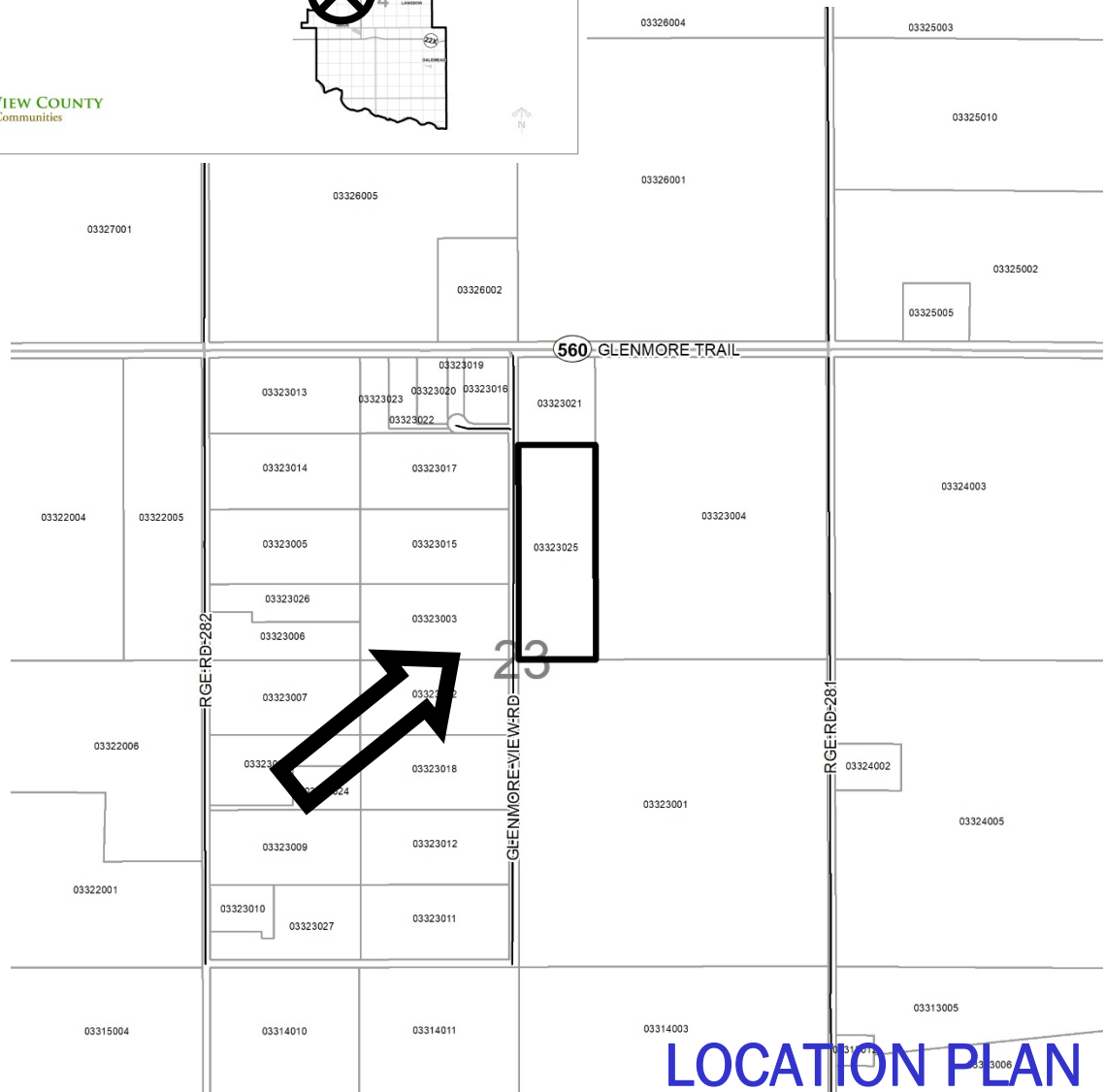
LEGAL DESCRIPTION: Block 1, Plan 941 1626

FILE: PL20190010 / 03323025

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities



NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

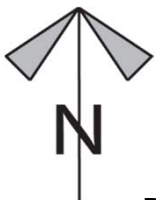
File: 03323025

PL20190010: To redesignate the subject lands from Ranch and Farm District to Public Service District to accommodate the development of a church.

GLENMORE-VIEW RD

Ranch and Farm
District (RF) →
Public Service
District (PS)
± 11.33 ha
(± 27.99 ac)

DEVELOPMENT PROPOSAL

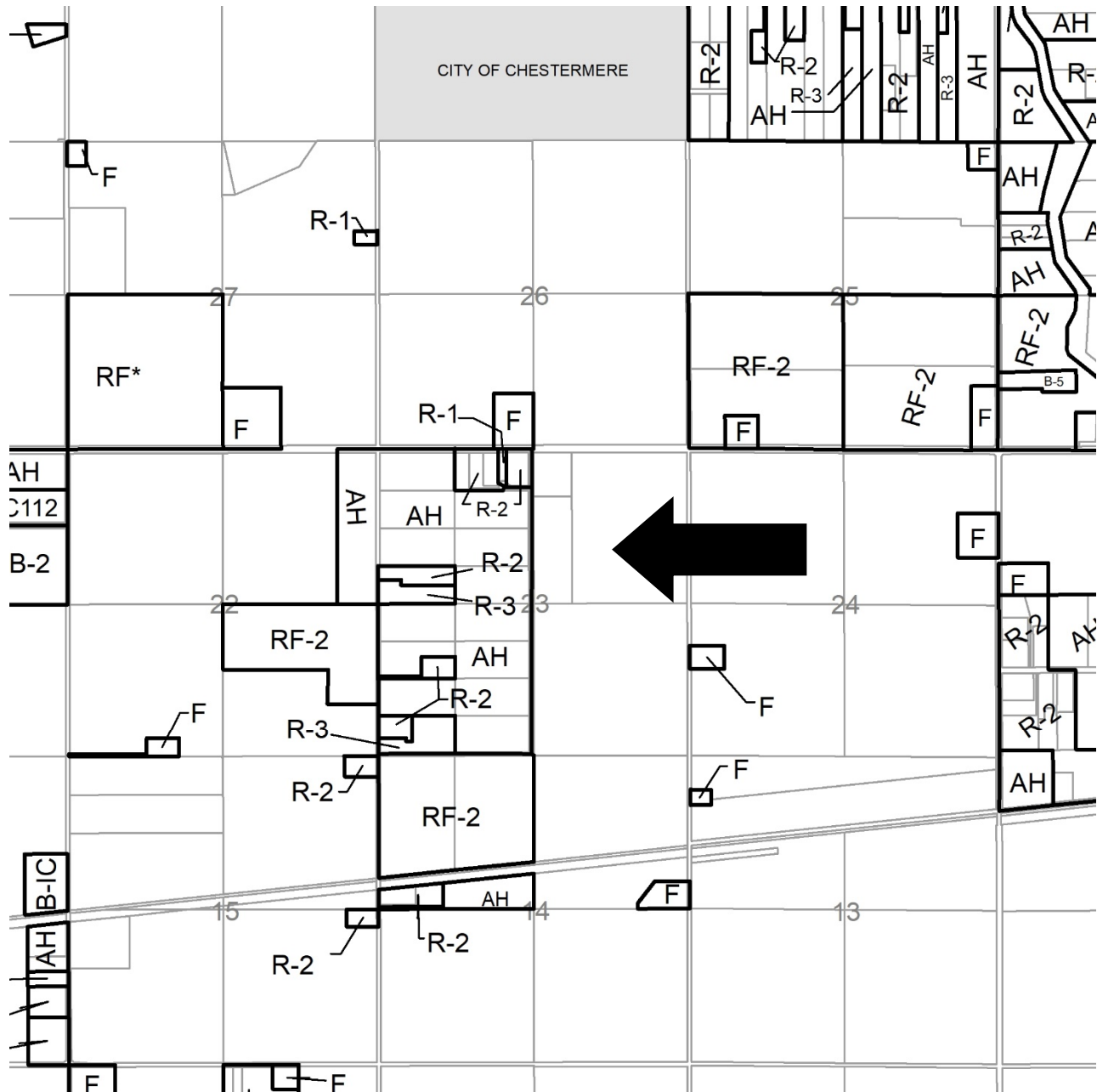


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



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

LAND USE MAP

NE-23-23-28-W04M
Block:1 Plan:9411626

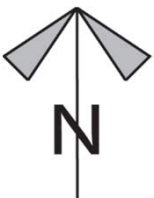
Date: 10-Sep-19Division # 4File: 03323025



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

TOPOGRAPHY

Contour Interval 2 M



NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



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

AIR PHOTO

Spring 2018

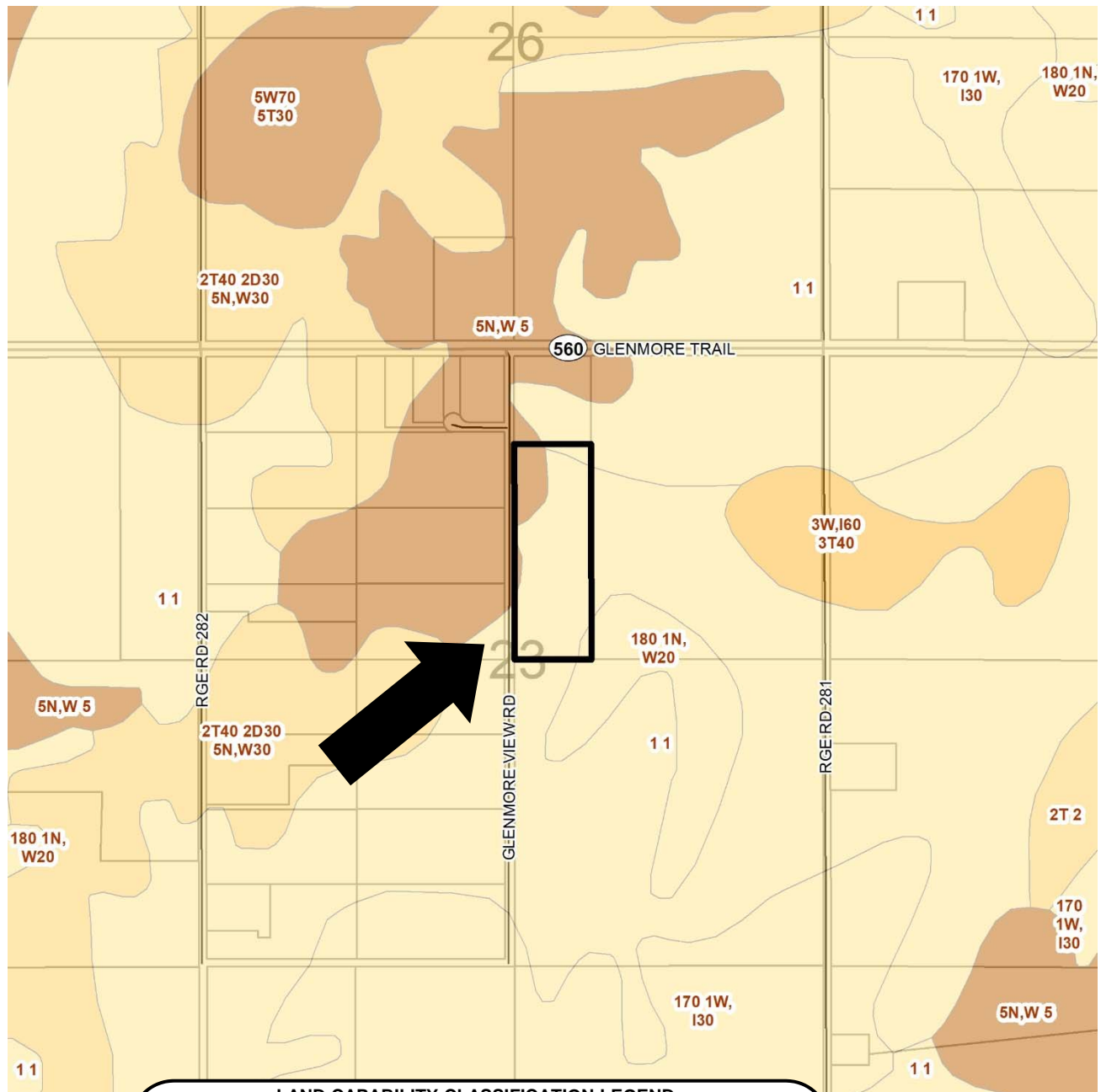


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



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

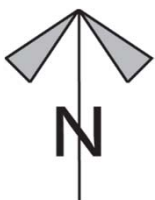
CLI Class

- 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

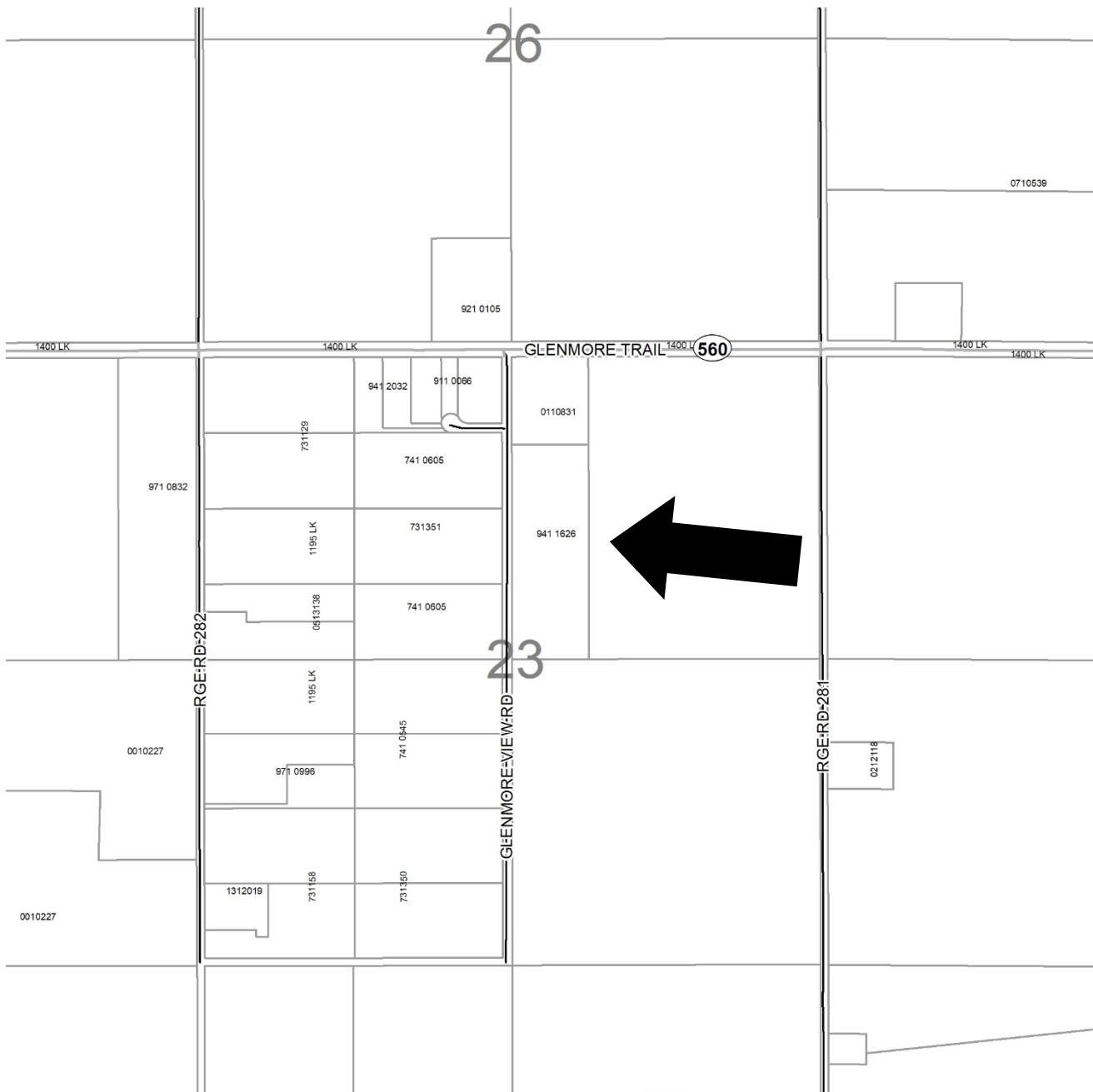


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

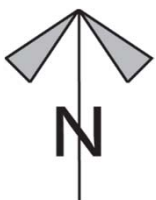
File: 03323025

**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-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19Division # 4File: 03323025





"No Hurdle too high"

July, 2019

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: St. Mary's Malakara Orthodox Church
NE-23-23-28-W4M on the east side of Glenmore View Road, Rocky View County (RVC)

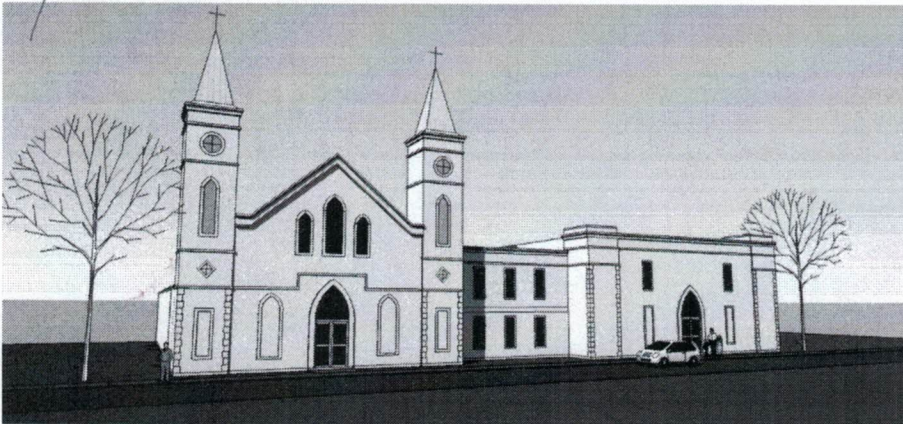
To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Have a church with landscaping of trees, shrubs and grass that is aesthetically pleasing
- Preserve or enhance all wetlands on the property
- Improve the intersection with Glenmore Trail for safety on and off the highway, as determined by Alberta Transportation.
- Following approval of the Land Use, the Development Permit will be for a church as Phase 1. Phase 2 is anticipated to be a community centre set back towards the eastern property line.

Thank you,

~~Jack Ann Symes~~ of address 233159 Glenmore View Rd., dated July 24, 2019
Jack Symes



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca



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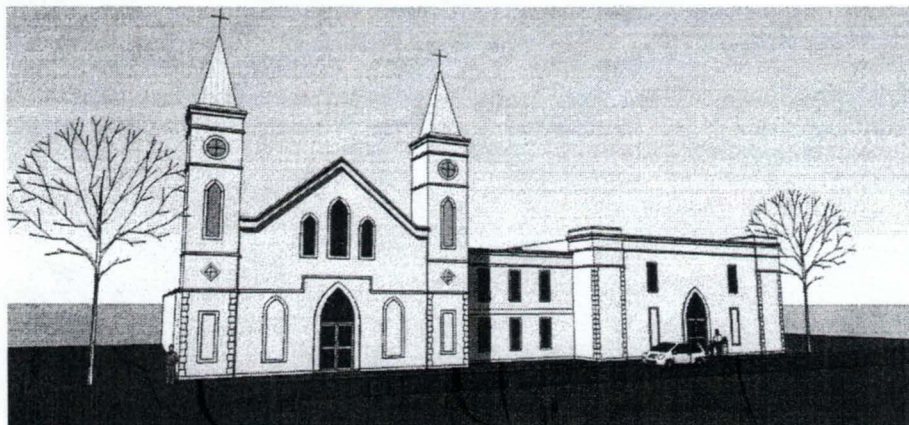
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Thank you,

Signature:
Louise Baermann of address 233244 Range Road dated July 3.6/2019



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP
 Carswell Planning Inc.

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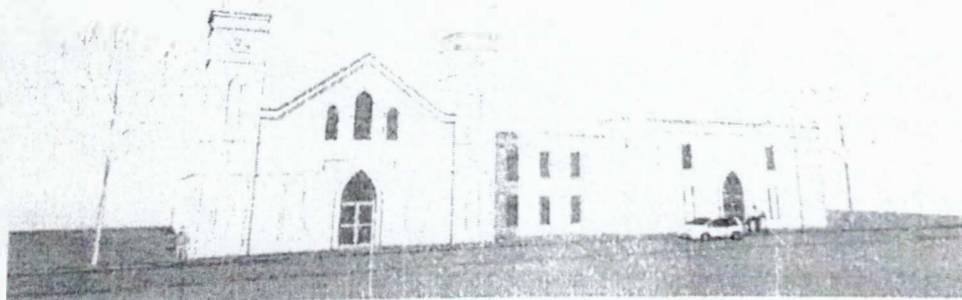
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Thank you,

YOUSSEF ASSAF of address *233/244 Glenmore View Road, Rocky View.* dated *July, 18, 2019*
Signature



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

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Bart.Carswell@carswellplanning.ca



"No Hurdle too high"

July, 2019

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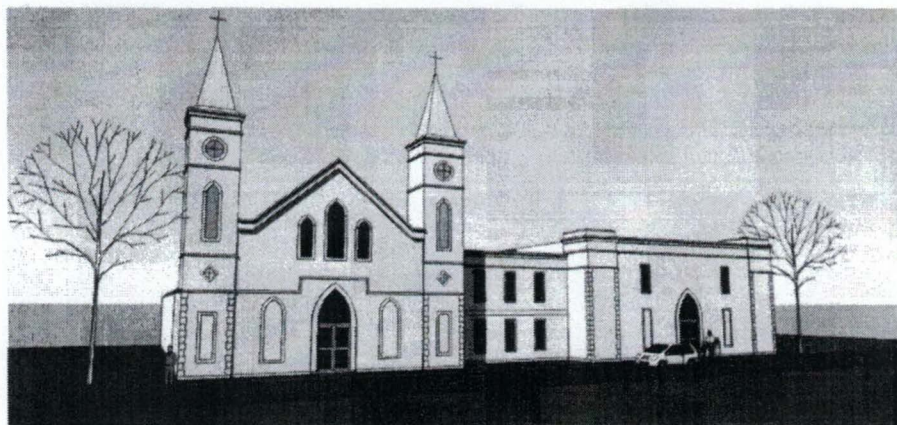
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Thank you,

Signature witnessed

Shaun Otis of address 11 Glenmore Uapi, dated 7/24/19



Signature

Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP
 Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca



July, 2019

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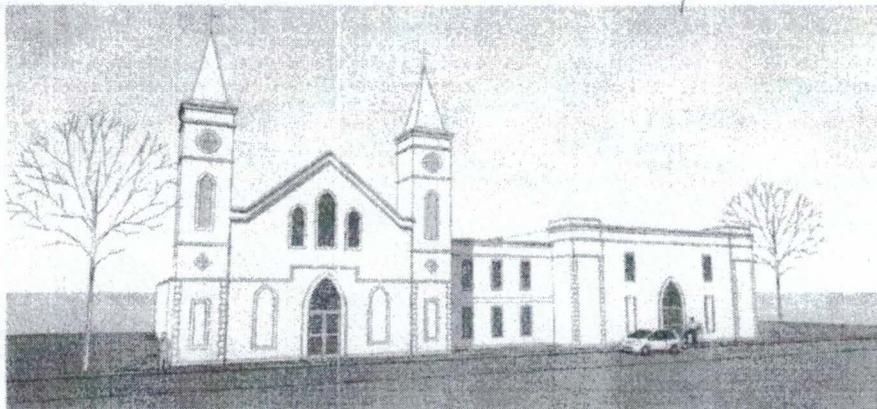
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Thank you,

Larry & Gail Ames *Signature*

Larry & Gail Ames of address _____, dated July 14, 2019
7 Glenmore Views Pl, Rocky View County, AB T0X 0H3



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

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Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca



July, 2019

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development@rockyview.ca

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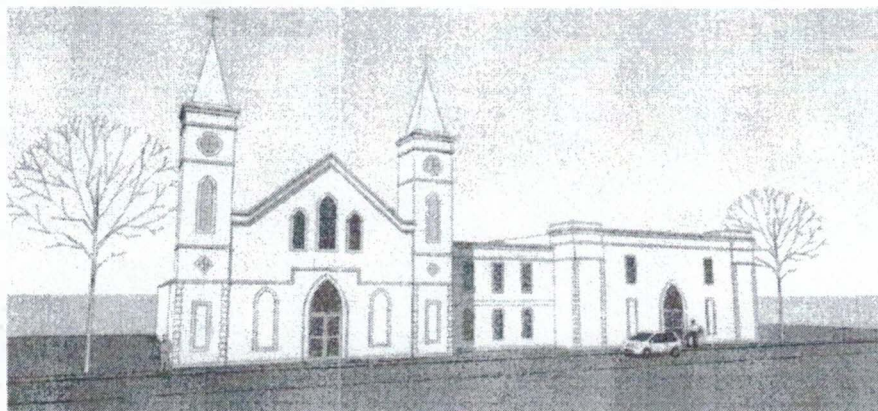
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Thank you,

Sgt - a4urg:
L. Wheat of address *19 Glenmore View Pl.*, dated *July 14/17*
LLOYD WHEATING



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca



July, 2019

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development@rockyview.ca

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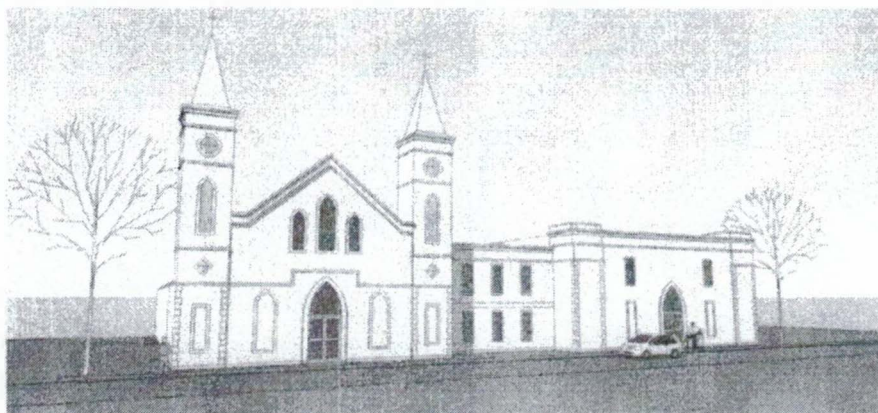
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Thank you,

Signature:
Jean Morrison of address 233239, dated July 14/19
Glenmore View Rd



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

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Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca



"No Hurdle too high"

July, 2019

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 Fax: 403.277.3066
development@rockyview.ca

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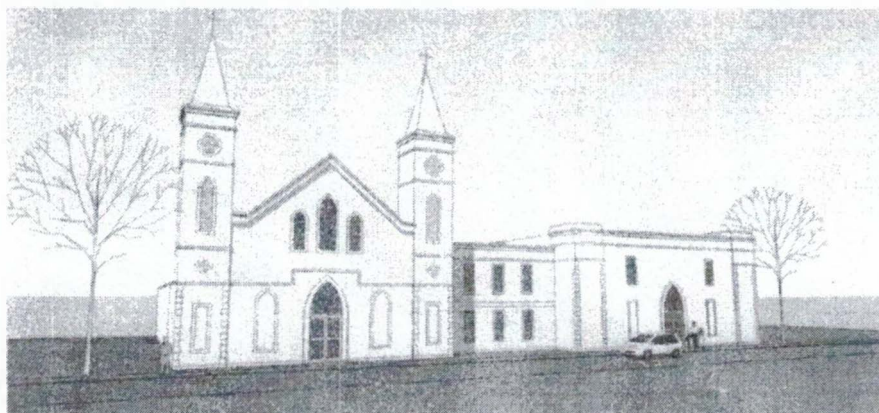
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Thank you,

Witnessed Signature: Ben

PARAMSIT 9111 of address 233081 Glenmore, dated July 14/19
Use 100



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

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Bart.Carswell@carswellplanning.ca



July, 2019

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development@rockyview.ca

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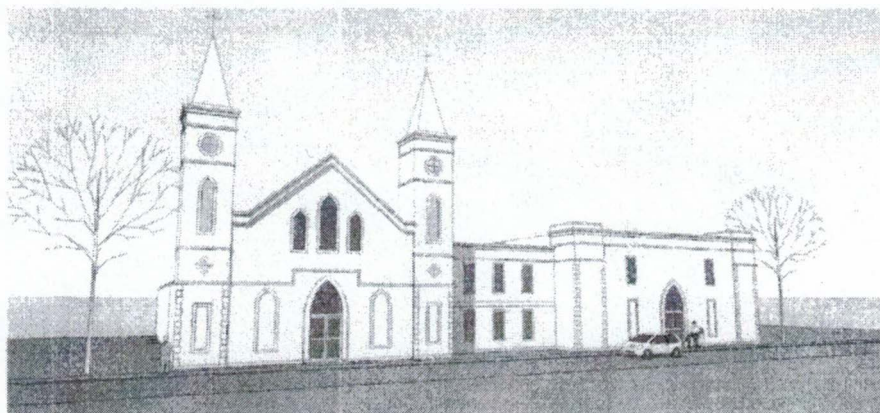
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Thank you,

Signatures:

H. G. [Signature] of address 233057 GLENMORE TRAIL dated July 14/19
VIEW RD.



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

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Office Address: #205, 525 - 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

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Bart.Carswell@carswellplanning.ca



July, 2019

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 Fax: 403.277.3066
development@rockyview.ca

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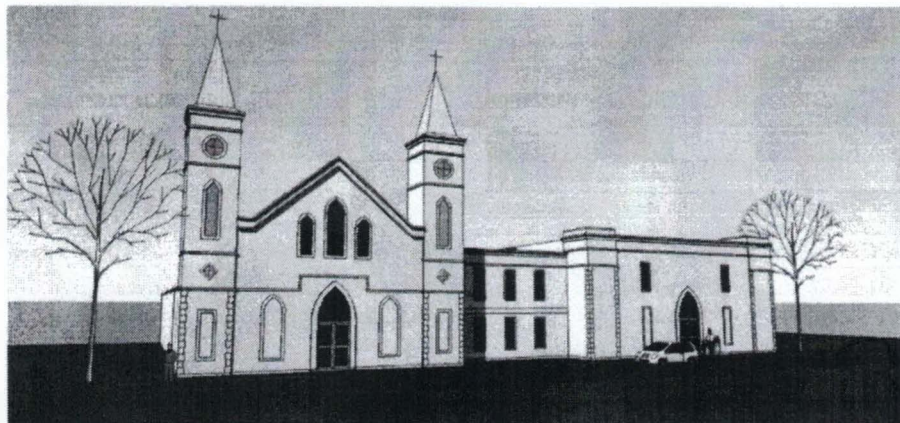
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Thank you,

See address:
Evelyn Loran

233167 of address Glenmore View Rd dated July 24/19



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP
 Carswell Planning Inc.

Office Address: #205, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

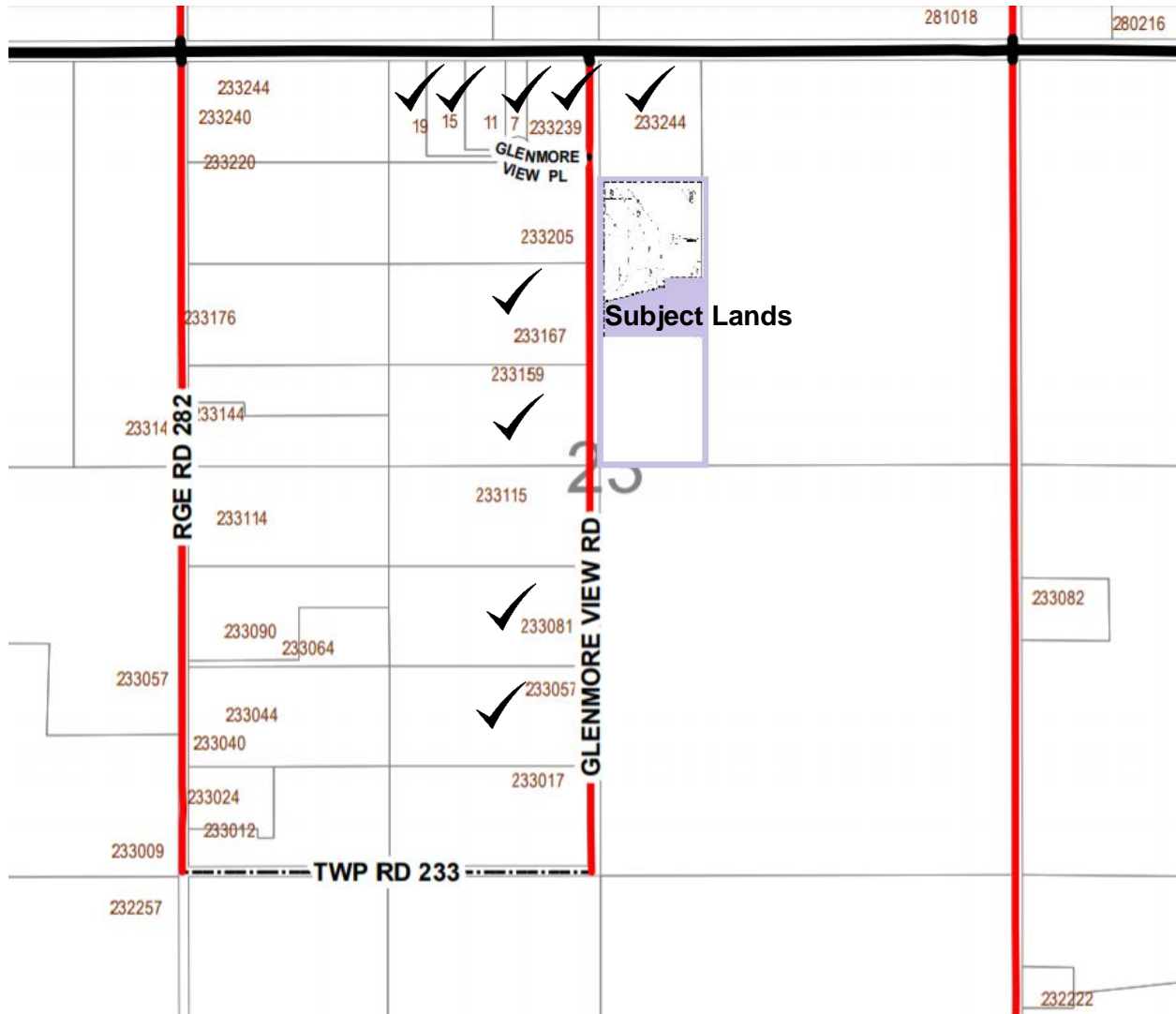
Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

Letters of Support

from July 14 & 24, 2019 visiting those who were home



Feb 19/19

Rocky View County

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

To Whom It May Concern:

File Number: 03323025

Application Number: PL20190010/011

Division 4

Legal: Block 1, Plan 94116626, NE – 23-23-28-W04M

St. Mary's Malankara Orthodox

Propose to redesignate subject lands from Ranch and Farm District to Public Service District.

We, Rod & Debra Giberson , object the redesignate from Ranch & Farm District to Public Service Lands to accommodate development of a church as we feel that it will create a huge increase of traffic on Glenmore View Road which is now a quiet dead end country road. At this time Glenmore View Road only sees the owners of the eight acreages going down its road to its dead end and another five turning into Glenmore View Place but if this goes through , we will be looking at easily seventy to a hundred (congregation of 100-150 adults)travelling it. Even if it is only once or twice a week at first, eventually, phase 2 will be built, and then there will be a community hall, so it will be more often. That is not what most people think of when they buy a home to live in the country. One other thing is this road is not paved, so the dust is going to be terrible and beat up. In conclusion, I do not believe this proposed plan is compatible to our neighbourhood.

Thank you for your time

Debra & Rod Giberson

233205 Glenmore View Rd.

Rocky View AB. T1X OH3

Sept. 6/19

Rocky View County

262075 Rocky View Point

Rocky View County, AB. T4A 0X2

Municipal Clerk's Office : Subject Line, Bylaw C-7910-2019

To Whom It May Concern:

File # 03323035

Application # PL20190010

Division 4

Legal: Block 1, Plan 94116626, NE-23-23-28-W04M

St. Mary's Malankara Orthodox Church

Propose to redesignate subject lands from Ranch and Farm District to Public Service District in order to develop a church and community hall.

We, Rod & Debra Giberson, object the redesignation from Ranch & Farm District to Public Service Lands to accommodate the development of a church and community hall. We feel that it will generate an excessive and an unacceptable increase in traffic on Glenmore View Road which is now a quiet dead end country road. At this time, Glenmore View Road only sees the owners of the eight acreages down its road to its end and another five turning off into Glenmore View Place. Quoting from the St. Mary's Malankara Orthodox Church , Master Site Development Plan, Carswell Planning, traffic page 9, please see attached.

"Figure 1: Location Map show Glenmore View road serving land to the end of Section 23, about 1600m (1mile)."

"In conclusion, traffic impacts would be considered insignificant."

First, the location map, this maybe the measurements from Glenmore Trail to the end on Glenmore View Road but it would not be from Glenmore Trail to the entrance to the Church which is significantly a smaller measurement . (The measurement from the stop sign at Glenmore Trail to the church posting sign is 516m).

Secondly, if this goes through, traffic would definitely impact Glenmore View Road, Glenmore View Trail and area. We are looking at adding seventy or more vehicles (congregation of 100 – 150 adults) traveling it. Even if it is once a week at first, eventually phase 2 would be built, and then there will be a community hall, so it will be more often. The site plan says that their ceremony usually takes place on Sunday from 8 am to 12:30 pm and special days per the Church calendar. So anywhere from 7:30 – 8:00 am on a Sunday morning, seventy or more vehicles start to drive down past our doors on the dead end county road which normally at that time would see none, and this is considered insignificant traffic impact to whom? Again when they all disperse from church at one time and try to get back on to Glenmore Trail especially in the winter time when roads are slippery and they are backed up past our homes, who does this traffic impact ?

There is also a lot of ducks and birds of all sorts that make their home on both sides of the road so a lot of vehicles going up and down that road is also going to impact them.

Glenmore View Road is an unpaved road which is going to be beat up severely with that much traffic and the dust will be terrible, constant noise as the vehicles go by will be annoying, and we believe it does not have the capacity to handle that type of traffic being a dead end road (one way in and out).

In conclusion, we do not believe this proposed plan is compatible to our neighbourhood and object the redesignate the subject lands from Ranch and Farm District to Public Services District.

Thank you for your time,

Debra & Rod Giberson

233205 Glenmore View Road

Rocky View AB. T1X 0H3



Traffic

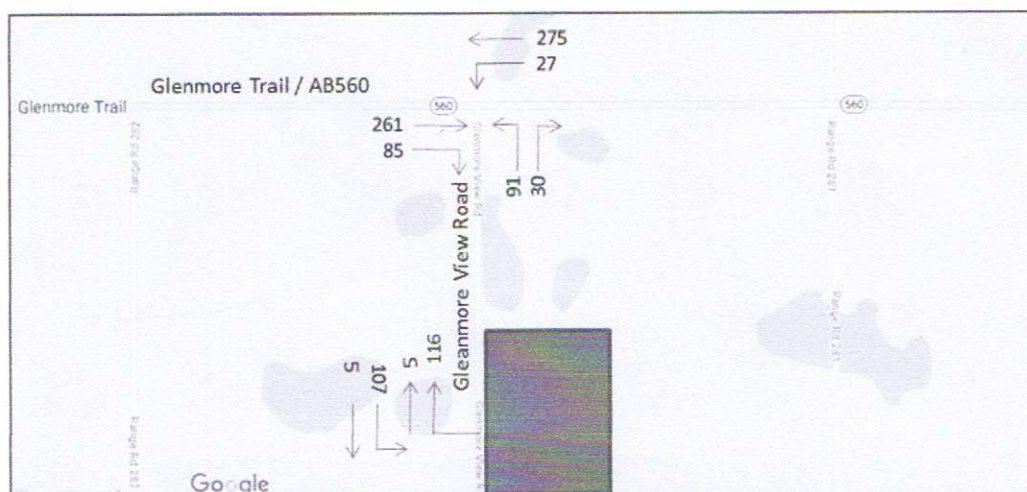
LSL Engineering Consultants Inc., Oct 2018 *Traffic Impact Assessment Study Report* was prepared for the St. Mary's Malankara Orthodox Church development. Glenmore Trail/AB560 and Glenmore View Road Intersection is minor street Stop Controlled on the northbound Glenmore View Road approach. There are no dedicated eastbound or westbound left-turn lanes on Glenmore Trail/AB560.

Glenmore Trail/AB560 is an east-west two lane paved roadway with one travel lane each direction and narrow shoulders on both sides of the roadway. Glenmore Trail/AB560 has a posted speed limit of 100 km/hr. Glenmore View Road is an unpaved, north - south gravel road immediately adjacent to the proposed St. Mary's Malankara Orthodox Church Development. It has a stop sign control at the intersection at the north end and a dead end on the south end. Figure 1: Location Map shows Glenmore View Road serving lands to the end of Section 23, about 1600 m (1 mile).

On Sunday September 16, 2018, between 10 a.m. and 2 p.m. turning movements were collected to establish a database of existing conditions. Peak traffic was 12:45 p.m. – 1:45 p.m. for the study intersection. Counts were 1 leaving eastbound, 3 vehicles leaving westbound; and 4 entering eastbound, 0 entering westbound. Meanwhile traffic counts on Glenmore Trail/AB560 were 227 eastbound and 239 westbound.

For the proposal, it is estimated that 75% of the trips will occur on Glenmore Trail/AB560 west, while 25% will occur on Glenmore Trail/AB560 east. Currently, the level of service (B) for the intersection has minimal delays with low volume of traffic compared to the volume it can accommodate. Figure 8: Future 2028 Horizon Year Total Peak Hour Traffic Volumes, shows church development traffic with the level of service (C) for the intersection expecting a minor increase in delays for traffic leaving Glenmore View Road. The level of service (A) for traffic entering Glenmore View Road would have few delays and many gaps in traffic. In conclusion, traffic impacts would be considered insignificant.

Figure 8: Future 2028 Horizon Year Total Peak Hour Traffic Volumes





The Vicar
Rev. Fr. Binny M Kuruvilla

Welcome to St. Mary's Malankara Orthodox Church - Calgary

We welcome you to the website of St. Mary's Malankara Orthodox Church, Calgary. The Malankara Orthodox Syrian Church was established in 52 AD by the Apostle St. Thomas in Kerala, India and is a member of the Oriental Orthodox Family of churches. Our parish was established as a dedicated congregation on December 21st 2002 and is a part of the Diocese of Southwest America. We conduct Holy Qurbana each Saturday and observe all festivals of our Lord Jesus Christ (Moronaya Perunnals). We have active Sunday School, MGOCSM, and MMVS spiritual organizations. We welcome you to come and celebrate in the Holy Liturgy and experience the richness of Orthodox worship. May the blessings of the One Triune God and the intercessions of St. Mary, and all saints be upon you and your family.

Service Timing:

- Sandhya Namaskaram-
Friday Evening @ 7:30 p.m.
- Holy Qurbana
Saturday Morning @ 8:30 a.m.
- Sunday School
Saturday @ 12:00 Noon after Holy Qurbana

Lori-Lee Turcotte

From: Wayne Siegel [REDACTED]
Sent: Wednesday, March 06, 2019 7:26 AM
To: Paul Simon
Subject: File Number 03323025

Follow Up Flag: Follow up
Flag Status: Flagged

>
 >
 > Re: File number 03323025
 > Application Number PL20190010/011
 > Division 4
 >
 > Attention: Planning Services Department,
 >
 > I am opposed to the proposed development of the above said application.
 > Simply put, we do not have the infrastructure to accommodate this sort of development.
 > This area is a Ranch and Farm District, and redesignating it would put a great strain on the community.
 >
 > This community already has great challenges on a yearly basis protecting it from flooding.
 > There are no culverts to move the flow of water.
 > All we can do is pump water away to protect our property and put our neighbours in a bad situation.
 > Area residents have applied to fill in their lands and all that does is put others at risk.
 >
 > How will this proposed development affect the safety of highway traffic?
 > The corner of Glenmore View Road and Highway 560 is already a
 > challenge to enter the highway at times.
 > Entering Highway 560 is controlled by a stop sign and in times of
 > heavy highway traffic, one may have to wait for some time for an opening.
 > This causes frustration and risks are being taken.
 > With increase traffic to this road, the risks will also increase.
 > Sewage will have to be pumped out, bringing in more heavy truck traffic.
 >
 > And then there is the Wetlands.
 > Does this proposed development not sit on Wetlands?
 > How much of it will be taken away.
 > As with my first concern, where will the water be diverted?
 > Again, put our community at a greater risk of flooding.
 >
 > In closing I ask, please do not redesignate this area from Ranch and Farm District.
 > It is a quiet residential area, and I do not want to see that changed.
 >
 >
 > Thank you,
 > Wayne Siegel.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 24, 2019	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	03315003	APPLICATION: PL20190017
SUBJECT:	Redesignation Item – Ranch and Farm District to Industrial - Industrial Storage District	
	Note: This application should be considered in conjunction with Master Site Development Plan application PL20190018 (agenda item D-14)	

POLICY DIRECTION:

The proposal was assessed in accordance with the County Plan, Rocky View County / City of Calgary Intermunicipal Development Plan and County Servicing Standards.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District to provide for the development of an industrial storage development. The redesignation application was submitted in conjunction with an application to adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan (PL20190018).

This report focuses primarily on the compatibility with relevant statutory plans while the associated Master Site Development Plan application report focuses on the technical aspects of the proposal.

The following is a summary of the application assessment:

- The application is not consistent with the Rocky View County / City of Calgary Intermunicipal Development Plan;
- The proposal is not consistent with the location criteria in policy 14.19 of the County Plan because it is proposed in the vicinity of an identified business area;
- The applicant has not identified a need for any unique infrastructure at the proposed location as per policy 14.21 of the County Plan;
- The proposal is not limited in size, scale, and intensity as per policy 14.22 of the County Plan;
- The proposal does not satisfactorily minimize impacts on surrounding lands as per policy 14.22 of the County Plan; and,
- The proposed redesignation would provide for a multi-lot industrial subdivision.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	February 19, 2019
DATE DEEMED COMPLETE:	February 19, 2019

¹ **Administration Resources**

Jessica Anderson and Milan Patel, Planning and Development Services



PROPOSAL:	To redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District to provide for the development of an industrial storage development on NW-15-23-28-W04M.
LEGAL DESCRIPTION:	NW-15-23-28-W04M
GENERAL LOCATION:	Located 0.81 km (1/2 mile) north of Twp. Rd. 232 and on the east side of Rge. Rd. 283, 1 mile east of the City of Calgary.
APPLICANT:	B&A Planning Group (Ken Venner)
OWNERS:	Ellyanne Singer
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Industrial - Industrial Storage District (I-IS)
GROSS AREA:	± 72.37 acres
SOILS (C.L.I. from A.R.C.):	Class 1 1 – No significant limitations. Class 2T 2D 5N W – Slight to severe limitations due to adverse topography (steep and/or long uniform slopes) low permeability/undesirable structure, high salinity and excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to seventy six (76) adjacent landowners; one (1) letter was received in response. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

There is no relevant application history for the subject lands.

BACKGROUND:

The subject land is located in an area of the County that contains a mix of land uses including large agricultural parcels, small agricultural and country residential parcels, and several commercial / industrial parcels to the north and south.

The subject lands have access from Rge. Rd. 283 by an existing paved approach that is in good condition. The existing home is currently serviced by means of a water well and septic field. The site contains undulating topography that slopes generally from northeast towards southwest and includes a mix of cultivated and non-native grasslands. There are also several wetlands on site.

The Applicant has indicated that no servicing is required for the storage yards. Stormwater is proposed to be managed within the MSDP area by an overland drainage system that directs surface flows from impervious areas into two stormwater management facilities to be constructed within the south central and southwestern portions of the MSDP area.

POLICY ANALYSIS:

Rocky View County/City of Calgary Intermunicipal Development Plan



The subject lands are located within the Rock View County/City of Calgary Intermunicipal Development Plan area. The lands are identified in Map 2 within the Glenmore Trail Joint Industrial Corridor as well as in Map 4 within the Identified Industrial Growth Area for the City of Calgary. Section 8 of the IDP suggests that application for land use redesignation shall be evaluated in accordance with the County Plan and Land Use Bylaw. The area is identified for possible future annexation and, should annexation occur, planning would proceed as directed by City Council at that time. Subdivision is discouraged within the Growth Area due to the potential implications for holistic planning at a future stage.

Comments provided by the City of Calgary Administration, indicates that the City has no comments at this time.

The subject lands are located within the City of Calgary's future industrial growth corridor, and as such, implementation of limited-scale business uses with no or little permanent infrastructure are not likely to negatively impact the potential of this corridor for future urban development.

County Plan

The subject land is located outside of an Area Structure Plan. Therefore, the application has been evaluated based on the County Plan policies. All development including redesignation proposals should meet the objectives of the County Plan.

The County Plan encourages new businesses to locate within existing business areas as identified on Map 1 of the Plan; it does not support business development adjacent to, or in the vicinity of, the boundaries of an identified business area.

The subject lands are in the vicinity of two business areas, including the Janet Area Structure Plan approximately 1.3 miles north, and within the Hamlet of Indus, three miles southeast. It is also noted that Council has recently directed Administration to prepare a feasibility report for a possible future expansion to the Janet ASP 0.25 miles north of the lands.

Policy 14.21 of the County Plan states that applications for business uses outside of a business area shall provide a rationale as to why the proposal cannot be located within a business area. The Applicant notes their existing industrial storage area in Janet is at capacity and the proximity of the subject lands to regional transportation infrastructure, but has not identified any need for unique infrastructure at the proposed location.

Policy 14.22 of the Plan allows some flexibility by requiring that any proposed business locating outside of a business area should be limited in size, scale, and intensity, have direct access to a paved road, provide a Traffic Impact Assessment that supports its location, and minimizes impacts on the surrounding area. The Applicant/Owner has provided information to address the criteria identified in Policy 14.22, while citing the limited scope of their business, which includes outside storage of vehicles, equipment, materials, and miscellaneous items associated with the Singer Family's regional transportation and distribution trucking business.

However, the I-IS District includes a wide range of uses including auctioneering services, and warehousing. Administration does not consider the scope of the proposal to be limited in size, scale or intensity due to the broad scope of the proposed redesignation; specifically:

- The proposal includes redesignation of 72.37 acres of agricultural lands to an industrial district;
- Although the Applicant indicated that the lands will not be subdivided in future, the minimum parcel size in this district allows for up to eighteen (18) industrial lots to be created. Further, the maximum parcel size for this district is 20.00 acres or a size that is satisfactory to the County. The proposed parcel is nearly four times the maximum suggested for the district;
- The MSDP includes no policies to limit the available uses of the site so all listed uses in the I-IS district are available (subject to Development Permit approval);



Although the subject site is not located within an identified business area, development pressure in the area has resulted in the adoption of several land use amendments to parcels along Rge. Rd. 283 including General Business (B-2), Business – Agricultural Services (B-AS), Industrial – Industrial Storage (I-IS), DC 112, DC 130, and DC 146 which together provide for a range of commercial industrial uses. Administration has noted this development pressure and suggests that the appropriateness of further business development in the area should be contemplated through the Janet ASP expansion feasibility project currently underway. An option has been presented below to table this application pending Council’s decision on this project (Option #2).

PROPOSED DISTRICT:

According to the Land Use Bylaw, the purpose and intent of the Business - Industrial Storage District (I-IS) is to accommodate the outdoor storage of vehicles and equipment including RV’s, trailers, farming implements, self-storage, and similar *businesses* where temporary storage is the primary use. A high standard of visual quality will be applied to these *developments*, including *landscaping* and *screening*, and consideration is given for visual impacts to *adjacent land* uses.

A Development Permit is required to approve the use, design, and servicing for future business uses.

A dwelling is a listed use in the proposed district where accessory to the principle business use.

CONCLUSION:

The application was evaluated against the policies found within the County Plan and Rocky View County / City of Calgary Intermunicipal Development. Administration reviewed the proposal and determined that the proposed land use amendment is not consistent with these plans.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7921-2019 be given first reading.
- Motion #2 THAT Bylaw C-7921-2019 be given second reading.
- Motion #3 THAT Bylaw C-7921-2019 be considered for third reading.
- Motion #4 THAT Bylaw C-7921-2019 be given third and final reading.
- Option #2: THAT consideration of Bylaw C-7921-2019 be tabled pending Council’s consideration of the Janet ASP expansion feasibility project.
- Option #3: THAT Application PL20190017 be refused.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
 Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7921-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment	No comments received.
Alberta Transportation	No comments received.
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Tourism (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage development as well as adopt a complementary master site development plan.</p> <p>Based on the information provided, AHS has no concerns with this application. We would like to note, however, that the intended use for the existing dwelling on the site as a 'caretaker's residence' means that the residence will need to meet the Alberta Public Health Act, Housing Regulation 173/99 and the <i>Minimum Housing and Health Standards</i>.</p>

AGENCY	COMMENTS
	<p>These regulations set out requirements that owners must follow regarding the upkeep and condition of properties used for accommodation purposes. Please note that these regulations and standards are distinct and separate from building and construction codes.</p> <p>The regulations can be found on the Alberta Health Services, Environmental Public Health website at: https://www.albertahealthservices.ca/eph/Page3150.aspx. If desired, the Applicant may contact Alberta Health Services, Environmental Public Health at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector regarding the requirements outlined above.</p>
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	FortisAlberta has no concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>At this time, The City of Calgary has no comments regarding Application # PL20190017/018 – application to redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District to accommodate an industrial storage development and to adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development.</p> <p>Comments pertaining to Application # PL20190017/018 may be forthcoming, pending a review of the Stormwater Report by The City of Calgary.</p> <p>Pursuant to my email from March 22, 2019, please see the comments and questions below from The City of Calgary for PL2019-0017/0018.</p>

AGENCY	COMMENTS
	<p>Water Resources Comments:</p> <p>Water and Wastewater:</p> <p>No comments</p> <p>Stormwater:</p> <ol style="list-style-type: none"> 1. In general, City of Calgary's Water Resources recommends net zero increase in the offsite runoff. 2. With regard to Page 27 and 29 of the Stormwater Report, Figure 3.3 and 3.4 – Subcatchment E9 on Figure 3.3 is shown to drain towards the site under the existing conditions. However, it is not shown as such under the future conditions on Figure 3.4. Are the drainage patterns being changed? After re-grading the site, where will the area E09 drain? Can the receiving downstream lands manage the added flows safely? Furthermore, the external portions of areas E04 and E05 will continue to drain towards the site under the post-development conditions, but are not considered as such. 3. Page 31, Table 4.1 – Subcatchment E03 has imperviousness of 10%, while the future subcatchments overlapping the E03 are F05 with 50% and F06 with 10% imperviousness. However, the Table 4.1 simply assumes 50% imperviousness over the entire E03 subcatchment in the future. This results in underestimation of the equivalent area, which is of concern.
Calgary Airport Authority	
Rocky View County Boards and Committees	No comments received.
ASB Farm Members	As Municipal Reserves are not required for this application, the Bow North Recreation Board has no comment.
Recreation Board	
Internal Departments	<p>If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the Industrial Storage District land use from the agricultural land uses surrounding the parcel. The guidelines will help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices. It will be beneficial to the applicant to consider multiple buffer treatments to help minimize impacts to the surrounding land.</p>

AGENCY	COMMENTS
Agricultural & Environmental Services	The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.
Recreation, Parks & Community Support	No comments received.
Development Authority	No comments received.
GIS Services	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. <p>Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141.</p>
Building Services	Enforcement has no recommendations or concerns at this time.
Fire Services & Emergency Management	No comments received.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Geotechnical</p> <ul style="list-style-type: none"> • A Shallow Geotechnical Site Investigation was submitted, dated November, 2018 evaluating the shallow subsurface soil and groundwater conditions within the proposed land. Based on the location of test holes drilled, Geotechnical site investigation covers the areas for Phase 1 and indicates favorable soil conditions to support the proposed development. • At the time of the future Phase II DP, the applicant may be required to conduct a geotechnical investigation for Phase II of the Development,

AGENCY	COMMENTS
	<p>conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development for Phase II.</p> <p>Transportation</p> <ul style="list-style-type: none"> • Access to the parcel is from an approach off Range Road 283. • A Traffic Impact Assessment (TIA), prepared by Bunt & Associates Engineering Ltd was provided. Dated January 1, 2019. • Intersections of Hwy 560 & Range Road 283 and Range Road 283 & Township Road 232 were studied for capacity for Opening Day and 20 Year horizons. • As per TIA, Range Road 283/Highway 560 intersection fails at Opening Day and 20 Year horizon analysis. However, the intersection is planned to be upgraded to a diverging diamond interchange by AT in future as per approved Glenmore Trail East Functional Planning Study. Also, there is an alternate route present for site access using Range Road 283/Township Road 232 intersection. • Traffic signal is not warranted at opening day for the intersection of Range Road 283/Highway 560 but it's warranted in 20 year horizon. The intersection of Range Road 283/Highway 560 is already illuminated. Illumination is not warranted for intersection of Range Road 283/Township Road 232. • As per AT, the existing highway 560/Range Road 283 intersection would accommodate traffic from the proposed development. Additional analysis may be necessary to confirm traffic signal warrant 5 year horizon post-development. • At time of Phase II, the applicant shall submit TIA, prepared by a qualified professional, to assess traffic impacts and the intersection of RR 283 and Highway 560. If any upgrades to the road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades. • 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

AGENCY	COMMENTS
Legal and Land Administration	development. However, should wastewater servicing be required, engineering requires the use of holding tanks with trucked disposal service.
	<ul style="list-style-type: none"> Currently, a private sewage treatment system services single-family dwelling and other accessory buildings. The existing dwelling is proposed to remain and operate as caretaker's residence. Existing septic field is to remain. Engineering has no requirements at this time
	Water Supply And Waterworks
	<ul style="list-style-type: none"> No servicing has been proposed for the development. However, should water servicing be required, engineering recommends the use of cistern with trucked water service. Currently, a well services single-family dwelling and other accessory buildings. The existing dwelling is proposed to remain and operate as caretaker's residence. Existing well is to remain. Engineering has no requirements at this time
	Storm Water Management
	<ul style="list-style-type: none"> A Stormwater Management Report was submitted, prepared by ISL, Date January 2019. The report proposes two evaporation ponds to allow for the storage of stormwater. As a condition of future DP, the applicant is required to provide detailed stormwater design incorporating revised impervious %, volume and elevation of ponds and sediment and erosion control plan, prepared by a qualified professional in accordance with the requirements of the County's Servicing Standards
	Environmental
	<ul style="list-style-type: none"> A Preliminary Biophysical Inventory for the Singer Property was submitted, prepared by Natural Resource Solutions Inc., dated January 2019. Based on the Preliminary Biophysical Inventory report, there are likely no critical environmental constraints to development present within the site. The County's Wetland Impact Model shows that several wetlands will be lost within the area to be rezoned I-IS. As a condition of the future DP, the applicant will be required to obtain all necessary approvals from AEP under the Water Act.
	No concerns.



AGENCY	COMMENTS
Utility Services	No comments received.
Capital Project Management	No comments received.
Agriculture and Environmental Services - Solid Waste and Recycling	
Circulation Period: February 26, 2019 – March 19, 2019	



BYLAW C-7921-2019

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-7921-2019.

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. 33 and No. 33-SW of Bylaw C-4841-97 be amended by redesignating a portion of NW-15-23-28-W04M from Ranch and Farm District (RF) to Industrial – Industrial Storage District (I-IS) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT NW-15-23-28-W04M is hereby redesignated to Industrial – Industrial Storage District (I-IS) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7921-2019 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: 03315003/ PL20190017

<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

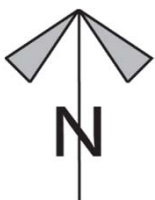
Reeve

CAO or Designate

Date Bylaw Signed



LOCATION PLAN



NW-15-23-28-W04M

File: 03315003

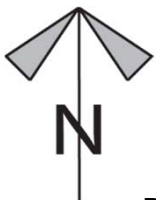
Development Proposal: To redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage yard.

RF → I-IS
± 29.30 ha
(± 72.40 ac)

RGE:RD-283

15

DEVELOPMENT PROPOSAL



NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003

MSDP Proposal: To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development.



Figure 5
Development Concept



Subject Lands

Singer Transportation Industrial Storage Yard - MSDP - February 2019

13

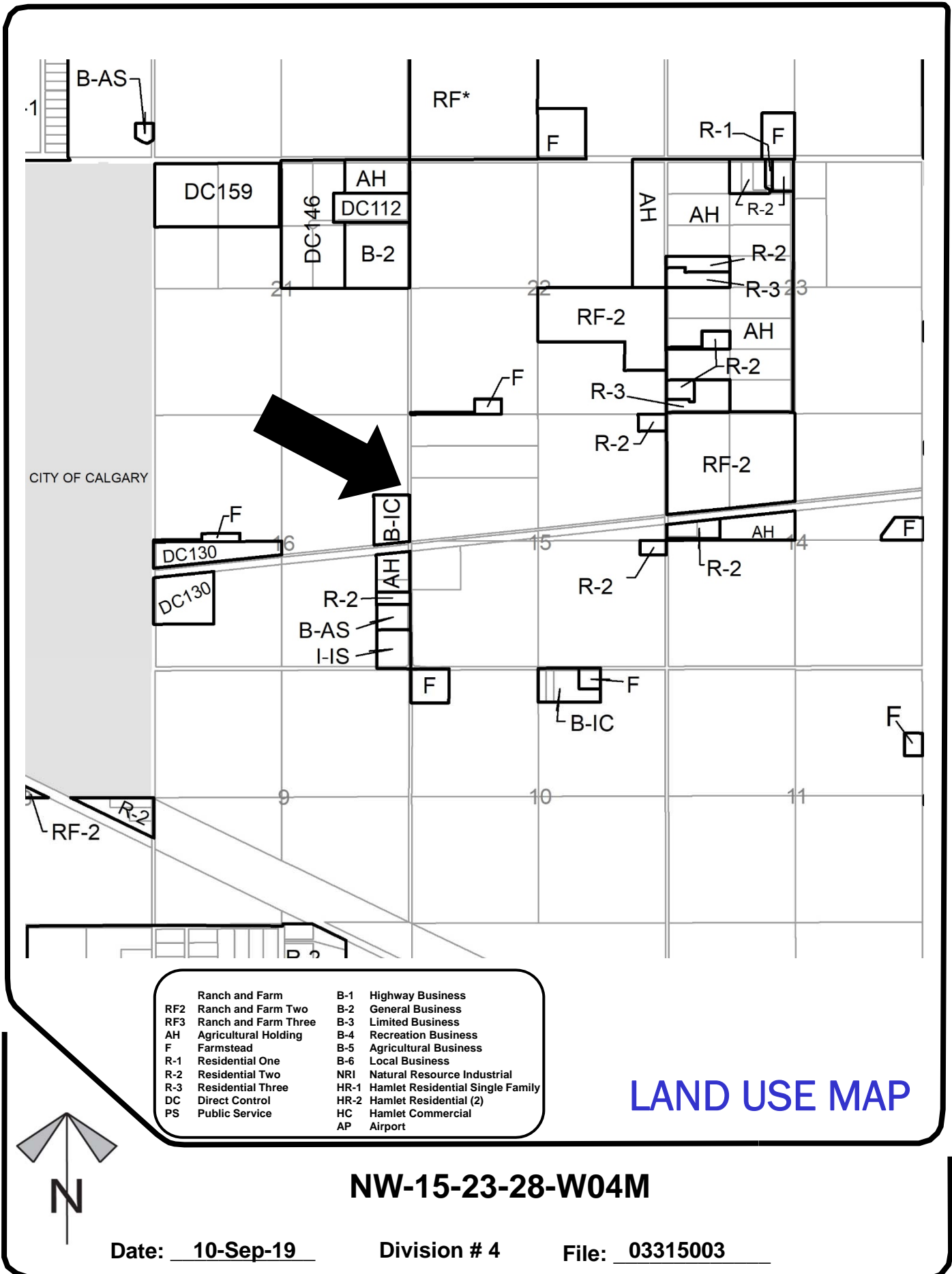
MSDP PROPOSAL

NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003

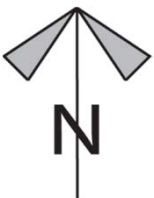




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003



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

AIR PHOTO

Spring 2018

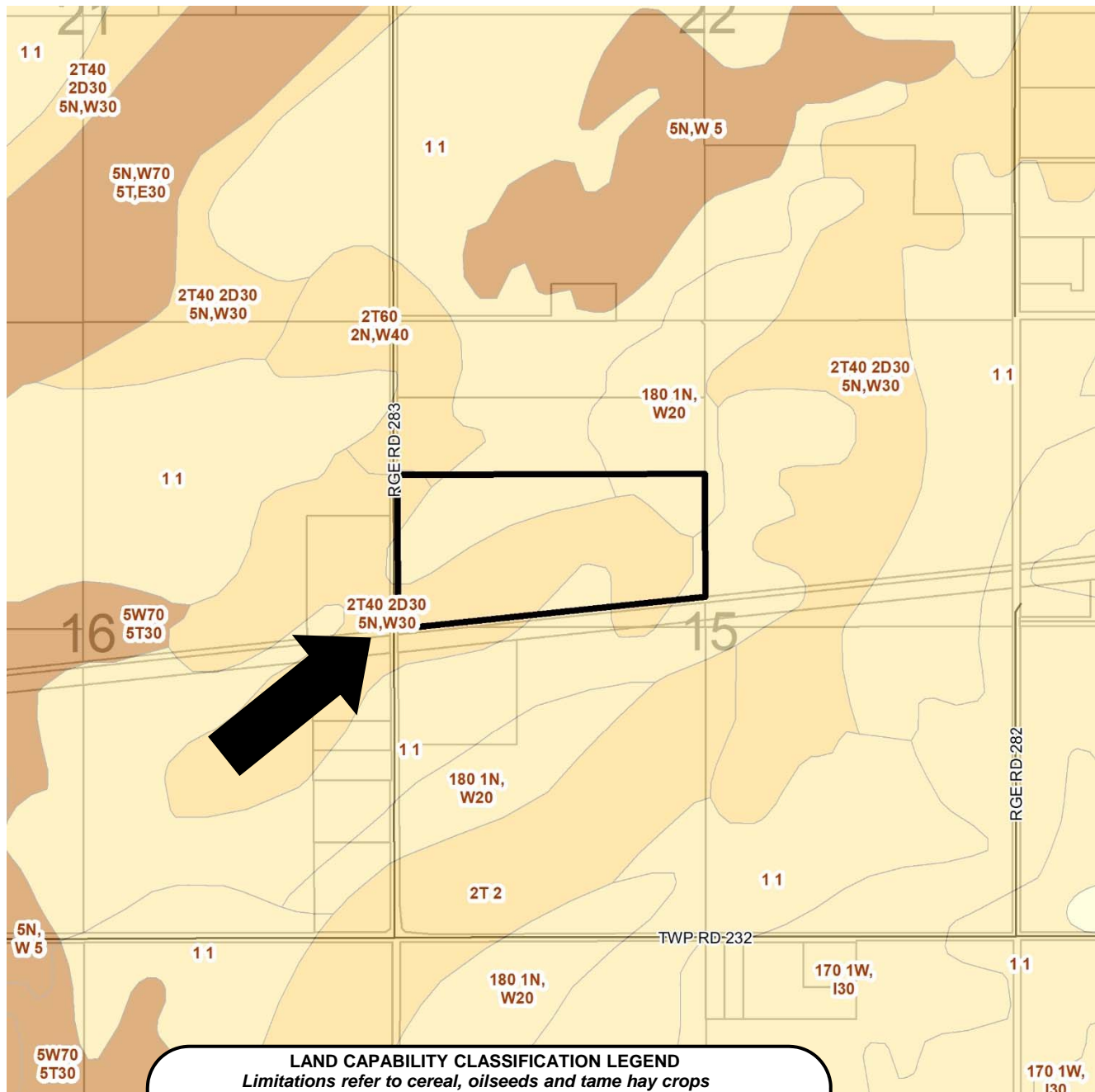


NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003



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

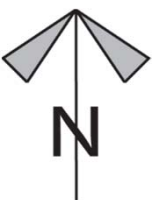
CLI Class

- 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

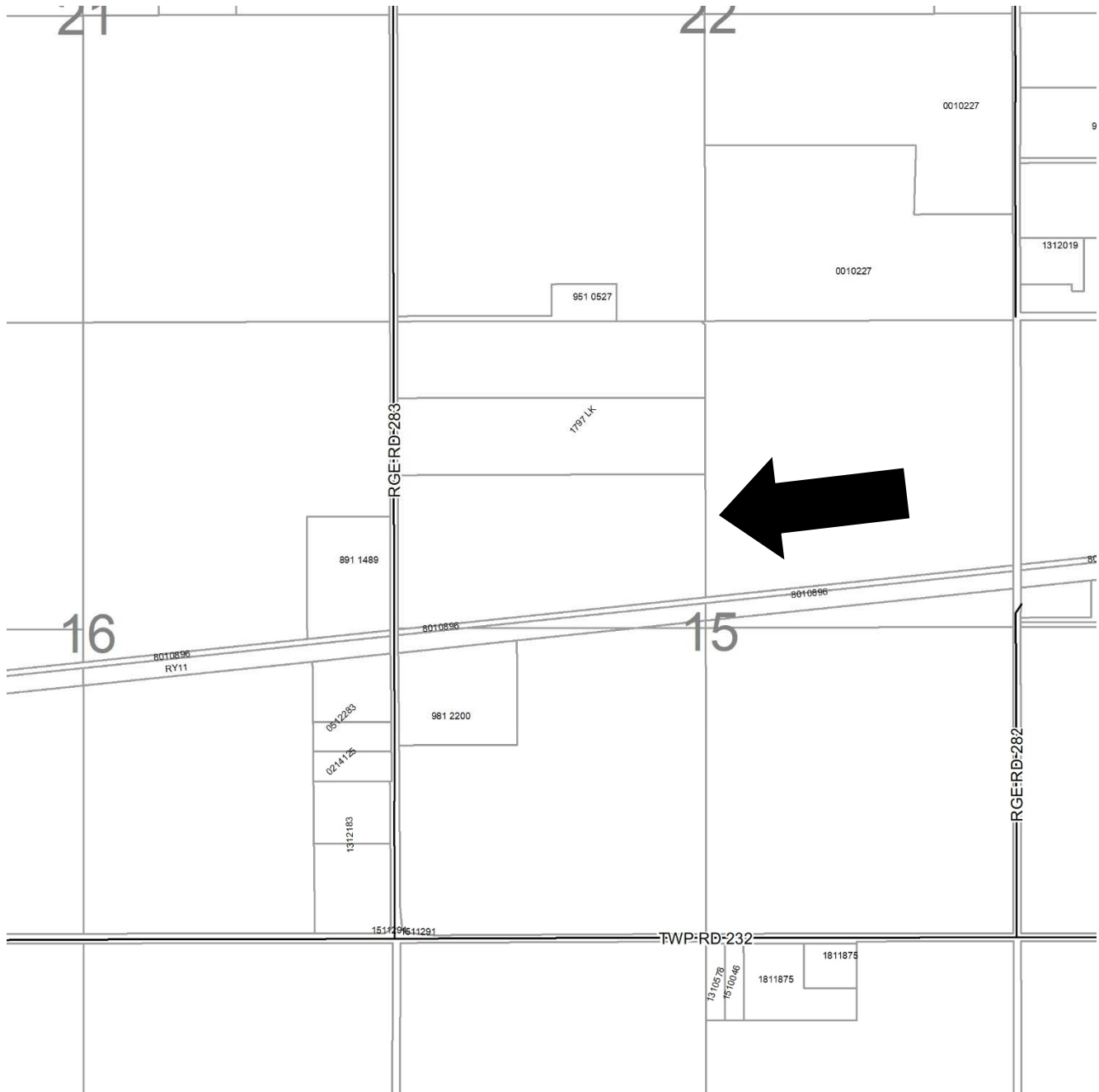


NW-15-23-28-W04M

Date: 10-Sep-19

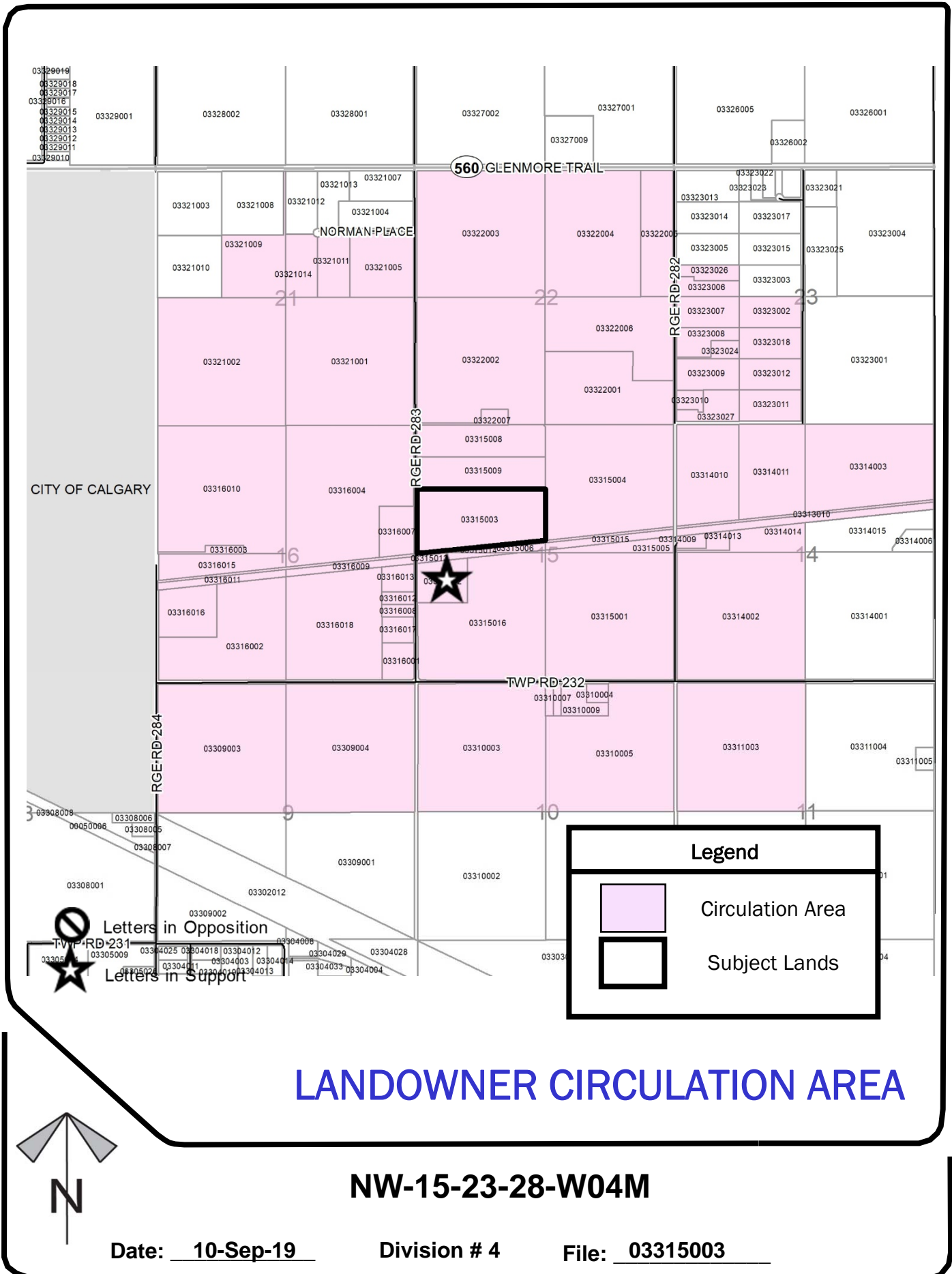
Division # 4

File: 03315003

**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-15-23-28-W04M**Date: 10-Sep-19Division # 4File: 03315003



March 15, 2019

Letter of Support

County Contact: Jessica Anderson janderson@rockyview.ca 403.520.8184
 File No.: 03315003
 Application No.: PL20190017/018
 Agent: Ken Venner, B & A Planning Group kvenner@bapg.ca
 Owner: Singer Transportation
 Proposal: Industrial Storage Yard
 Process: Master Site Development Plan (MSDP) and Redesignation
 Location: NW-15-23-28-W4M, being 29.3 ha (72.37 acres), and municipally known as 232180 – Range Road 283, RVC. Rocky View County

To whom it may concern,

I am Troy Clay, owner of the property primarily south of the Altalink Powerlines located on the former rail bed of the property separating us from the proposal.

As it is presented in the MSDP, the proposal is looking at an amendment to the Land Use Bylaw to redesignate lands from Ranch and Farm (RF) District to Industrial – Industrial Storage (I-IS) for an industrial storage yard to support: outside storage of vehicles, equipment, materials, and miscellaneous items associated with the Singer Family's regional transportation and distribution trucking business. The existing dwelling is anticipated to remain and will be used as a caretaker's residence to provide surveillance and security for the site during non-business operating times. I support this initiative and find the area has already transformed to industrial uses due its proximity to transportation routes serving the greater Calgary area.

The Stormwater Management Plan (SWMP) shows the property generally slopes to the southwest. Two (2) stormwater management ponds are to be located on the southern portion of the property. Emergency overflow are to discharge to the ditch located along Range Road 283. I would also support the SWMP with evaporation ponds being designed to a suitable depth to ensure no water migrates off-site to the south and without preventative measures to dam or berm the southern property line.

As a neighbour, we support one another in our ventures going forward provided it is supported through good planning.

Thank you for this opportunity to provide comment,

Troy Clay

Owner, IPIG Inc.

SW-15-23-28-W4M, being 8.08 ha (19.97 acres), and municipally known as 232098 – Range Road 283, RVC



FIRE SERVICES AND EMERGENCY MANAGEMENT

TO: Council

DATE: September 24, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Quarterly Report: Fire Services and Emergency Management

EXECUTIVE SUMMARY:

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

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the report be received for information in accordance with Option #1.

BACKGROUND:

The purpose of this report is to provide a quarterly update from Fire Services and Emergency Management. This installment highlights the year-to-date statistics and is provided as information; no further direction is required of Council.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT the Fire Services and Emergency Management Year-to-Date report submission be received as information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT: "A" 2019 Year-to-Date report – Fire Services and Emergency Management

¹ **Administration Resources**

Randy Smith, Manager, Fire Services and Emergency Management

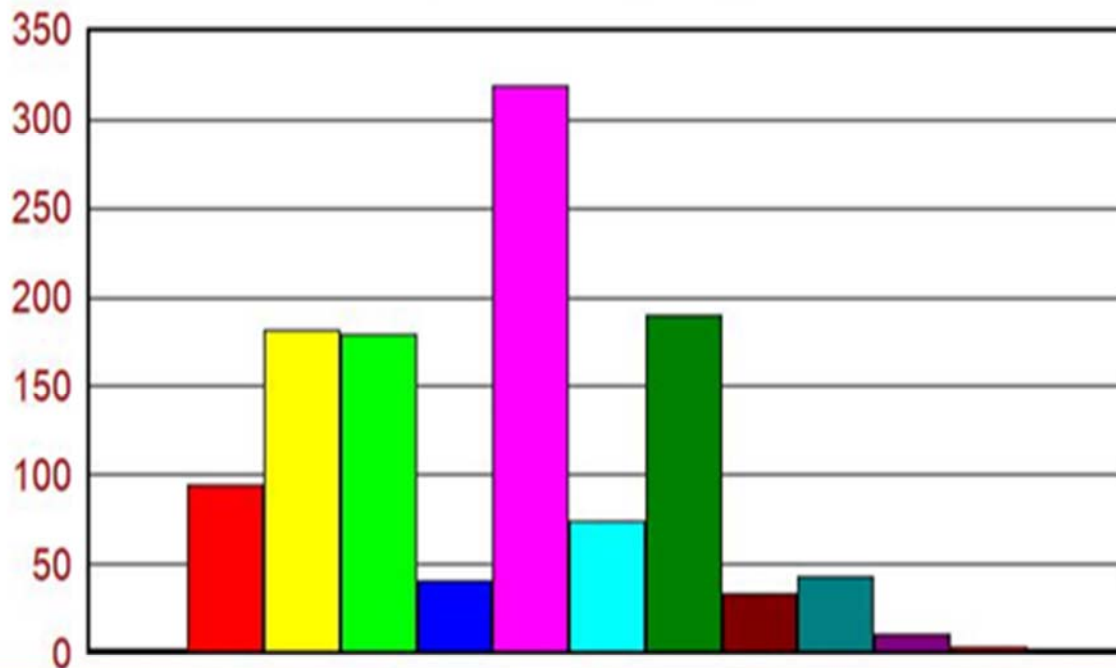


ATTACHMENT "A"

2019 Year-to-Date report – Fire Services and Emergency Management

Total Calls by Station

Totals by Station
From Jan 1 19 to Jul 31 19



■ Elbow Valley - 94	■ Springbank - 182	■ Bears paw - 179
■ Madden - 41	■ Balzac - 319	■ Irricana - 74
■ Langdon - 190	■ Crossfield - 34	■ Redwood Meadows - 43
■ Beiseker - 11	■ Any Station - 4	



2 Year Comparison of Calls

Response Type	January 1 2018 - July 31 2018 # of Incidents	January 1 2019 - July 31 2019 # of Incidents
Fire (Dollar Loss)	76	63
Fire Rubbish (no dollar loss)	7	7
Fire No Dollar Loss	28	20
FIRE - Smoke/Rekindle Check	5	4
Fire (Mutual Aid Given)	26	12
Explosion - no fire	1	0
Motor Vehicle Collision	282	210
Aircraft Incident (AC1, AC2)	5	5
Medical Assist	441	378
Gas Leak / Rupture	27	51
Rescue - miscellaneous	5	7
Industrial Accident	0	3
Building Collapse	3	0
Home Accident	0	2
Burning Complaint	38	35
Public Hazard	22	19
Public Service	35	17
Alarm No Fire	218	250
False Alarm	10	1
Perceived Emergency (Canceled)	113	83
Incident Situation Unclassified	1	2
Station Standby for area coverage	1	2
Total Number of Responses	1,344	1,171

New Initiatives and Special Projects (Completed)

- **Part-Time Firefighter Recruitment:** Fire Services received 220 applications from qualified firefighters looking to work for Rocky View County Fire Services. Of the 25 new part-time firefighters hired, the first group of 13 went through the two week orientation and training prior to starting on shift in March 2019. The second group of 12 part-time firefighters completed their training in July and are now booking shifts. Rocky View County maintains approximately 130 part-time firefighters who are able to book shifts at the Balzac, Bearspaw, Springbank, and Elbow Valley stations.
- **Structural Protection Unit:** Completed and put into service this spring. This mobile unit contains Wild Fire Suppression Equipment and supplies to protect approximately 30 homes.
- **Livestock Response trailer:** A joint project with Ag Services, which was completed and put into service.
- **Fire Officer Training Program:** In April, as part of the Fire Officer Training Program (FOTP), Rocky View County hosted the Incident Command module, which was held at the Langdon Fire Station.



Training

- In Q1 & Q2 of 2019, 13 Paid-Per-Call (Volunteer) Firefighters completed their NFPA 1001-1 Firefighter certification.
- In Q1 & Q2 of 2019, 9 Paid-Per-Call (Volunteer) Firefighters completed their NFPA 1001-2 Firefighter certification.
- The Resilient Responder program was launched in April of 2019. This program is designed to promote mental wellness for First Responders. Approximately 90% of all Fire Service staff have completed the training and received their challenge coins. Firefighter Schaalje presented an overview of the program to Council in Q3.
- **Fire Smart:** On August 10 and 11, a successful FireSmart chipper weekend in which residents of the Greater Bragg Creek area were able to dispose of material from their FireSmart activities occurred. Another FireSmart Chipper Weekend will be held September 21 & 22. These events are funded through the FRIAA grant program.

New Initiatives and Special Projects (On Going)

- **FireSmart Home Assessments:** Fire Service personnel will participate in the new FireSmart home assessment program.
- **Fuel Management Study:** Two FRIAA grants were obtained to complete a fuel management study on Municipal lands around the hamlet of Bragg Creek, and the Provincial Park. These two projects are scheduled to be completed over the winter of 2019/20.
- **Regional Fire Safety Education:** Rocky View Fire Services continues to be an active participant in the Regional Fire Safety Education Coalition (RFSEC). This regional partnership ensures that a united regional fire safety message is delivered to the public.

Training

- Fire Safety Codes Officers (SCO) training continues in order to meet the new certification levels outlined by the Safety Codes Council. The new certification levels come into effect September 30, 2019.
- The fall Live Fire Training program for all Fire Services personnel has been scheduled.
- The Shore-Based Ice/Water Rescue instructor training is scheduled for December 2019.
- Alberta Health Services has approved the use of Intermuscular injections to be used for Opioid Overdoses by First Responders. All Fire Service members are completing the required training update as provided through the Medical First Responder (MFR) program.
- Work will continue over the winter on the Flood Response trailer to ensure the unit is ready for service for the 2020 flood season.
- A 3,000 gallon water tender was order and is scheduled for a spring 2020 delivery.
- Officer-level training courses are being offered to all Fire Service members. These courses will ensure Fire Services continues to have trained supervisors working at all seven fire stations.

Emergency Management

New Initiatives and Special Projects (Completed)

- A Red Cross Regional resilience grant of 1.4 million was awarded in July.
- Hiring of the Community Resilience Coordinator position has been completed.
- The Emergency Social Services volunteer recruitment strategy was adopted by regional partners.
- The Emergency Social Services plan was updated.
- Staff attended the Bragg Creek and Langdon Days events in support of volunteer recruitment and public education.



- An Emergency Preparedness Grant 2017/2018 was received and is being used to support the Red Cross in volunteer recruitment, and training of emergency response team members.
- The Village of Beiseker and Town of Crossfield have joined the Regional Emergency Management Program.
- Regional training for the County and partners in the Incident Command System levels 100-400 has been ongoing.
- Emergency Management personnel attended the Town of Banff full-scale evacuation exercise as evaluators.
- The Rocky View County Emergency Management program was nominated for the Institute of Public Administration of Canada (IPAC) Team Award.
- The Rocky View County Emergency Management program hosted the Alberta Mass Fatality Plan Workshop with Alberta Justice and Solicitor General and AEMA.
- An Evacuation plan for the Greater Bragg Creek area has been created.

New Initiatives and Special Projects (On Going)

- The Public Livestock Emergency Response Plan will be posted online when complete.
- Volunteer recruitment in Langdon and Bragg Creek is ongoing. Currently, seven emergency management volunteers have been recruited for both areas.
- The Regional Emergency Management plan is being updated to include the new Local Authority Emergency Management Regulation and the EMAP standard.
- Facilitation of Director of Emergency Management training, and Basic Emergency Management training of ECC staff as required under the new Emergency Management Act is ongoing.
- Training of County and Regional partners in ICS role specific courses: A Public Information Officer course has been scheduled to be run in September 2019.
- Emergency Program Preparedness Grant 2018/2019 has been received to send County staff and regional partners to the NAIT Incident Management Training (IMT) Academy.
- Emergency Management Bylaw to be updated, and Emergency Management Policy to be formulated.
- An MOU with TsuuT'ina Nation for Emergency Management has been draft and should be in place by the end of 2019.
- A regional tabletop exercise has been scheduled for November.
- A Regional Emergency Management full-scale evacuation exercise for the Greater Bragg Creek area is in the planning stage for the spring of 2020.
- Rocky View County Fire Services and Emergency Management attended the Inter-Pipeline annual emergency exercise.
- Participation with the South Central Regional Emergency Management Committee continues.
- Participation in the South Central Emergency Social Services Committee continues.
- New Regional Resilience Program:
 - Municipal Risk Assessment on municipal sewer and storm water infrastructure: A workshop with Teresa Systems Inc. and 16 county staff on July 29, 2019, to review scope and tasks for the assessment occurred. Data collection phase of the assessment is ongoing.
 - Flood Home Protection Program: AET Group Inc. has hired four local home assessors and will be commencing training the week of August 25. The program will launch September 2019, and a 150 free flood smart home assessments will be offered to residents.
 - Community Engagement Program for Emergency Management: The Institute for Sustainable Development has completed internal interviews and will start external interviews in the fall. Council members were sent surveys as part of the program. Three



business stakeholder meetings and three community stakeholder meetings are scheduled in September to launch the program in three different locations: Balzac, Bragg Creek, and Langdon.

- Economic Resilience Training from Economics Developers Alberta (EDA): Training is scheduled for Council and executive leadership November 28, 2019 and one in Langdon for the Chamber of Commerce and key businesses on November 25, 2019.
- First Aid and CPR: Two Standard First Aid and CPR courses for businesses and community members are scheduled in the fall: one in Langdon and one in Balzac. More will be scheduled across the county in the coming months.
- Fire Extinguisher training: Four fire extinguisher training sessions have been completed for total of 34 people trained. More training will be schedule during the 24-month program.



UTILITY SERVICES

TO:	Council	
DATE:	September 24, 2019	DIVISION: All
FILE:	4075-100	APPLICATION: N/A
SUBJECT:	Solid Waste and Recycling Regional Issues	

POLICY DIRECTION:

In accordance with County Plan policy, the County routinely collaborates with neighbouring municipalities on regional solid waste and recycling initiatives and programs.

EXECUTIVE SUMMARY:

The County participates with regional committees, groups, and boards relating to solid waste and recycling such as the Recycling Council of Alberta (RCA), the Southern Municipal Waste Managers Advisory Committee (SMWMAC) and inter-municipal committees/partnerships (IMC) as required.

Three topics of regional significance have been identified that Council should be made aware of in order to effectively dialog with regional counterparts on solid waste and recycling related matters. These significant topics are: Regional Organics Processing Capacity, Waste Storage Site Operations, and Provincial Policy for Extended Producer Responsibility (EPR).

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Challenges are ever present in the world of municipal waste and recycling. Issues about where materials can go for processing, making sure that processing facilities are operating properly, and determining who is responsible for the end-of-life material management are current topics of regional significance. To deal with these issues, regional players are having ongoing conversations about: regional organics processing capacity, waste storage site operations, and the advancement of provincial policy for extended producer responsibility. These topics are described in more detail as noted below:

Regional Organics Processing Capacity

Two organics processing facilities (i.e. compost facilities) in the region have recently been required to cease accepting raw material due to public nuisance and permitting issues. This decreased availability for organics processing has put a strain on some local municipal, commercial, and industrial waste diversion programs. A subgroup of the SMWMAC was formed to identify municipal concerns related to organics processing in Southern Alberta, and to determine what elements should be required to establish new or expanded organics processing facilities in the area. Members of the subcommittee include impacted and interested municipalities such as Rocky View County, the towns of Cochrane, Canmore, Banff, and the cities of Airdrie, and Calgary.

¹ **Administration Resources**
Jennifer Koole, Utility Services



The subgroup will be seeking expressions of interest to undertake the necessary preliminary studies to find a logistically efficient, cost effective and environmentally sustainable approach to ensure access to properly managed organics processing facilities.

Waste Storage Site Operations

Municipalities in the region, including Rocky View County, have concerns about commercial waste storage sites in their jurisdictions. Specifically issues have been raised about their unsightliness, the risk of public danger (e.g. fires), and the potential environmental damage they may be causing. Businesses such as construction waste recyclers or commercial waste transfer sites do not require provincial approvals to operate. As such, they fall under municipal jurisdiction to ensure that they operate in accordance with local development permits, nuisance bylaws, and the Fire Code.

Through an IMC meeting in May, the City of Calgary shared with Rocky View County that they are engaging with Alberta Environment and Parks, regional partners, and industry stakeholders on the issue of waste storage sites. They are working towards a report capturing best management practices, and potential policy and/or regulatory methods to encourage or enforce operational improvements. The City has invited Rocky View County and Foothills County to continue the conversation on common problems, and to work together towards regional and/or provincial solutions.

A resolution on this issue is proposed to be introduced at the 2019 Fall Alberta Urban Municipalities Association (AUMA) convention (September 25 to 27 in Edmonton).

Extended Producer Responsibility

Extended producer responsibility (EPR) is an environmental policy where a producer's responsibility for a product, including packaging materials, is extended to the post-consumer stage of its lifecycle. Elements of an EPR policy include shifting the costs and operational responsibilities for managing recycling systems to handle these products from local governments to producers, and having a common list of recyclable materials across the province to make it simpler for Albertans to recycle. Relieving local governments from the burden of planning, paying for, and implementing recycling systems for such materials is seen as the main benefit of an EPR policy.

Currently, Alberta is the only province in Western Canada that does not have an EPR program. Research from 2016 shows that producers contributed more than \$367 million to fund paper and packaging recycling across Canada, of which Alberta received \$0. If Alberta had an EPR program, it could benefit \$63 million annually.

The AUMA and its members are advocating that Alberta implement legislation to establish an EPR program for paper and packaging materials. To support this effort a collaborative ERP study is underway to detail the current state of recycling in Alberta and to scope out a potential future state that includes an EPR program in Alberta. Rocky View County has, and continues to supply data to support this study. Preliminary analysis of the study findings will be shared at the 2019 Fall AUMA Convention (September 25 to 27 in Edmonton) and at the RCA Annual Conference (October 2 to 4 in Jasper). A webinar is also planned for the end of October to share results.

BUDGET IMPLICATIONS:

No budget impact at this time. Any financial contribution towards the regional study on organics processing capacity can be accommodated within 2019 approved budget values and will not require adjustments or additional funding.



COMMUNICATIONS PLAN:

Utility Services and Communication Services are working toward an appropriate plan for public communication on these issues

OPTIONS:

Option #1 THAT the Solid Waste and Recycling Regional Issues report be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Operations

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ - Solid Waste and Recycling Regional Issues Presentation

Solid Waste and Recycling Regional Issues

September 24, 2019
Rocky View County Council
Meeting



Regional Participation

- In accordance with County Plan policy, the County routinely collaborates with neighbouring municipalities on regional solid waste recycling initiatives.
 - Recycling Council of Alberta (RCA)
 - Southern Municipal Waste Managers Advisory Committee (SMWMAC)
 - Intermunicipal Committees (IMC)



Regional Issues

- Regional Organics Processing Capacity,
- Waste Storage Site Operations
- Extended Producer Responsibility (EPR)



Regional Organics Processing Capacity

- Two compost facilities in the region have stopped receiving materials/ceased operations.
- Decreased organics processing puts a strain on some local municipal, commercial, and industrial waste diversion programs.
- A subgroup of the SMWMAC was formed to:
 - identify municipal concerns and articulate them.
 - identify elements required for establishing new or expanded organics processing facilities.
 - determine a logistically efficient, cost effective and environmentally sustainable approach to ensure municipalities in region have access to properly planned organics processing facilities.
- Seeking expressions of interest to undertake necessary preliminary studies.



Waste Storage Sites

- Concerns with unsightliness of sites, the risk of public danger, and potential environmental damage.
- Recyclers and waste storage or transfer sites do not require provincial environmental approvals to operate.
- They fall under municipal jurisdiction:
 - development permits,
 - nuisance bylaws, and
 - Fire Code.
- Calgary is working towards a report identifying industry best practices, and possible process, policy or regulatory methods for operational controls.
- They are engaging Alberta Environment and Parks, Rocky View County, Foothills County and industry stakeholders on the issue.
- A resolution is proposed for the 2019 Fall AUMA convention.



Extended Producer Responsibility

- An environmental policy where a producer's responsibility for a product is extended to the post-consumer stage of its lifecycle.
- Shifts the costs and operational responsibilities for managing recycling systems from local governments to producers.
- Allows for a common list of recyclable materials making it simpler for Albertans to recycle.
- Alberta is the only province in Western Canada that does not have an EPR program.
- AUMA is advocating to establish an EPR program in Alberta for paper and packaging products. First step is a collaborative study to look at what that might mean for Alberta.
- Rocky View County supplied data to support the EPR study.
- Preliminary findings to be shared at the 2019 AUMA Convention and the RCA Annual Conference

Research from 2016 shows that producers contributed more than \$367 million to fund paper and packaging recycling across Canada, of which Alberta received \$0. If Alberta had an EPR program, it could benefit \$63 million annually.



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: September 24, 2019

DIVISION: All

FILE: N/A

SUBJECT: Recreation Governance Committee

POLICY DIRECTION:

At the July 23, 2019, meeting, Council approved the creation of a new County-wide Recreation Governance model that includes the establishment of a Recreation Governance Committee comprised of Council-only members to deal with all matters related to recreation in the County.

Section 145 of the Municipal Government Act allows Council to pass bylaws regarding the establishment of boards and committees along with their membership, functions, and procedures.

Section 203 of the Municipal Government Act allows Council to delegate its powers, duties, and responsibilities to a committee, the Chief Administrative Officer, or a designated officer.

EXECUTIVE SUMMARY:

At the July 23, 2019, meeting, Council approved significant changes to County's recreation model, the most noteworthy being the ten Recreation Boards being replaced by a single Recreation Governance Committee comprised solely of Council members.

As such, the Boards and Committees Bylaw C-7840-2018 requires an amendment in order to establish the Recreation Governance Committee, and each of the ten Recreation District board bylaws need to be rescinded; additionally, a Terms of Reference is brought forward for Council approval regarding the membership, functions, responsibilities, and procedures for the Recreation Governance Committee. The proposed amendments are discussed in detail in the Background section of this report.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Between 1972 and 1981, ten Recreation Boards were established in Rocky View County, giving an opportunity for the public to provide input into the resources provided to groups, programs, and facilities offered to County residents. This model evolved to its current state where Recreation Boards provide an understanding of community opinions on recreation matters, and make recommendations to Council on how best to support their local community and how to allocate recreational funds.

Increased expectations for recreation service provision as well as population changes over the last 40 years necessitated a thorough review of the current state of recreation governance and needs in the County. In addition, population growth, larger hamlets and ethnically diverse communities, as well as the maintenance and needed upgrade of current recreational facilities, require consideration for future recreational planning. Consequently, long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.

¹ **Administration Resources**

Ines Cortada, Recreation, Parks & Community Support

In the next 20 years, transformational change will be required to ensure the County can manage the diverse and growing needs for recreation, parks, and community support. In order to meet those needs and to plan for future growth, Council directed Administration to draft a County-wide recreation model, taking into specific account governance responsibilities, operational accountability, and financial controls.

Administration prepared a Recreation Governance report that included research, discussion, and recommendations on a new governance model for recreation, and recommended adoption of Model #2, where all of Council would be involved in the decision-making process, administrative processes would be reduced, and enhanced transparency, communication, and fiduciary responsibility would be provided. The recommended model intended to improve service delivery, strategic alignment, and collaboration amongst communities.

At the July 23, 2019, meeting, Council accepted the recommended County-wide Recreation Governance Model for information, and directed Administration to take the necessary steps to implement the Recreation Governance Committee. As part of the implementation process, the Recreation Governance Committee needs to be established by bylaw, the proposed Terms of Reference needs to be adopted, and all the current Recreation District Board Bylaws need to be rescinded. As such, Administration has prepared a Bylaw for Council's consideration that achieves the following:

- Amends Bylaw C-7840-2018, being the Boards and Committees Bylaw, to add subsection 8(3), which reads, "Recreation Governance Committee", thereby establishing the committee by bylaw;
- Repeals the current *Recreation District Board Bylaws* (10 in total – see Attachment 'A');
- Adopts the proposed Terms of Reference for the Recreation Governance Committee, which describes membership, functions, responsibilities, and procedures for this committee (see Attachment 'B').

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | | |
|-----------|---|--|
| Option #1 | Motion 1: | THAT Bylaw C-7927-2019 be given first reading. |
| | Motion 2: | THAT Bylaw C-7927-2019 be given second reading. |
| | Motion 3: | THAT Bylaw C-7927-2019 be considered for third reading. |
| | Motion 4: | THAT Bylaw C-7927-2019 be given third and final reading. |
| | Motion 5: | THAT the Recreation Governance Committee Terms of Reference be approved as per Attachment 'B'. |
| Option #2 | THAT Council provide alternative direction. | |

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Bylaw C-7927-2019

Attachment ‘B’ – Recreation Governance Committee Terms of Reference



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7927-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend the *Boards and Committee Bylaw* and repeal the *Recreation Board Bylaws*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Bylaw C-7927-2019.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the following:
 - (1) “***Boards and Committees Bylaw***” means Rocky View County Bylaw C-7840-2018, being the *Boards and Committee Bylaw*, as amended from time to time;
 - (2) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time; and
 - (3) “***Recreation Board Bylaws***” means the following bylaws collectively:
 - (a) Rocky View County Bylaw C-7038-2011, being the *Bearspaw Glendale Recreation District Bylaw*;
 - (b) Rocky View County Bylaw C-6638-2008, being the *Beiseker Recreation District Bylaw*;
 - (c) Rocky View County Bylaw C-7322-2013, being the *Bow North Recreation District Board Bylaw*;
 - (d) Rocky View County Bylaw C-6336-2006, being the *Chestermere-Conrich Regional Recreation District Bylaw*;
 - (e) Rocky View County Bylaw C-7470-2015, being the *Crossfield Recreation District Agreement Bylaw*;
 - (f) Rocky View County Bylaw C-6227-2006, being the *Madden & District Recreation Area Bylaw*;
 - (g) Rocky View County Bylaw C-6297-2006, being the *Ranch Lands Recreation District Bylaw*;

- (h) Rocky View County Bylaw C-6514-2007, being the *Rocky View Central District Bylaw*;
- (i) Rocky View County Bylaw C-6622-2008, being the *Rocky View East Regional Recreation District Bylaw*; and
- (j) Rocky View County Bylaw C-7296-2013, being the *Rocky View West Recreation District Bylaw*.

Effect

- 3 Rocky View County Bylaw C-7840-2018, being the *Boards and Committees Bylaw*, is amended as follows:
 - (1) Add subsection 8(3) that reads as follows: "Recreation Governance Committee."
- 4 The following bylaws and all amendments thereto are repealed upon this Bylaw passing and coming into full force and effect:
 - (1) Rocky View County Bylaw C-7038-2011, being the *Bearspaw Glendale Recreation District Bylaw*;
 - (2) Rocky View County Bylaw C-6638-2008, being the *Beiseker Recreation District Bylaw*;
 - (3) Rocky View County Bylaw C-7322-2013, being the *Bow North Recreation District Board Bylaw*;
 - (4) Rocky View County Bylaw C-6336-2006, being the *Chestermere-Conrich Regional Recreation District Bylaw*;
 - (5) Rocky View County Bylaw C-7470-2015, being the *Crossfield Recreation District Agreement Bylaw*;
 - (6) Rocky View County Bylaw C-6227-2006, being the *Madden & District Recreation Area Bylaw*;
 - (7) Rocky View County Bylaw C-6297-2006, being the *Ranch Lands Recreation District Bylaw*;
 - (8) Rocky View County Bylaw C-6514-2007, being the *Rocky View Central District Bylaw*;
 - (9) Rocky View County Bylaw C-6622-2008, being the *Rocky View East Regional Recreation District Bylaw*; and
 - (10) Rocky View County Bylaw C-7296-2013, being the *Rocky View West Recreation District Bylaw*.

Effective Date

- 5 Bylaw C-7927-2019 is passed and comes into full force and effect when it receives third reading and is signed pursuant to the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2019

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2019

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2019

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2019

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-XXX

Terms of reference Number:

Policy Owner: Recreation, Parks and Community Support

Adopted By: Council

Adoption Date:

Effective Date:

Date Last Amended: YYYY Month DD

Date Last Reviewed: YYYY Month DD

Purpose

- 1 The Rocky View County Recreation Governance Committee (RGC or Committee) is to:
 - (1) Foster the creation, development, and operations of recreation programs, facilities, infrastructure, , services, Parks, and Park Land;
 - (2) Act as an approving body regarding matters pertaining to recreation and cultural services in the County, including grant applications, studies, and master plans;
 - (3) Support recreation and cultural facility development and programs through the Community Recreation Funding program; and
 - (4) Support the County-wide Recreation Master Plan, recreation planning, and community engagement.

Functions

- 2 Council delegates the following governance responsibilities to the RGC:
 - (1) Review and approve matters pertaining to recreation, parks, and cultural services, including the review of current and future recreation services in the County;
 - (2) Collaborate with other governmental agencies, school boards, and stakeholder groups in the advancement of parks, sport, and recreation planning and programming;
 - (3) Engage non-profit organization and community groups in the advancement of parks, sport, and recreation planning and programming to ensure the most effective use of resources in the community;
 - (4) Receive, evaluate, and approve operational, capital, and emergency recreation grant applications based on policy, Administration's recommendations, criteria identified in the



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-XXX

County-wide Community Needs Assessment, and the priorities established in the County Recreation Master Plan.

- (a) Grant applications over \$100,000.00 will be compiled by Administration and submitted to the RGC to determine if a presentation is required, with the exception of the pre-approved multi-year agreements.
 - (5) Hear presentations from the public and stakeholder groups on matters affecting the recreational needs of the County;
 - (6) Ensure recreational and cultural services and facilities are available for County residents of all ages, income levels, skills, and lifestyles;
 - (7) Receive updates from Administration on emerging and ongoing recreation projects and initiatives;
 - (8) Establish recreation priorities by hearing from members of the public, stakeholder groups, and Administration that align with the County Recreation Master Plan;
 - (9) Foster public awareness, recognition, and support for recreation; and
 - (10) Provide direction to Administration by resolution.
- 3 The RGC may establish subcommittees to address specific issues or topics (e.g. public policy, research, sub-sector issues and challenges, district and regional issues, etc.)

Membership

- 4 The RGC consists of the following:

- (1) Reeve;
- (2) Deputy Reeve; and
- (3) All Councillors;

Chair

- 5 The Chair and Vice Chair are appointed by Council at the annual Organizational Meeting.
- 6 The Chair is responsible for presiding over meetings when in attendance.
- 7 The Chair and Vice Chair are responsible for:
- (1) Approving third party presentations; and
 - (2) Approving agendas prior to publication.
- 8 The Vice Chair will take over the duties of the Chair whenever the Chair is unavailable.



RECREATION GOVERNANCE COMMITTEE

Terms of Reference

TOR-XXX

Meetings

- 9 The Committee will meet a minimum of four times per year or at the call of the Chair. Meeting dates for the year will be set at the Committee's first meeting following the annual Organizational Meeting.
- 10 Additional meetings or special meetings may be held at the call of the Chair.
- 11 No meetings are held during the summer and winter breaks (August and December).
- 12 Meetings will be conducted in accordance with the County's *Procedure Bylaw*.
- 13 All meetings are open to the public. If required, closed sessions will be held in accordance with the *Municipal Government Act*, *Freedom of Information and Protection of Privacy Act*, and the County's *Procedure Bylaw*.
- 14 Meetings are attended by the:
 - (1) Executive Leadership Team or their authorized delegates;
 - (2) Recreation, Parks, and Community Support Manager or their authorized delegate;
 - (3) Municipal Clerk or their authorized delegate; and
 - (4) Relevant subject matter experts.

Agendas

- 15 Meetings will have a formal agenda. Agendas, information packages, and minutes will be circulated to the Committee via email one week prior to each meeting.
- 16 Agendas will be proposed by Administration with input from the Committee, with final approval by the Chair and Vice Chair.

Presentations

- 17 Public presentations to the RGC are no longer than 20 minutes in duration, unless the Committee passes a resolution to extend the presentation time, and may be followed by questions from the RGC to the presenters and Administration.
- 18 Notwithstanding the process outlined in the County's *Procedure Bylaw*, the Committee may, by resolution, allow members of the public to address the RGC on an agenda item following the presentation and question period for that item.
- 19 All presentations and discussion are directed through the Chair, and presenters are not permitted to ask questions of the Committee.
- 20 The Chair may defer approved presentations to a future RGC meeting or cancel the presentation when:



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- (1) A presenter introduces new material or an amended presentation materials after the agenda has been published; or
- (2) Otherwise at the discretion of the Chair.

Presentation Request Process

- 21 A completed application form must be submitted to Administration eight weeks prior to the scheduled RGC meeting in order for the presentation to be included on the agenda.
- 22 For all presentations, Administration will review the proposal and determine if the subject matter of the presentation is within the mandate of the RGC.
- 23 If the presentation request proceeds to the RGC, Administration will contact the presenter to confirm their presentation date and time and the deadline for submitting presentation materials.
- 24 Presentation materials must be submitted to Administration six weeks prior to the scheduled RGC meeting.
- 25 Administration will prepare an introductory cover report for each presentation, and the presentation materials provided by presenters will be included in RGC agendas.
- 26 If the Chair and Vice Chair reject a third party presentation request, Administration will advise the presenter of the reason for the rejection and that a revised presentation may be submitted in the future.

Relationship between the Committee and Administration

- 27 Administration will work as a liaison between the RGC and the community, providing support services to community organizations, as well as planning, coordinating, and communicating recreation, sport and cultural interests, and opportunities.
- 28 Committee members will closely work with the Administrative staff assigned to their division to support community growth and the development and implementation of programs, facilities, and recreation amenities.
- 29 Administration will advise Council on policy to support the vision of an active, healthy community, develop new community partnerships, and support the implementation of the Recreation Master Plan.
- 30 Any dialogue between Committee members and Administration outside of Committee meetings will be informal, and RGC members should not provide direction to Administration except through resolution passed at a Committee meeting.
- 31 Administration will review operational and capital grant applications for compliance with policy, and the Committee will evaluate applications and may by resolution:
 - (1) Approve the funding request, either in full or in part;



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- (2) Request more information from the applicant; or
 - (3) Decline the request.
- 32 Administration will propose a list of preapproved recreational providers who will receive an annual contribution on a multi-year based agreement from the County as part of the Recreation, Parks, and Community Support's operational budget, and the Committee will evaluate applications and may by resolution:
- (1) Approve the proposed agreement and funding request, either in full or in part;
 - (2) Request more information from the applicant; or
 - (3) Decline the proposed agreement.
- 33 The Committee will receive administrative support, including the recording of minutes, meeting preparation and communicating recommendations to relevant stakeholders.

Relationship with Community Members

- 34 The Committee may reach out to residents to inform them of changes in recreation, to request feedback, or to establish subcommittees with public membership to address recreation-specific questions that require public input as defined in the County's Public Participation Policy.
- 35 The Committee may establish subcommittees as necessary to ensure meaningful stakeholder engagement and to enrich Council and Administration's decision-making when there is an opportunity for stakeholders to shape action or policy.
- 36 Subcommittees will be composed of individuals who:
- (1) Can think strategically on behalf of the County as a whole;
 - (2) Have the ability to work in a group comprised of diverse individuals; and
 - (3) Are knowledgeable and experienced in their local recreational affairs.
- 37 Subcommittee members are appointed by the RGC based on Administration recommendation.
- 38 Subcommittee members may also be members of community or advocacy groups provided that their interests are declared at the time of appointment and they abide by the pecuniary interest provisions in the County's *Board and Committee Code of Conduct Bylaw*.

Definitions

- 39 In these Terms of Reference, the following definitions apply:
- (1) **"Administration"** means the operations and staff of Rocky View County under the direction of the Chief Administration Officer;



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- (2) **"Administrative Policy"** means policies that are approved by the Chief Administrative Officer, focus on the County's internal operations, and govern the actions of County staff and contractors;
- (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) **"Council"** means the duly elected Council of Rocky View County;
- (5) **"Board and Committee Code of Conduct Bylaw"** means Rocky View County Bylaw C-7855-2018, being the *Board and Committee Code of Conduct Bylaw*, as amended from time to time;
- (6) **"Council Policy"** means policies that are approved by Council and focus on the strategic direction of programs and services provided by the County;
- (7) **"Culture"** means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;
- (8) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (9) **"Organizational Meeting"** means an Organizational Meeting of Council held pursuant to section 192 of the Municipal Government Act;
- (10) **"Park"** means a park space typically located in an urban setting that has been formally engineered and constructed to offer recreational and leisure activities. Parks typically contain turf grass, pathways, planted trees and horticultural beds, park furniture, sports fields and other built improvements.
- (11) **"Park Land"** means property owned, controlled, or maintained by the County that is typically located in rural, commercial, or industrial settings. Parkland may include Municipal Reserves and Environmental Reserves that have not been formally landscaped or contain built improvements.
- (12) **"Procedure Bylaw"** means Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (13) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (14) **"Recreation"** means an experience that results from freely chosen participation in physical, intellectual, creative, and cultural pursuits that enhance individual and community wellbeing;
- (15) **"Recreation Districts"** are defined by geographical areas within which Recreation Boards enable the delivery of recreational services to residents;



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- (16) **"Recreation Master Plan"** is a Council approved planning document that defines the recreational and cultural needs of residents;
- (17) **"Recreation Facility"** means a location designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;
- (18) **"Recreation Services"** means a broad concept related to sports, fitness, social Recreation, special community events, and Capital community Initiative development;
- (19) **"Social"** means the connections individuals have to each other and to the wider community;



Approval Date

•

Replaces

• n/a

Lead Role

• County Manager

Committee Classification

• Council/Advisory

Last Review Date

• n/a

Next Review Date

•

 Reeve

 Approval Date



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: September 24, 2019 **DIVISION:** 2

FILE: 6060-650

SUBJECT: Springbank Community Facility Funding Alternatives

POLICY DIRECTION:

At the March 12, 2019, Council Meeting, Council directed Administration to “evaluate alternatives, including the sale of municipal reserves, for funding a new community facility in the Springbank area; and that the evaluation include consultation with the Rocky View School Board, the Calgary Roman Catholic School Board, and the Springbank Community Association.”

EXECUTIVE SUMMARY:

Springbank residents have expressed a desire for additional indoor recreation provision, with consideration of potential amenities and locations, since the early 2000s. The Springbank Community Association has proposed that a new facility include a fitness centre, indoor fields, gymnasium, a library, an event centre, studio/meeting rooms, and child care services. Projects of a similar scope cost between \$20,000,000 and \$30,000,000 to build.

Administration consulted with Rocky View Schools, the Calgary Separate School District, and Springbank Community Association to collect information relevant to funding alternatives for a new community facility in Springbank.

Fourteen alternatives are presented in this report, a combination of which is anticipated to be required to accumulate the resources required for a community facility of the proposed scope.

Associated descriptions and processes, timelines, pros, cons, and considerations are presented in Table 2.

This report is provided to Council for information.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Administration be directed to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County in accordance with Option #1.

BACKGROUND:

Community and County culture and recreation surveys have provided consistent results, identifying gymnasium, exercise facilities, a running track, indoor turf, and studio/meeting rooms as component priorities for a new facility.

In 2015, Springbank Community Association (SCA) sold the Springbank Community Hall land to Rocky View Schools (RVS) for \$500,000, which leased the 1905 building to the Springbank Lions Club. The hall was condemned and torn down in 2018.

¹ **Administration Resources**

Theresa Cochran, Recreation, Parks & Community Support



With the loss of the Springbank Community Hall in 2018, there is an added sense of urgency for a replacement community facility. On November 27, 2018, Council approved a \$27,760.00 Community Recreation Grant for the Springbank Community Association (SCA) to “conduct a feasibility assessment for a community, recreation, and event centre in Springbank”.

On March 12, 2019, Council directed Administration to “evaluate alternatives, including the sale of municipal reserves, for funding a new community facility in the Springbank area; and that the evaluation include consultation with the Rocky View School Board, the Calgary Roman Catholic School Board, and the Springbank Community Association.”

Administration met with the SCA, the Rocky View School Board (RVS), and Calgary Separate School District (CSSD) on April 12, 2019, to discuss the possible buildout of a recreation facility in Springbank. Though the location of the facility has yet to be determined, the group discussed how each organization might support such a project. The possible sale of County land was considered. RVS expressed interest in providing support through such contributions as road buildout (amount yet to be determined), but CSSD is going to wait until the details are worked out between the County and RVS before making any decisions. They are willing to come back to the table to discuss how they might work with the County at a later date.

In a meeting with County Administration on May 30, 2019, the SCA expressed their willingness to fundraise for this initiative.

On June 26, 2019, the SCA and Administration met to discuss the findings of the study. This study identifies the amenities SCA would like included in a community centre they propose for Springbank. All but an event centre and child care services are consistent with the top ten indoor priorities identified in the 2017 Rocky View West Recreation District Recreation Needs Assessment. These additional desires may be addressed by building amenities flexible enough in design to accommodate these needs.

On June 26, 2019, Administration again met with RVS to further discuss the possibility of partnering on a community centre in Springbank. RVS administration expressed their support for such a project, but at a much smaller scale than that proposed by the SCA. Though RVS will allow the facility to be built on the elementary school lands, there was no interest in providing a financial contribution towards its construction.

The outcomes of the above-noted meetings and study have been taken into consideration when posing funding alternatives for a Springbank Community Centre.

Administration reviewed construction costs for indoor recreation facilities with amenities comparable to those desired by SCA. Shown in Table 1, the cost to build a community facility with the desired specifications is anticipated to be between \$20,000,000 and \$30,000,000. Land acquisition and remediation costs have not been included.

Table 1. Cost estimates for recreation facilities with amenities comparable to those desired by the Springbank Community Association.

Facility	Recreation and Leisure Centre, City of Chestermere, Alberta	Crescent Point Regional Field House, Okotoks & Foothills County, Alberta	Red Lake Events Centre, Municipality of Red Lake, Ontario	Langdon Recreation Centre, Langdon, Alberta
Project Year	2016 Feasibility	2014 Built	2017 Feasibility	2014 Feasibility
Footprint (ft ²)	64,195	152,000	52,500	90,000

Facility	Recreation and Leisure Centre, City of Chestermere, Alberta	Crescent Point Regional Field House, Okotoks & Foothills County, Alberta	Red Lake Events Centre, Municipality of Red Lake, Ontario	Langdon Recreation Centre, Langdon, Alberta
Land Base (acres)	20-40	30	20	10 (minimum)
Project Cost	\$27,122,388	\$20,000,000	\$26,959,774	\$20,000,000
Land Purchase Included?	N	N	Y (\$2M)	N
Facility Components				
Fitness Centre*	√	√		√
Indoor Fields*	√	√ (3)		√ (2)
Gymnasia*		√ (1)		
Library*				
Event Centre				
Studios / meeting rooms*	√	√		√
Child care services				√
Indoor walking track*	√	√	√	√
Indoor playground	√			
Arena*			√	√ (\$7,800,000)
Performing Arts Space			√	
Commercial Space		√		√
Climbing Gym*				
Court Sport Spaces*				
Youth Centre*				

Component desired by SCA

* Priority amenity identified in 2017 Rocky View West Needs Assessment

A combination of funding alternatives will be required to accumulate the resources required for such a community facility, as no known single source of currently available funding exists. Funding alternatives include:

1. Sale of surplus land
2. Volunteer Recreation Levies
3. Recreation Tax Levy Dollars and Cash In Lieu funds
4. Special Tax Bylaw
5. Off-site levies
6. Fundraising by County
7. Municipal Sustainability Initiative (MSI) funding - \$2.2M
8. Debt servicing/debenture
9. Funding provided by Rocky View Schools (RVS) & Calgary Catholic School District (CSSD)
10. Community fundraising (SCA)
11. Public-Private Partnerships (P3)
12. Sponsorships
13. Cost-sharing with Adjacent Municipalities
14. Rocky View County operational arms-length Non-for-Profit corporation

Table 2 provides a summary of the description and process for each funding alternative as well as the anticipated timelines, pros and cons, and points for further consideration.

Table 2: Funding alternatives for a new community facility in the Springbank area.

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
1. Sale of Surplus Land	<p>The sale of surplus Municipal Reserve and Fee Simple lands provide two alternatives.</p> <p>1. Municipal Reserve (MR)</p> <p>The general public, internal administration, or direction from Council can initiate the formal submission of a completed <i>Removal of Reserve Designation Application Form</i> and application fee to initiate a request to remove the Reserve designation from Municipal Reserve for future potential sale.</p> <p>Administration uses <i>Evaluation Criteria for the Sale of Former Reserve and Reserve Land</i> to develop a recommendation to Council on whether to dispose of the Reserve Land.</p> <p>If Council decides to dispose of the land, Administration circulates internal and external parties with a 30 day response period, advises the applicant of comments received, schedules the public hearing date, and advertises the potential removal of the designation in accordance with Section 606 of the MGA.</p> <p>Administration prepares and presents a report to Council with a recommendation on whether to remove the Reserve designation for future sale, and may recommend which method of sale should be exercised. The methods include: direct sale to the applicant, public tendering process, request for proposal, real estate listing, or other method of sale as deemed appropriate by Administration.</p> <p>If Council decides to remove the Reserve designation, Administration initiates the request to remove the reserve designation and proceed with disposal of reserve. A third party appraisal is required, and the sale will take place through</p>	<p>1. MR Sale</p> <p>Minimum 10 to 12 weeks from receipt of initial application (more if land sale isn't immediate).</p> <p>2. Fee Simple Land</p> <p>Should a buyer be available, the process has a relatively short turnaround time</p>	<p>1. MR Sale</p> <p>Council controls the decision regarding removal of designation and land sale.</p> <p>Should a buyer be available, the process has a relatively short turnaround time.</p>	<p>1. MR Sale</p> <p>As per the current Reserves Agreement between RVC and the school boards, RVC realizes only half of the appraised value of the property.</p>	<p>It is anticipated that a more accurate understanding of surplus fee simple land will be provided to Council by Legal and Land Administration by November 26, 2019.</p>

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
	<p>either a realtor or Administration, with the proceeds deposited in the County's Public Reserve Account (see alternative 2 for further details).</p> <p>Per the current Reserves Agreement between RVC and the school boards, 50% of the sale proceeds of applicable Reserve Lands are allocated to the Municipal Reserve Fund and 50% are allocated to the School Reserve Fund held by the County for the School Authorities.</p> <p>2. Fee Simple Land</p> <p>Sale of fee simple land takes place as a standard real estate transaction for market value of the property. Council determines where the sales revenues are applied.</p>				
2. Volunteer Recreation Levies	<p>Since 2006, new developments in the County have been subject to a voluntary recreational levy of \$800 per housing unit and \$800 per acre of non-residential use. The levy funds are allocated to the recreation district in which the development occurs and are intended for use toward new (including expansion) capital projects. The balance available for the entire County at the close of 2018 was \$836,736. The funds are held in reserve accounts until utilized. The current volunteer recreation levy balance for Rocky View West is \$218,139.</p>	Funds immediately available.	\$218,139 immediately available in RVW.	Funds dependent upon developers making voluntary contributions.	It is anticipated that off-site levies will ultimately replace these voluntary contributions.

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
3. Recreation Tax Levy Dollars and Cash In Lieu funds	<p>Annually, \$330,100 is budgeted for recreation operational expenditures in Divisions 1, 2, and 3. These funds come from a per household recreation tax dollar levy. Unused funds are rolled over into the Rocky View West District Reserve.</p> <p>One-half of the cash-in-lieu receipts are apportioned to local school districts, the remaining one-half to the County. As per Policy C-317, of the County's share, 25% is allocated to Regional Capital Reserve, 25% is designated for the General District Reserve, and 50% to the District in which the development is located. As per section 671(2) of the MGA, these funds can be used for a public park or recreation area.</p> <p>As of June 30, 2019, \$272,263.12 was available through the Rocky View West District Reserve, and \$1,247,522.71 was available through the General District Fund, for a total of \$1,519,785.83.</p>	Annual recreation tax levy funds are immediately available.	<p>Recreation Levies provide certainty in available funds that can be dedicated to recreation capital projects.</p> <p>Cash in Lieu is dependent upon subdivision of lands, but is an additional funding stream to be considered</p>	<p>Funds used are not available to other community recreation projects.</p> <p>As per the current Reserves Agreement between RVC and the school boards, RVC realizes only half of the Cash In Lieu taken in place of MR for development.</p>	<p>Could consider these funds as an alternative for paying off debenture incurred in construction of the recreation facility.</p> <p>May wish to consider a per capita, rather than household, levy.</p> <p>A revised Reserves Agreement may afford RVC a greater portion of Cash In Lieu.</p>
4. Special Tax Bylaw	<p>Per MGA section 382(1), <i>council may pass a special tax bylaw to raise revenue to pay for a specific ...purpose by imposing ... a recreational services tax.</i></p> <p>The use of a Special Recreation Tax in Langdon has proven successful in providing funding for recreation facilities and programs in Langdon.</p>	Special Tax Bylaws must be passed annually.	<p>Tax dollars could be drawn from the catchment area for the proposed facility (Divisions 1, 2, and 3).</p> <p>Can be used to pay for construction of new facility.</p>	<p>Residents not in support of a new Community Centre will be required to provide funding.</p> <p>If a Special Tax Bylaw is not passed, funding is not available.</p>	Total expenditure estimated for the cost of construction must be included in the municipal budget as an estimated expenditure.

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
5. Off-site levies	As per Section 648 of the MGA, a Council may by bylaw <i>provide for the imposition and payment of a levy, to be known as an “off-site levy”, in respect of land that is to be developed or subdivided.</i> These levies may be used to pay for <i>all or part of the capital cost... including the cost of any related appurtenances and any land required for or in connection with... new or expanded community recreation facilities.</i>	Bylaw is not yet in place; anticipated in 2020.	Once in place, the off-site levy bylaw will provide an additional source of funding for <u>future</u> recreation amenities.	Funds are dependent upon level of development occurring in the County, and as such timing is unknown. Unlikely that funds from development in Divisions 1, 2, and 3 will be sufficient enough over the next five to ten years to fully support facility development.	County is examining the possibility of off-site levies to support soft services in the County, but decisions on implementation are not anticipated until 2020.
6. Fundraising by County	Certain provincial and federal funding opportunities are available to municipalities. (e.g. Investing in Canada Infrastructure Program https://www.alberta.ca/ICIP-community-culture-recreation.aspx)	Depends on funding deadlines and turnaround times for individual granting programs.	Funding can offset project costs.	No certainty in grant approval. Granting opportunities are often not well-publicized.	Would require that the County takes on direct project management and ownership of major recreation projects. Shovel-ready projects and those with partners have a better chance of success in

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
					application process.
7. Municipal Sustainability Initiative (MSI) funding - \$2.2M	<p>MSI funding is administered through Financial Services. The Executive Leadership Team determines the County's top funding priorities to which MSI funding may be applied; these priorities must be approved by Council.</p> <p>The County must apply to the Government of Alberta (GOA) for MSI funding. Recreation and sports facilities, libraries, and cultural and community centres are eligible capital projects.</p> <p>MSI funding has been used to support the buildout of facilities such as Spray Lake Sawmills Family Sport Centre, and the County Campus.</p>	<p>The normal processing time is 10-12 weeks once the application is submitted to the GOA, but applications cannot be recommend until the provincial budget is tabled (fall 2019), so approval would not be until several weeks after that date.</p>	<p>\$2.2 million has been earmarked by Council for an unspecified Springbank Community project.</p> <p>Unspent capital funds may be carried forward a total of six years, but must be spent on the project by December 31 of the sixth year.</p>	<p>The specific Springbank project has not been decided upon and approved by Council; therefore, the funding has yet to be applied for or approved by the GOA.</p> <p>MSI comes to an end in 2021-22.</p>	<p>Municipalities may choose to contribute funds for use towards eligible MSI projects to other municipalities, regional services commissions, or non-profit organizations.</p> <p>The project must be limited to a single building or facility.</p> <p>Applications should be submitted with ample time to be processed before annual provincial budget is tabled.</p>
8. Debt servicing/ debenture	<p>If a not-for-profit community organization is taking the lead on the project development, or if the County manages the project, the County could borrow funds for the project. Yearly recreation levies from that district could be used to repay the debt and associated interest. Alberta Capital Finance Authority releases debt quarterly (March, June, September and December).</p> <p>A motion of Council and an associated borrowing bylaw are required. Depending on the term, the</p>	<p>Depends on amount of debt to be repaid.</p> <p>The Town of Edson (population 8,428) provides a good example of the time required to repay debentures and the implications.</p>	<p>Project can be paid off over a reasonable period of time.</p>	<p>Project may take many years to pay off.</p> <p>Interest fees increase total project cost.</p> <p>Funds dedicated to debenture are not available to</p>	

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
	<p>bylaw may need to be advertised for two consecutive weeks.</p> <p>In the past, the County has taken out debentures for the Chestermere Regional Community Association and the Spray Lakes Sawmill Family Sport Centre.</p>	<p>Their \$15,000,000 debenture for multi-use recreational facility will take 30 years to pay off. Based on today's interest rates and expected operational costs, Edson taxpayers will see an estimated \$130 increase in taxes yearly per \$100,000 in assessment.</p>		<p>other community recreation projects.</p>	
<p>9. Funding provided by Rocky View Schools (RVS) & Calgary Catholic School District (CSSD)</p>	<p>RVS administration will support the project though roads, etc., but the total amount is unknown at this time.</p> <p>RVS has offered land upon which to build a smaller facility than that proposed, but is not interested in providing funding for the project.</p> <p>The CSSD is going to wait until the details are worked out between the County and RVS before considering support. They are willing to come back to the table to discuss how to work with the County at a later date</p> <p>Langdon's Joint Use Site provides an excellent example where RVS provided funding for a project. The cost for servicing the site was shared between RVS and the County.</p>	<p>Not Applicable</p>	<p>Unknown</p>	<p>Unknown</p>	<p>If RVS and/or CSSD were to decide to provide funding support to build a facility, a Joint Use Agreement would have to be put in place to ensure access.</p>

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
10. Community Fundraising (SCA)	<p>Springbank Community Association (SCA) has expressed willingness to fundraise for this initiative.</p> <p>Federal and provincial governments and corporations may be approached for their support in a manner that the County cannot.</p> <p>Not-for-profit community organizations may also be eligible to take part in the Alberta Gaming and Liquor Commission's casino program.</p> <p>Many of the County's not-for-profit organizations, including Langdon Community Association, Bearspaw-Glendale Community Association, and Spray Lake Sawmills Recreation Park Society, fundraise to complete capital projects.</p>	<p>Turnaround for grant applications may take several months. October 1 deadline for CFEP.</p> <p>Casino applications may take two months for a response, with groups accessing a casino approximately every 18 to 24 months.</p>	<p>Community not-for-profit organizations, such as SCA can access funding not available to municipalities (i.e. provincial and federal funding sources) to augment funding made available through the County.</p> <p>Resident support for building a successful project can enhance community pride and cohesiveness.</p>	<p>Decisions from funding bodies may take months.</p> <p>Dedication and buy-in from community is required.</p> <p>Ongoing volunteer time is required.</p> <p>Time restrictions to complete project (e.g. CFEP – 30 months).</p> <p>Turnaround between grant announcement and deadline may be fast; shovel-readiness is recommended.</p>	<p>Matching funding is often required for federal, provincial, and foundation funding sources.</p> <p>If these funds are received through the not for profit, they must pay the bills.</p> <p>Advance preparation (project detailing) is required to be ready to respond to calls for applications (shovel-ready projects are recommended).</p>
11. Public-Private Partnerships (P3)	<p>Public-private partnerships, or P3s, are partnerships between governments and the private sector to build public infrastructure.</p> <p>The public sector always owns the infrastructure. The government determines when and where to build the project, its scope, and its budget. The public sector also uses a competitive process to select the best team of private sector companies</p>	Undetermined	<p>Risks are fully appraised early in the process to determine project feasibility.</p> <p>Public infrastructure can be delivered sooner (fewer</p>	<p>Success is not guaranteed.</p> <p>Complex contracts.</p> <p>Complex and costly procurement process may outweigh any</p>	<p>There are both passionate advocates and critics for the use of P3s to build recreation facilities. There are examples of both great</p>

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
	<p>to design, build, finance, maintain and/or operate the public infrastructure or service.</p> <p>The private sector determines its team members in the consortium to deliver the P3 infrastructure project.</p> <p>Depending on the project's scope and size, the consortium may include one or more architects, constructors, lenders and financial institutions, and maintenance and operation providers.</p>		<p>delays) and more cost-effectively.</p> <p>Possible that rate of investment is greater than traditional project approach.</p> <p>P3s also deliver better designed facilities that are well-maintained during the contract term, which could be from 15 to 30 or more years.</p>	<p>potential benefits.</p> <p>Profits can vary depending on risk, complexity and scope of project.</p> <p>Facility revenue is often turned over to the private partner.</p> <p>Can increase government costs.</p> <p>If private expertise outweighs that of the public partner, the government is at a disadvantage.</p> <p>Limited competitive-ness for cost-effectiveness.</p> <p>Transaction costs for lawyers and consultants also add about 3 per cent to the final bill.</p>	<p>successes and failures.</p> <p>It is critical for governments to have the expertise when deciding if a project should go the P3 route.</p> <p>The County would need to develop a P3 Policy to ensure consistency in how such relationships are pursued and managed.</p> <p>For governments that invest in the P3 model, a project's success is often evaluated by finishing on time and within budget.</p>

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
12. Sponsorships	<p>Sponsorships provide an opportunity for the corporate community to help offset capital costs.</p> <p>This is a funding alternative used in other municipalities (e.g. Calgary's Shane Homes YMCA at Rocky Ridge, Repsol Sport Centre, Scotiabank Saddledome), where monies from the corporate sector are leveraged with marketing opportunities.</p>	Depends on corporate buy-in to support community projects.	<p>Community support of project.</p> <p>Sponsorships generally have an expiry date (e.g. 10 years) and can therefore be renewed regularly.</p>	<p>More challenging, pending economic climate.</p> <p>Number of exposures determines the amount that can be garnered from a sponsorship.</p>	<p>Should this be a preferred alternative for funding, policies for these processes should be developed to ensure consistency across the County.</p> <p>The County's Naming Rights Policy C-329 applies only to Community partners with Licenses of Occupation.</p>
13. Cost Sharing with Adjacent Municipalities	<p>Smaller rural municipalities have partnered to build recreation facilities that benefit residents from both jurisdictions without one municipality having to bear the entire development cost alone. Examples include:</p> <ol style="list-style-type: none"> 1. Crescent Point Regional Field House located near Aldersyde, AB – cost shared by the Town of Okotoks and M.D. of Foothills. 2. Tri-Leisure Centre located in Spruce Grove, AB – owned by the City of Spruce Grove, Town of Stony Plain and Parkland County. 	Undetermined	Reduced costs for both/all municipalities involved.		<p>Need to ensure equal access for all residents.</p> <p>Model for facility operations has to be determined (is there a municipality with primary responsibility).</p>

Alternative	Description and Process	Timeline	Pro	Con	Further Considerations
14. Rocky View County operational arms-length Non-for-Profit corporation	<p>The County may wish to consider the implementation of an at-arms-length, not-for-profit foundation dedicated to recreation facilities funding, programs, and operations. Such an organization would be eligible to apply funding for County recreation projects and programs that is currently not accessible to the municipality. For example:</p> <ol style="list-style-type: none"> 1. The Regional Recreation Corporation of Wood Buffalo (RRC) was created by the Regional Municipality of Wood Buffalo (RMWB) Council in October 2012 to design, build, steward and operate several state-of-the-art community recreation, sport and event facilities and venues. 2. Parks Foundation Calgary (PFC) was established in 1985 to provide funding for parks and recreation projects in the Calgary area. As a not-for-profit corporation with charitable status, PCF is able to receive donations and apply for grants to fund relevant projects. They partner with community organizations, provide grants back to the community, and lead initiatives. 	Unknown, pending legal and feasibility review.	<p>Provides County with access to additional recreation funds.</p> <p>Can receive and receipt donations as an agent of the County.</p> <p>Community investment in County recreation.</p>	Requires commitment from Board members and additional staff.	<p>Will require more detailed investigation, feasibility, and legal assessment prior to implementation.</p> <p>Anticipate that this option would be a good long-term alternative to support County recreation.</p>



BUDGET IMPLICATIONS:

There are no budget implications at this time.

CONCLUSION:

Given the anticipated \$20,000,000 to \$30,000,000 cost of a new recreation facility in Springbank, a combination of the funding alternatives provided herein will have to be implemented. It is anticipated that the establishment of a non-profit Recreation and Parks Foundation would provide the County with greater flexibility and access to funding to support recreation and parks facilities and programming within the county. Clarity in terms of exactly which other alternatives and their nature of implementation will be necessary as the project details and finalized scope are defined.

OPTIONS:

- Option #1 THAT Administration be directed to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: September 24, 2019 **DIVISION:** 01

FILE: 2015-550

SUBJECT: Request to re-evaluate the Bragg Creek Snowbirds Specialized Transportation Grant Application

POLICY DIRECTION:

The Bragg Creek Snowbirds' 2019 application was evaluated in accordance with the Specialized Transportation Assistance Grant Policy C-102.

EXECUTIVE SUMMARY:

The allocation of the 2019 Specialized Transportation Grant funding was approved during the May 14, 2019, Council meeting. This year, funding was distributed to two service providers: the Bragg Creek Snowbirds Seniors Fellowship (BCSSF), and the Rocky View Regional Handibus Society (RVRHS), and to 14 individual applicants. The requests from all applicants totaled \$324,434, which exceeded the available \$303,500.

Policy C-102 does not provide specific guidance on the allocation of funds; therefore, justification for funding recommendations were based on grants provided and spent by the respective organizations and individuals in the previous year. Additionally, the number of residents and the area the provider services were also considered. The following, which were also recommended, are the approved amounts:

- \$289,000 to the RVRHS;
- \$7,500 to BCSSF; and
- \$7,000 among qualified individual applicants.

On September 6, 2019, BCSSF requested to have their application re-evaluated. Given the increased demand for their services, this year, they requested \$14,000 of funding through the Specialized Transportation Assistance Grant. They received 53.57% of their request in the amount of \$7,500.00.

¹ADMINISTRATION RECOMMENDATION:

As the available funding for this grant program has already been allocated to eligible applicants this year, Administration recommends refusal in accordance with Option #2.

BACKGROUND:

The Specialized Transportation Assistance Grant is established on an annual basis by Council in conjunction with the County's annual budget. Service providers and individuals submit annual Specialized Transportation Grant applications to the County. Their applications are assessed in accordance to Specialized Transportation Assistance Grant Policy C-102.

In 2019, \$303,500.00 was available through the grant program; Administration received applications from 14 individuals and two service providers. The total requested amount from this year's applications exceeds the funding available. Policy C-102 does not provide specific guidance on the

¹ **Administration Resources**

Althea Panaguigon, Community Services Coordinator, Recreation, Parks and Community Support



allocation of funds to individual applications. Justification for funding recommendation was based on the number of service trips, the area they cover, and grants provided and spent by the respective organizations and individuals in the previous year. Due to the limited funding available, service providers received funding less than their requested amount. On May 14, 2019, Council approved the distribution of funds available for 2019 and with that, allocated \$7,500.00 to BCSSF. Table 1 shows the distribution of the Specialized Transportation Grant funding in 2019:

Table 1: Specialized Transportation Funding Allocation

Applicant	Requested	Approved
Rocky View Regional Handibus Society	\$303,434	\$289,000
Bragg Creek Snowbirds Seniors Fellowship	\$14,000	\$7,500
Individual Applicants	\$7,000	\$7,000

On September 6, 2019, BCSSF requested to have their application re-evaluated.

The BCSSF recruits volunteers who provide members and seniors in the area with rides for medical and therapeutic purposes free of cost. On the first six weeks of this year, they spent \$1,706.07 and anticipate an annual operating cost of \$15,000.00. Updated information provided by the BCSSF states that as of July 2019, they completed 140 one-way trips at a cost of \$7,282.34, averaging \$52.02/trip.

This year they requested \$14,000.00 as they anticipated an increase in demand for services; Table 2 outlines the trips provided by the organization in the last 3 years.

Table 2: Number of Trips by the BCSSF

Year	Trips Provided
2017	92
2018	142
2019	260 (anticipated)

Grant Application Assessment:

- As per the policy statement, the granting program is intended to provide financial assistance to specialized transportation providers. Information provided by the BCSSF shows that their model requires that the County assumes the majority of the program's cost.



Table 3: Funding Provided to the BCSSF

Year	Received Funding	Cost of Trips	Percentage of Subsidy
2017	\$4,000.00	\$4,773.47	83.80%
2018	\$5,000.00	\$7,680.78	65.10%
2019	\$14,000.00 (requested)	\$15,000.00 (anticipated)	93.33%

- The BCSSF does not charge their program users a service fee. In order to recruit drivers, they provide an honoraria to their volunteers in the amount of:
 - \$25.00 one way for driving time;
 - \$10.00/hour waiting/standby time; and
 - \$0.55/ km for mileage.
 - It should be noted that the mileage provided by the BCSSF is twice the amount provided to individuals for specialized transportation, which is at a rate of \$0.25/km as per Procedure 102 (PRO-102)
- PRO-102 states that funding distributed through the Specialized Transportation program is one-time in nature, and the payment of a grant in one year to a specialized transportation provider does not serve as an indication or commitment by the County that comparable grant payments will automatically be made to the same specialized transportation provider in future years.

Alternatives to the BCSSF program:

- The RVRHS currently offer their services to all of Rocky View County, including the Bragg Creek area. Although there are limitations to their current program, such as the fare requirement, this is still an option available for residents:
 - The RVRHS also receives funding through the Specialized Transportation Grant program. In 2018, they received \$273,700, which covered approximately 22.46% of their operating expenses. This year, as per Table 1 above, they received \$289,000, which will cover approximately 23.76% of their projected expenses for 2019.
- In addition to the services provided by the RVRHS, should private accommodations be required, the Specialized Transportation Grant can subsidize the cost of medical and therapeutic appointments. The program provides funding for private individuals for up to \$500.00 (or the pro-rated amount) to go towards their transportation costs.

Procedure 102 states that, should there be more than one eligible provider, funding shall be distributed amongst the approved applicants. Funding is limited, and the application requests often exceed the amount available for distribution. It is recognized that the Bragg Creek Snow Birds provides a valuable service to their members and, should their program cease to exist, it will impact the end user. Therefore, the recommendation initially provided to Council on the May 14, 2019, meeting, although not the full funding request, still provided some means of financial assistance towards their program, which is consistent with the assessment of other providers and ultimately the intention of the Specialized Transportation Grant.



BUDGET IMPLICATIONS:

All the funding available in this grant program has been allocated for in 2019; should this request be approved, a budget adjustment of \$6,500.00 is required.

OPTIONS:

- | | | |
|-----------|--|---|
| Option #1 | Motion 1: | THAT the Bragg Creek Snowbirds Seniors Fellowship's application be re-evaluated and approved as per the initial amount requested. |
| | Motion 2: | THAT the budget adjustment of \$6,500.00 be approved as per Attachment 'B'. |
| Option #2 | THAT the Bragg Creek Snowbirds Seniors Fellowship's additional request for funding be refused. | |
| Option #3 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

"Richard Barss"

Acting Executive Director
Community Development Services

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Specialized Transportation Assistance Grants - Procedure 102 (PRO-102)

Attachment 'B' – Budget Adjustment

PROCEDURE**#PRO-102**

Title:
Specialized Transportation Assistance Grants

Legal References:

Procedure Category:
Administration

Cross References:
Strategic Plan/Vision:
Policy 102

Effective Date: September 8, 2009
Revision Date:

Under Policy 102 on Specialized Transportation Assistance grants, this procedure outlines steps and decision-making guidelines for administering the Specialized Transportation Assistance Grant Program.

Administering Authority:

1. Rocky View appoints the Family and Community Support Services Coordinator or their designate as the authority for administering the Specialized Transportation Assistance Grant Program. Private specialized transportation grants shall be processed and approved by the Family and Community Support Services Coordinator or his/her designate.
2. A list of all applications from specialized transportation providers and private individuals shall be submitted to Council for their approval each year.

Annual Budget Funding Allocation:

1. The total amount of specialized transportation assistance grant funds available will be established each year by Council in conjunction with approving the County's Annual Budget.
2. The Family and Community Support Services Coordinator shall administer this Budget allocation pursuant to direction given by Council.
3. If more than one eligible specialized transportation provider from within a Rocky View area applies for Specialized Transportation Assistance grant funding, such available funding shall be allocated amongst all the approved specialized transportation providers applying.

Grant Applications:

1. To be eligible for a grant under this Program, specialized transportation providers are required to complete the Specialized Transportation Assistance Grant Application Form that is attached as Schedule "A" to this Procedure, documenting the name, address, contact person and phone number for the eligible specialized transportation provider.
2. All applications must include an overview of the number of trips the specialized transportation provider provides yearly, including the number of Rocky View residents served, the number and purpose of trips for each Rocky View resident served, the area of operation, proposed activities, proof of adequate insurance coverage, and a financial statement and/or budget that indicates revenues and expenditures for the current year, as well as the prior year's actual financial statements.
3. Grant applications from specialized transportation providers and private individuals must be remitted to the County no later than March 31st. Private applications received after this date will be processed on a first-come, first-served basis. Private applications from individuals approved for specialized transportation funding must be submitted within 30 days of completion of the trips and, for travel in December, by December 31st of that calendar year. The applications must be on an approved form that clearly states the name, address, legal land description, kilometres travelled or cost of bus or taxi fare, and purpose (i.e. Medical/therapeutic) of trips. Individuals will not be reimbursed for travel provided by specialized

transportation providers that have received grant money in the current calendar year.

One Time Payments:

1. Grant payments are one time in nature.
2. The payment of a grant in one year to a specialized transportation provider does not serve as an indication or commitment by the County that comparable grant payments will automatically be made to the same specialized transportation provider in future years.

Grant Reporting:

1. Specialized transportation providers who receive grants are required to file a Financial Report with the County no later than within three months of the end of the calendar year when the grant payments were received.
2. A copy of the Financial Report to be remitted to the County is attached as Schedule "B" to this Procedure. This Report, which when completed will outline how the grant funds were spent, must be remitted to the County as a prerequisite to filing a grant application for the following calendar year.

Private Applications For Grant Funding:

1. The maximum amount of grant funds available to any private applicant for specialized transportation assistance is based on a \$500 per client limit and/or a lower pro-rated limit that may be determined by Rocky View in any given year due to the volume/size of applications for grant funding.
2. Rocky View will reimburse individuals for private specialized transportation at a rate of \$0.25 per kilometer or based on actual cost (with a receipt for bus or taxi fare) and supported by confirmation of a doctor's or registered therapist's appointment.



LEGAL AND LAND ADMINISTRATION

TO: Council

DATE: September 24, 2019 **DIVISION:** All

FILE: 06809018 **APPLICATION:** N/A

SUBJECT: Sale of Land to the Cochrane & District Agricultural Society

POLICY DIRECTION:

The proposal that is contained in the Notice of Motion was evaluated against the Council Policy #313: Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land, and against the provisions set out in the *Municipal Government Act*. Policy Statement #8 within Policy #313 prescribes that if fee simple lands are to be sold for less than market value, the proposal to sell the lands must be advertised as set out in Section 70(1) of the *Municipal Government Act*. While Policy #313 specifically references Section 70(1), Section 70(2)(c) of the *Municipal Government Act* does state that a proposal does not have to be advertised if the lands are to be used by a non-profit organization.

EXECUTIVE SUMMARY:

In response to a Notice of Motion submitted on September 10, 2019, Administration has prepared a brief report to provide Council with both a summary of the history leading up to today and the policy analysis related to a potential sale of the lands currently leased by the Cochrane & District Agricultural Society.

Both Council Policy #313: Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land, and the *Municipal Government Act* contemplate selling lands at less than market value, so the proposal contained within the Notice of Motion was found to be compliant.

Administration has reviewed the proposal contained within the Notice of Motion and has prepared an amended option for Council's consideration.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #2.

BACKGROUND:

The County acquired the subject lands in 1999 through a land swap with the Province. The value assigned to the transaction at that time was \$308,500. In 2000, the County entered into a lease agreement with the Cochrane and District Agricultural Society. The current lease expires in 2025.

Following an attempt to determine the long-term future of these lands, in 2016, Council directed Administration to seek out applicants that may be interested in purchasing the subject lands. One proposal was received; however, the County ultimately declined that offer. In 2017, a second application to purchase the lands was received. The County ultimately declined that offer as well.

In 2018, Council created an advisory committee with the Town of Cochrane in another attempt to chart the future of the County's lands within the Town. The advisory committee met in late 2018 and early 2019; however, there has been no Council-endorsed direction as a result of the meetings.

¹ Administration Resources

Kent Robinson, Executive Director, Corporate Services



Since early 2016, multiple appraisals have been conducted on the property; the most recent being in June 2019. This most recent appraisal estimates the overall value of lands to be \$7.7 million, with the leasehold improvements valued at \$1.8 million, leaving a net value of \$5.9 million.

On September 10, 2019, Council directed Administration to prepare a report for September 24, 2019, in response to a Notice of Motion. The proposal contained within the Notice of Motion directs Administration to enter into a sales agreement with the Cochrane and District Agricultural Society and register a restrictive covenant on the title that would ensure the lands remain as greenspace/recreation for 20 years. This direction is represented in Option #1 below.

Administration has reviewed the Notice of Motion and has provided a slightly amended option for Council's consideration. This amendment is represented in Option #2 below. The differences between the motions are subtle and are summarized as follows:

- Final approval of Council has been added to ensure the Purchase and Sale Agreement meets the expectations of Council;
- The legal description of the lands has been included;
- The condition related to long-term greenspace/recreation has been reworded slightly to provide Administration the ability to look at other tools that would achieve the same result; and
- A third condition has been added to direct Administration to consider what would happen should the lands cease to be used as greenspace/recreation land prior to the expiry of 20 years.

BUDGET IMPLICATIONS:

The lands being considered for disposal are fee simple, and as such, the County has no formal obligation to share any revenue accruing from a sale. As noted in the report, the net value of the subject lands is estimated to be approximately \$5.9 million.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | 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. |
| Option #2 | <p>Motion 1: THAT Administration be directed to negotiate, subject to Council's final approval, a Purchase and Sale Agreement (PSA) with the Cochrane and District Agricultural Society to purchase the lands within the Town of Cochrane, legally described as Plan 731674;OT.</p> <p>Motion 2: THAT the PSA reflect, at minimum, the following terms and conditions:</p> <ul style="list-style-type: none"> a) Purchase Price - \$1.00; b) Provisions that ensure the lands remain used as green space and/or recreational land for a period of 20 years; c) Provisions that prescribe the County's options should the lands cease being used as green space and/or recreational land prior to the expiry of 20 years. |
| Option #3 | THAT alternative direction be provided. |



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – September 10, 2019, Notice of Motion

Attachment ‘B’ – Site Map

Attachment ‘C’ – Policy #313, Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land

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;

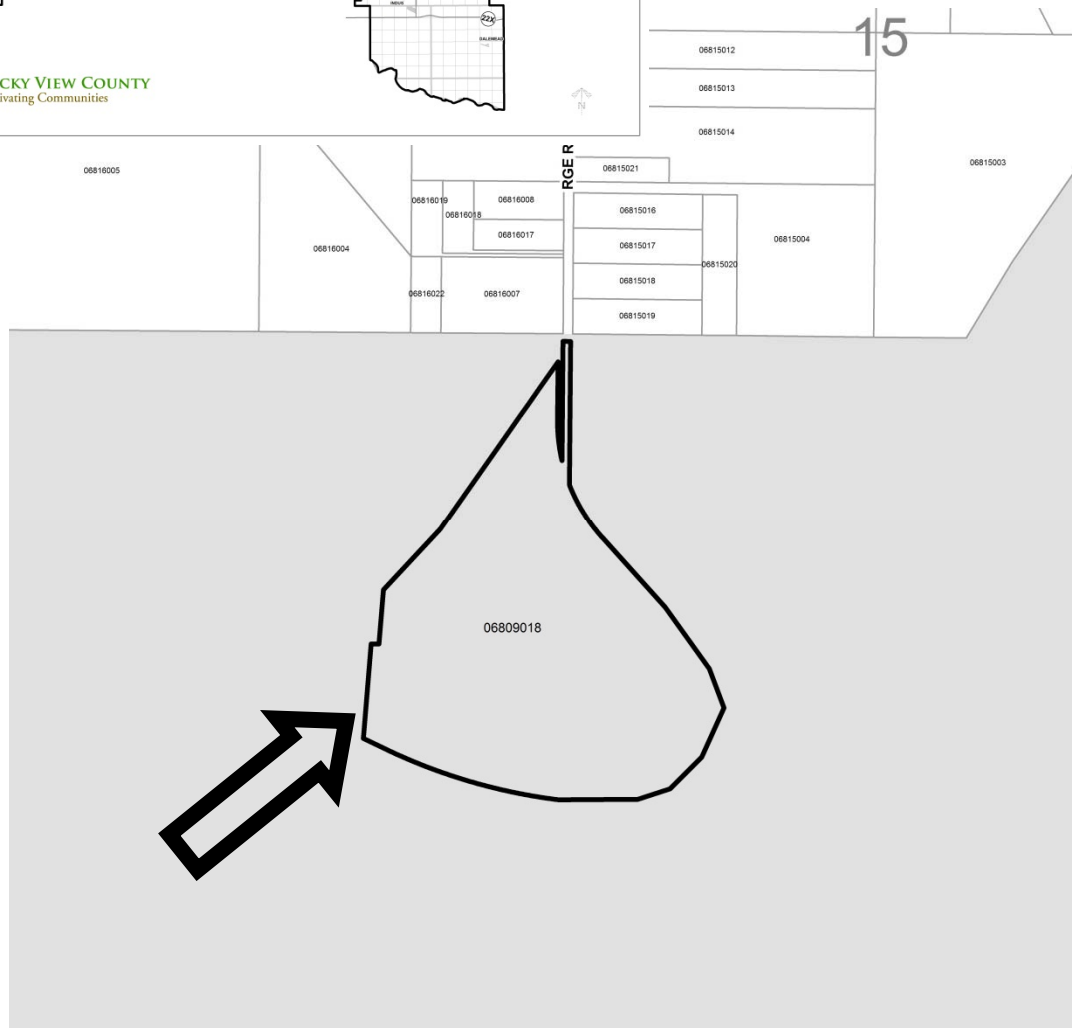
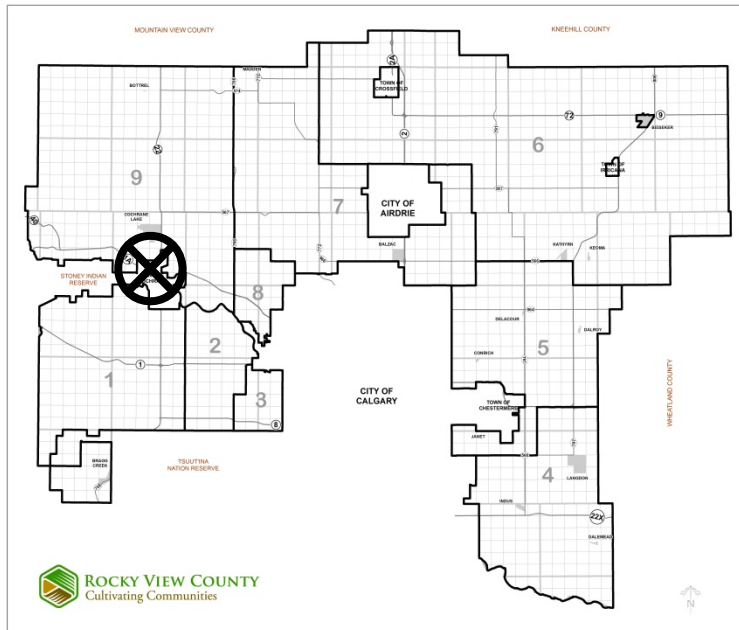
AND WHEREAS the lease the Cochrane & District Agriculture Society holds on County owned land expires the year 2025;

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.



LOCATION PLAN

Plan 731674; OT

Date: Jan 8, 2016

File: 06809018

POLICY

#313



Title:
Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale

Legal References:
Municipal Government Act
Reserves Agreement

Policy Category:
Parks, Recreation, and Community Services

Cross References:
Policy 419 Riparian Land Conservation & Management
Policy 420 Wetland Conservation & Management
Policy 202 Community Recreation Funding
Procedure PRO 313A Removal of Reserve Designation
Procedure PRO 313B Sale of Former Reserve Land
Procedure PRO 313C Sale of Fee Simple Land
Master Rates Bylaw

Effective Date: March 2, 2010
Revision Date:

Purpose:

The purpose of the Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale Policy is to administer a fair and consistent formal process to dispose of Municipal Reserves, Municipal and School Reserves, Former Reserve Land, and Fee Simple Lands located within Rocky View County.

This policy will help the County fulfill its legislative mandate through meeting legal and statutory requirements for the disposition of all Municipal Reserves, Municipal and School Reserves, Former Reserve Lands and Fee Simple Land.

The County will use this policy when adopting or amending the following:

- a. Municipal Development Plan;
- b. Statutory planning documents;
- c. Other municipal policies and operational plans;
- d. Administration Procedure Manual; and
- e. Any other relevant documents.

Definitions:

- "Administration" means an employee with Rocky View County.
- "Council" means the Council of Rocky View County.
- "County" means Rocky View County
- "Disposition" means the act of selling Reserve Land, Former Reserve Lands, and Fee Simple Lands.
- "Evaluation Criteria for the Sale of Fee Simple Land" means the criteria established from time to time by Administration for the purposes of carrying out the disposition of Fee Simple Lands in a fair, equitable and orderly manner.
- "Evaluation Criteria for the Sale of Former Reserve and Reserve Land" means the criteria established from time to time by Administration for the purposes of carrying out the disposition of both Reserve and Former Reserve Lands in a fair, equitable and orderly manner.
- "Fee Simple Lands" means any lands which are held in freehold title to Rocky View County and are not encumbered by a reserve designation.
- "Former Reserve Lands" means lands which are owned by Rocky View and were previously encumbered with a reserve designation.
- "Municipal Government Act" means an act of the legislature of the Province of Alberta, which authorizes and creates the governance of urban and rural municipalities throughout Alberta.
- "Removal of Reserve Designation Procedure" means the procedure established from time to time by Administration, for the purposes of carrying out the removal of reserve designations.
- "Reserves Agreement" means joint use agreement between Rocky View County, Rocky View Schools,

and the Calgary Roman Catholic Separate School District No. 1 made as of April 23, 1998 for the planning, development, maintenance and operation of all Reserve lands in Rocky View County.

- “Reserve Lands” means any lands which have been provided by a registered owner as Municipal Reserve (MR), or Municipal and School Reserve (MSR) (in each case such terms shall not include lands held as Environmental Reserve) under the provisions of the Municipal Government Act.
- “Sale of Fee Simple Land Procedure” means the procedure established from time to time by Administration, for the purposes of carrying out the sale of Fee Simple Lands.
- “Sale of Former Reserve Land Procedure” means the procedure established from time to time by Administration, for the purposes of carrying out the sale of Former Reserve Lands.
- “School Authority” means either Rocky View Schools or Calgary Roman Catholic Separate School District No. 1
- “Subdivision” means subdivision as defined in the Municipal Government Act.

Policy Statements:

1. The County shall coordinate the disposition of Reserve Lands and Former Reserve Lands with the School Authorities in accordance with the Reserves Agreement.
2. The County shall not dispose of Reserve Lands and Former Reserve Lands in an Inter-Municipal Development Plan area without prior consultation with the appropriate municipalities.
3. The County shall dispose of Reserve Lands, Former Reserve Lands and Fee Simple Lands in accordance with the Municipal Government Act.
4. Any application fees for the purchase of Reserve Lands, Former Reserve Lands and Fee Simple Lands shall be set out in the Master Rates Bylaw.
5. The disposition of all Reserve Lands, Former Reserve Lands and Fee Simple Lands shall be conducted by the County in accordance with the “Removal of Reserve Designation Procedure”, “Sale of Former Reserve Land Procedure” and the “Sale of Fee Simple Land Procedure.”
6. The County will consider all of the evaluation criteria disclosed within the *Evaluation Criteria for the Sale of Fee Simple Land* and the *Evaluation Criteria for the Sale of Former Reserve and Reserve Land*, and shall have the sole and unfettered discretion to award up to the maximum number of points for each of the criteria listed.
7. Net proceeds from the sale of Reserve Lands shall be in compliance with the Reserves Agreement between the County and the Board of Trustees of Rocky View Schools and the Board of Trustees of the Calgary Roman Catholic Separate School District, as well as Policy No. 202 Community Recreation Funding. The proceeds from the sale may be used only for any or all of the purposes referred to in section 671(2) of the MGA or for any matter connected to those purposes.
8. If Fee Simple Lands are sold for less than market value the proposal must be advertised in accordance with section 70(1) of the MGA.
9. All proceeds from the sale of Fee Simple Lands shall be dealt with on an individual basis.
10. The County is committed to using innovative and equitable approaches to accomplish the goals of this policy and will consider the incorporation of new information and practices as they become available through research and monitoring efforts undertaken locally, regionally, provincially, and/or nationally.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 24, 2019 **DIVISION:** 5 and 6
FILE: N/A
SUBJECT: Motion Arising Response – New Area Structure Plan Along Highway 560
(Glenmore Trail)

POLICY DIRECTION:

The proposed new Glenmore Trail Area Structure Plan was evaluated against the policies of the County Plan.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1, which directs preparation of an industrial demand assessment to guide location and quantity of land to be designated for industrial use in the proposed new Glenmore Trail ASP area.

POLICY ANALYSIS:

The motion arising was evaluated against the policies of the County Plan, in particular Section 14, *Business Development*. While the plan has not yet been prepared, it should be considered whether there is a demonstrated need for additional commercial and industrial areas, given that the currently designated commercial and industrial lands are not near buildout.

EXECUTIVE SUMMARY:

Council directed Administration evaluate the possibility of a new area structure plan immediately adjacent to and east of the Janet ASP.

As the area exists outside of identified business areas, and the Janet Area Long Term development area has not yet begun development, Administration recommends additional analysis of industrial demand considering existing land supply be prepared to establish required industrial and commercial land.

BACKGROUND:

At the May 28, 2019 Council meeting, the following Motion Arising was carried:

“that Administration be directed to bring a report to Council before the end of September 2019 outlining feasibility options for proceeding with a new Area Structure Plan for lands along Glenmore Trail, east of Calgary, including potential costs and resources needed.”

The areas for consideration in the study area are shown in Appendix A.

The proposed ASP area is located immediately east of the Janet Area Structure Plan, adopted by Council in 2014. The Town of Chestermere also shares a boundary with the northwestern portion of the proposed ASP area.

¹ **Administration Resources**

Oksana Newmen and Gurbir Nijjar, Planning and Development Services



The study area is bisected by Secondary Highway 560 (Glenmore Trail), and by Secondary Highway 791, both provincial highways. Together, the area comprises approximately 800 acres of land, the equivalent of five sections, primarily unsubdivided quarter sections, or large parcels. The area contains extensive wetlands.

Should an ASP proceed in this area, coordination with the Town of Chestermere would be required, and while not located within the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), or within City expansion lands, the County would coordinate pertinent land use and technical matters with the City of Calgary, as appropriate. As a potential new Area Structure Plan, submission to the Calgary Metropolitan Region Board may also be required.

Technical studies are anticipated to cover aspects relating to transportation, servicing, stormwater management, and environmental features.

CONSIDERATIONS:

The ASP project would require coordination of planning, technical, and intermunicipal matters. A brief overview of anticipated tasks and costs is provided below.

Engagement and Document Preparation

The study area borders both the Town of Chestermere, and the Calgary IDP policy area, and will therefore require some measure of focused engagement with each municipality. In consideration of the regional impact of a new ASP in this area, the project will also be referred to the CMRB.

The project will also include community engagement, with workshop and review sessions to incorporate stakeholder input. A full review of the extent and type of engagement would occur during project planning.

It is expected that consultants would likely prepare the majority of the policy document.

Guidance would also need to be provided from Council as to location and quantity of land to be designated for industrial use.

With respect to CMRB, an employment analysis is currently being undertaken, and there is uncertainty as to how this study may impact overall planning in the region. Given ongoing studies, CMRB may find that an application for a new ASP may therefore be premature.

Transportation Impacts

The proposed study area radiates from the intersection of Highways 560 and 791. A network planning study will be required to include that intersection, together with Range Road 281 and Highway 560, as no relevant applicable transportation studies exist. A functional planning study for the twinning of Highway 560 was previously undertaken by Alberta Transportation however did not consider the proposed ASP area. Administration anticipates the cost of the studies would be borne by the County, with review and comment from Alberta Transportation.

While the portion of Highway 560 in the plan area is not within the IDP policy area, it is a continuation of the intermunicipal road system per the IDP. As such, coordination with the City of Calgary on transportation considerations would be pursued.

Water and Wastewater Servicing

The study area is not currently serviced by piped water, and is unlikely to be in the near future. Administration assumes that the proposed ASP area will remain a limited service area, similar to Janet, thereby requiring water to be provided by well or cistern. No costs for expanding water servicing have been included.



The East Rocky View Regional Wastewater Transmission Main is located along Range Road 275. Administration has assumed that the ASP area will remain a limited service area, requiring development to provide on-site sanitary solutions (ie. holding tanks).

If Council determines that this area should instead be fully-serviced (water and sanitary servicing), direction should be provided to Administration to include a provision for a servicing assessment as part of the ASP assumptions.

Stormwater Management

The proposed ASP area is located across portions of two drainage plan areas. The western portion is partially within the Shepard Master Drainage Plan area, while a portion of the eastern area is located within the Cooperative Stormwater Management Initiative (CSMI) area. However, the central portion of the study area is not located within any identified master drainage plan, and would require further study.

A comprehensive evaluation of stormwater management for the ASP area would be undertaken, to include this new area of study, and compilation of the appropriate aspects of the existing drainage plans.

Environmental Review

The plan area has extensive wetlands throughout. A high-level environmental review will be required at a minimum, including establishment of a wetland inventory.

Cost Estimate

As current policy document workloads are high, and the staff requirement is extensive, Administration has prepared a high-level estimate for an external consultant to prepare the document.

Item	Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	\$180,000
Transportation Studies	\$40,000
Stormwater Management Studies	\$40,000
Environmental Review	\$30,000
TOTAL	\$290,000

BUDGET IMPLICATIONS

The proposed costs are estimates, and firmer accounting would occur as part of the ASP development phase to determine budgetary implications. This too would vary the County budget depending on if the project is to be included in the current fiscal year, or in a future budget cycle.

OPTIONS:

Option #1: THAT consideration of the proposed new Glenmore Trail ASP be tabled until CMRB has completed its work.



- Option #2: THAT Administration be directed to prepare an industrial demand assessment to guide location and quantity of land to be designated for industrial use in the proposed new Glenmore Trail ASP area, and return to Council to present findings and obtain further Council direction.
- Option #3: THAT Council not proceed with the proposed new Glenmore Trail ASP at this time.
- Option #4: THAT Administration be directed to prepare a Terms of Reference for the proposed new Glenmore Trail ASP project, including budget variance, and return to Council within three months for consideration.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

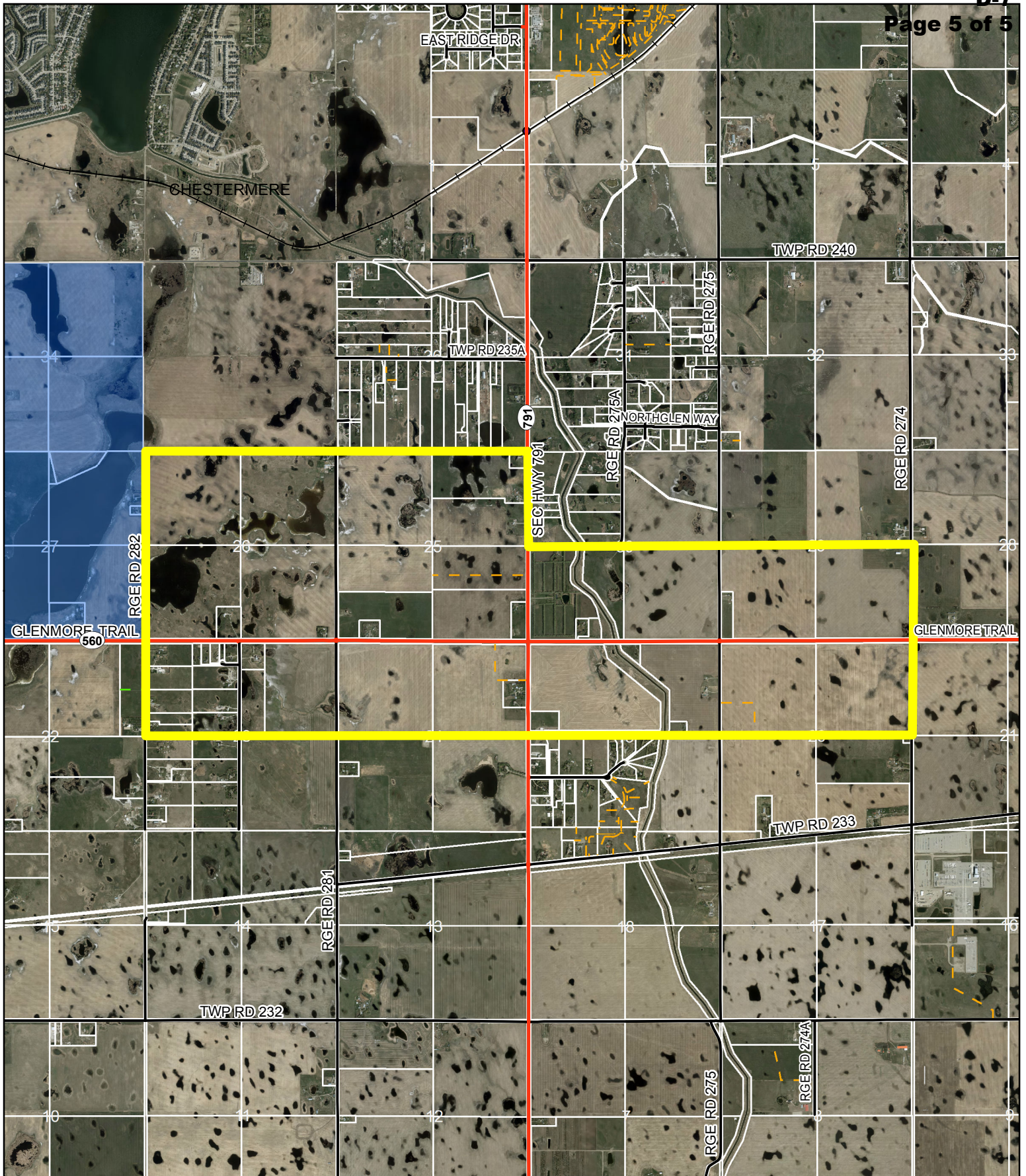
Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/It

APPENDIX:

APPENDIX ‘A’: Map of Proposed ASP Study Area



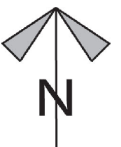
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Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

Janet ASP Area



Proposed New ASP Area



Printed **AGENDA**



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 24, 2019 **DIVISION:** All

FILE: 0194

SUBJECT: Municipal Planning Commission

POLICY DIRECTION:

On July 23, 2019, Council directed Administration 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.

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with an overview of the current review practices for Rocky View County's planning applications, which include Subdivision, Development, and Appeal Boards, as per the authorities delegated through approved bylaws. The information is provided for consideration in the creation of a Municipal Planning Commission for the County.

The *Municipal Government Act* (MGA) provides the legislative framework to guide the operations of municipalities in Alberta, and empowers municipalities with the authority and flexibility to develop a Municipal Planning Commission to exercise subdivision and development powers. If established, Council would shift some of the decision-making authority from Administration to the MPC, which may approve all or certain subdivision and development permits, depending on the level of authority delegated to it. The MPC would have a greater window into and control of critical development decisions as it would ultimately be responsible for reviewing subdivision and development applications, and issuing decisions that are reflective of planning policies through statutory plans and the Land Use Bylaw.

Development and Subdivision applications are grouped into various application categories that Administration suggests are appropriate for the MPC. These include subdivisions, refusals, Home-Based Businesses, major commercial or agricultural, enforcement driven, and special applications.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends moving forward with the creation of an MPC, in accordance with Option #1.

DISCUSSION

Council is tasked with determining how development permits are processed. An option is to develop a Municipal Planning Commission to decide on all or some of the development permit applications depending on specific criteria.

MPC Sitings

Currently, the Development Authority makes decisions every second Tuesday for a total of 26 approval periods. The number of meetings required of the MPC would depend on the delegation of authority to the MPC and to Administration. Administration is recommending a 'soft' start to the MPC for the first six months; whereby the Commission meets once a month. This will allow for a better integration of the new process, allow the MPC to get a feel for the types of applications it would like to

¹ **Administration Resources**

Matthew Wilson, Planning and Development Services



see, fine tune the procedures and process, and determine if there are any budget implications to the new process.

Application Types

In 2018, Planning & Development Services received 536 Development Permit and 69 subdivision applications. Due to the volume of Development and Subdivision applications and the reasons stated above, it is recommended that Council continues to delegate to Administration the ability decide on all Development Permits. However, Administration would be guided by a defined set of criteria as to what would should go to the MPC, while recognizing that the current DP approval times should not be impacted. Below are the suggested criteria to determine what applications would go to the MPC, which would account for half of the workload:

Categories:

1. Subdivisions ; Estimated Files - 65
 - a. Subdivisions currently not delegated under the existing Subdivision Authority Bylaw.
2. Refusal Applications (do not meet County policy); Estimated Files - 35
 - a. Any application that exceeds the provisions of the Land Use Bylaw, or would be a recommendation for refusal.
 - b. This type of application is always presented to SDAB for consideration.
 - c. Common applications include variance requests (applications that exceed the Land Use Bylaw provisions), use conflicts, or adjacent landowner appeals:
 - i. Variance requests above a set percentage [internally determined] or as determined by the Land Use Bylaw:
 - For example, a height variance percentage outside 25% of the discretionary authority of the Development Authority.
3. Home-Based Business, Type Applications - Estimated Files: 9
 - a. Home-Based Business applications often include variance requests, or due to business use, have impacts upon adjacent landowners. Adjacent landowner impact must be considered per application.
4. Major Commercial or Agricultural Applications; Estimated Files - 130
 - a. New construction, conflicting use, or variance requests would be identified as major commercial applications.
 - b. Minor commercial applications could include tenancy or signage, which would not be brought to MPC.
5. Enforcement Driven Applications (Applications arising from Enforcement Action); Estimated Files - 10
 - a. Any development permit that is associated to a Municipal Enforcement file, matter, or complaint from a neighbouring property.
 - b. These applications are often pre-existing onsite and are in conflict with the LUB.
 - c. This type of application is often presented to SDAB as the application exceeds the LUB or includes neighbour conflicts/impacts.
6. Special Applications; Estimated Files - 15



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- a. These applications would include any matter the CAO/Delegate believes should be referred or Applicant-driven requests to MPC.
- b. Any application that fits multiple categories, with possible impacts to adjacent landowners or surrounding areas.

BUDGET IMPLICATIONS:

None at this time.

OPTIONS:

- Option #1: THAT Administration be directed to prepare a bylaw providing authority for the Municipal Planning Commission to make decisions on Subdivision and Development Permit Applications.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

jt/cs

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 24, 2019 **DIVISIONS:** ALL
FILE: N/A
SUBJECT: West View Area Structure Plan – IREF Application 2019-04

POLICY DIRECTION:

In accordance with the Interim Regional Evaluation Framework, if a member municipality challenges CMRB Administration's recommendation of approval, the member municipality must provide its rationale in writing and circulate it to all members. Once a member municipality has challenged a recommendation, the matter is referred to the Board. The matter will be added to the next Board agenda for review by Board members.

EXECUTIVE SUMMARY:

As a member municipality, the County has been notified of a circulation from the Calgary Metropolitan Region Board (CMRB) with respect to an application from the City of Calgary. The application is for a proposed new Area Structure Plan (West View ASP), which is proposed to guide future development of a new community at the western edge of the city.

On July 18, 2019, prior to City Council's consideration of the draft West View ASP, the County provided comments to the City outlining concerns with the proposal. The County requested that the draft Plan be presented at the next Intermunicipal Committee meeting on September 6, 2019 for further discussion prior to proceeding to City Council for consideration. The County's concerns relate to:

- a lack of collaboration undertaken by the City to resolve cross boundary issues; and
- reliance on future non-statutory documents to address matters on land use interface, transportation impacts and stormwater impacts.

Despite the County's request, City Council held a public hearing on July 29, 2019, and gave first reading to a bylaw to adopt the West View ASP (Bylaw 62P2019). In considering the County's letter at the public hearing, City Council made only minor amendments to the draft ASP; these amendments do not adequately address the County's foremost concerns highlighted above.

Following first reading, the City submitted the ASP to the CMRB for review, and on September 11, 2019, CRMB's Administration recommended approval of the plan.

Noting the County's ongoing concerns, two options for Council's consideration are presented below:

- Option 1: Direct Administration to challenge the recommendation of the CMRB administrative review for approval;
- Option 2: Provide alternate direction.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends **Option#1**, that Administration be directed to challenge the recommendation of the CMRB administrative review for approval.

¹**Administration Resources**

Jessica Anderson, Planning and Development Services



DISCUSSION:

The County has several concerns with the proposed West View ASP; however, the most significant is the lack of collaboration undertaken by the City to resolve intermunicipal concerns.

The County was circulated on the West View ASP on June 3, 2019. In response the County requested the relevant technical studies to inform the review. Following email requests for information and a single meeting, there was no constructive dialogue to meaningfully discuss or address the issues that the County raised. On July 2, 2019, the County provided formal comments indicating that there was insufficient information to provide a fulsome response within the City's timelines.

Although the City sent the County suggested ASP amendments and further technical information on July 12, 2019, this was not provided in good time, allowing the County only four business days to review the information and provide a response for the public hearing comment deadline of July 18, 2019. Furthermore, the information and amendments provided by the City were not adequate to resolve the County's concerns. Consequently, the County reinforced its position on the ASP in its final comments to City Council (see Attachment A). Following first reading of the ASP Bylaw by City Council, Administration advises that the planning and technical concerns remain.

The Interim Growth Plan (IGP) states that "municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate" (IGP, 3.2.2). The intention of the IREF is to promote intermunicipal dialogue in the effort of addressing planning issues to the best of our ability before plans and amendments are directed to the CMRB for review. It is suggested that the intent of the IGP relating to intermunicipal collaboration has not been met by the City, and adherence with Policy 3.2.2 of the IGP has not been achieved.

Concerns with the draft West View ASP

In responding to the County's concerns on specific planning and technical matters, City Administration indicated that further technical assessment and collaboration could occur at the Outline Plan stage. As Outline Plans are not statutory plans, any revisions undertaken at the request of the County would carry limited weight in providing a framework for decisions on future redesignation, subdivision and development permits. The ASP is considered to be the appropriate document to address intermunicipal impacts and guide all subsequent planning and development processes, including Outline Plan approvals. The County's specific concerns relate to the following:

1. **Interface Policies:** There is insufficient detail in the ASPs limited interface policies to satisfy the County that detrimental impacts will not be incurred by County landowners. If the City is reluctant to outline more detailed transition and interface measures within the ASP, it is requested that the policies provide an explicit commitment to collaboration with the County on interface matters at future planning and development stages. The draft West View ASP does not satisfactorily address this issue.
2. **Transportation:** The County has not been given sufficient time to provide feedback on potential transportation impacts on its landowners and infrastructure. The County received formal circulation of the draft ASP on June 3, 2019 and requested further technical information in its response during the 30 day circulation period. However, it did not receive the requested traffic generation data until July 12, 2019, thereby allowing only four business days for the County to fully assess the information and provide a response before the stated July 18, 2019 deadline for comments. The County has not had sufficient time to establish a position on transportation impacts.
3. **Stormwater:** The Master Drainage Plan (2012 MDP) for the subject area is not intended to be updated until Outline Plan stage. Although the City notes that stormwater ponds and catchment areas shown on Map 8 of the draft West View ASP are conceptual, several appear



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to discharge directly onto lands within the County. The County cannot support the draft West View ASP until updated information has been provided to allow for full assessment of these expected stormwater impacts on lands within its jurisdiction.

These concerns may all have been addressed through information sharing, collaboration and appropriate amendments to the plan if sufficient time and attention was given by the City to resolving these matters.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: Direct Administration to challenge the recommendation of the CMRB administrative review for approval;

Option #2: Provide alternate direction.

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

ATTACHMENTS:

Attachment ‘A’: West View Area Structure Plan Circulation Responses to City of Calgary.



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

July 18, 2019

Morgan Huber
City of Calgary
Community Planning | Planning & Development
The City of Calgary | Mail Code #8075
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

Via email: morgan.huber@calgary.ca

Dear Mr. Huber,

RE: West View Area Structure Plan (ASP) Comments

In response to your letter dated July 12, 2019, Rocky View County provides the following comments on the draft West View ASP. The County's previous response on July 2, 2019 is enclosed as an attachment.

Interface with Rocky View County (Section 3.5)

The suggested additional policy within Section 3.5 of the ASP, proposing to address how the ASP area will interface with the County, does not resolve the County's previously raised concerns.

There is insufficient detail in the proposed policies to satisfy the County that detrimental impacts will not be incurred by County landowners.

Suggested alternative wording for the additional policy is set out below that would resolve the County's concerns on interface matters.

2. Prior to approval of any outline plan within the ASP area, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for lands adjoining the County within the Plan Area. Agreed measures shall be included within the approved outline plan and adhered to in subsequent subdivision and development permit approvals for lands within the Plan Area.

The County cannot support the draft ASP until the above items in Section 3.5 have been addressed.

Transportation (Section 6.3)

The County has not been given sufficient time to provide feedback on potential transportation impacts on its landowners and infrastructure.

The County received formal circulation of the draft ASP on June 3, 2019 and requested further technical information in its response during the 30 day circulation period. However, it did not receive the requested traffic generation data until July 12, 2019, thereby allowing only four business days for the County to fully assess the information and provide a response before the stated July 18, 2019 deadline for comments.

Rocky View County

Page 1 of 2

The information provided is under review and comments on transportation matters will be provided when available.

Your Administration's support for removing graphical reference to "Proposed Rocky View County Roads" on maps within the draft ASP is noted. These road alignments and pathways have not been discussed or agreed with the County and should be dropped from the draft ASP.

Stormwater Management (Section 7.3)

The City's response on stormwater matters, received in your letter dated July 12, acknowledges the County's "valid concerns that have not been addressed as part of the 2012 MDP (Master Drainage Plan), but will be addressed as part of the Master Drainage Plan Update". It is understood that the Master Drainage Plan is not intended to be updated until Outline Plan stage.

Although the response notes that stormwater ponds and catchment areas shown on Map 8 of the draft ASP are conceptual, several appear to discharge directly onto lands within the County. The County cannot support the draft ASP until updated information has been provided to allow for full assessment of these expected stormwater impacts on lands within its jurisdiction.

Taking the above concerns into account and the short timelines given for comment and collaboration on matters affecting the County, it is requested that the draft West View ASP be brought to the next Intermunicipal Committee meeting on September 6, 2019 for further discussion prior to proceeding to City Council for consideration.

Regards,
ROCKY VIEW COUNTY



Richard Barss
Acting Executive Director, Community Development Services

Attachment: Rocky View County initial circulation comments (July 2, 2019).

CC: Amy Zaluski, Manager Intergovernmental Affairs, Rocky View County
Dominic Kazmierczak, Planning (Policy) Supervisor, Rocky View County
Neil Younger, Intergovernmental & Corporate Strategy, City of Calgary



ROCKY VIEW COUNTY

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

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July 2, 2019

Morgan Huber
City of Calgary
Community Planning | Planning & Development
The City of Calgary | Mail Code #8075
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

Via email: morgan.huber@calgary.ca

Dear Mr. Huber,

RE: West View Area Structure Plan (WVASP) Circulation Response

With respect to the proposed West View ASP, the County offers the following comments for your consideration.

Where the *Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)* provides guidance on the form and nature of consultation for lands identified as having mutual interest, the County requests that the policies outlined therein be utilized with respect to this application. The Interim Growth Plan is considered in review of all intermunicipal circulations, but where a framework for collaboration exists, the County is comfortable to operate within that context at this stage.

The County acknowledges the City's intention to provide for a more detailed planning framework and to undertake more detailed technical studies at outline plan stage. However, this affects the County's ability to fully appreciate and comment on the potential impacts upon its residents and infrastructure within the County. It is noted that the ASP could generally elaborate further on integration with the wider area, especially with respect to land use transition and interface with the County.

Planning:

Firstly, the County appreciates the provision for circulation of all applications within the plan area (Policy 8.5.2). If adjacent landowners within the County have not already been notified of the draft plan, it may be beneficial to seek their input. We are happy to provide contact information for those residents, should City administration require them.

Adjacent lands within the County are currently guided by the Central Springbank Area Structure Plan. These lands are currently identified for country residential development and some country residential uses are already developed in proximity to the ASP. The West View ASP proposes residential land uses along the boundary, which may be compatible with the current land use scenario for County lands if managed appropriately.

Policy 3.5.1 of the draft ASP confirms that interface planning principles should be reflected in all subsequent land use amendment, outline plan, subdivision and development permit applications in the plan area; however, no details are provided in the document as to how this will be achieved.

The County requests that consideration be given to providing more detailed policies within the ASP that guide the appropriate transitioning of land uses between municipalities in accordance with section 6.0 of the *Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)*. Consideration should also be given to appropriate transition tools.

Inclusion of more detailed transition policies within the ASP would further support compliance with Policy 6.1.4 of the IDP. This policy recognises the importance of intermunicipal entranceways that provide access and egress between municipalities and the necessity to provide special consideration for these entranceways.

High-level policies covering transition in terms of land use and building form, subdivision, site and building designs are encouraged within the ASP. Implementation of these policies and the IDP transition and entranceway policies should be included in the interface policies of the future outline plan(s).

In addition, we suggest that the County's Agricultural Boundary Design Guidelines be utilized when considering all new developments adjacent to existing agricultural areas within the County until such time as these lands develop. The guidelines are intended to reduce land use conflicts, which is in accordance with the principles of the IDP as noted above.

[Agricultural Boundary Design Guidelines](#)

Recreation:

With respect to the proposed recreational amenities in the West View ASP; provision should be given for the following considerations:

- It is recommended that the City of Calgary takes into consideration the Northwest Recreation Study that the City of Calgary and Rocky View County are collaboratively working together on as the proposed site shares limits with the Rocky View West District. The Province of Alberta has mandated the development of shared municipal service agreements (Inter-collaborative Framework Agreements - ICF's) where the potential demand for efficient inter-municipal services exists. To understand the need for inter-municipal services, The City of Calgary (The City) and Rocky View County West Region (The County) are working collaboratively together to complete a regional recreation study.
- It is recommended that the City of Calgary takes into consideration the Rocky View West District plan 2019-2024 ([link](#)), where recreational needs for the County West region are identified, as well as the 2017 Rocky View West State of Recreation where population and demographics analysis for the region are included, as well as catchment area profiles for regionally significant amenities, and demand analysis ([link](#)).

Parks & Active Transportation

With respect to the proposed parks, open space and active transportation network presented in the West View ASP; provision should be given for the following considerations:

- Network alignments identified in the joint 2014 City of Calgary and Rocky View County – “Intermunicipal Pathways and Trails Study” that are located within or intersect with the West View ASP are recommended to be explored with connectivity considered to be high priority.

- Inter-municipal connectivity -- where feasible -- are recommended to be of a design that presents users with a seamless and uninterrupted experience.
- Network alignments identified in Rocky View County's "Active Transportation Plan: South County" are recommended for consideration for provision of regional active transportation network connectivity.
- As per Rocky View County's Parks and Open Space Master Plan; preservation of lands deemed to be of environmental significance should be protected in order to allow for contiguous preservation with similar lands in Rocky View County.

Community Support

Communities that provide a variety of social, cultural and recreational opportunities, a range of housing choices, a mix of land uses and a diversity of transportation choices generally result in an enhanced quality of life. Provision for providing access to healthy choices, social supports and accommodations for safe neighbourhoods should be formally declared via plan policy to ensure any consideration for increased community population receives appropriate resourcing and support to meet future needs.

Engineering:

Transportation (Section 6.3)

The City has indicated that a forecast analysis has been completed but there is no technical study to support the transportation network shown in the proposed ASP. The County requests this information in order to provide a full review of the ASP.

- The County would appreciate receipt of information relating to the proposed land uses and population distributions, so that the information can be added to the County's transportation model. This will also allow the County to coordinate its technical studies and land use strategy within the Springbank ASP review process to better integrate with the West View ASP.
- The County was previously asked to review a number of possible configurations for the half interchange. It is not aware of the final configuration that has been approved. Again, the County would appreciate this information for incorporation into the County transportation model to ensure a proper integrated approach has been taken with respect to these lands and the Springbank ASP lands.
- The County requests clarification on how possible impacts to provincial (HWY 563/HWY 1) and County infrastructure has been considered. Based on traffic generation of the proposal, is there a need for roadways within either provincial or County jurisdiction to be improved as a result of the increased traffic?

Map 5 – The alignment of future County Roads should not be shown within the City ASP unless these have been agreed to and confirmed with the County. Similarly, the future intersections that are not within Calgary's jurisdiction should not be shown. The County would suggest that an alternative approach would be to identify the proposed western connections along the municipal boundary and show only the general direction of transportation/active transportation routes into the County.

Stormwater Management (Section 7.3)

- The County would recommend reference to low impact development strategies and source water protection in this section.
- The County would question how the future pond locations have been established in the absence of an updated Master Drainage Plan (MDP).
- With respect to Policy 5, the County would appreciate some elaboration/clarification on the intent of this policy.

West View MDP Comments

The cover page to this document outlines that updates will be undertaken to this document. The County has therefore only done a high level review of the document considering the document may substantially change at such time when the MDP is updated. We request that the updated MDP is sent to the County for formal comment when it is completed in future (prior to outline plan approval).

Pond C

Pond C appears to be discharging directly onto County lands (p. 61, Figure 4.1). Figure 6.1 (p. 62) indicates that the pond is discharging into the Range Road 30C ravine. However, the ravine and Range Road 30C are not shown in GIS.

- What is the location of the ravine exactly? Is this an existing drainage course?
- What path of travel does the drainage downstream of the ravine take? Is there an existing drainage course that the ravine leads to?
- Where is the ultimate outlet for this drainage course through the County? Does the drainage course have sufficient capacity to accommodate added flows from the pond?

Pond E

Figure 4.1 (p. 61) of the report shows Pond E discharging into an unnamed ravine that ultimately discharges into the river. This unnamed ravine crosses through what appears to be private property within the County. According to our GIS, there is no surface water or riparian setback in the location of the unnamed ravine.

- Is there actually a ravine in this location?
- Has any consideration been given to the land owner that may be impacted by this? Have any discussions or agreements been made (i.e. for storm water easements, etc) with the land owner?
- If there is a ravine in this location, how much flow does it currently accommodate? Does it have enough capacity to accommodate the added flows from the pond?

The County requests further information to understand and comment on the above stormwater and transportation related concerns prior to this plan proceeding.

We look forward to clarification on the items above and are happy to discuss in person or over the phone. Thank you for providing the opportunity to comment and should you have any questions, please contact the undersigned.

Regards,
ROCKY VIEW COUNTY

Jessica Anderson
Planner, Planning and Development Services

CC: Dominic Kazmierczak, Planning Supervisor, Rocky View County
Amy Zaluski, Manager, Intergovernmental Affairs, Rocky View County
Gurbir Nijjar, Engineering Supervisor, Rocky View County



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 24, 2019 **DIVISIONS:** 1

FILE: N/A

SUBJECT: Development Permit Item – Direct Control District 155 (C-7612-2016)
Film Production Facility

POLICY DIRECTION:

Direct Control District 155 policy 2.2 lists a Film Production Facility as a use and requires Council consideration for the initial Development Permit.

EXECUTIVE SUMMARY:

The purpose of this application is to obtain approval for a renewal to a Development Permit for a Film Production Facility for an existing movie-set on the subject lands. The existing Development Permit was issued August 7, 2018. A condition of approval states:

That if and when issued, this Development Permit is valid for one (1) year from the date of issue or 90 days after the passing of the Land Use Bylaw revisions, whichever is first, to accommodate television and motion picture industry uses and filming uses.

Revisions to the Land Use Bylaw to accommodate television and motion picture industry uses and filming uses have not been adopted at this time; therefore, the intent of this application is to renew the Development Permit in accordance with the existing Direct Control District for the lands.

There are no changes to the development following the previous Development Permit approval and no compliance issues have been identified by Administration.

¹ADMINISTRATION RECOMMENDATION:

THAT Administration recommends approval in accordance with Option #1.

HISTORY:

August 7, 2018 A Development Permit (PRDP20171399) was issued for a Film Production Facility, existing movie set (CL Western Town). Expires August 7, 2019.

January 24, 2017 The subject lands were redesignated from Ranch and Farm District (RF) to Direct Control District (DC 155); facilitating a Film Production Facility. File no. PL20150111.

BACKGROUND:

The subject land comprises ± 64.75 hectares (± 160.00 acres) of land, located approximately 1.5 miles southwest of the intersection of Township Road 242 and Range Road 45, four miles north of Bragg Creek. The subject land is located in an area of the County that is primarily agricultural in nature, with one existing gravel operation to the northeast.

Access to the site is from Range Road 242, by a gravel driveway that extends through private lands and undeveloped road allowances. The subject lands contain an existing movie set, which includes a small western town, a prop rail station, a prop warehouse, parking areas, and a staging area for

¹Administration Resources

Jessica Anderson, Planning and Development Services



portable trailers, equipment, and materials. The site is not currently serviced. The lands are generally flat with some rolling areas. The subject lands are designated Direct Control District 155 (C-7612-2016), where Council is designated as responsible for the issuance of the initial Development Permit for the Film Production Facility.

The purpose of this application is to obtain approval for a renewal for a Development Permit for a Film Production Facility for an existing movie-set on the subject lands.

POLICY:

The application has been assessed in accordance with the relevant Direct Control District (DC 155) and the County Servicing Standards. Administration has assessed the application and determined that it satisfies the provisions of DC 155, the Land Use Bylaw, and the County's Servicing Standards. Technical requirements have been addressed through the conditions as noted in Appendix 'B'.

CONDITIONS:

The initial approval granted in 2017 was for a temporary permit as noted above. It is suggested that this renewal would grant a permanent approval; therefore, the following conditions are relevant for Council's consideration at this time. The recommended conditions of approval are consistent with the previous approval with the following exceptions:

Transportation Off-Site Levy

The transportation off-site levy is available for collection as per section 5) f) i). Council deferred this requirement on the initial application, but may consider if it is appropriate to apply it at this time.

Road Maintenance

The County entered into a Road Maintenance Agreement with the Applicant for the Access Route which indicated that the Applicant would undertake maintenance to the road under the County's direction. Since that time the County has made significant investment into the road to provide for on-going road maintenance and improvements to Township Road 242 (the Access Route); therefore, a condition of approval is recommended to revise the existing Road Maintenance Agreement to update the maintenance obligations. Going forward, the County's preference would be to undertake maintenance of the Access Route as required to facilitate the development and charge the Applicant/Owner for these works. This arrangement will allow the County to safeguard its investment in the infrastructure and facilitate the Applicant/Owner's on-going use of the road. A prior to issuance condition has been included for Council's consideration.

Approval Period

The original approval was granted for one year or until revisions to the Land Use Bylaw to accommodate the television and motion picture industry and filming uses had been adopted. No revisions to the Land Use Bylaw have been adopted to date. The lands are designated Direct Control District to provide for the existing uses on site. The land use designation runs with the lands and generally a Development Permit of this type would run with the lands also. Therefore, Administration has recommended the permit be granted in perpetuity. If the Applicant wishes to expand or amend the approval they would apply for a Development Permit at that time.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

CONCLUSION:

Administration has assessed the application and determined that it satisfies the provisions of DC 155, the Land Use Bylaw, and the County's Servicing Standards. The technical requirements have been



addressed through the conditions as noted in Appendix 'B'. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

OPTION #1: THAT Development Permit Application PRDP20192533 be approved in accordance with the conditions noted in Appendix 'B'.

OPTION #2: THAT Development Permit Application PRDP20192533 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Suggested Conditions of Approval

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Culture and Tourism	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Transportation	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	No comments received.
<i>Internal Departments</i>	
Agricultural and Environmental Services	No agricultural concerns.



AGENCY	COMMENTS
RVC Recreation, Parks and Community Support	No comments received.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No objection to renewal, subject to BP's. All moved on buildings will require a building permit. Must use "Commercial" checklist.
Fire Services & Emergency Managment	The Fire Service has no comments at this time.
Development Compliance Services	No comments received.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <p>Transportation</p> <ul style="list-style-type: none"> The subject lands are accessible via an access road that travels over adjacent lands and connects to Range Road 242. There is an existing road approach off of Range Road 242 that provides access to the access road. Access Easement Agreements for the private road have been registered on title. The applicant provided a TIA and Intersection Assessment conducted by Bunt and Associates dated September 15, 2017 in the original DP submission (PRDP20171399). The applicant is responsible for implementing the recommendations of the examined TIA (dated September 15, 2017) including: <ul style="list-style-type: none"> The regular application of calcium chloride dust control on Township Road 242, as recommended in the TIA, especially during major filming productions. Prior to issuance, the applicant is required to enter into an agreement with the County for the regular application of calcium chloride dust control during movie set operations. The application shall be done utilizing material and equipment operators approved by the County for this type of activity. This agreement shall be coordinated with Road Operations and Maintenance.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The regular re-grading of Township Road 242, as recommended in the TIA, especially during major filming productions. Prior to issuance, the applicant is required to enter into an agreement with the County for the re-grading activities to be performed during movie set operations. The re-grading activities shall be done utilizing material and equipment operators approved by the County for this type of activity. This agreement shall be coordinated with Road Operations and Maintenance. ○ As a permanent condition on the DP, the applicant is required to operate the site in accordance with the recommendations made in the examined TIA (Bunt and Associates, September 15, 2017). • The applicant will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of approval. <ul style="list-style-type: none"> ○ Estimated TOL payment = \$4,595 per acre (Base Levy) x 40 Acres = \$183,800 <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> • As a permanent condition, wastewater servicing for the site shall be via pump out tank. <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The applicant indicated that the proposed development will be serviced via hauled potable water service. <p>Storm Water Management</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • Since the proposed development is within an already developed area, impact to stormwater drainage conditions is expected to be minimal. <p>Environmental</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • It appears that there are wetlands within the subject land. It is the applicant's responsibility to obtain all required AEP licensing and approvals should the proposed development have a direct impact on any wetlands.
Transportation Services	No comments received.
Capital Project Management	No comments received.



AGENCY	COMMENTS
Utility Services	No concerns.

Circulation Period: August 6, 2019 to August 27, 2019



APPENDIX 'B': SUGGESTED CONDITIONS OF APPROVAL

***Changes from previous permit noted in **bold**.*

Development Description:

- 1) A *Film Production Facility* development in accordance with the Site Plan submitted with the Development Permit application is approved on the subject Lands. The approved development includes:
 - i) existing western town including set structures;
 - ii) a prop rail station;
 - iii) a prop warehouse approximately 599.97 sq. m (6,458.00 sq. ft.) in area;
 - iv) parking areas; and
 - v) a staging area for portable trailers, equipment, and materials.

Prior to Issuance Conditions:

Fees

- 2) **That the Applicant/Owner shall provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014. The Applicant/Owner shall provide a Site Plan to the County identifying the total Development Area including the private driveway access for the purpose of preparing the TOL calculation.**

Transportation and Access

- 3) **That the Applicant/Owner shall enter into a revised Road Maintenance Agreement with the County to reflect the following updates:**
 - i. **That maintenance of the Access Route as required to support the development shall be undertaken by the County and the costs shall be payable by the Applicant/Owner;**
 - ii. **That the agreement shall be revised to be permanent rather than interim; and,**
 - iii. **That the timelines shall be effective in perpetuity.**

Permanent Conditions:

- 4) During periods of production site set up and tear down, development generated traffic exiting Township 242 to the east shall turn right (south) at the Highway 22 intersection.
- 5) The maximum *Film Production Facility Development Area* shall be 16.19 hectares (40 acres).
- 6) Emergency Contact Information shall be provided via email to designated contacts at Rocky View County in Enforcement Services, Planning, and Infrastructure and Operations by the Applicant/Owner or the Location Manager prior to filming activities commencing on the Lands for each film project that occurs from time to time.
- 7) The Applicant shall submit a Fire Emergency Response Plan to the County. The Fire Emergency Response Plan shall be updated yearly.
- 8) Sewage disposal for the Development shall be supplied by a pump-out holding tank that is hauled off the Lands to an approved sewage disposal site.



- 9) Potable water servicing for the Development shall be supplied via water cistern. Should the Applicant/Owner wish to drill a well on the Lands to provide water servicing, the Applicant/Owner shall provide proof of licensing from AEP for the commercial well to the County.
- 10) There shall be adequate parking for the Development maintained on the *Development Area* at all times, to the satisfaction of the County.
- 11) Dust control shall be maintained on the Lands during operation of the Development. The Applicant/Owner shall take whatever means necessary to keep visible dust from blowing from the Lands onto adjacent lands.
- 12) All on-site lighting shall comply with the following requirements:
 - a. lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties,
 - b. lighting be dark-sky as much as is possible,
 - c. all private lighting, including site security lighting and parking area lighting shall be designed to conserve energy, reduce glare, and reduce uplight, and
 - d. lighting design shall reduce the extent of spill-over glare, and minimize glare as viewed from nearby residential properties.
- 13) The *Development Area* shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
- 14) The garbage and waste material generated by the Development shall be stored in weather-proof and animal-proof containers, located within buildings or adjacent to the side or rear of buildings.
- 15) The *Development Area* shall be managed in accordance with the submitted and approved Solid Waste Management Plan in perpetuity.
- 16) Any plan, technical submission, agreement, matter or understanding submitted and approved as part of the Application, in response to a Prior to Issuance, Permanent or Occupancy condition, shall be implemented and adhered to in perpetuity.

Permanent:

- 17) The Development shall be accessed via Township Road 242 as described in the TIA.
- 18) The Applicant/Owner shall provide the County with the following advance written notification of any usage of the Access Route that may impact regular traffic flow or the condition of the Access Route, so that a pre-use road inspection can be performed to establish and record the original pre-use condition of the Access Route:
 - i. Not less than seven (7) business days advance notification for long term-film shoots; and
 - ii. As much notification as reasonably possible for short-term film shoots.
- 19) (a) The Applicant/Owner shall provide all area residents who reside on properties located adjacent to the Access Route with the following advance notification of any upcoming use of the Access Route for Development related purposes:
 - i. Not less than seven (7) business days' advance notification for long-term (in excess of 72 hours) film shoots; and
 - ii. As much notification as possible for short-term (less than 72 hours) film shoots.



- (b) The Notice shall be in the form of a "Dear Neighbor Letter" consisting of the following information and to be hand delivered to each residence:
- i. Film shoot contact person;
 - ii. Details of Access Route road usage; and
 - iii. Schedule of Access Route road usage.
- 20) The Applicant/Owner shall, at his/her sole cost and expense, maintain the Access Route when the Access Route is being used for Development related purposes to the original pre-use condition as identified during the pre-use road inspection to the satisfaction of the County. The maintenance of the Access Route shall be carried out ~~as directed~~ by the County **at the expense of the Applicant/Owner, using materials and equipment operators approved by the County.** The Access Route road maintenance work shall include but not be limited to:
- i. Removing dirt/mud tracked along the Access Route attributed to traffic generated by the Development;
 - ii. Controlling dust along the access route during activities related to the Development being carried out on the Lands;
 - iii. Replenishing existing calcium chloride along the Access Route that has been disturbed by traffic generated by the Development;
 - iv. Replenishing existing gravel along the access route that has been depleted as a result of traffic generated by the Development;
 - v. Repairing any surface or sub-surface damage to the Access Route as a result of traffic generated by the Development.
- 21) The Applicant/Owner shall, at his/her sole cost and expense, ensure that appropriate traffic accommodation measures are in place when performing maintenance or repair work to the Access Route to safeguard the lives and property of the travelling public and adjacent property owners. Traffic accommodation measures shall be in accordance with the requirements outlined in the most current version of the following documents and manuals, and may require the use of certified flag persons and the submission of a Traffic Accommodation Plan for County review and acceptance:
- i) Traffic Accommodation Plan - Manual of Uniform Traffic Control Devices for Canada, Part D- Temporary Conditions;
 - ii) Alberta Infrastructure and Transportation -Traffic Accommodations in a Work Zone; and
 - iii) Alberta Infrastructure and Transportation -Standard Specifications for Highways.
- 22) (a) The Applicant/Owner shall notify the County of the final use of the Access Route for each specific filming project undertaken with respect to the Development so that a post-use road inspection can be performed on the Access Route to determine if any road damage has occurred that requires road repair work or road maintenance work to be completed by the **County** at the Applicant/Owner's sole cost and expense to restore the Access Route to the original pre-use condition. The County shall be the final authority in assessing the road restoration or repairs required.
- ~~(b) If the Applicant/Owner fails to perform the road restoration or repairs within the time frame as directed by the County or if the Applicant/Owner requests that the~~



~~County perform the road restoration or repairs, the County will restore the Access Route road to the road's pre-use inspection condition and the road restoration or repair costs incurred by the County will be billed to the Applicant/Owner. Equipment and operator rates charged by the County will be in accordance with the Alberta Roadbuilders and Heavy Construction Association schedule for the current calendar year.~~

- (c) The Applicant/Owner shall pay the full amount of invoice to the County within 30 days of receipt of the invoice.
- 23) If the Applicant/Owner requires permits due to road bans for any trucks hauling material, equipment, and/or supplies along the Access Route, the Applicant/Owner shall contact Roadata Services Ltd @ 1-888-830-7623. These arrangements and approvals must be made prior to the haul. The Applicant/Owner will be responsible, at his/her own expense, for any damages or maintenance to the Access Route caused directly by Development related trucks or heavy equipment and the Applicant, to the extent he/she does not repair same, will be billed for actual repairs and maintenance performed by the County to the road as a result of damage caused by Development related trucks or heavy equipment.
- 24) That the submitted Security, #2184, registered with the County, in the amount in the amount of Twenty Five Thousand Dollars (\$25,000.00) shall remain with the County to secure the Appellants/Owners' obligations pursuant to the Development Permit, to Rocky View County's reasonable satisfaction, subject to the following terms and conditions:
- i. The security shall be used to cover the cost of any road maintenance or repair work performed by the County to the Access Route as a result of the Development in cases where the Applicant/Owner fails to perform or pay for such road maintenance or repair work as directed by the County.
 - ii. Any portion of the \$25,000 security used by the County for road maintenance or repairs by the County shall be replaced by the Applicant/Owner to maintain the \$25,000 security.
 - iii. The security is to be returned to the Applicant/Owner at such time the Applicant/Owner has notified the County that the Development's use of the Access Route is discontinued, the Development Permit has been terminated and no further Access Route road maintenance or repair work is or will be required.

Advisory:

- 25) The Development shall conform to the County's Noise Bylaw C-5773-2003, as amended or replaced, in perpetuity.
- 26) Any future expansion or significant changes to the Development operation shall require new Development Permits.
- 27) If required, Building Permits and associated sub-trade permits shall be obtained for:
- a. the prop storage building (north/east of town site); and,
 - b. the maintenance/prop workshop building (within/adjacent to town site), using the commercial/industrial checklist requirements.
- 28) Obtaining and complying with any other required Federal, Provincial or County permit, approval, or compliance is the sole responsibility of the Applicant.



- 29) Existing or future set structures within the *Film Production Facility Development Area* are not required to obtain Building Permits or development permits where in accordance with the provisions of DC 155.
- 30) The Applicant/Owner shall be responsible for all Alberta Environment & Parks approvals and/or payment of compensation if any disturbance to wetlands is proposed.
- 31) If this Development Permit is not issued by **MARCH 31, 2020**, or by an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: September 24, 2019 **DIVISION:** 7
FILE: N/A
SUBJECT: Improvements to Intersection of Highway 566/Range Road 292 – Budget Adjustment

POLICY DIRECTION:

Under the *Municipal Government Act*, Council is the approving authority for the County's budget and adjustments to the budget. The proposed budget adjustment of \$500,000 is required to transfer funds from the Transportation Off-Site Levy Reserve to provide payment to the developer whom completed the Highway 566 and Range Road 292 intersectional improvements.

EXECUTIVE SUMMARY:

The County previously entered into a Development Amendment and Settlement Agreement on May 1st, 2014 to address the outstanding obligations under three (3) development agreements in the Wagon Wheel area of East Balzac.

Through this agreement, the County cashed the original developer's development securities which amounted to \$1,000,000. The agreement provides direction on the use of the cashed securities (Section IIa) and states that \$500,000 is to be used towards the intersection improvements at Highway 566 and Range Road 292. These improvements were completed in 2018 and the developer has now requested the release of these funds.

Administration is seeking a 2019 budget adjustment in the amount of \$500,000 for the improvements completed at the intersection of Highway 566 and Range Road 292 from the Transportation Off-Site Levy Reserve.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that a transfer of \$500,000 be approved in accordance with Option #1.

BACKGROUND:

The County previously entered into three (3) Development Agreements with Avenue Capital ("AC") dated August 15, 2006 as well as Rocky Mountain Property Inc. ("RMPI") dated May 8, 2009 and January 27, 2009. As security, the county held an irrevocable letter of credit totaling the amount of \$1,000,000 for the performance of the developer's obligations under those development agreements.

AC and RMPI partially completed the necessary improvements required under these Development Agreements however, not all of the obligations were completed.

To provide a path forward on the outstanding obligations, a Development Amendment and Settlement Agreement was entered into on May 1st, 2014 to provide direction on the use of the cashed security to complete the remaining obligations. Section II of the agreement provides direction on the use of the security which indicates that \$500,000 shall be applied towards the intersectional improvements at Highway 566 and Range Road 292.

¹**Administration Resources**

Gurbir Nijjar – Planning and Development Services



In 2013 the county moved \$500,000 from Refundable Development Deposits account to the Transportation Off-Site Levy Reserve account to be held until such time that these improvements were completed.

In August 2019, the County received confirmation from HD East Balzac II LP, the new developer whom assumed ownership of the defaulted development, as well as the necessary back up documentation to confirm the intersection improvements had been completed and a request for the release of the held funds.

As the improvements have been completed and deemed accepted by both the County and Alberta Transportation, the County is prepared to release the funds as per the Settlement Agreement.

BUDGET IMPLICATION(S):

Funds in the amount of \$500,000 were held specifically for the intersectional improvements at Highway 566 and Range Road 292. The use of these funds will not impact the County's 2019 Operating budget.

OPTIONS:

Option #1: THAT the 2019 Operating Budget be amended as per Attachment 'A' to release funds in the amount of \$500,000 to HD East Balzac II LP related to the Development Amendment and Settlement Agreement dated May 1, 2014 between Rocky View County, Avenue Capital Partners Ltd. and Rocky Mountain Property Inc.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

GN/lt

ATTACHMENTS:

ATTACHMENT 'A' – Budget Adjustment from Transportation Off-Site Levy Reserve

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Intersection of Highway 566/Range Road 292	Budget Adjustment
EXPENDITURES:		
Improvements to Intersection of Highway 566/Range Road 292		500,000
TOTAL EXPENSE:		500,000
REVENUES:		
Transfer from Transportation Off-Site Levy Reserve		(500,000)
TOTAL REVENUE:		(500,000)
NET BUDGET REVISION:		0
REASON FOR BUDGET REVISION:		
Budget adjustment for the repayment to HD East Balzac II LP for the intersection improvements at Highway 566 and Range Road 292.		
AUTHORIZATION:		
Chief Administrative Officer:	_____	Council Meeting Date: <u>September 24, 2019</u>
Executive Director	Al Hoggan	
Corporate Services:	_____	Council Motion Reference: _____
Manager:	Kent Robinson	
Manager:	_____	Date: _____

Budget AJE No: _____

Posting Date: _____



PLANNING AND DEVELOPMENT SERVICES

TO: Council

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

FILE: 03219028 **APPLICATION:** PL20180126

SUBJECT: Master Site Development Plan – Calgary Lao Buddhist Society

Note: This application should be considered in conjunction with Redesignation Application PL20180127 (agenda item C-1)

POLICY DIRECTION:

The application was evaluated in accordance with County Plan.

EXECUTIVE SUMMARY:

This Master Site Development Plan application (PL20180126) is to support the land use application (PL20180127) to redesignate the entire subject land (± 4 acres) from Residential Two District to Public Services District.

The following is a summary of the application assessment:

- The application is consistent with County Plan policies;
- All other technical matters required at this stage of the application process are satisfactory.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1

DATE APPLICATION RECEIVED: October 25, 2018
DATE DEEMED COMPLETE: October 25, 2018

PROPOSAL: To approve the Calgary Lao Buddhist Society Master Site Development Plan to guide and evaluate the development of a religious assembly.

LEGAL DESCRIPTION: Lot 22, Block 1, Plan 0714198, W½ -19-23-27-W04M

GENERAL LOCATION: Located approximately 4.8 km (3 miles) west of the hamlet of Langdon, approximately 0.81 km (1/2 mile) south of Highway 560 (Glenmore Trail), on the east side of Highway 791.

APPLICANT: Carswell Planning (Bart Carswell)

OWNERS: Calgary Lao Buddhist Society

EXISTING LAND USE DESIGNATION: Residential Two District (R-2)

PROPOSED LAND USE DESIGNATION: Public Services District (PS)

GROSS AREA: ± 4.00 acres

¹ **Administration Resources**
 Johnson Kwan and Gurbir Nijjar, Planning and Development Services



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

Class 1, 1 – No significant limitations.

PUBLIC & AGENCY SUBMISSIONS:

One letter in support was received in response to 71 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

August 21, 2007 Subdivision Plan 0714198 was registered at Land Titles the subject land and two adjacent residential parcels. Municipal Reserves have been provided in full by cash-in-lieu payment on account of Lot 19, Block 1, Plan 991 2798.

POLICY ANALYSIS:

County Plan

Institutional and community land uses are encouraged to locate in hamlets, country residential communities and business centres. Proposals for institutional and community land uses that are not within hamlets, country residential communities, or business centres may be considered if the following is addressed:

- a. Justification of the proposed location;
- b. Demonstration of the benefit to the broader public;
- c. Compatibility and integration with existing land uses or nearby communities;
- d. Infrastructure with the capacity to service the proposed development; and
- e. The development review criteria identified in Section 29 of the County Plan.

The Applicant submitted a Master Site Development Plan that addresses the County Plan requirements (see Appendix C). Following is an overview of the proposal:

Facility Use and Hours:

- The proposed temple will be using the existing residence on site. There are no changes in appearance of the building.
- The applicant did not proposed any additional development on site.
- Ceremony happens once a month for 9 months of the year, mostly on a Sunday from 10:30 am to 12:30 pm (occasionally on Friday or Saturday).

Capacity

- Two monks lives on site full time
- ± 65-70 people attend the ceremony in the winter
- ± 100-120 people attend the ceremony in the summer

Parking

- Parking would be provided on an existing gravel area to the north side of the entrance. The property is approximately 4 acres in size and have sufficient area to accommodate additional parking if needed.

BUDGET IMPLICAITONS:

There are no budget implications associated with this application.



CONCLUSION:

The application was reviewed based on the County Plan and is consistent with the County Plan policies. The technical aspects and detailed design would be addressed at future development permit stage.

OPTIONS:

- Option # 1: That the Calgary Lao Buddhist Society Master Site Development Plan be approved as presented in Appendix 'C'
- Option # 2: That application PL20180126 be refused

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Map Set

APPENDIX 'C': Calgary Lao Buddhist Society Master Site Development Plan

APPENDIX 'D': Letter Submission

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 and Parks	No comments received.
Alberta Transportation	In reviewing the application, it appears that the applicant wishes to establish a Buddhist temple at the above location. As this proposal falls within the referral distance of Alberta Transportation, a Roadside Development Permit will be required from this office. By copy of this letter, a Roadside Development Application will be forwarded to the applicant for completion and return to this office.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	At this time we do not have any concerns with the information as provided. Please note that the 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: <i>A person shall not locate a water well that supplies water that is intended or used for human consumption within</i> 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,

AGENCY	COMMENTS
	<p>d) 50 metres of sewage effluent on the ground surface,</p> <p>e) 100 metres of a sewage lagoon, or</p> <p>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).</p>
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No concerns, please contact 310-WIRE for any electrical services.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	As Municipal Reserves were previously provided on Plan 9912798, Recreation Board has no comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Parks office of the Recreation, Parks and Community Support department has no concerns with this application as public parks, open space, or active transportation networks are not affected.
Development Authority	No comments.
GIS Services	No comments.
Building Services	No comments.
Fire Services & Emergency Management	Fire Service has no comments. The Fire Services will comment further in the process.

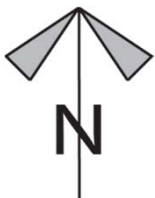
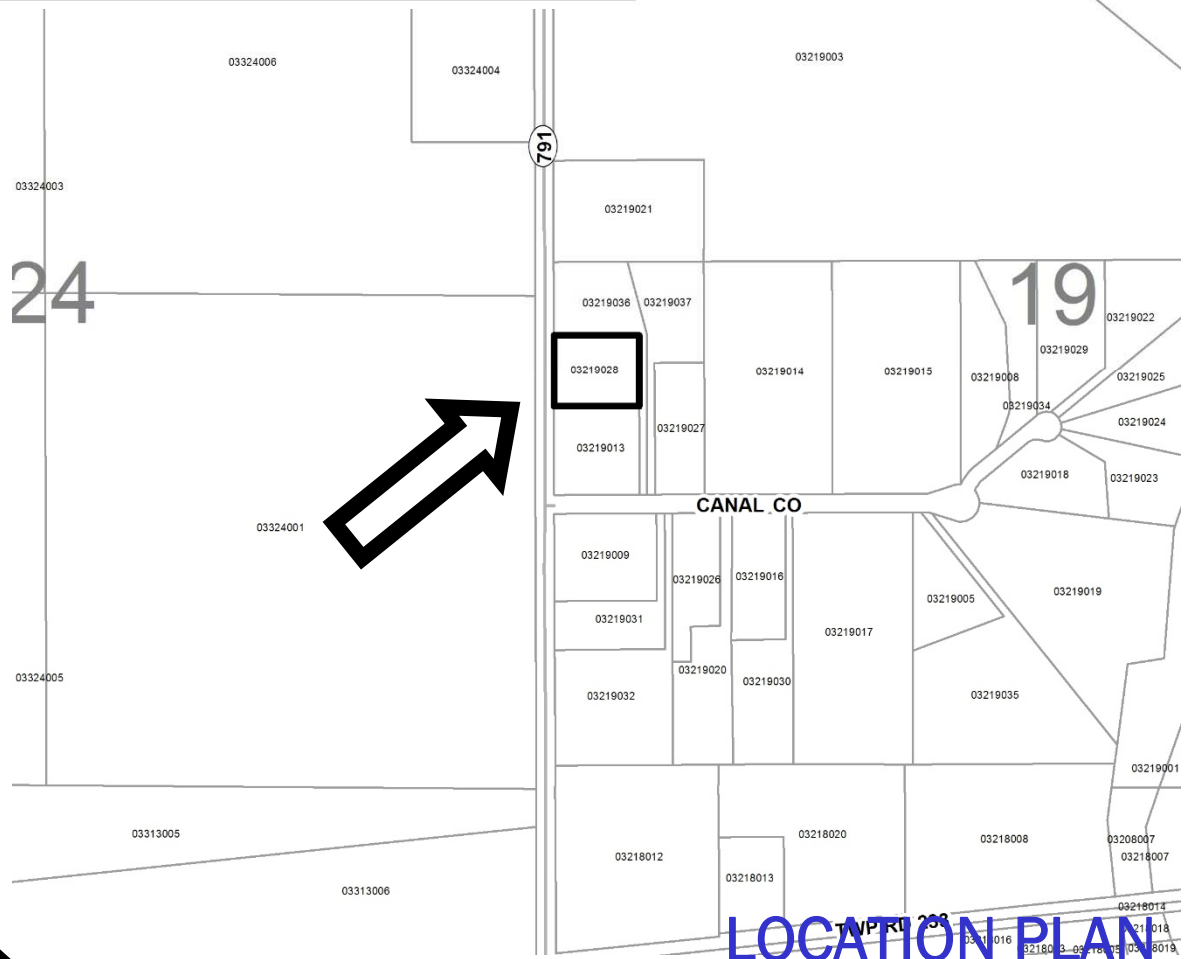
AGENCY	COMMENTS
Development Compliance	No comments received.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time <p>Transportation - Section 400.0 requirements:</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 bylaw at time of the issuance of the DP for the total acreage of the onsite area associated with the proposed development The applicant has provided a traffic memo prepared by Scheffer Andrew Ltd. in support of the application which indicated the proposed development generates an insignificant amount of traffic. Engineering has no further concerns at this time. As a condition of future DP, the applicant will be required to obtain a roadside DP from AT as the subject lands are adjacent to Highway 791 <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> In accordance with County Policy 449, the County generally recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems however, the applicant is proposing to utilize the existing septic field to support the proposed development. Given the projected potable water demand (300 cubic meters per year), the County does not have concerns with the proposal as the projected demand is similar to a residential dwelling unit the domestic nature of the wastewater to be produced As a condition of future development permit, the applicant will be required to provide detailed wastewater projections and an

AGENCY	COMMENTS
Transportation Services	<p>assessment of the existing PSTS to determine if the system is suitable to support the proposed development. Should the PSTS not be suitable, the applicant will be required to construct an appropriately sized PSTS to support the proposed development</p> <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • Engineering generally recommends the use of a cistern and trucked service for industrial, commercial and institutional uses however, the applicant intends on utilizing a groundwater well to supply potable water to the future development. The applicant also provided a water supply and pump test report prepared by Groundwater Information Technologies in support of the use of groundwater to support the proposed development. • As a condition of future DP, the applicant will be required to obtain all necessary AEP approvals and licensing to source groundwater for the proposed development. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As the development is proposed to be contained within the existing dwelling onsite and no further expansions or hard surfaces are proposed at this time, an stormwater management report is not warranted for this proposal • At the future DP stage, should further expansion or hard surfaces (i.e. parking lots) be proposed, the applicant may be required to provide a Site Specific Stormwater Implementation Plan (SSIP) to address the onsite stormwater management strategy to the satisfaction of the County <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • As the applicant is not proposing any further redevelopment nor do wetlands appear to exist on the subject lands, Engineering has no further concerns at this time. <p>Parking to be restricted on site only.</p> <p>No concerns.</p>
Capital Project Management	

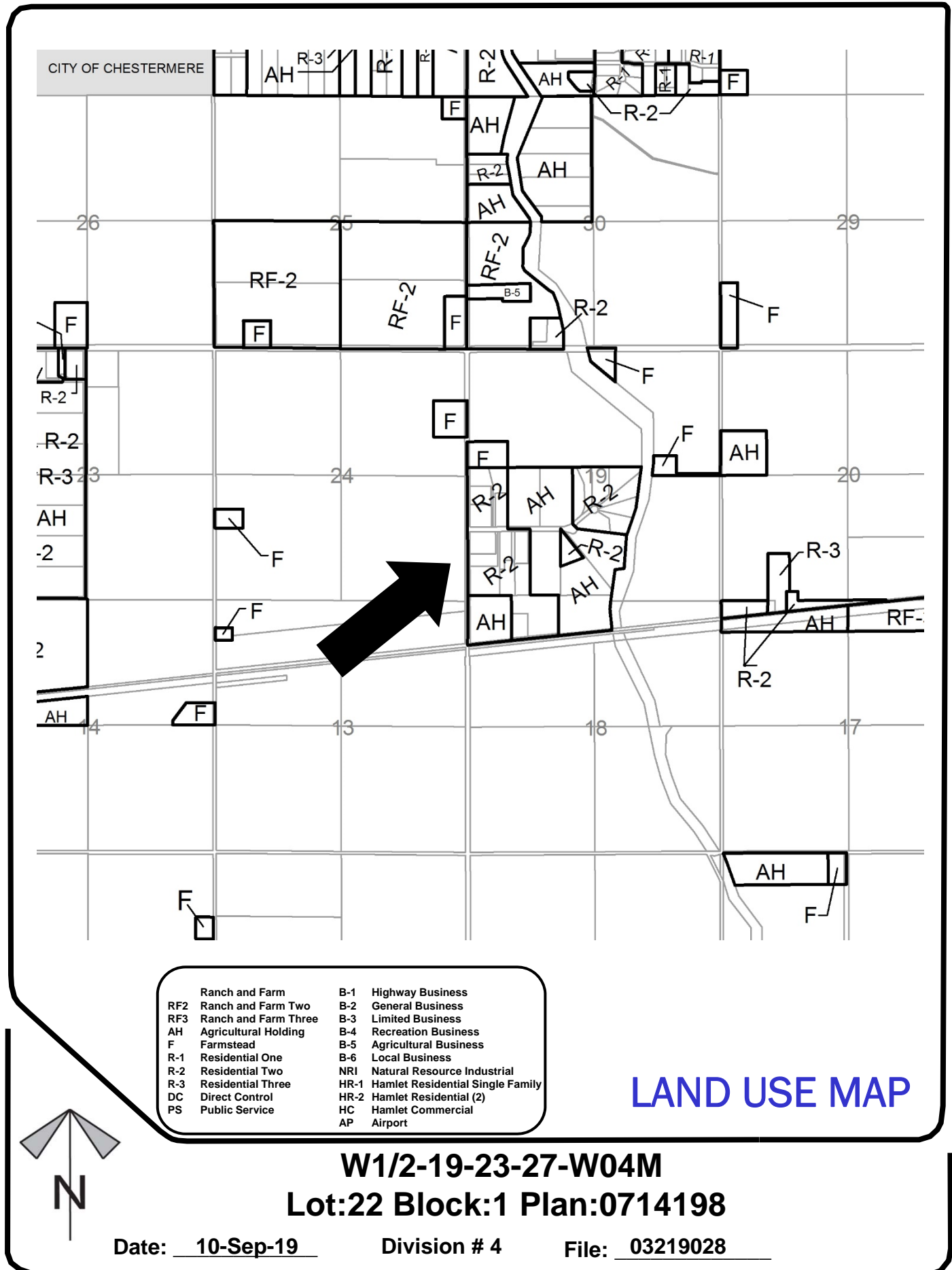


AGENCY	COMMENTS
Utility Services	No concerns.
Agriculture & Environment Services	No concerns.

Circulation Period: November 19, 2018 to December 10, 2018



Date: 10-Sep-19 **Division #** 4 **File:** 03219028



Master Site Development Plan (MSDP) Proposal: To adopt the Calgary Lao Buddhist Society Master Site Development Plan to guide and evaluate the development of a religious assembly.



MASTER SITE DEVELOPMENT PLAN

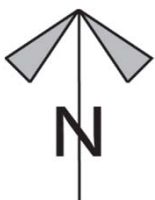
W1/2-19-23-27-W04M

Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

File: 03219028

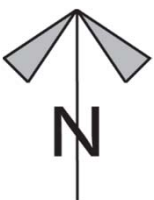




Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

AIR PHOTO

Spring 2018



W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

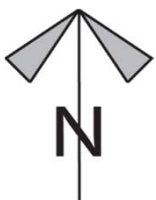
Division # 4

File: 03219028



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

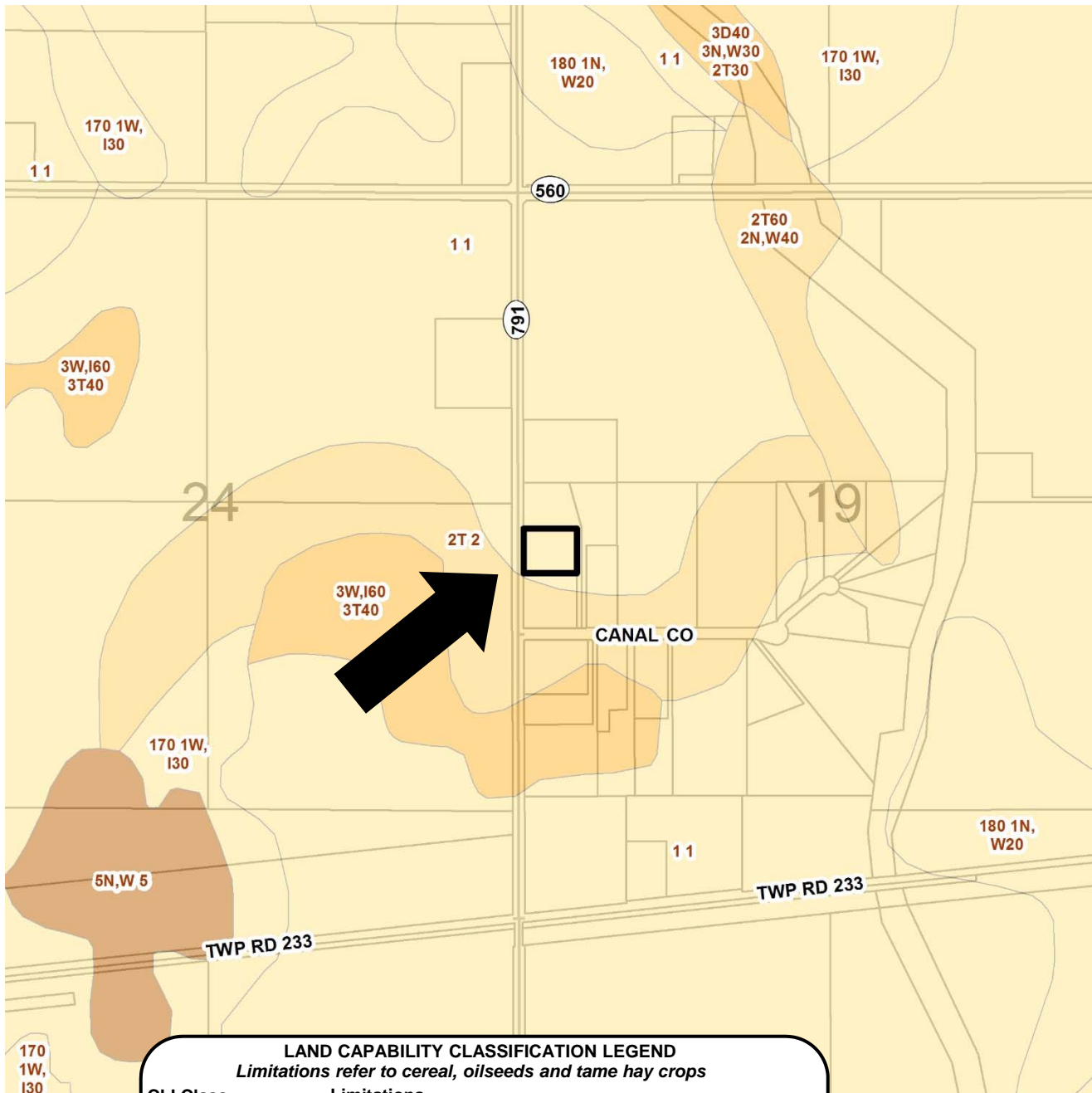


W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

File: 03219028



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

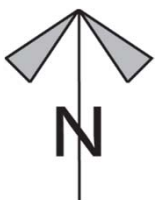
CLI Class

- 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

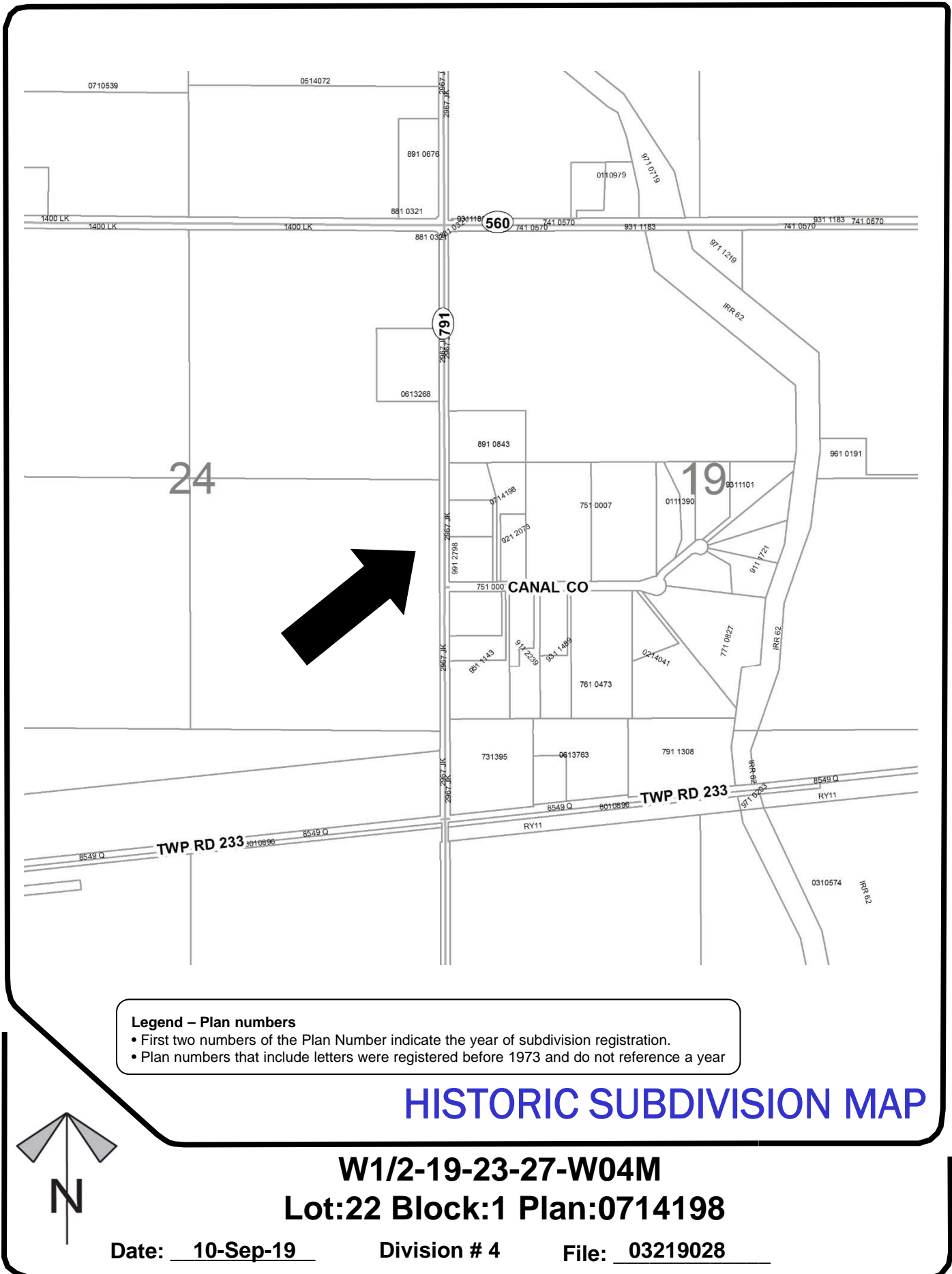


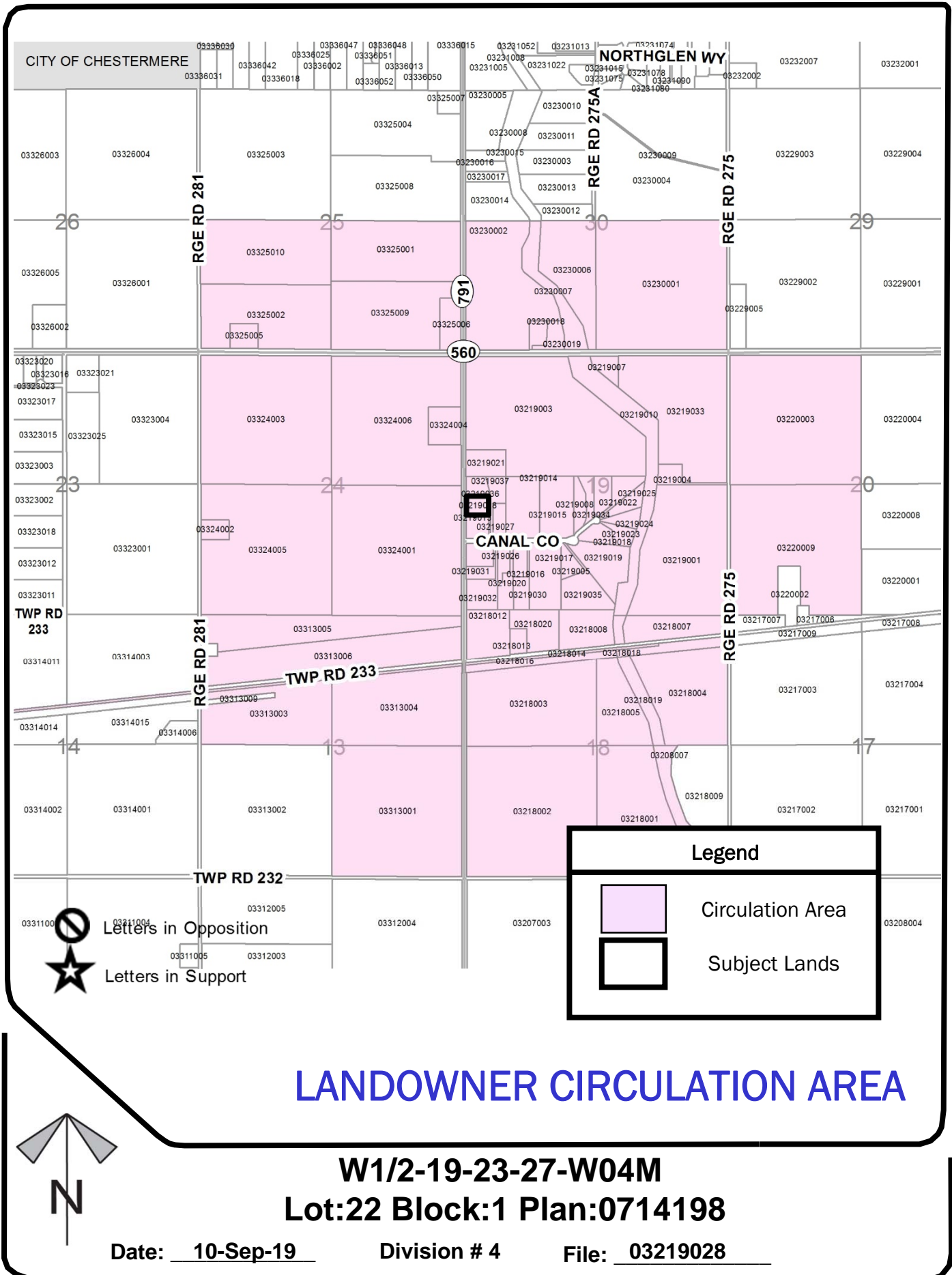
W1/2-19-23-27-W04M
Lot:22 Block:1 Plan:0714198

Date: 10-Sep-19

Division # 4

File: 03219028





Lao Buddhist Temple

Master Site Development Plan

SW-19-23-27-W4M, being Plan 0714198; Block 1; Lot 22,
municipally known as 233104 – Highway 791 (Range Road 280)



Interior of Religious Assembly



Groundwater Information
Technologies Ltd.

Carswell Planning



Submitted, October 2018

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- Project:** Buddhist Temple Master Site Development Plan in support of Redesignation
- Location:** 233104 – Highway 791 (Range Rd 280) in Rocky View County (RVC)
- Proposal:** Amendment to the Land Use Bylaw to redesignate lands from Residential District to Public Service District in recognition of the existing Buddhist Temple.
-

Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The County Plan requests an MSDP for a Public Service District redesignation.

Scope of MSDP

Discussions with RVC administration, specifically Senior Planner Mathew Wilson agreed to limit the scope of the master site development plan to the 4 acre parcel. It was felt that with the country residential community of Canal Court master site development plan would be too far reaching.

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines; and
- f) anticipated phasing.

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, basically hours of operation and how the facility is looked after.

Owners

Calgary Lao Buddhist Society, Contact: Amphon Phiaxay E-Mail tanoiguy@gmail.com
Of 233104 Range Road 280, Rocky View Alberta T1X 0H5 Phone Amphon 587-899-7664

Agent

Carswell Planning: Bart Carswell E-Mail bart.carswell@carswellplanning.ca
Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (Remax Complete Commercial)
Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7



Location

The proposal is located in east Rocky View, north of Indus in the country residential community of Canal Court. Geographic coordinates are 50.9708867 N, -113.7712813 E. The address is 233104 Highway 791, Rocky View County.

History

The Calgary Lao Buddhist Society has been having modest services at this location for 10 years and the property was purchased in 2008 in president's name, then group's 2011. Their vision is, "to advance religion by establishing and maintaining a house of worship (Temple) that provides prayer services, ceremonies, learning of culture/religion, and peace of mind conducted (or held) in accordance with tenets and doctrines of Theravada Buddhism for the Lao community and all residents in Rocky View County, the Calgary area and the rest of Canada." The interior of their religious assembly appears on the cover page with the resident monks.

Legal Description

The proposed temple site is 1.619 ha (4 acres), legal description Plan 0714198; Block 1; Lot 22, municipally known as 233104 – Highway 791. Figure 1: Aerial Images of Site shows the site in SW-19-23-27-W4M, RVC and an accompanying inset of the property itself showing the parking lot and 2000 sq. ft. building to be used for religious gatherings and ceremonies. There are 2 monks that live at the temple full time with an attendant to care for their needs.

Figure 1: Aerial Images of Site



Evaluation of Planning Policies

Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides goals, policies and actions for development within the County. The proposal is not in an Area Structure Plan where growth is focused, but the use has existed for a number of years and serves a religious need of the community.





As per Section 11 of the County Plan, the use is an institutional land use that benefits residents and contributes to the community by serving religious needs. Goals include institutional land uses being appropriately located and well designed and enhance the local community, while being compatible with surrounding land uses. Policy suggests this use is encouraged to locate in country residential communities and it is on the periphery of the Canal Court.

Section 11.2 directs that the "proposed institutional ... land use demonstrate:

- a) a benefit to the local area or community; and
- b) compatibility with existing land uses."

Benefit is evident from the size of the parish. Compatibility is evident from having a positive history with neighbours helping and not raising concerns over the last decade.

Section 11.5 for "redesignation ... applications for institutional ... land uses *should* provide:

- a) an **operational plan** outlining details such as facility hours, capacity, staff and public numbers, facility use, parking requirements, garbage collection, and security; and
- b) a **master site development plan**, as per section 29. The master site development plan shall address servicing and transportation requirements and sure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw."

Appendix C notes that the County may require studies, reports, and tests to be submitted as per section 29 on matters of County interest. Included in this is a summary of the community consultation and results.

Land Use Bylaw

To meet the uses proposed, redesignation from Residential Two (R-2) District to Public Service (PS) District is recommended. In this instance, PS District benefits residents and contributes to the community by serving religious needs.

Land use definitions that best fit the uses proposed would be Religious Assembly. This is a discretionary use in the PS District.

"*Religious Assembly* means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries."

Minimum parcel size for a PS District is 0.50 hectares (1.24 acres). The site is 1.619 ha (4 acres) and easily meets this requirement. Another requirement is a minimum of 10% of the site area shall be landscaped. Some flexibility exists in the landscaping requirement because the periphery has plantings that have satisfied neighbours. Neighbours to the property have been friendly and





dealt with kindness in return without incident. The following figures 2 and 3 show the parcel layout from the land registry and corresponding aerial image.

Figure 2: Land Registry Mapping



Figure 3: Aerial with Property Lines



The Site

Building Placement and Setbacks

The existing building is not proposed to be altered in any significant manner. The Building is centered front to back and towards the southern property line with appropriate setbacks.

Building Height and General Architectural Appearance

For all intents and purposes, the building height and general architectural appearance resembles a residential dwelling and is in character with the surrounding area.

Parking and Public Lighting

Parking is a gravel area between the highway and the structure more on the north side of the building. The area for religious assembly is typically in the garage area of the building. In keeping with the character of its country setting, lighting is dark sky friendly.





Landscaping for Visual Appearance and/or Mitigation Measures

Landscaping for visual appearance is minimal, given its residential appearance manicured gardens by the monks and tree plantings that are already in place.

Agriculture Boundary Design Guidelines

The property is surrounded by residential use and not agricultural use. Therefore, agriculture boundary design guidelines would not apply.

Traffic

Traffic is expected once a month on various dates throughout the year depending on the Buddhist calendar, mostly on a Sunday and occasionally on Friday or Saturday 10:30 am to 12:30 pm. Peak attendance in the summer is typically 100-120 people with approx. 50 vehicles that flow into the parking lot up to an hour before and after the ceremony with no line-up of vehicles observed entering or exiting the site. Winter months usually anticipate 65-70 people accounting for approx. 30 vehicles. Post ceremony exits are varied with some staying to help or to chat with monks before leaving. Larger functions occurring on the Buddhist New Year in April are held at a rented hall in Calgary. Overall, the site is used nine months of the year. Parking fits the gravel area north of the driveway.

Travel routes come from Calgary (70 % of members), Chestermere, Airdrie using the Trans Canada Highway. Highway 22X serves those from High River and some come from Indus.

Scheffer Andrew Ltd was retained by Calgary Lao Buddhist Temple to conduct a Traffic Review in support of the application for land designation change in Rocky View County (Scheffer Andrew Ltd., 2018. *Lao Buddhist Temple – Traffic Review Report*). The Temple is located in SW-19-23-27-W4 with the address 233104 Range Road 280 (Highway 791), Rocky View County, AB. The purpose of the study was to:

- Understand existing traffic volume generated by the temple.
- Understand the existing traffic volume utilizing the intersection of Highway 791 and Canal Court.
- Determine if future traffic growth will warrant intersection geometry upgrade at Canal Court and if this may result in a potential conflict with the existing temple driveway.

On a ceremony day, Sunday June 10, 2018, a traffic count found that 80 percent of the traffic travels to and from the North on Highway 791, while 20 percent of the traffic travels to and from the south on Highway 791. Two peak hours were identified during the count: 29 vehicles arrived in the hour prior to the ceremony start, and 40 vehicles departed in the hour after the ceremony end. The total number of vehicles on site during the ceremony was 61. It is understood that ceremonies only occur once per month on a Sunday morning.

Based on the proposed re-designation and the current use of the site, the temple access will only generate insignificant traffic volume during non-peak hours when traffic on Highway 791 is already very low. The intersection of Canal Court is not expected to warrant any upgrades in the





foreseeable future (2038), and therefore the existing driveway (195 m from Canal Court), is not expected to cause any conflict with the Canal Court intersection.

Highway Access

Regarding transportation, the site is located on a Provincial highway. Highway 791 serves as a north-south corridor that connects smaller communities and provides for a direct connection between Highway 22X and Highway 1. The two-lane undivided paved highway has a posted speed of 80 km/hr and is classified as a "Level 3" arterial highway with a 9 m pavement surface. It generally serves traffic of an inter-county nature. Discussions with Alberta Transportation have been problematic for an entrance other than for agricultural or residential, although the Traffic Review Report has confirmed that the existing driveway would not cause any conflicts with future requirements of the Highway or Canal Court. There are ongoing discussions with Alberta Transportation (AT) on whether this entrance can continue to be used.

As an interim solution, the Calgary Lao Buddhist Society has a written agreement with the neighbour to the north, who owns the panhandle behind the property and provides access to Canal Court. This owner has verbally agreed to register this access on title following approval of the application.

Potable Water

Currently and in keeping with RVC Standards for institutional use, a cistern is in place to handle peak demand when ceremonies take place once a month, then pumped from the well to replenish the water.

Ken Hugo of Groundwater Information Technologies was retained by Calgary Lao Buddhist Temple to conduct a review of the water supply and pump rate in support of the application for land designation change in Rocky View County. A water supply evaluation was undertaken for a water well for the temple with the purpose of determining the long-term safe yield of the supply well. A total water supply of 300 cubic metres per year is estimated to be required for the site.

An initial pumping test by Aaron Drilling Ltd. in May, 2018 had to be terminated early due to the well drying up during the test. Bacterial encrustation of the well bore was impeding flow. Once this was cleaned, flow improved with a 2 hour flow / 2 hour buildup test at a rate of 4.5 litres per minute during the second pump test June 12, 2018. A considerable lowering of the water level was observed, which is expected given the marginal nature of this aquifer.

Application to the Province (Alberta Environment and Parks) for diversion of water for institutional purposes was made for a water license to supply the Lao Buddhist Temple south-east of Calgary in Rocky View County. The water is to be used for 3 permanent residents and occasional services. The water is supplied by an onsite water well initially installed for domestic purposes in 2004. Details of the well, pumping test, long term yield and water quality are contained in a report from Groundwater Information Technologies Ltd (File 18-1502) dated July 4, 2018.





Sanitary Sewage

Sanitary sewage is proposed to be handled by a private sewage treatment system. For institutional sewage, a holding tank could be used as a means to collect and temporarily store sewage from a facility or dwelling, for subsequent removal and transport to an approved treatment and disposal site.

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." Two septic designers have been contacted and both indicate that a system can be designed to meet standards.

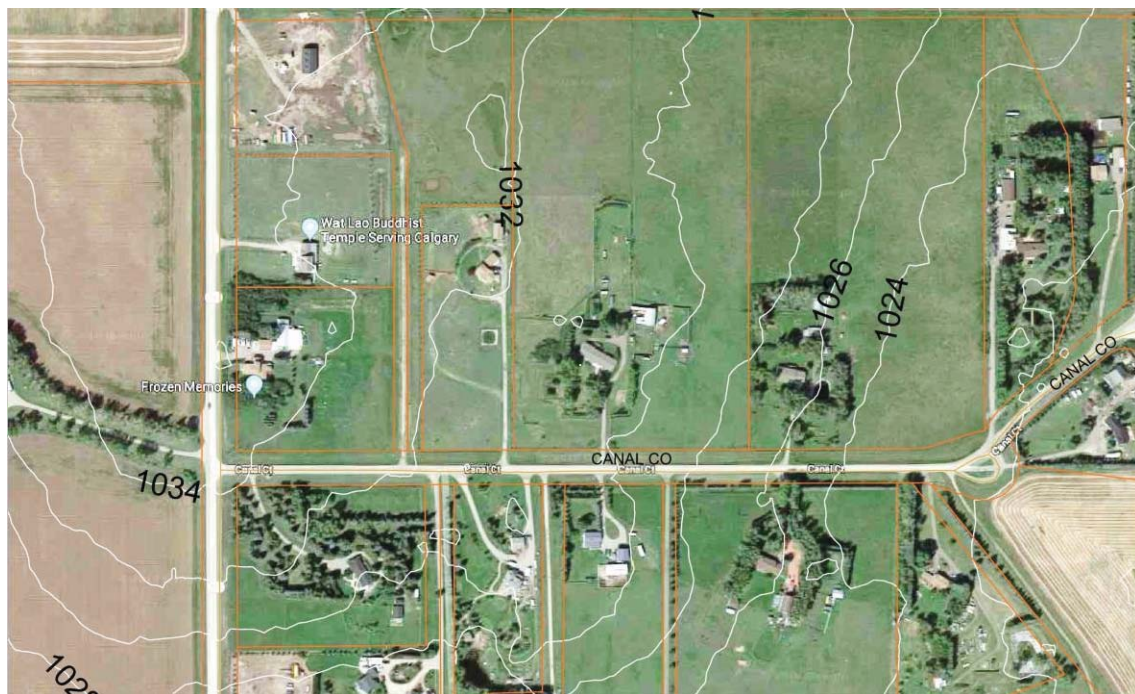
Storm Water

There is no significant change to the site which would warrant a storm water management report, as confirmed by RVC administration. A linear ditch along the eastern property line functions for any overland flow.

Topographic Contours

The following topographic map shows the proposal is relatively level with a gentle slope towards the southeast. No land grading is proposed that would change this.

Figure 4: Topographic Mapping

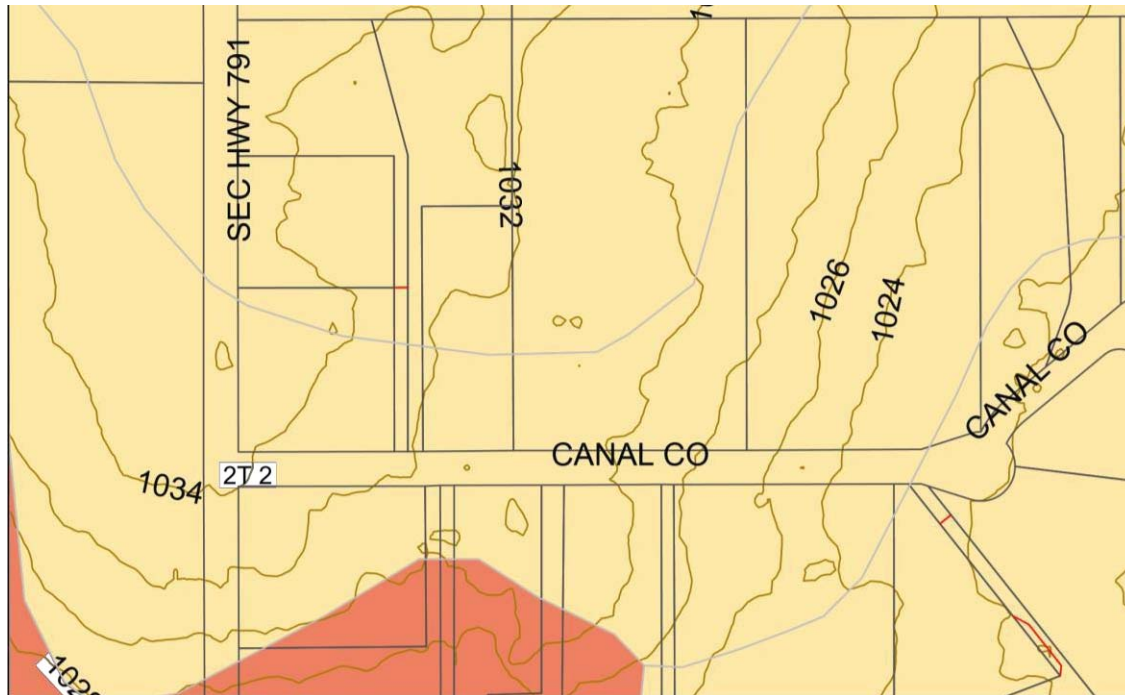




Soils Mapping

The attached soils map uses Land Capability Classification Mapping, 2T2 showing there is potential for agricultural production for crops. However, this area is fragmented and country residential in character.

Figure 5: Soils Mapping



Landscaping

As previously mentioned, policy suggests 10% of the site shall be landscaped. Trees have been planted on most of the perimeter. The car parking area and landscape maintenance is currently conducted by officials/volunteers. The monks have been looking after the gardens.

Garbage Removal

Waste/garbage collection and disposal is already contracted out to a local contractor.

Security

Outdoor and indoor video surveillance could be installed with sensor operated outsidelighting. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to dark sky friendly lighting.

Operations Plan

The following operations plan addresses most of the aforementioned matters.





Calgary Lao Buddhist Society

233104 Range Road 280
Rocky View, AB T1X 05H

CLBS Operations Plan

1. This facility will be operated every day from dawn to 9pm, provided if there is a Buddhist Monk on site, for anyone, regardless of origins, location, political belief and religion, that needs to pray, seek advices from the monks and wish to learn about Theravada Buddhist practices.
2. This facility will be used for the Theravada Buddhist ceremony once a month for about 9 months of the year. This ceremony usually takes place on Sunday from 10AM to 12:30 PM.
3. Any gathering or event used at this facility will not include gambling and/or any unlawful activities. The officials and the resident monks will ensure compliance with these conditions.
4. This facility is opened for anyone to donate/provide breakfast and lunch to the monks in the morning. Monks have to consume food before noon.
5. The CLBS officials will use this facility for meetings.
6. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteer
7. Liquid effluent and garbage collection and disposal will be contracted out to local contractors.
8. Currently, the facility is equipped with outside sensor lights and fire extinguishers.
9. In the future, we will install security system with surveillance cameras.

Figure 6: Streetview of Site

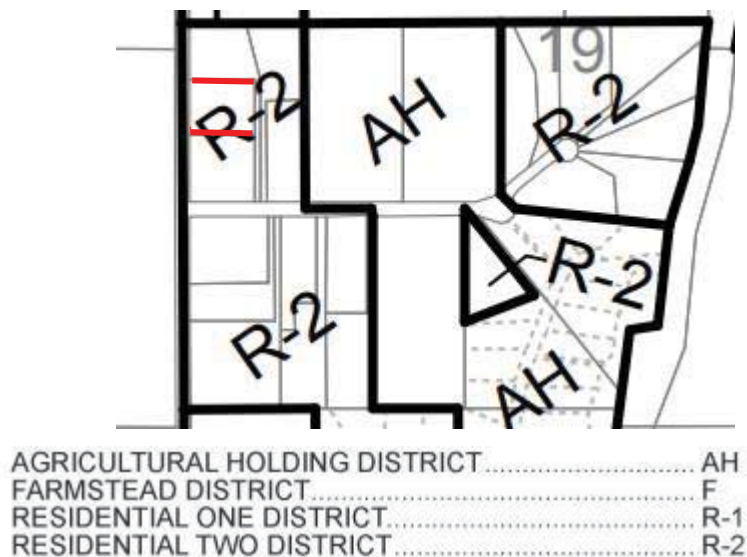




Land Use Compatibility

Figure 7: Land Use Districts shows the subject lands as Residential Two (R-2). Although the area is predominantly R-2, Pockets of Agricultural Holdings (AH) exist in the area for some of the larger lots in the Canal Court subdivision. The Redesignation from R-2 to PS for the proposal supports County policy that encourages this use to locate in country residential communities. The attached PS land use district proposed has the permitted and discretionary uses to support the proposal. The neighbours have been on good terms for over ten years without incident. Letters of support have been provided.

Figure 7: Land Use Districts



Public Engagement

An open house was held on the site on July 17, 6:00 – 8:00 pm and ten attended. Notices supplied to RVC were mailed to engage neighbours regarding the proposed development. The hospitality offered by the Buddhists was generous with the selection of cuisine and BBQ for guests. Numerous storyboards were on display with Carswell Planning present. Brief surveys were distributed to seek public input and provided with timely responses. Neighbours were pleased that the 2000 sq. ft. house would remain as it has been.

Common responses support the proposal. No one has noticed any problems for the community over the last decade while the Buddhist Society has been using the site for monthly assemblies. There is support for their continued religious assemblies, as they have been. No one has experienced any significant traffic concerns from the site. There is support for the Operations Plan as being comprehensive in matters addressed and neighbours find no outstanding matters. Finally, there is support to see the redesignation to PS for religious assembly as appropriate for formal recognition of the uses on the property.



Figure 8: Storyboards of Open House



Conclusion

After careful consideration of policies, meetings with RVC staff, findings of studies, and public engagement, Carswell Planning recommends support for the proposed Land Use Redesignation followed by a DP recognizing the temple as a religious assembly.

Respectfully submitted,

Bart Carswell

Bart Carswell, MA, MCIP, RPP





Site Plan

Redesignation

Public Service

Property Area
1.619 ha (4 acres)

Legal Description
Plan 0714198,
Block 1, Lot 22

SW-19-23-27-W4M

Municipally known as
233104 - Highway 791



No.	Revision/Issue	Date

Firm Name and Address

Carswell Planning Inc.

Bart.Carswell@carswellplanning.ca
587 437-6750

Project Name and Address

Calgary
Lao Buddhist
Society

Project	Sheet
Date June, 2019	
Scale	

The use of Access Right-of-Way agreement

The Agreement is made on the 6th day of June, 2018 BETWEEN

Brian Stamler/Mike Allen (The GRANTOR), the owner's of the property of
22 Canal Court, Rocky View, Alberta, T1X 0H5

PLAN 0714198, BLOCK 1, LOT 23

LINC: 0032 636 558, SHORT LEGAL : 0714198;1;23, TITLE NUMBER : 161055015

AND

Calgary Lao Buddhist Society (The GRANTEE)

of 233104 Range Road 280, Rocky View, Alberta, T1X 0H5

PLAN 0714198, BLOCK 1, LOT 22

LINC: 0032 636 656, SHORT LEGAL : 0714198;1;22, TITLE NUMBER : 111 015 345

RECITALS

1. Legal Description of Parcel Subject to Easement

- a. Brian Stamler/ Mike Allen (The Grantor) covenants that he, his heirs, successors, assigns has agreed to let the Calgary Lao Buddhist Society (the Grantee) use the Access Right of Way east to the Grantee's property. This Access Right of Way belongs to the Grantor and is registered with Government of Alberta Land Title under the Plan # 0111643, Legal Description of 4;27;23;19;SW.
- b. The Grantee will use the portion of this Access Right of Way starting from Canal Court up to about 2/3 of the way. The total dimension is about 0.2 Hectare (Ha)
- c. Refer to the attached Figure 1 for illustrations.

2. Usage and Maintenance

- a. The Grantee will use this portion of the Access Right of Way for the sole purpose of accessing their property.
- b. The Grantee is responsible for any road construction and maintenance of the specified portion of the Access Right of Way. The Grantee plans to create gravel road.
- c. Grantee agrees to acquire, understand, implement and comply with the Safety and Environmental policies and procedures of the Grantor and any other policies and procedures that the Grantor may deem necessary to carry on the usage of this Access Right of Way.
- d. If the Access Right of Way is no longer needed, the Grantee will restore the road to the Grantor's satisfaction.

3. Easement & Access Agreement to Run with Land

This shared access/easement and maintenance agreement described herein shall run with the land and shall be for the benefits and use of the present owner, and his, her or their grantees, heirs, successors or assigns and shall be binding upon all future parties with interest in the parcel herein described.

4. Termination of the agreement

This agreement can be terminated upon the mutual agreement of the Grantor and Grantee.

Signature:  Date: 6/22/2018

Name(print): Mike Allen

Owner of the property (Grantor)

Signature: Brian Stamler  Date: 6/22/2018

Name(print): Brian Stamler

Owner of the property (Grantor)

Signature:  Date: 22/06/18.

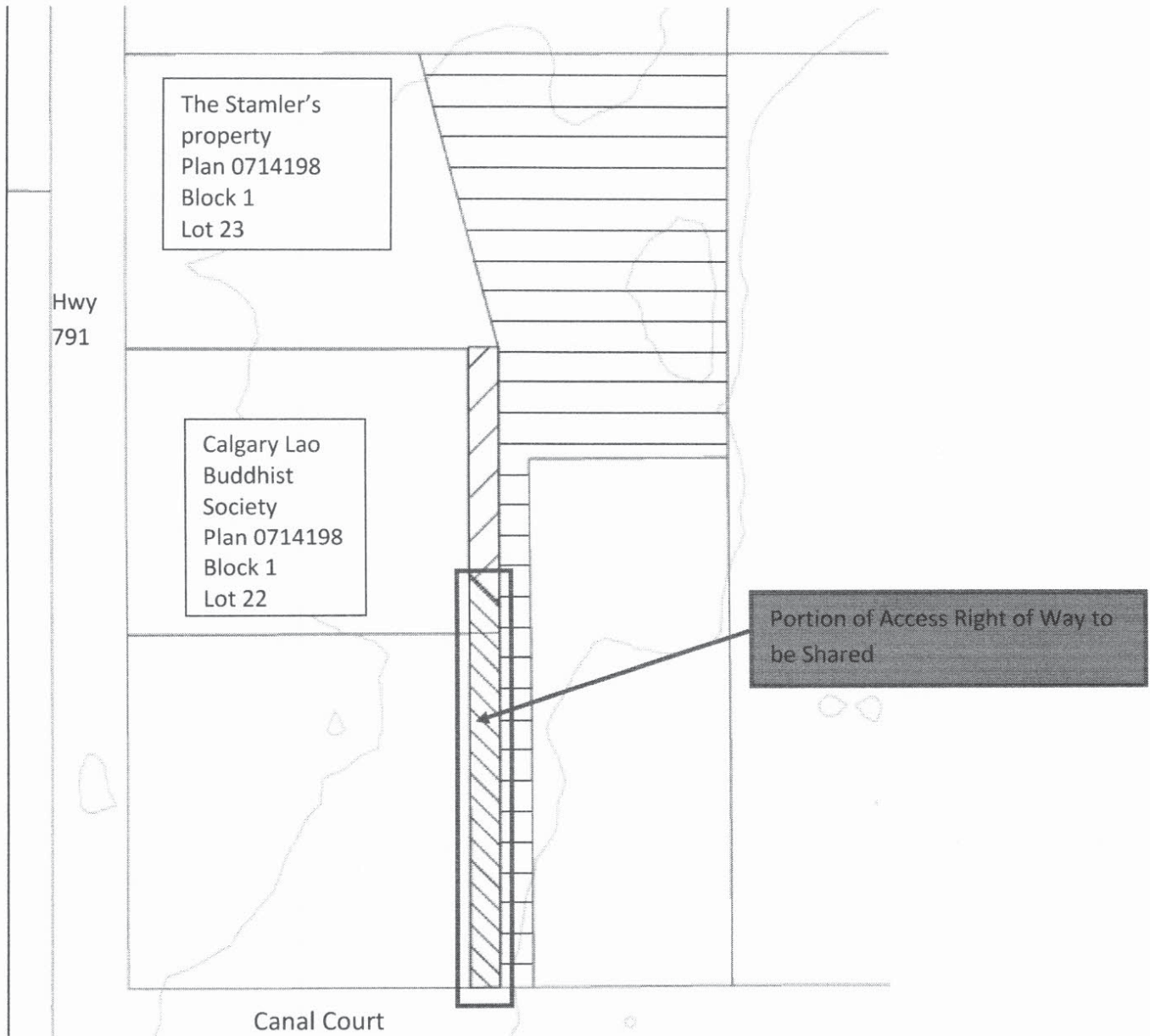
Name (print): KHAMSENG SUNDARA .

Title: President.

Calgary Lao Buddhist Society (Grantee)

Figure 1. Share the below marked portion of the Access Right of Way

Survey Plan #: 0111643 , Plan type: RIGHT OF WAY PLAN, Legal Description: 4;27;23;19;SW



Total Dimension of the Shared Access Right of Way: 0.2 Hectare (Ha)



Rocky View County

Wat Lao Buddhist Temple – Traffic Review Report

June 21 2018

File #144101

AGENDA
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1 Introduction

1.1 Background and Site Context

Scheffer Andrew Ltd (SAL) was retained by Calgary Lao Buddhist Temple (CLBT) to conduct a Traffic Review in support of the application for land designation change in Rocky View County. The Temple is located in SW-19-23-27-W4 with the address 233104 Range Road 280 (Highway 791), Rocky View County, AB. The temple location is shown in Figure 1. The property is bounded by Highway 791 to the west and private properties north, east and south. The land parcel currently has residential zoning and CLBT is seeking to obtain land designation change to institutional within Rocky View County.

1.2 Study Purpose

The purpose of the study is to:

- Understand existing traffic volume generated by the temple.
- Understand the existing traffic volume utilizing the intersection of Highway 791 and Canal Court.
- Determine if future traffic growth will warrant intersection geometry upgrade at Canal Court and if this may result in a potential conflict with the existing temple driveway.

1.3 Study Methodology

The Traffic Review Report includes:

- An examination of the CLBT area with respect to existing traffic conditions.
- **Background Traffic Projection:** Projection of future Annual Average Daily Traffic (AADT) and peak hour traffic volumes for considered horizons.
- **Trip generation:** Estimation of trip generation for the site based on traffic counts.
- **Trip distribution:** Overview of traffic origin and destination based on vehicle arrival and departure at the site.
- **Trip assignment:** Estimation of vehicle demands on adjacent Highway 791 based on traffic counts.
- **Impact Assessment and Recommendations:** An overall analysis and assessment of the roadways within the study area to identify possible roadway constraints and to assess the overall traffic impacts from the development area.

1.4 Existing Roadway Network and Intersections

The CLBT is located approximately 25 km east of the City of Calgary on Highway 791 south of Highway 560. The Temple was originally built as a residential acreage and is bounded by private land to the north, east, and south. The site has its driveway onto Highway 791 and there is no viable option to construct a back access to Highway 791 via Canal Court to the south.

Highway 791

Highway 791 is identified as a Level 3 highway service class by Alberta Transportation¹, and is a designated Major Two-lane Highway². It runs north-south along a section line. It is currently developed as a two-lane undivided roadway with a 9 m pavement surface similar to the design specifications of Alberta Transportation's Standard RAU/RCU 209-110. The posted speed limit of 80 km/hr.

Canal Court

Canal Court is a local gravel road access connecting rural residential properties located within the cul-du-sac to Highway 791. It runs generally east-west, east of Highway 791.

Site Access

The CLBT has one access directly onto Highway 791, on the east side of the highway approximately 200m north of the Canal Court intersection. Due to its positioning, the site has no viable option to establish a back access onto Canal Court as it is surrounded by private land.

Canal Court and Highway 791

The intersection is an at-grade three-leg intersection servicing Canal Court to the east. It is a Type-Ia intersection with no tapers or dedicated turning lanes. The intersection is neither illuminated nor signalized. There is a residential property west of this intersection with an access that appears like a fourth leg of the intersection, but it is offset about 15m to the north and functions as a private access. The intersection has unrestricted sight distance to the south on Highway 791. To the north, sight distance of the intersection is limited at about 160m due to a dip in the road – however, visibility is available beyond that distance.

1.5 Existing Site Conditions

The existing site is currently designated as country residential. A house structure exists on site and serves as the temple building with gravel parking lot and green space. Highway 560 (Glenmore Trail extension) is approximately 1 km to the north and Highway 22X is approximately 7 km to the south. At this location, Highway 791 functions to connect between Highway 560 and Highway 22X for local traffic, and it appears that limited through traffic utilizes Highway 791 at this location. No major commercial or residential developments exist within the vicinity of the site except for the Canal Court subdivision.

1.1 Existing Traffic Volumes

The most current information on the historical Weekday Average Traffic Volumes on Hwy 791 near the site were obtained from Alberta Transportation's Traffic Count Database and are illustrated in Table 1 below. This information was used to estimate the linear background traffic growth on Hwy 791. The data was collected at the intersection of Highway 560 and Highway 791 north of the subject site and Highway 22X and Highway 791 south of the subject site. Alberta Transportation's traffic counts are

¹ http://www.transportation.alberta.ca/Content/docType329/Production/Hwy_Service_Class_map.pdf

² http://www.transportation.alberta.ca/Content/docType329/Production/Roadside_Development_map_2013_11x17.pdf

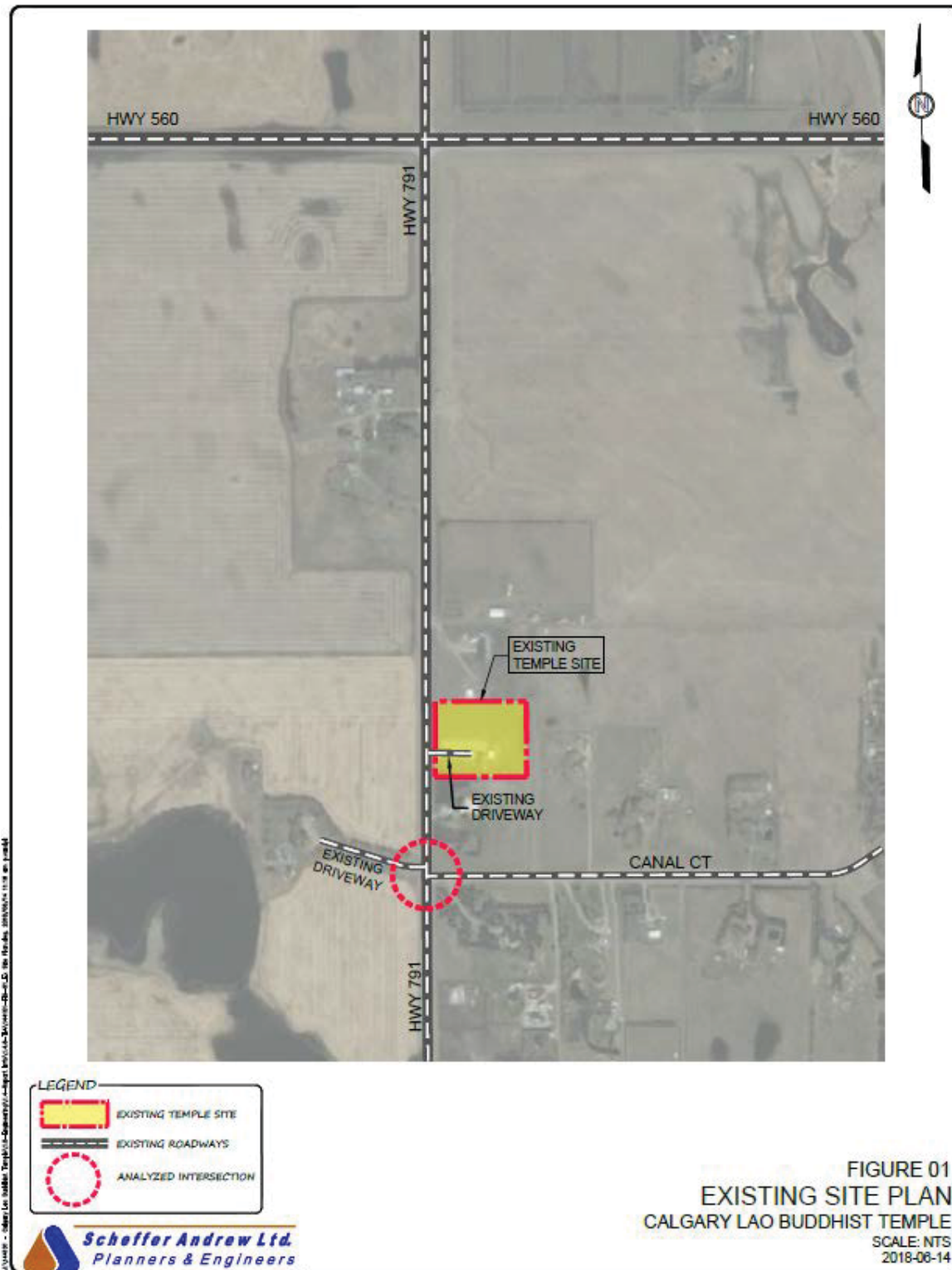
based on a traffic model algorithm which was calibrated by manual traffic counts in 2011 and 2016. This calibration revised traffic data higher in 2011 and lower in 2016. Therefore, the 10-year growth average was calculated and utilized as more reliable than the 5-year growth average. The calculated growth rate of 2.3% is close to the Alberta Transportation 2.5% default growth rate. The Alberta Transportation default growth rate of 2.5% was used to calculate future background traffic growth as more conservative approach.

Table 1: Average Traffic Volume History 2008 – 2017 AADT

Roadway Link	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	10 year growth rate
Highway 791 south of Highway 570	880	860	860	1730	1770	1770	1730	1770	1100	1100	2.7%
Highway 791 north of Highway 22X	860	840	860	1120	1120	1120	1120	1150	1000	1000	1.8%
Average	870	850	860	1425	1445	1445	1425	1460	1050	1050	2.3%

SAL also completed independent traffic counts to understand the AM and PM peak hour traffic volumes on an average weekday along Highway 791 at Canal Court, as well as during a CLBT ceremony (Sunday morning) to confirm the volume of traffic entering and existing site. The two three-hour traffic counts on Highway 791 were conducted at the intersection of Highway 791 and Canal Court on Tuesday June 12, 2018 to observe the turning movements and to determine the AM and PM peak hours of the intersection of Canal Court and Highway 791. The observed AM peak hour was 7:30-8:30am and the observed PM peak hour was 4:00-5:00pm.

Figure 1: Site Context – Calgary Lao Buddhist Temple



2 Traffic Projections

This traffic review was completed in accordance with the Alberta Transportation Traffic Impact Assessment 20-year traffic forecast.

2.1 Trip Generation

Trip generation is defined as traffic generated by a development site. Typically, SAL estimates trips generated by site using the Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Manual (September 2017). However, for the purpose of this review, the site is already established with no expansion plans. The generated trips by the CLBT is based on a traffic count conducted by SAL on Ceremony day (Sunday, June 10 2018).

A traffic count was completed at the Calgary Lao Buddhist Temple access. Two peak hours were identified during the count: 29 vehicles arrived in the hour prior to the ceremony start, and 40 vehicles departed in the hour after the ceremony end. The total number of vehicles on site during the ceremony was 61. Although two peak hours were identified, traffic arrival and departure from site was spread over multiple hours longer than 1 hour before or after the ceremony. It is understood that ceremonies only occur once per month on a Sunday morning.

2.2 Trip Distribution and Trip Assignment

The trip distribution breakdown is based on the observed traffic behaviour during the traffic count completed by SAL at CLBT on ceremony day. The following trip distribution was observed:

- 80 percent of the traffic travels to and from the North on Highway 791.
- 20 percent of the traffic travels to and from the south on Highway 791.

Trip assignment describes the routes which traffic utilizes to access the developed site. For the purpose of this review, traffic movement was not analyzed in details as the CLBT traffic volume is considered insignificant in relation to Highway 791, Highway 560, and Highway 22X traffic volumes considering that future CLBT ceremony days are planned to take place on Sundays.

2.3 Projected Background Traffic Volume

Background traffic is the component of the traffic on the adjacent streets that would be present regardless of traffic activity at CLBT. The background traffic growth was projected using 2.5% growth rate as a conservative approach (see Section 1.1). The current Highway 791 AADT was estimated using ten times the observed average between AM and PM peak hours traffic and shown in Table 3. The forecasted AADT growth is summarized in Table 3 below. The turning traffic volume growth at Canal Court was also forecasted to grow using 2.5% growth rates.

Table 2: Background Traffic (AADT) Growth Over 20 years

	2018	2023	2028	2038
Highway 791 at Canal Court (2.5%)	1420	1598	1775	2130

3 Intersection and Roadway Assessment

The intersection of Highway 791 and Canal Court was analyzed according to the Alberta Transportation Design Guide. The intersection analysis includes intersection layout analysis, signal installation warrant and intersection lighting warrant.

3.1 Intersections of Highway 791 and Canal Court

3.1.1 Intersection Layout Assessment

The intersection analysis was completed using the Alberta Transportation Highway Geometric Design Guide. The current AADT along Hwy 791 is estimated at 1420. PM peak hour traffic volume along with the forecasted traffic volumes for year 2038 were used to complete the intersection layout assessments for dedicated turning lanes warrants. This is acceptable as year 2038 traffic volume represent the highest traffic volume following 20 years of growth at 2.5%.

Based on Figure D-7.5, The current intersection has very similar characteristics to the Type-Ib intersection treatment. The initial assessment of the intersection layout was completed using the Alberta Transportation Highway Geometric Design Guide, Figure D-7.4. The current AADT of 1420 through the main leg of the intersection exceeds specifications, 1000 AADT, for Type-Ib. However, Figure D-7.4 is considered conservative as it provides guidelines for highways with design speed of 100 km/hr or more.

Further analyses on dedicated left lane and right turn lanes warrants were completed using the procedure provided in sections D.7.6 and D.7.7, respectively of the Alberta Transportation Highway Geometric Design Guide. The analysis results show that dedicated left turn lane and right turn lanes are not warranted based on the turning traffic volumes. To understand the impact of additional turning traffic growth at Canal Court, a sensitivity analysis was completed assuming the volume of turning traffic at the intersection doubles by year 2038. The analysis result did not warrant the addition of dedicated left turn and dedicated right turning lanes. Complete analysis steps are provided in Appendix F of this report.

3.1.2 Traffic Control Signal Warrants

A traffic signal warrant analysis for year 2038 traffic was completed (Appendix D), the results show that signalization is not warranted.

3.1.3 Warrants for Intersection Lighting

The warrant score for the post-development in 2038 is 72, therefore intersection illumination is not warranted.

4 Conclusions

This review was completed to understand the existing conditions of Canal Court and Highway 791 intersection and the Calgary Lao Buddhist Temple access. As the CLBT has only one access to site located on Highway 791, this review was completed to understand the impact of future growth within Canal Court on the geometry of the Canal Court and Highway 791 intersection and identify potential intersection upgrades that could conflict with the existing CLBT access.

A traffic count was completed during the ceremony day at the CLBT. The observed peak hour volumes provided in section 2.1 create insignificant contribution of traffic from the CLBT onto Highway 791. Traffic arrival and departure from site spans over multiple hours and ceremonies are held once a month on Sundays so they do not affect peak hour traffic operations. As the ceremonies take place 12 times a year, they add no significant traffic to the overall AADT of Highway 791. Site distance was also observed from the site for northbound and southbound traffic along Highway 791. There are no sight obstructions to the north for left turning vehicles onto the highway, however right turning passenger vehicles have approximately 150-180 m of visibility to the south. This sight range is within the accepted range of 160 – 180m provided in Figure D.4.2.2.2 for vehicles traveling 80-90 km/hr. Vehicles with higher than 1.5 m clearance have virtually no sight obstruction of northbound traffic on Highway 791 when completing a right turn onto the highway.

Highway 791 and Canal Court intersection is currently a Type-Ia intersection with no tapers. The current AADT is estimated at 1420 based on average AM and PM peak hour traffic which were obtained by SAL during two 3-hours traffic counts. To further evaluate the future intersection geometric requirements, background traffic volumes for year 2038 horizon were projected to complete the dedicated left and right turning lanes analyses. It is considered that year 2038, PM peak hour traffic represent the highest volume of traffic expected at the intersection. The analyses showed that dedicated left and right turning lanes are not warranted as the volume of traffic is not significant enough. As a conservative approach to analyzing the intersection's future demand, the southbound left turning traffic volume during PM peak hour in year 2038 was doubled and analyzed. The results showed that dedicated left and right turning lanes are still not warranted based on the forecasted traffic volume. The intersection warrants a type-IIa treatment with tapers based on the forecasted background traffic growth along Highway 791. It is estimated that type -IIa intersection treatment would require approximately 130 m of 25:1 tapering. The existing distance between the CLBT access and Canal Court and Highway 791 intersection is approximately 200 m. Therefore, the Temple access would not interfere with future type-IIa intersection upgrade.

A sight restriction for traffic parked at Canal Court exists for passenger vehicles with 1.5 m of clearance or less. Figure D-4.2.2.2 shows that 160 - 180 m of sight distance is required for passenger vehicles turning left onto highway with 80 - 90 km/hr design speed. It is estimated that 70% of this site distance is currently available due to a dip in the road, although visibility is available beyond this point. Vehicles traveling southbound on Highway 791 would be hidden for a very short period due to the vertical dip in the road. The current road painting does not permit passing for southbound vehicles for approximately 430 m from the intersection.

Sight limitation were taken into consideration when completing the intersection warrant analyses however, the Canal Court analyses shows that neither signalization nor illumination are warranted.

In summary, based on the proposed re-designation and the current use of the site, the CLBT access will only generate insignificant traffic volume during non-peak hours when traffic on Highway 791 is already very low. The intersection of Canal Court is not expected to warrant any upgrades in the foreseeable future (2038), and therefore the existing driveway (195 m from Canal Court), is not expected to cause any conflict with the Canal Court intersection.

Yours truly,
Scheffer Andrew Ltd.

Prepared By:

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Permit to Practice:



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This report was prepared by Scheffer Andrew Ltd. ("SAL") for the benefit of the client to whom it is addressed. The information and data contained herein represent SAL's best professional judgement in light of the knowledge and information available to SAL at the time of preparation. SAL accepts no liability whatsoever for any loss or damage suffered by any third party arising from their use of, or reliance upon, this report or any of its contents without the express written consent of SAL and the client



Groundwater Information

Technologies Ltd.

Water Supply Evaluation

Well # 1020911

Lao Buddhist Temple

233104 – Highway 791 (Range Road 280)

Prepared For:

Carswell Planning

Attention: Bart Carswell

Prepared By

Groundwater Information Technologies Ltd.

Ken Hugo, P.Geol.

APEGA P12077

File: 18 – 1502

July 4, 2018



EXECUTIVE SUMMARY

A water supply evaluation was undertaken for a water well for the Lao Buddhist Temple located at 233104 Highway 791 within the County of Rockyview. The purpose of the study was to determine the long term safe yield of the supply well. A total water supply of 300 cubic metres per year is estimated to be required for the site.

The pumping well was installed on May 12th, 2004. The well obtains its water from two sandstone aquifers, interpreted to belong to the Lacombe Member of the Paskapoo Formation.

Over 50 groundwater users were identified in the area, mostly for domestic use. Overall the groundwater use in the area can be described as moderate.

An initial pumping test had to be terminated early due to the well drying up during the test. Bacterial encrustation of the well bore was interpreted and a well remediation program was conducted on the well in June of 2018.

A subsequent pumping test shows that the remediation program was effective in removing the bacterial encrustation and a 2 hour flow / 2 hour buildup test at a rate of 4.5 litres per minute was conducted on the well. A considerable lowering of the water level was observed which is as expected given the marginal nature of aquifers in the area.

A long term yield of 1.08 m³/day and annual amount of 400 m³ is calculated. This calculated long term yield is in excess of the requested 300 m³/year and shows the well is capable of supply the required amount of water.

The water quality in the area is a sodium bicarbonate type with a TDS and sodium content above maximum acceptable concentrations for drinking water standards. The exceedances are relatively slight and these limits are based on aesthetic criteria, as opposed to health based. Elevated iron, fluoride and coliform bacteria is also present. Treatment for these parameters will be required if the water from the well is used as a drinking water source.

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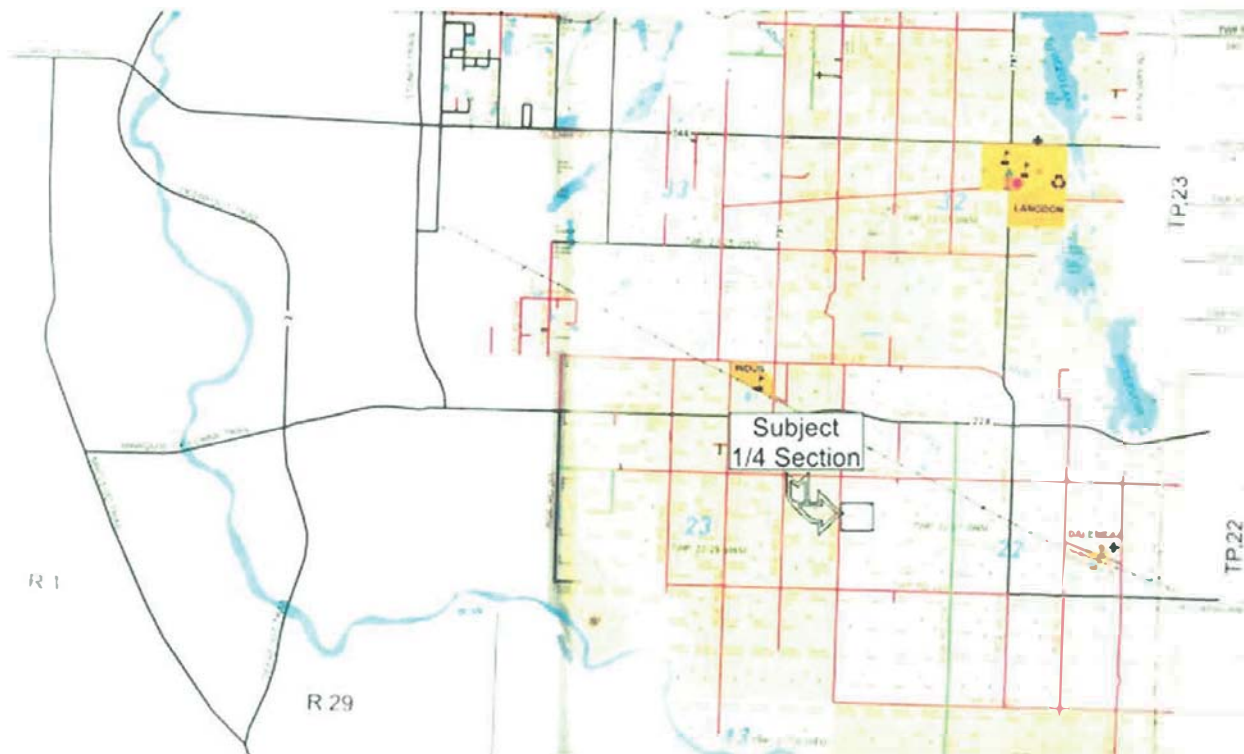
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Introduction

A groundwater investigation was undertaken for a supply well located at the Lao Buddhist Temple to obtain a water license from Alberta Environment and Parks (AEP). The site is located within the SW $\frac{1}{4}$ - 19 - 23 - 27W4 in Rockyview County and has legal address of Plan 0714198, Block 1, Lot 22.

A portion of the County of Rockyview Land Use Map is shown on Figure 1 that illustrates the site location as follows:

Figure 1 – County of Rockyview Land Use Map showing subject $\frac{1}{4}$ section



Water Needs

The Temple has three permanent residences and holds services approximately once per month for up to 70 people. According to the Alberta Private Sewage Systems Standard of Practice each residence requires 228 litres per day. Water demands for assembly halls or churches with kitchen are estimated at 32 litres per person per day.

As a result, a monthly demand of 23,000 litres per month or approximately 270 m³/year is calculated. Assuming that a small amount is used for miscellaneous washing and irrigation a water supply of 300 m³/year is requested.

Carswell Planning has also estimated water usage at considerably less (Appendix A) with a total demand of 91 m³/year or approximately 100 m³/year when miscellaneous uses are added. The higher number will be utilized in these calculations since both numbers are relatively small.

Well Construction Details

The well on site was installed in 2004 by personnel from Aaron Drilling Inc. (Well ID 1020911). The well is located at the front of the site and has GPS coordinates 50.970786° N, -113.771611° E. An air photo of the site showing the well location is as follows:

Figure 2 - Air photo of site showing well location



The well was initially installed for a residence on site and has appropriate setbacks from the septic field which is located towards the rear (east) side of the Temple.

The Water Well Drillers Report is attached in Appendix B. The well is 77.7 m deep and consists of steel surface casing from 0.6 m above ground to 12.2 m below ground. A PVC liner was installed from 10.7 – 77.7 m and was perforated from 53.3 – 77.7 m.

The well obtains water from two water bearing zones from 53.9 – 55.5 m and 70.7 – 77.1 m. It is acknowledged that wells for licensing should not obtain water from two aquifers unless the completion zone is less than 7.62 m. The well was initially installed as a domestic well where this was not a consideration.

There are limited options besides this multiple aquifer completion as will be shown on following sections. The water supply from these two zones is quite limited and recompleting the well over one zone would likely make the well unusable. A review of other water well records in the area also shows that all the wells in the area are marginal and utilize multiple aquifer completions to obtain barely sufficient water supplies. As a result, recompletion of this well or installing another well on site that utilizes one aquifer would probably not be a recommended process to obtaining sufficient water.

Area groundwater Users

The Alberta Environment and Parks water well database records 52 water well records within a 1.6 km radius of the site, all used for domestic purposes. Sixteen dry and abandoned records are also present in the database indicating a significant risk of no usable aquifers underneath a site being present.

Well depths range are generally in the range of 30 – 75 m and all wells obtain water from sandstones of the Lacombe Member of the Paskapoo Formation. Initial yields range from 4.5 – 136 litres per minute but are generally less than 20 litres per minute indicating marginal aquifers.

No springs are present in the area and static water levels are generally 10 m below surface indicating that no direct communication between the aquifers and surface water supplies exist.

Pump Test and Well Remediation Program

Initial Pumping Test and Remediation Program

An initial pumping test was conducted on the well in May of 2018 of which the plan was to pump the well for 2 hours at a rate of 4.5 litres per minute followed by recording water levels for 2 hours after pumping. The well could not sustain this rate and dried up before 1 hour of pumping.

The water quality was observed to be poor and it was interpreted that some well bore encrustation effects were causing well productivity deterioration. As a result, personnel from Aaron Drilling Inc. undertook a well rehabilitation program.

The pump was removed on June 11, 2018 and considerable iron bacteria and polysaccharide gel was observed on the well pump. A slight H₂S odour was also noted indicating that sulfate-reducing bacteria are also present.

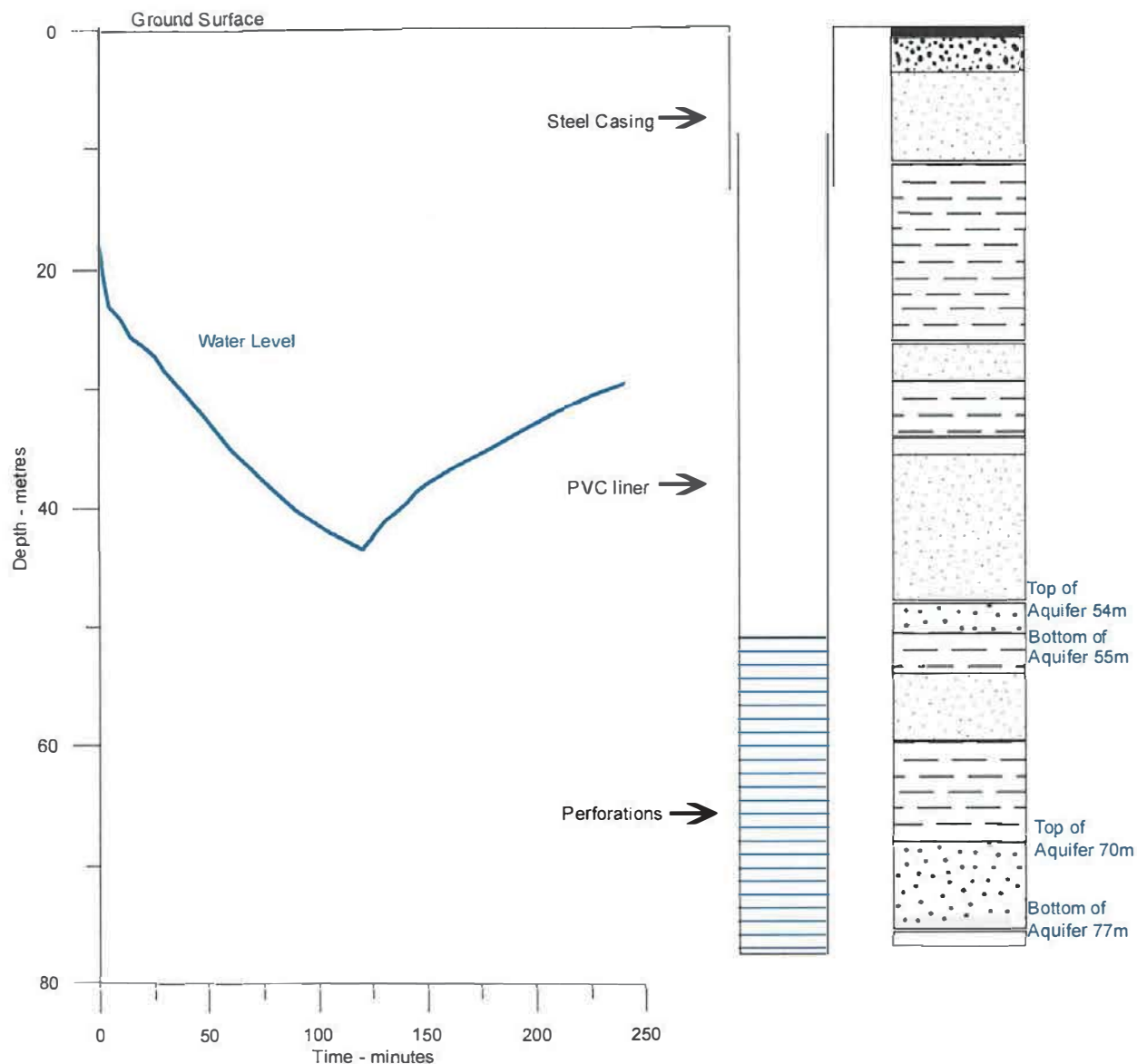
A chemical injection of chlorine bleach plus a pH lowering chemical (Hypochlor 12) was added to the well and allowed to sit in the well for 24 hours. The pump was also cleaned at the facilities of Aaron Drilling.

Post Remediation Pumping Test

A pumping test was conducted on June 12, 2018 which involved pumping the well at a rate of 1 imperial gallons per minute (4.54 litres per minute) for 2 hours followed by recording water levels for 2 hours after pumping ceased. The pumping test from Aaron Drilling Ltd. is attached in Appendix B.

A graph showing water levels with time along with a schematic of the strata and well completion is as follows:

Figure 3 – Supply Well Schematic and water levels during pumping test



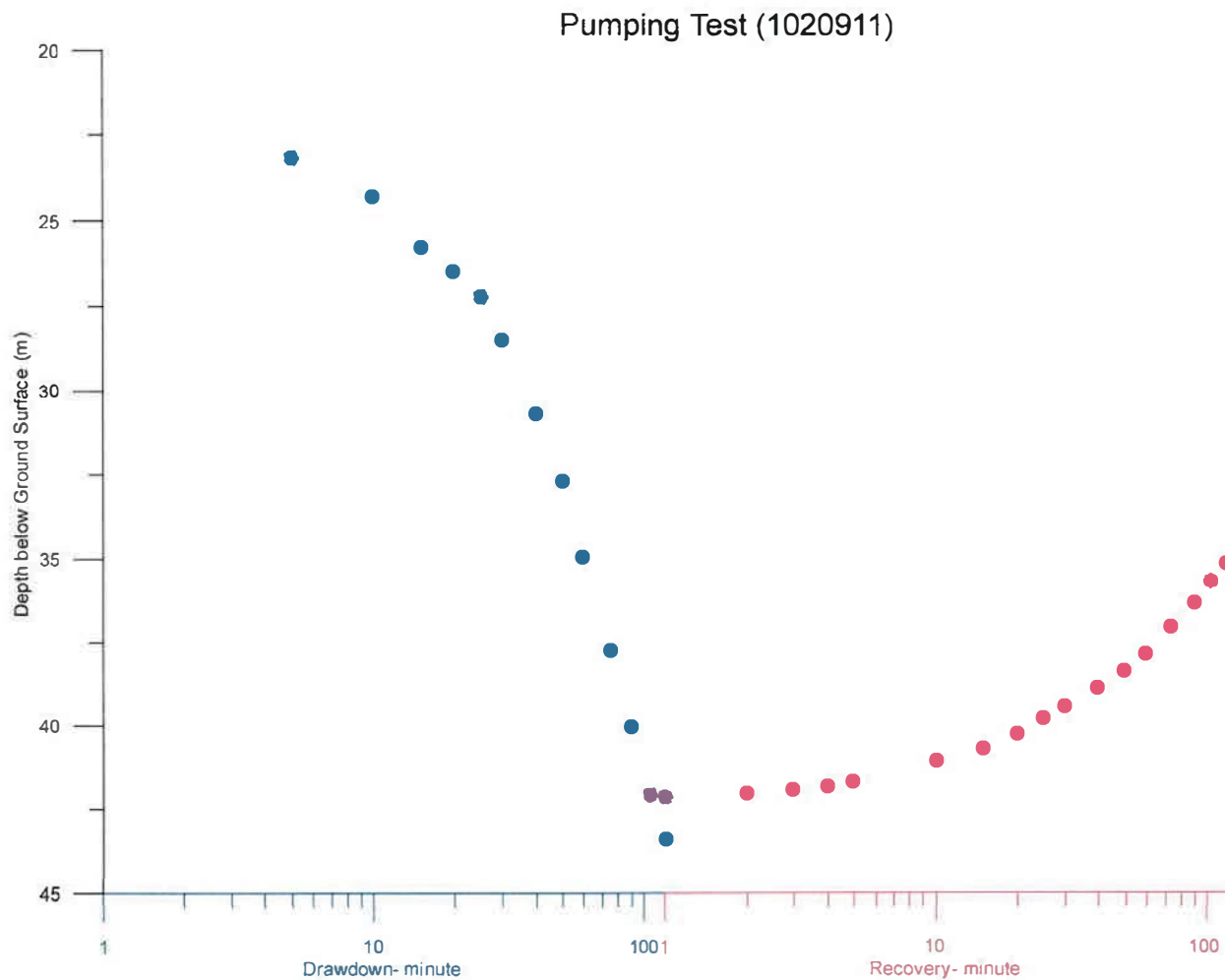
The well had an initial non-pumping water level of 18.23 m below the top of casing prior to the start of the pump test. The water level drew down to 43.43 meters by the end of the pumping period, water levels then recovered after pumping cessation to 29.60 after 120 minutes, for a recovery of 55%.

Interpretation of the pump test

A poorly productive well is indicated by the amount of drawdown given the small pump rate. Water levels declined to near the top of the aquifer indicating an unsustainable rate.

A dual semi-log plot of the pumping test data is shown as the following:

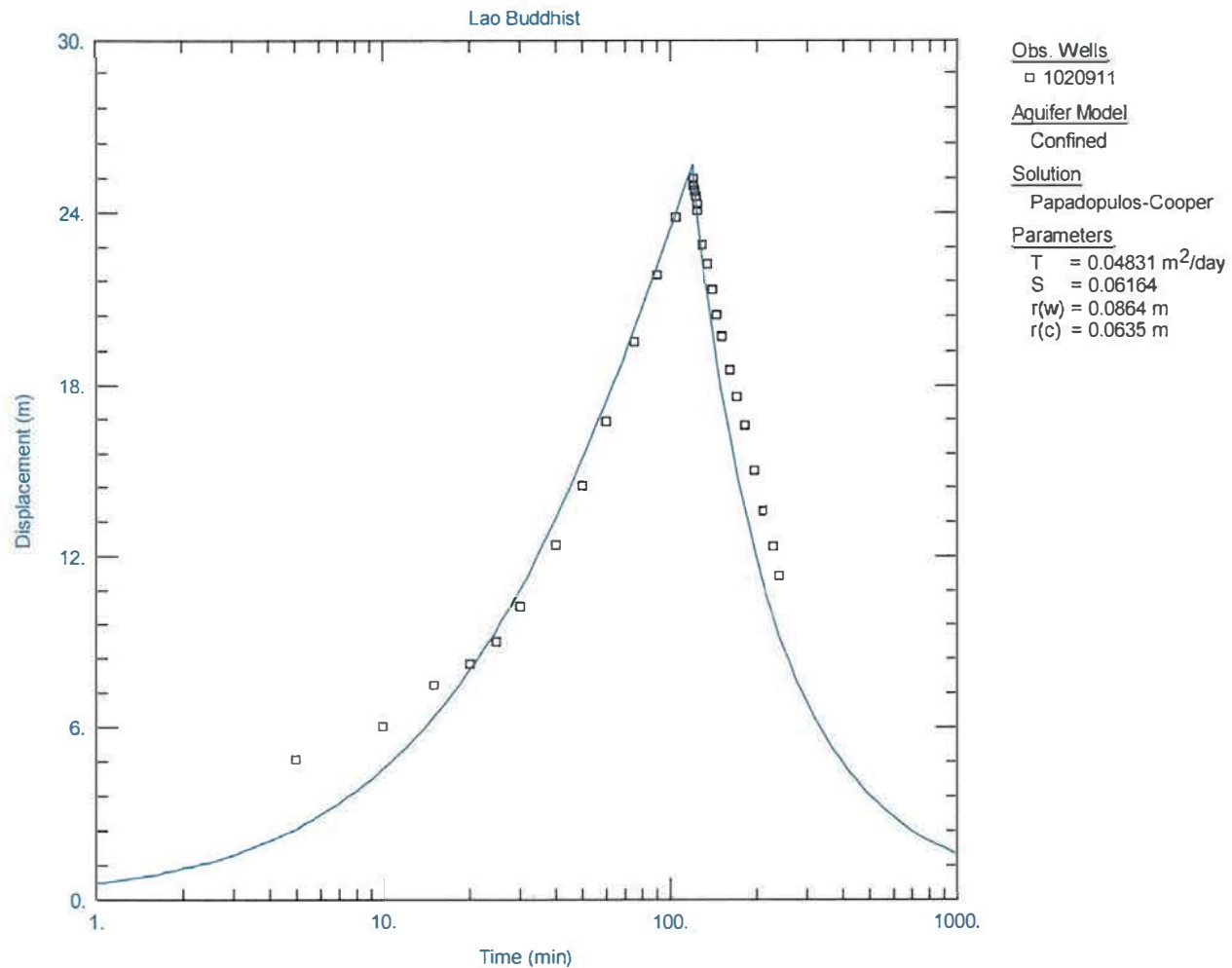
Figure 4 – Dual semi-log plot of drawdown and recovery of pump test



An increasing slope to the drawdown curve is observed after 30 minutes indicating that the remediation effort was effective in reducing the well bore skin effect, however a low permeable aquifer(s) is present.

The pumping test data was interpreted with the aid of the AQTESOLV program developed by HydroSoft Inc. A confined radial flow model was used with the Papadopolous-Cooper solution method which accounts for well bore storage. A graph showing water displacement with time and the calculated solution method is as follows:

Figure 5 - Papadopoulos-Cooper solution for confined aquifer



A good fit of the solution method to the data is observed with a transmissivity of $0.05 \text{ m}^2/\text{day}$ calculated. This is a low value and reflects the marginal aquifer conditions.

Well Yield

The twenty-year safe yield of the well (Q_{20}) can be calculated using the modified Moell method as suggested in Alberta Environments Guide to Groundwater Authorization (March 2011) as follows:

$$Q_{20} = \frac{(0.7 * Q * H_a)}{S_{100min} + (S_{20yrs} - S_{100th})}$$

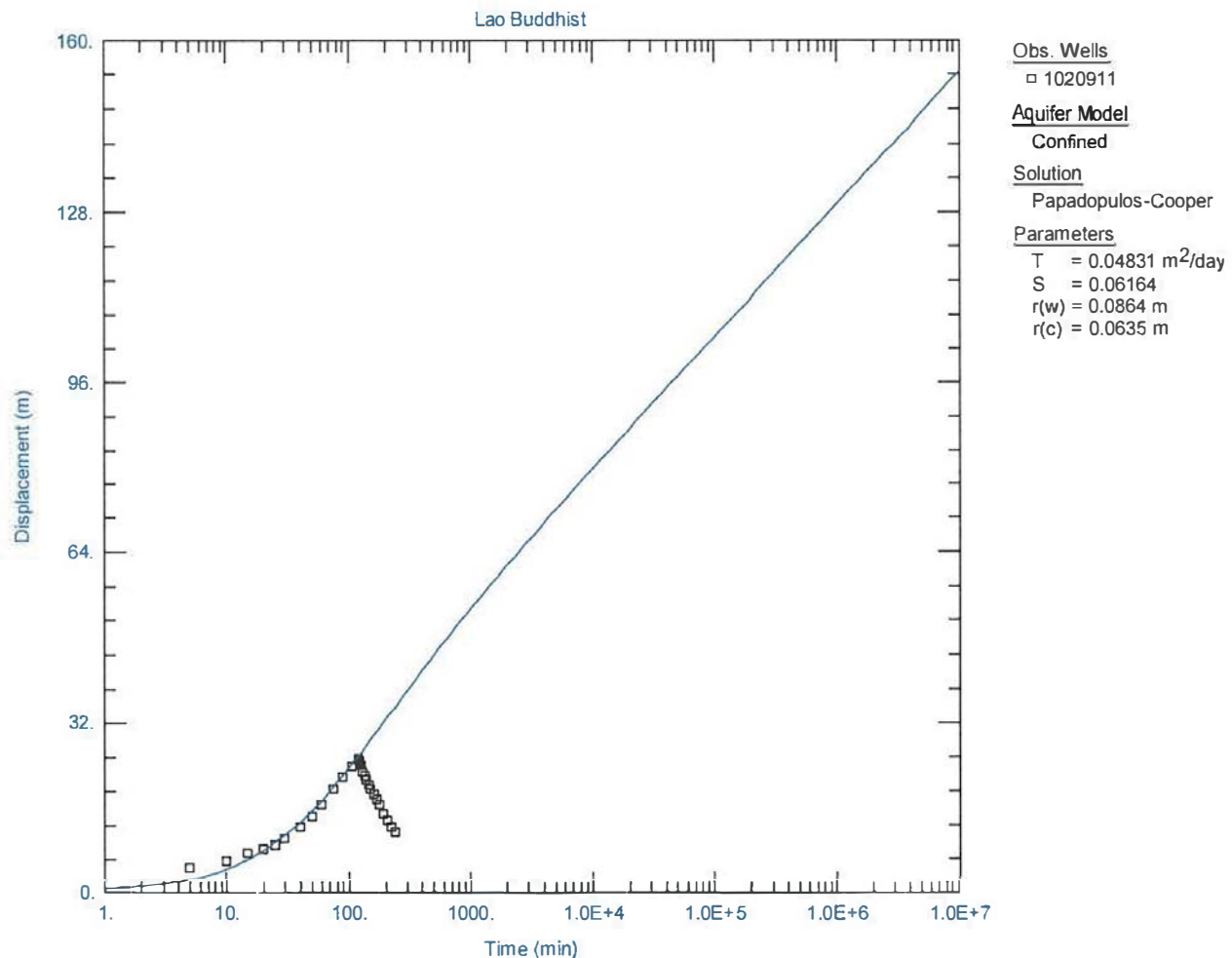
Where

Q	-	Pump test flow rate 6.54 m ³ /day (flow rate of 4.54 L/min)
H _a	-	Available hydraulic head above the aquifer (36.33 m)
S _{100 min}	-	Observed drawdown at 100 minutes (22.9 m)

- $(S_{20\text{yrs}} - S_{100\text{min}})_{\text{Theor}}$ - Difference between drawdown at 20 years and 100 minutes
(154.3 m – 22.9 m = 0.32m)
- 0.7 - Safety factor

The $(S_{20\text{yrs}} - S_{100\text{min}})_{\text{Theor}}$ is calculated by extrapolating the Papadopoulos-Cooper solution to 20 years as follows:

Figure 6 – Papadopoulos-Cooper solution extrapolated to 20 years of continuous pumping



Substituting in these data values, a twenty year safe yield of $1.08 \text{ m}^3/\text{day}$ and annual amount of 400 m^3 is calculated. This calculated twenty year safe yield is in excess of the requested $300 \text{ m}^3/\text{year}$ and shows the well is capable of supply the requested amount of water.

A cistern is in use at the Temple to provide sufficient water on days with high water demand.

Water Quality Assessment

Water Samples were collected towards the end of the pumping test in appropriate containers and submitted to WSH Labs (1992) Ltd. by personnel from Aaron Drilling Ltd. The water quality report from WSH Labs is attached in Appendix C. The results are summarized below with a comparison to CCME drinking water standards.

Table 1 – Water Chemistry

Parameter	1020911 Well	Drinking Water Limits
Lab pH	8.49	6.5-8.5
Lab EC	1457	No Guideline
		No Guideline
Calcium	9.2	No Guideline
Magnesium	2.8	No Guideline
Sodium	333	200
Potassium	1.3	No Guideline
Chloride	99.7	250
Nitrate	0.15	10
Sulfate	157	500
Manganese	0.04	<0.05
Bicarbonate	478	No Guideline
Total Dissolved Solids	861	500
Fluoride	3.28	1.5
Iron	1.11	<0.3
Total Coliform	41	< 1
E. Coli	0	< 1

All results in mg/L (ppm) except in pH in pH units; electrical conductivity $\mu\text{S}/\text{cm}$.

The water is a sodium bicarbonate type with parameters of sodium and TDS in exceedance of the maximum acceptable concentration (MAC) for drinking water standards. These exceedances are moderate and based on aesthetic parameters as opposed to health based. Water treatment by reverse osmosis or distillation may be required to make the water acceptable as a drinking water source.

Iron and fluoride concentrations are also high and treatment for these parameters is likely required.

No E. Coli bacteria are present but some coliform bacteria are present. These bacteria are likely natural and does not necessarily indicate contamination by surface water sources. The presence of bacteria is not unexpected given the bacterial problems with the well and indicates that bacterial problems may redevelop.

If the water is not used as a drinking water source, which is often the case in the area, the above considerations may not be relevant.



"No Hurdle too high"

September, 2019

Attention: Rocky View County, Planning & Development Services
Fax: 403.277.3066
development@rockyview.ca

Re: Recognition of Calgary Lao Buddhist temple using existing building
233104 – Highway 791 (Range Rd 280) in Rocky View County (RVC)

To Whom it may concern,

As neighbouring property owners to the above-mentioned property, I (we) support the application for the plan as presented. The intent is to:

- Use the existing building as a place of religious assembly as we have been for the last ten with landscaping of trees, shrubs and grass that is aesthetically pleasing and
- Following approval of the Land Use, the Development Permit will be applied for.

Thank you,

Lee & Jana Ross of address 233088 Range Rd 280, dated Sep 13/19.

[Signature] *[Signature]*



Should you have any questions, please feel free to contact Bart Carswell of Carswell Planning Inc.

Bart Carswell, MA, MCIP, RPP

Carswell Planning Inc.

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (in Remax Complete Commercial)

Mailing Address: Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Phone: 587 437-6750

Bart.Carswell@carswellplanning.ca

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	4
DATE:	September 24, 2019	APPLICATION:	PL20190011
FILE:	03323025		
SUBJECT:	St. Mary's Malankara Orthodox Church Master Site Development Plan		

Note: This application should be considered in conjunction with Redesignation Application PL20190010 (agenda item C-3)

POLICY DIRECTION:

The application was evaluated in accordance with the policies of the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the St. Mary's Malankara Orthodox Church Master Site Development Plan (MSDP). The MSDP seeks to show specific details of the proposed development to provide clarity for how future development would be achieved.

This report focuses primarily on the technical aspects of the proposal, including development related considerations, while the corresponding redesignation report (PL20190010) focuses on the compatibility with the Municipal Development Plan.

The MSDP seeks to allow the development of a church and community centre. At this time, the proposed MSDP provides sufficient detail to guide the future development permit with respect to site design, landscaping, parking, and staffing.

The following is a summary of the application assessment:

- The application is consistent with County Plan policies;
- All other technical matters required at this stage of the application process are satisfactory.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Application be approved in accordance with **Option #1**.

DATE APPLICATION RECEIVED:	January 23, 2019
DATE DEEMED COMPLETE:	July 30, 2019

PROPOSAL:	To adopt the St. Mary's Malankara Orthodox Church master site development plan, to provide a policy framework to guide future development proposals
LEGAL DESCRIPTION:	Block 1, Plan 941 162
GENERAL LOCATION:	Located approximately 0.5 km (1/3 mile) south of Highway 560, on the east side of Glenmore View Road
APPLICANT:	Carswell Planning
OWNERS:	St. Mary's Malankara Orthodox

¹ **Administration Resources**
Paul Simon & Bianca Duncan, Planning & Development Services

EXISTING LAND USE DESIGNATION: Ranch and Farm District
PROPOSED LAND USE DESIGNATION: Public Services District
GROSS AREA: ± 27.99 acres
SOILS (C.L.I. from A.R.C.): 1N – No significant limitations, high salinity

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 74 landowners in the area, from whom two letters in opposition and ten letters in support were received in response. All responses are attached to Appendix 'D' in the associated redesignation report (PL20190010). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

August 16, 1994 Plan 941 1626 was registered creating the subject lands.

BACKGROUND:

The subject lands are located within an agricultural area of the County. The detailed policy analysis and examination of the surrounding development context is provided for in the associated redesignation report (PL20190010).

MASTER SITE DEVELOPMENT PLAN OVERVIEW:

The proposed MSDP provides an overview of the development concept for the subject lands, addressing matters such as compatibility, and technical considerations including servicing, stormwater, and transportation. The MSDP meets the requirements of the County Plan and provides sufficient detail to guide future development permits.

The MSDP is intended to guide the future development of a religious assembly use and a community centre. It is indicated that approximately 70 families attend services for a congregation of 100-150 people. It is indicated that officials of the church will use this facility for meetings. The proposed church is approximately 484.00 sq. m (5,207.00 sq. ft.) and the community center is approximately 1,108.00 sq. m (11,920.00 sq. ft.).

Landscaping is proposed near the buildings, and along the eastern property line to buffer agricultural operations. The MSDP includes a general overview of areas to be landscaped, and has some details about landscaping in proximity to the church.

The site plan in the MSDP includes areas for gravel parking. Based on the site plan, it appears that the site has availability for additional parking. At future development permit stage, a parking study or updated parking plan will be required. In keeping with the character of the area, lighting is proposed to be dark sky friendly.

The MSDP proposes the use of a groundwater well and cistern to supply water to the development. Sanitary servicing will be provided via the use of a holding tank with trucked service. Stormwater flows will be managed by installing a stormwater pond and providing conveyance to the pond through a ditch. The proposed infrastructure meets the release rate outlined in the Shepard Regional Drainage Plan.

Access is proposed to be accommodated from Glenmore View Trail. Based on the anticipated traffic volumes a Type IVb intersection treatment is warranted at the Highway 560 / Glenmore View Road intersection. This intersection upgrade will be a requirement of development permit approval to the satisfaction of Rocky View and Alberta Transportation.

Land Use District

The Applicant proposes to redesignate to the Public Services District to facilitate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20190010. The district is consistent with the proposed MSDP.

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

CONCLUSION:

At this time the proposed MSDP provides details that would guide the future development permit. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: THAT the St. Mary's Malankara Orthodox Church Master Site Development Plan (PL20190011) be adopted in accordance with Appendix "B."
- Option # 2: THAT the St. Mary's Malankara Orthodox Church Master Site Development Plan (PL20190011) be refused.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services
PS/ltt

Chief Administrative Officer

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': St. Mary's Malankara Orthodox Church Master Site Development Plan
APPENDIX 'C': Mapset

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<i>Province of Alberta</i>	
Alberta Transportation	<p>Alberta Transportation has reviewed the revised Traffic Impact Assessment (TIA) dated July 2019, and has the following comments and observations:</p> <ul style="list-style-type: none"> • Long term plans for Highway 560 include twinning and interchange construction, as outlined in the previously completed Functional Planning Study. This is not referenced within the TIA. • The TIA only analyzes the development of a church. Additional analysis will be required for subsequent phases of development. • The study horizons provided are not consistent with the requirements of Alberta Transportation's TIA Guideline, which typically requires a 20 year post-development horizon analysis. • The report states that the warrants for the eastbound right turn lane are marginally met; it should be clarified that the warrants are not met for the right turn lane. It is noted that the right turn lane is likely to be warranted for phase 2 of the development. • The assumed traffic growth rate of 1.5% is inconsistent with the 20 year historical growth rate for Highway 560, being 3.14%. • Twelve (12) hour traffic counts should be provided, and factored to 100th highest hour to determine the design hour volumes, using the procedures in the Highway Geometric Design Guide. • A sensitivity analysis may be necessary to determine the impact of background & combined development traffic during peak hour weekday periods. <p>Based on review of the information presented, and notwithstanding the lack of information noted above, Alberta Transportation will require the following to support development of a church at this location:</p> <ul style="list-style-type: none"> • A type IVb intersection treatment is warranted strictly based on the Phase 1 development (Church) on opening day. This should be included as a condition of development approvals by Rocky View County.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> The right turn warrants are not met based on analysis of traffic for opening day. It appears that the warrants may be met for the 20 year post-development horizon. Additional analysis is required. <p>Construction of the public road intersection upgrade is to be completed by Rocky View County, who may assign this responsibility to the developer. A permit is required from Alberta Transportation for this work.</p>
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	<p>I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time, we do not have any concerns with the information as provided.</p> <p>AHS would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands (e.g. food establishments, daycares, child or adult care facilities, community centres, etc.). Forwarding building plans for these facilities 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. Applicants should contact Alberta Health Services, Environmental Public Health at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector.</p>
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	FortisAlberta has no concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.

AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
TransCanada Pipelines	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	The Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	PL20190010- Redesignation
	The Parks office of the Recreation, Parks and Community Support department has 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.
	PL20190011- MSDP
	The Parks office of the Recreation, Parks and Community Support department has no concerns with this proposed Master Site Development Plan as parks, open space, or active transportation networks are not affected.
Development Authority	No comments received.
Agriculture & Environment Services	If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the Public Services District land use from the agricultural land uses surrounding the parcel.
	The guidelines will help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices. It will be beneficial to the applicant to consider multiple buffer treatments to help minimize impacts to the surrounding land.
GIS Solutions	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes.

AGENCY	COMMENTS
<p>Development Compliance</p> <p>Planning and Development Services - Engineering</p>	<p>Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code.</p> <p>Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and RVC's servicing standards.</p> <p>Recommend that applicant provide a detailed parking plan, including number of required stalls, or a plan for off-site parking.</p> <p>General</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As part of the MSDP, the applicant provided a geophysical assessment by Terran Geophysics dated March 18, 2014. The information in the report is irrelevant to the application. At time of future DP, the applicant will be required to provide a geotechnical report stamped by a qualified professional geotechnical engineer that provides geotechnical related recommendations for the future proposed development(s). <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided a Draft Traffic Impact Assessment (TIA) Study Report by ISL Engineering Consultants Inc. dated October 5, 2018. The assessment analyzed current traffic conditions and compared it to projected traffic conditions a result of the proposed development. According to the analysis, the resulting level of service on existing road infrastructure from the proposed development meets County Servicing Standards. <ul style="list-style-type: none"> The TIA recommends that no improvements are required as a result of the proposed development. However, Alberta Transportation requires that the Glenmore Trail / Glenmore View Road intersection be upgraded to a Type IVb. As a condition to future DP, the applicant will be required to enter into a development agreement with the County to upgrade the Glenmore Trail / Glenmore View Road intersection to a Type IVb intersection to the satisfaction of the County and Alberta Transportation. As a condition of future DP, the applicant will be required to provide a revised TIA to the satisfaction of AT. At time of future DP, the applicant will be required to

AGENCY	COMMENTS
	<p>construct a (or upgrade the existing) gravel road approach, to County Servicing Standards, off of Glenmore View Road to provide access to the site.</p> <ul style="list-style-type: none"> At time of future DP, the applicant will be required to pay the transportation offsite levy for the gross area of the land to be developed in accordance with the applicable TOL bylaw at time of approval. <p>Sanitary/Waste Water - Section 500.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no comments at this time. As per the MSDP, the applicant is proposing to use a holding tank with trucked service to service the proposed development. <p>Water Supply And Waterworks - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As per the MSDP, the applicant is proposing to use a groundwater well and cistern to supply water to the proposed development. The applicant submitted a Groundwater Table Assessment by Pinchin West Ltd. dated March 20, 2014 and a Phase I Ground Water Assessment by Groundwater Information Technologies Ltd. dated December 20, 2018. The reports assessed the quality and distribution of aquifer resources for the proposed development and confirmed that the projected water yields of the aquifer are expected to meet estimated consumption rates of the development. At time of future DP, the applicant will be required to obtain the appropriate licensing from AEP since the proposed use of the groundwater well is for non-residential use. <p>Storm Water Management – Section 700.0 requirements:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. As part of the MSDP, The applicant submitted a preliminary Site-Specific Stormwater Implementation Plan by Stormwater Solutions dated September 2018 that analyzed and compared site drainage on existing and post-development conditions. The applicant is proposing to manage stormwater flows by installing a stormwater pond and providing conveyance to the pond by means of a ditch. The proposed infrastructure meets the release rate outlined in the Shepard Regional Drainage Plan. At time of future DP, the applicant will be required to update the stormwater design to reflect actual soil conditions as per the final geotechnical report (refer to geotechnical comments). At time of future DP, the applicant will be required to obtain AEP approval and licensing for the storm water

AGENCY	COMMENTS
	<p>management infrastructure including registration of the facilities and discharge.</p> <p>Environmental – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • As part of the MSDP, the applicant submitted an Environmental Desktop Assessment by Ghostpine Environmental Services Ltd. dated September 5, 2018 and a Wetland Review by Pintail Environmental Consulting Inc. dated November 24, 2018. The reports identified valued ecosystem components (VECs) and indicated that the proposed development will avoid encroaching on any of the wetlands on the subject lands. • At time of future DP, the applicant may be required to submit a Biophysical Impact Assessment (BIA) prepared by a qualified professional that classifies the wetlands present on the subject land and addresses any potential impact the proposed development may have on other onsite VECs.
Utility Services	No concerns.
Capital Project Management	No comments received.
Transportation	<p data-bbox="618 1062 1438 1220">Applicant to contact County Road Operations with hauls details for materials and equipment needed during construction/site development to confirm if Road Use Agreement will be required for any hauling along County road system and to confirm the presence of County road ban restrictions.</p> <p data-bbox="618 1245 1393 1371">Any site grading, fill placement, landscaping work and berm construction are not to negatively impact existing surface drainage nor direct additional surface drainage into adjacent County road allowance.</p> <p data-bbox="618 1396 1438 1486">Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.</p> <p data-bbox="618 1512 1317 1537">Any on site exterior lighting to be “dark sky” compliant.</p> <p data-bbox="618 1562 1398 1587"><i>NOTE: Shall be addressed at the Development Permit stage</i></p>
Solid Waste & Recycling	No comments received.

Circulation date: February 13, 2019 – March 7, 2019

St. Mary's Malankara Orthodox Church

Master Site Development Plan

NE-23-23-28-W4M, being Plan 9411626; Block 1,
 municipally located on Glenmore View Road



Example of Interior of Religious Assembly



Submitted, January 2019
 Revised, July 2019

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Mobile 587 437 6750



"No Hurdle too high"

Revised July 2019

- Project:** St. Mary's Malankara Orthodox Church
Master Site Development Plan in support of Redesignation
- Location:** NE-23-23-28-W4M, 11.33 ha (27.99 ac.)
Glenmore View Rd. in Rocky View County (RVC)
- Proposal:** Amendment to the Land Use Bylaw to redesignate lands from Ranch and Farm (RF) to Public Service (PS) for religious assembly land use.

Introduction

This report is to satisfy Rocky View County's (RVC's) County Plan, Bylaw C-7280-2013 Section 29 and Appendix C, Section 3 that deals with Master Site Development Plans (MSDP). The County Plan requests an MSDP for a Public Service District redesignation.

Scope of MSDP

The MSDP emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. More specifically, it is to address:

- a) building placement and setbacks;
- b) building height and general architectural appearance;
- c) parking and public lighting;
- d) landscaping for visual appearance and/or mitigation measures;
- e) agriculture boundary design guidelines; and
- f) anticipated phasing.

An **Operational Plan** forms part of the MSDP to fulfill criteria previously mentioned, basically hours of operation and how the facility is looked after.

Owners

St. Mary's Malankara Orthodox Church – Calgary
of P.O. Box 68112, Crowfoot Post Office
28 Crowfoot Terrance NW, Calgary AB T3G 3N8

Rev. Fr. Binny. M. Kuruvilla
E-Mail: frbinnyk@yahoo.co.in
Phone: 403-202-3959

Agent

Carswell Planning Inc.: Bart Carswell

E-Mail: bart.carswell@carswellplanning.ca
Phone: 587-437-6750

Office Address: #200, 525 – 28th St, SE Calgary, AB T2A 6W9 (Remax Complete Commercial)
Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

Location

Figure 1: Location Map, shows the proposal is located in southeast Rocky View, south of Glenmore Trail (Highway 560) and south of Chestermere in the country residential community of Glenmore View. Geographic coordinates are N 50° 58' 30", E -113° 48' 23".

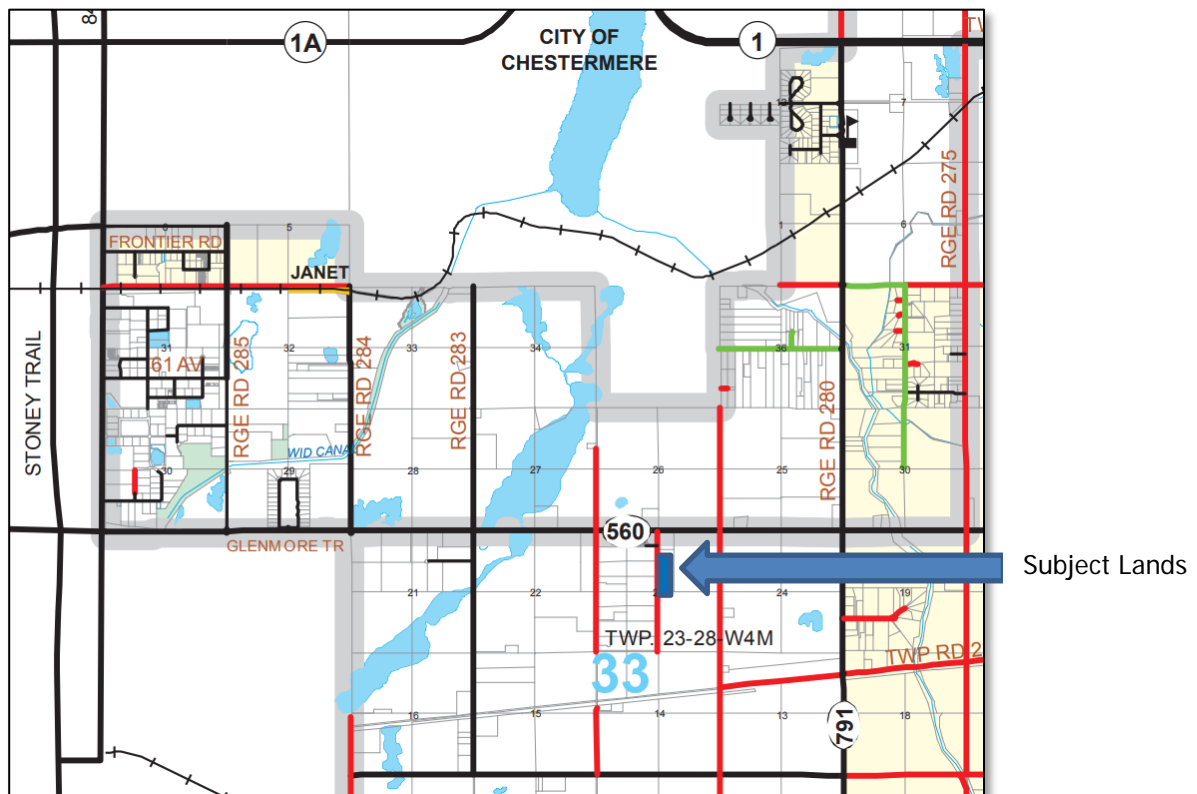
History

St. Mary's Malankara Orthodox Church was established in 2002 and has been fully operational since then. Currently, church activities are performed in a rented church facility and services are conducted regularly on Saturdays. Limited availability of the rental church is causing challenges as the congregation is not able to conduct all spiritual activities and special services. The membership of the congregation is steadily increasing and a permanent building is required. The church is growing, the majority of the church members are Indian origin and their families are established in the community of Calgary, Chestermere and RVC.

Legal Description

The proposed church site is 11.33 ha (27.99 ac.), legal description Plan 9411626; Block 1, municipally address unknown on Glenmore View Road.

Figure 1: Location Map

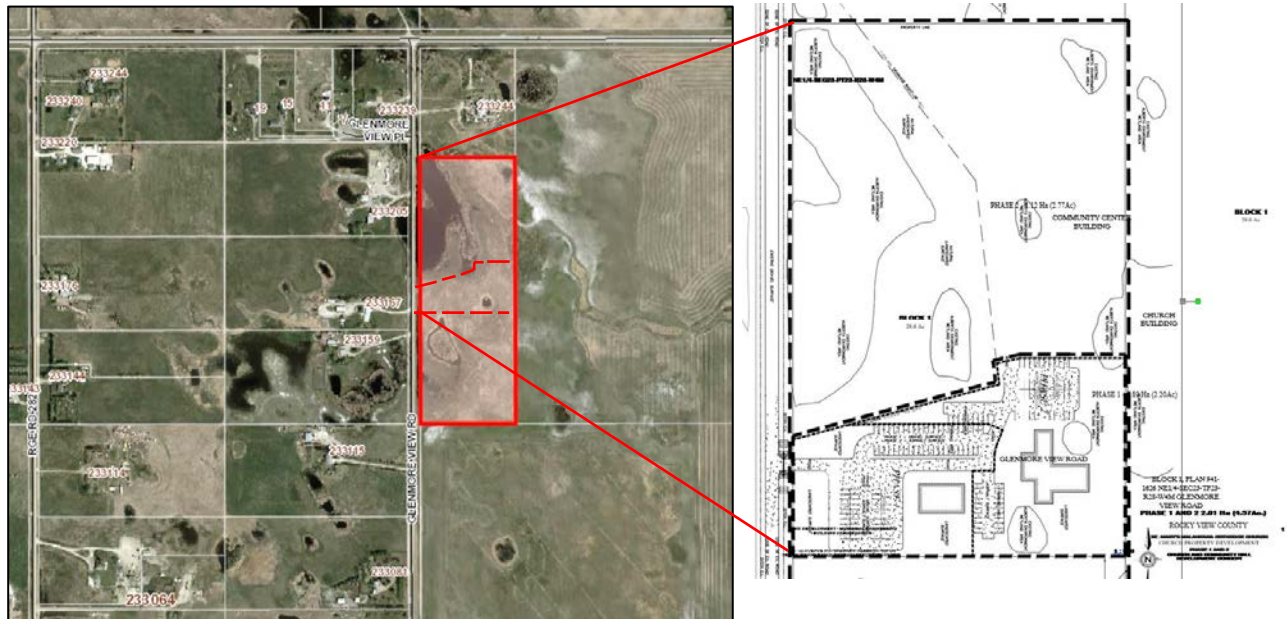




Aerial

Figure 2: Aerial Images of Site, shows the site in NE-23-23-28-W4M, RVC and an accompanying inset of the property itself showing the proposed layout.

Figure 2: Aerial Images of Site



It is the intention to preserve the wetlands on the northern portion of the property with sufficient buffer to the proposed layout showing the buildings and parking area to be described later.

Evaluation of Planning Policies

Rocky View County Municipal Development Plan (County Plan)

RVC's County Plan, Bylaw C-7280-2013 provides for development within the County. As per Section 11 of the County Plan, the use is an institutional land use that benefits residents and contributes to the community by serving religious needs. Goals include institutional land uses being appropriately located and well designed and enhance the local community, while being compatible with surrounding land uses. Policy suggests this use is encouraged to locate in country residential communities. It is on the periphery of the Glenmore View.

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

- justification of the proposed location;
- demonstration of the benefit to the broader public;
- compatibility and integration with existing land uses or nearby communities;
- infrastructure with the capacity to service the proposed development; and
- the development review criteria identified in section 29.

The proposed location is in the vicinity of RVC's country residential dwellings, south of the City of



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Chestermere and east of the City of Calgary and is expected to draw from those catchment areas for the church. This lets most get away from the noise and business of life in the City to encounter God through silence and solitude. The country setting allows parishioners to quiet their minds, pray and listen with their spirit. This is the reason people go to spiritual retreats. For St. Mary's, this is opportunity for having their own church in the setting of their choice and not leasing a space in the City on a day other than their day of worship.

In the first phase, a church benefits the existing parish and provides an outreach to residents in the area. In a future phase, a community centre is envisioned for the benefit of the area where such uses may be: community get-togethers, social groups, scouting/guiding/4-H clubs, daycares, and receptions could be held for the broader public.

Compatibility involves landscaping, plantings and retention/enhancement of wetlands intended to add to the beauty of the rural setting. This is a low density development with structures setback from Glenmore View Road for greater privacy to neighbouring residents.

Infrastructure is addressed later in this MSDP. The Phase 1 Groundwater Site Assessment concluded that there is sufficient quantity of water to meet the needs of the proposal without causing adverse affects to existing groundwater users in the surrounding area. Sanitary sewage is handled by a holding tank as per County policy. The Traffic Impact Assessment concluded that there is no adverse impact of the proposed development on Glenmore View Rd. or the intersection with Glenmore Trail.

Section 29 makes reference to Appendix C on matters of County interest. An MSDP,
 29.6 "*where applicable...*shall guide the implementation and sequencing of development permit applications, as determined by the County"

29.7 "*...should* address all matters identified in Appendix C, Sections 1 and 3".

Note, these matters are addressed through this MSDP and supporting documentation.

Section 11.5 for "redesignation ... applications for institutional ... land uses *should* provide:

- a) an **operational plan** outlining details such as facility hours, capacity, staff and public numbers, facility use, parking requirements, garbage collection, and security; and
- b) a **master site development plan**, as per section 29. The master site development plan shall address servicing and transportation requirements and sure the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw."

Land Use Bylaw

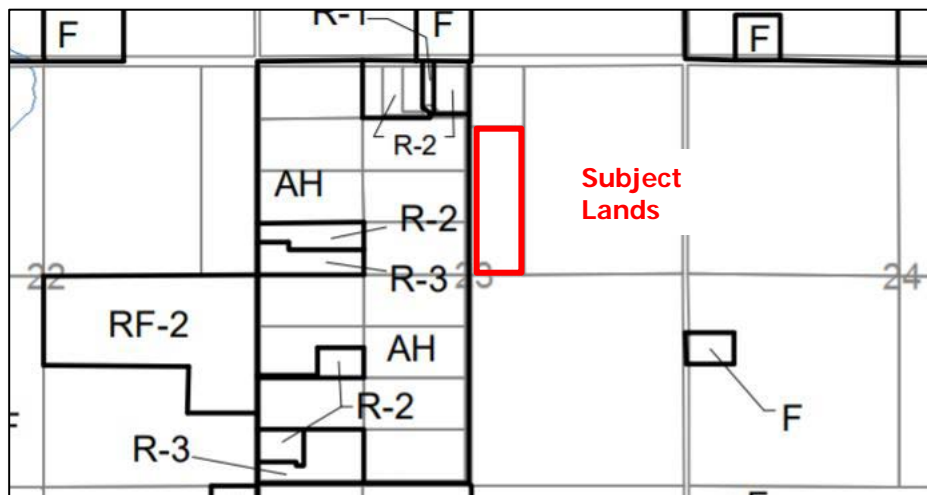
Figure 3: Land Use Bylaw, shows the current land use district and the neighbouring country residential development to the west. To meet the uses proposed, redesignation from Ranch and Farm (RF) District to Public Service (PS) District is recommended. In this instance, PS District benefits residents and contributes to the community by serving religious needs.

Land use definitions that best fit the uses proposed would be Religious Assembly. This is a discretionary use in the PS District.

"Religious Assembly means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories, and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries."

Minimum parcel size for a PS District is 0.50 hectares (1.24 acres). The site is 11.33 ha (27.99 ac.) and easily meets this requirement. Another requirement is a minimum of 10% of the site area shall be landscaped. Landscaping adds to the impression of the church grounds and is intended to be pleasing to neighbouring residents. Figure 3: Land Use Bylaw, shows the parcel is east of land use districts that are country residential in character.

Figure 3: Land Use Bylaw



Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would apply to the eastern boundary of the proposal. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the religious assembly land use from the agricultural land uses to the east of the parcel. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices.

The predominant use of lands in the area is residential to the west and agricultural to the east. Glenmore View Road, a gravel/paved road, separates the country residential to the west from the subject lands. The proposal does not prevent access to surrounding lots. The type of agricultural operation to the east is cultivation/cropping as evident from aerial images and confirmed by RVC. Prevailing winds would have any dust and odours from the neighbouring agricultural operations directed downwind and away from the subject lands.

Recommendations to meet ABDG could include various designs to provide compatibility. Site layout could include: setbacks, building placement, and location of a small wetland providing a buffer. Edge treatments could include: landscaping, fencing and berming within the property line next to lands designated as Ranch and Farm (RF). Figure 5: Suggested Vegetative Buffer and Fencing Choices, shows a vegetative barrier in the 15-metre buffer area adds visual separation. It will also reduce dust, trespassing, and noise.

On the agricultural side of the property line there is a substantial wetland that acts as a buffer to the proposal. Farm operations are further away from the property line and offer greater compatibility.

Figure 5: Suggested Vegetative Buffer and Fencing Choices

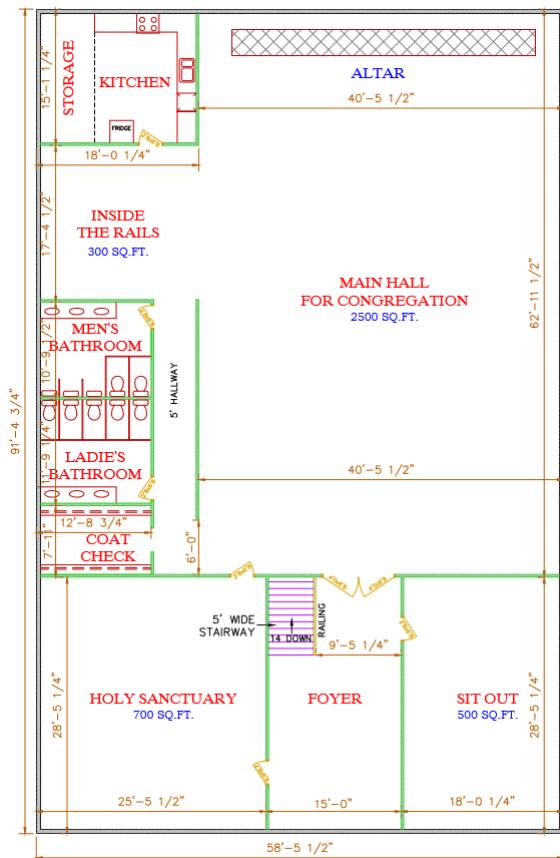




Building Height and General Architectural Appearance

For all intents and purposes, the building height and general architectural appearance is proposed to be in character with the surrounding area. Phase 1 for the church is a modest structure with a 484 sq. m (5,207 sq. ft.) footprint. Figure 6: Floorplan Concept and Interior, shows a main congregation hall of 232 sq. m (2,500 sq. ft.) with a foyer, small kitchen, washrooms, sanctuary room on the main floor. Building height and general architectural are yet to be determined. It is expected that the entrance and foyer would face west towards the proposed primary parking area and avoid wetlands, while providing landscaping.

Figure 6: Floorplan Concept and Interior



Phase 2: Community Centre

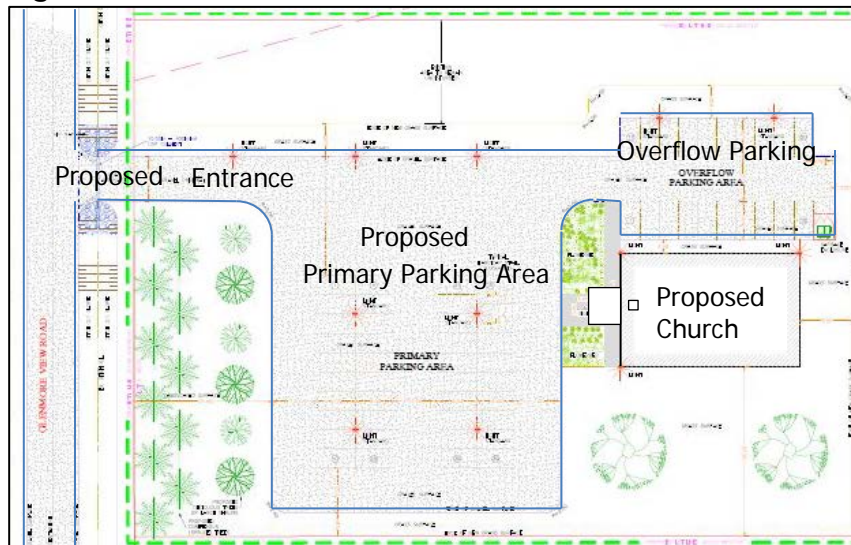




Phasing

Figure 7: Phase 1 Church, shows greater detail of the west side's layout, parking and landscaping. The church would have a footprint of about 484 sq. m (5,207 sq. ft.). The intent is to focus on getting the church built to alleviate the limited availability of the existing rental church that is causing challenges as the congregation is not able to conduct all spiritual activities. There has been a financial commitment from the members, the church and other sources. Initially, the land was acquired. Now at this stage, planning permissions are being sought. It is the hope of the congregation that the proposed church can be built in Phase 1 before Phase 2 can proceed.

Figure 7: Phase 1 Church



Phase 2 could be a community centre with associated parking and landscaping. Being next to agricultural lands, setbacks, berms, vegetation and fencing are proposed at the eastern property line. Figure 4: Structures, Parking and Landscaping shows Phase 2 Community Centre on the east side's layout. It appears that the Community Centre would be about 1,108 sq. m (11,920 sq. ft.) with only a main floor, twice the footprint of the Church. It would serve the immediate community in Rocky View County as well as neighbouring municipalities.

Parking and Public Lighting

Approximately 70 families attend services at the church for a congregation of 100-150 adults and children. The proposed primary parking area could accommodate this. Additional overflow parking is also proposed. Initially proposed parking would be gravel with paving anticipated later. In keeping with the character of its country setting, lighting is proposed to be dark sky friendly.

Landscaping for Visual Appearance and/or Mitigation Measures

Landscaping is proposed to enhance the property and screen the parking area. Additional landscaping is proposed near the buildings and near the eastern property line as a buffer to agricultural operations as presented earlier.

Traffic

LSL Engineering Consultants Inc., Oct 2018 (revised July 2019) *Traffic Impact Assessment Study Report* was prepared for the St. Mary's Malankara Orthodox Church development. Glenmore Trail/AB560 and Glenmore View Road Intersection is minor street Stop Controlled on the northbound Glenmore View Road approach. There are no dedicated eastbound or westbound left-turn lanes on Glenmore Trail/AB560.

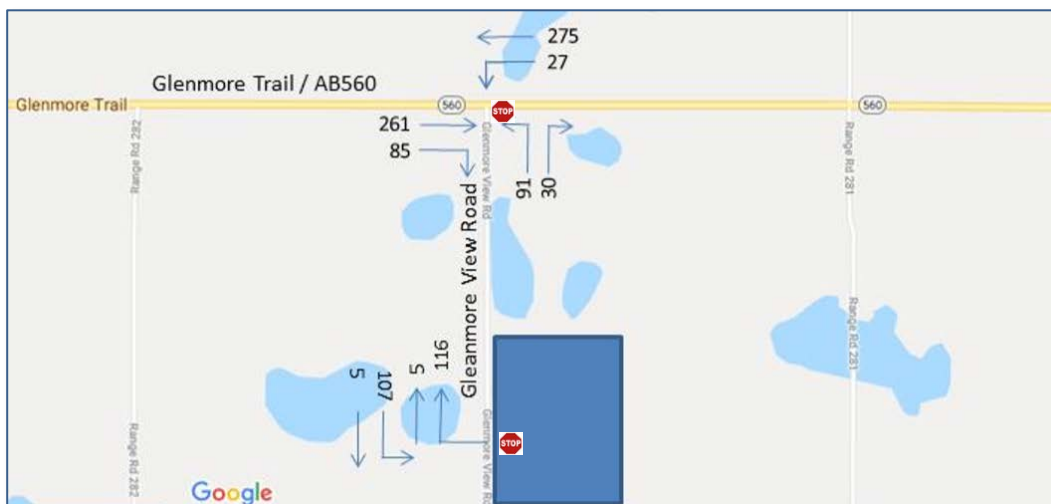
Glenmore Trail/AB560 is an east-west two lane paved roadway with one travel lane each direction and narrow shoulders on both sides of the roadway. Glenmore Trail/AB560 has a posted speed limit of 100 km/hr. Glenmore View Road is an unpaved, north - south gravel road immediately adjacent to the proposed St. Mary's Malankara Orthodox Church Development. It has a stop sign control at the intersection at the north end and a dead end on the south end. Figure 1: Location Map, shows Glenmore View Road serving lands to the end of Section 23, about 1600 m (1 mile).

On Sunday September 16, 2018, between 10 a.m. and 2 p.m. turning movements were collected to establish a database of existing conditions. Peak traffic was 12:45 p.m. – 1:45 p.m. for the study intersection. Counts were 1 leaving eastbound, 3 vehicles leaving westbound; and 4 entering eastbound, 0 entering westbound. Meanwhile traffic counts on Glenmore Trail/AB560 were 227 eastbound and 239 westbound.

Addoz Engineering Inc., 2019 supplemented and validated the Traffic Impact Assessment through a peer review and came to similar conclusions.

The Alberta Transportation Highway Geometric Design Guide requires three warrants are all required to justify a right-turn lane installation at the 'T' intersection. Further analysis concluded that an exclusive eastbound right-turn lane would not be warranted under the 2028 future horizon total traffic conditions as it only meets one warrant. In conclusion, traffic impacts would be considered insignificant. Minor street stop signs at the intersection and at the driveway entrance onto the road are suggested. Alberta Transportation should have the revised Traffic Impact Assessment reviewed for determining the intersection configuration prior to approval of a Development Permit.

Figure 8: Future 2028 Horizon Year Total Peak Hour Traffic Volumes





Mobile 587 437 6750



"No Hurdle too high"

Potable Water

Pinchin West Ltd.

Pinchin West Ltd., March 2014, submitted a formal Groundwater Assessment to St. Mary's Malankara Orthodox Church. A number of water well records were examined and categorized based on distance from the site.

Within 100 m of the site, drilling records reported clay to an approx. depth of 8.5 m. The clay was underlain by alternating layers of shale and sandstone bedrock to an approx. depth of 105 m. The static water level in the well measured approx. 20 m below the ground surface. Further analysis was provided in a subsequent study by GRIT.

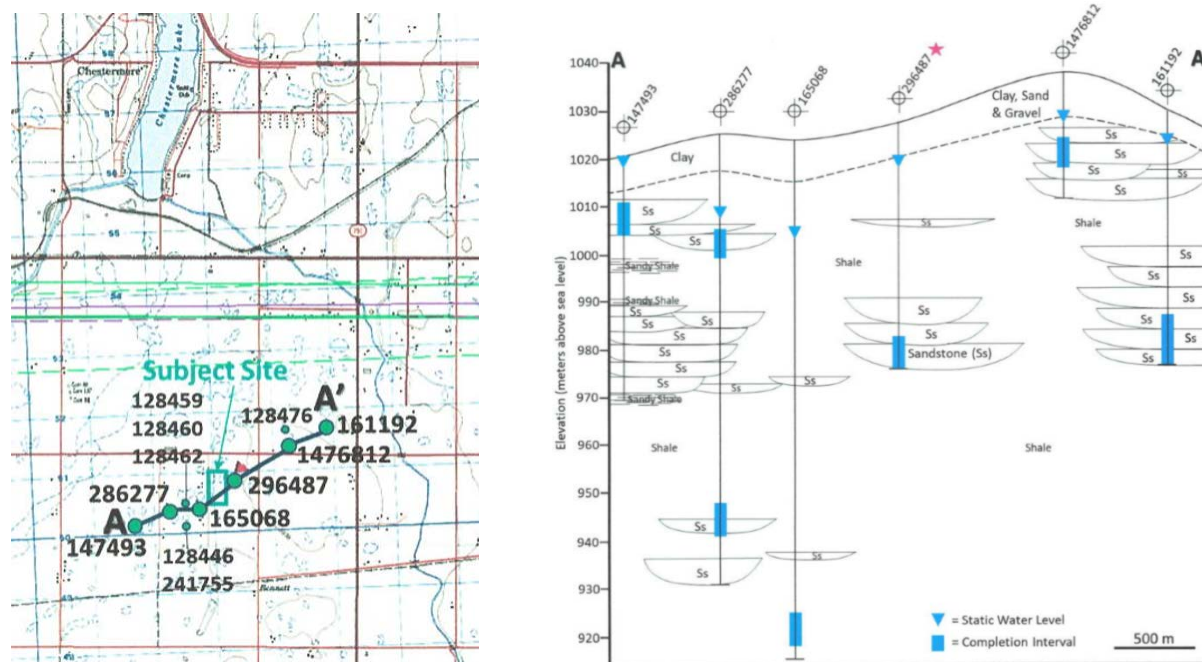
GRIT

Ken Hugo of Groundwater Information Technologies Ltd. (GRIT), December 2018, submitted a Phase 1 Groundwater Site Assessment based on Alberta Water Well data searches in the area (<http://groundwater.alberta.ca/WaterWells/d/>). The purpose was to understand aquifer resources in the area as they relate to the future development of the property and water requirements.

Figure 9: Geologic Cross Section A – A', shows the sandstone channel aquifers and their varying depths and water levels, indicating they are not all hydraulically connected to one another. A groundwater well in the same quarter section as the site (indicated by a pink star) is completed within deposits belonging to the Lacombe aquifer. Based on pump yields in the area, an anticipated yield of 5 - 75 m³/day (0.8 – 11.5 imperial gallons/min) can be expected. The church would use about 1,000 m³/year (3 m³/day) to meet the needs of parishioners, staff and kitchen facility.

A moderate amount of the groundwater supply is currently supplying groundwater users in the area and sufficient quantities should exist for the proposal without causing adverse affects to existing groundwater users in the surrounding area.

Figure 9: Geologic Cross Section A – A'





Cistern for Water

Currently and in keeping with RVC Standards for institutional use, a cistern is proposed to handle peak demand when ceremonies take place once a week, then pumped from the well to replenish the water. The water would be treated to deal with total dissolved solids, notable sodium chloride and calcium sulfate. An application has been submitted to the Province (Alberta Environment and Parks) for a water license to supply the St. Mary's Malankara Orthodox Church.

Sanitary Sewage

RVC Servicing Standards 507.2 Industrial, Commercial and Institutional (IC&I) Private Wastewater Treatment Systems and Disposal Systems notes, "The County generally requires sewage holding tanks for IC&I PSTS. Where proposed, the septic field method of sewage disposal must be fully engineered and justified for all IC&I lot developments. The use of septic fields for other than normal domestic sewage will not be supported by the County." For institutional use, a holding tank is proposed as a means to collect and temporarily store sewage, for subsequent removal and transport to an approved treatment and disposal site.

Stormwater

Stormwater Solutions, September 2018, submitted a stormwater management plan for this parcel. Stormwater management is to be designed at a scale the services the property in accordance with the Shepard Regional Drainage Plan. One of the goals is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them.

The property lies along a typical prairie chain of topographical depressions that contain water for varying durations. One of these depressions lies in the west portion of the property as an overland drainage generally flowing from east to west. Offsite discharge is limited to pre-development rates and volumes. To accomplish this, a stormwater pond was designed to collect overland flow from the development with ditching along the parking lot.

Figure 10: Cross-section of Stormwater Pond, shows the design with the following parameters:

- Depth from bottom to normal water level is 2.0 m,
- Depth from normal water level to high water level is 1.5 m,
- Freeboard is 500 mm minimum,
- Side slope from depth from bottom to high water level is 5:1,
- Discharge from the stormwater facility is through a control structure at normal water level.

In addition, the roofs, paved areas and an effective drainage conveyance system such as ditches and underground storm sewers where necessary will direct flow to the stormwater pond. Figures 11 and 12 show the overland flow pre- and post-development on the property. The natural topography is preserved for the most part with minor diversions in the parking area and where structures are located. Flow would be directed northward to the proposed stormwater pond.

Figure 10: Cross-section of Stormwater Pond

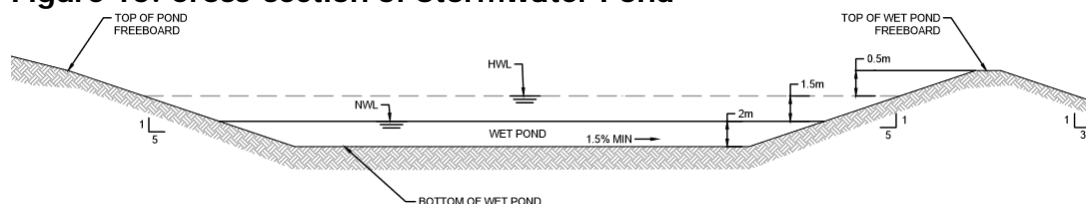


Figure 11: Pre-Development Drainage

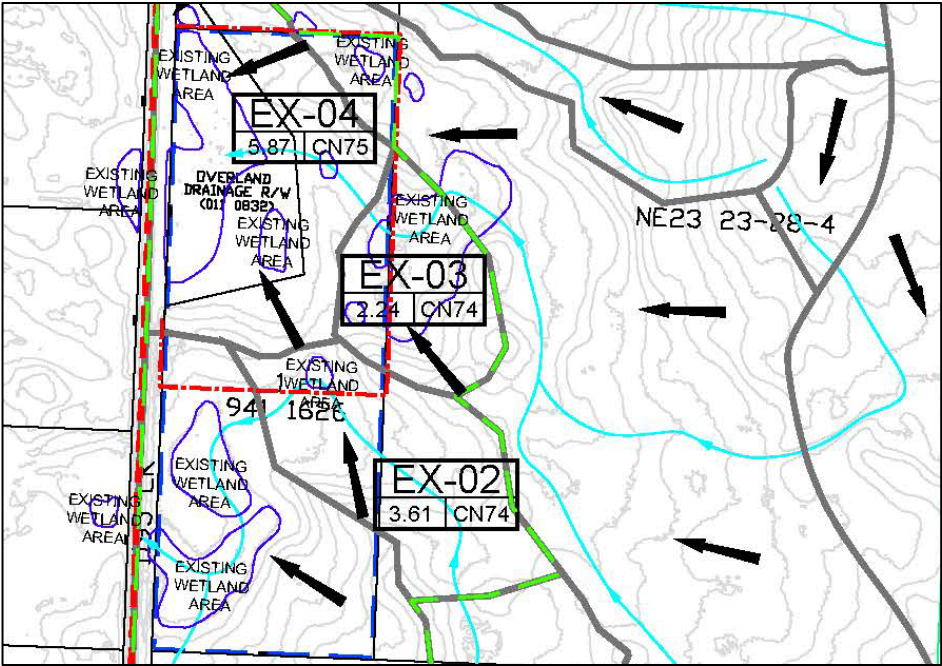
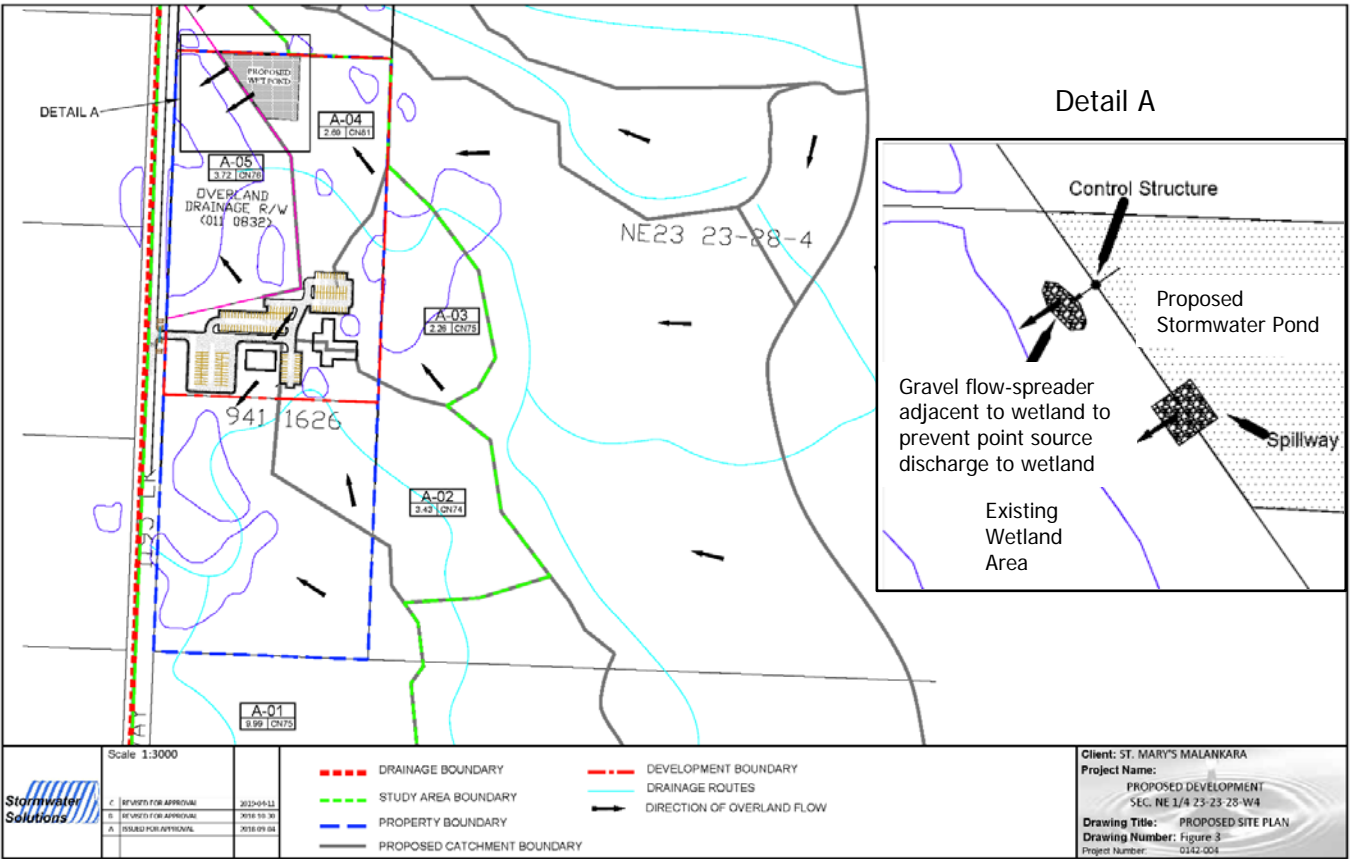


Figure 12: Post-Development Drainage





Environmental Component and Wetlands

Ghostpine

Figure 13: Desktop Delineated Wetlands from Sep. 2016 Imagery (Ghostpine), shows work by Ghostpine Environmental Services Ltd., submitted September 2018 as a desktop environmental assessment for the proposal. The site is part of the Foothills Fescue (Grassland) natural region and the sharp tailed grouse, sora, sensitive raptor (bald eagle, golden eagle, prairie falcon) wildlife region. Rare plants were not previously identified in the vicinity. Approximately 5 wetlands and 2 ephemeral (temporary) waterbodies were identified within and/or adjacent to the parcel. A field assessment was recommended to confirm. Additional work was contracted out to Pintail Environmental Consulting Inc., initiated November 2018 before snowcover.

Figure 13: Desktop Delineated Wetlands from Sep. 2016 Imagery (Ghostpine)



Pintail

Pintail Environmental Consulting Inc., November 2018 submitted an additional desktop review for the proposal and a preliminary site visit November 4, 2018 during snow free conditions. The purpose of the site visit was to confirm the presence of the wetlands, waterbodies and their boundaries. Figure 14: Delineated Wetlands from Site Visit Nov. 4, 2018 (Pintail), shows a comparison of wetland identification. Figure 15: Site Photographs of the Wetlands, shows what these wetlands look like in the field. Further field work is required during the growing season should wetland compensation be considered. The proposal is not considering a reduction/removal of the wetlands, but choosing avoidance in its layout and where buildings and parking is located, where possible.

Figure 14: Delineated Wetlands from Site Visit Nov. 4, 2018 (Pintail)

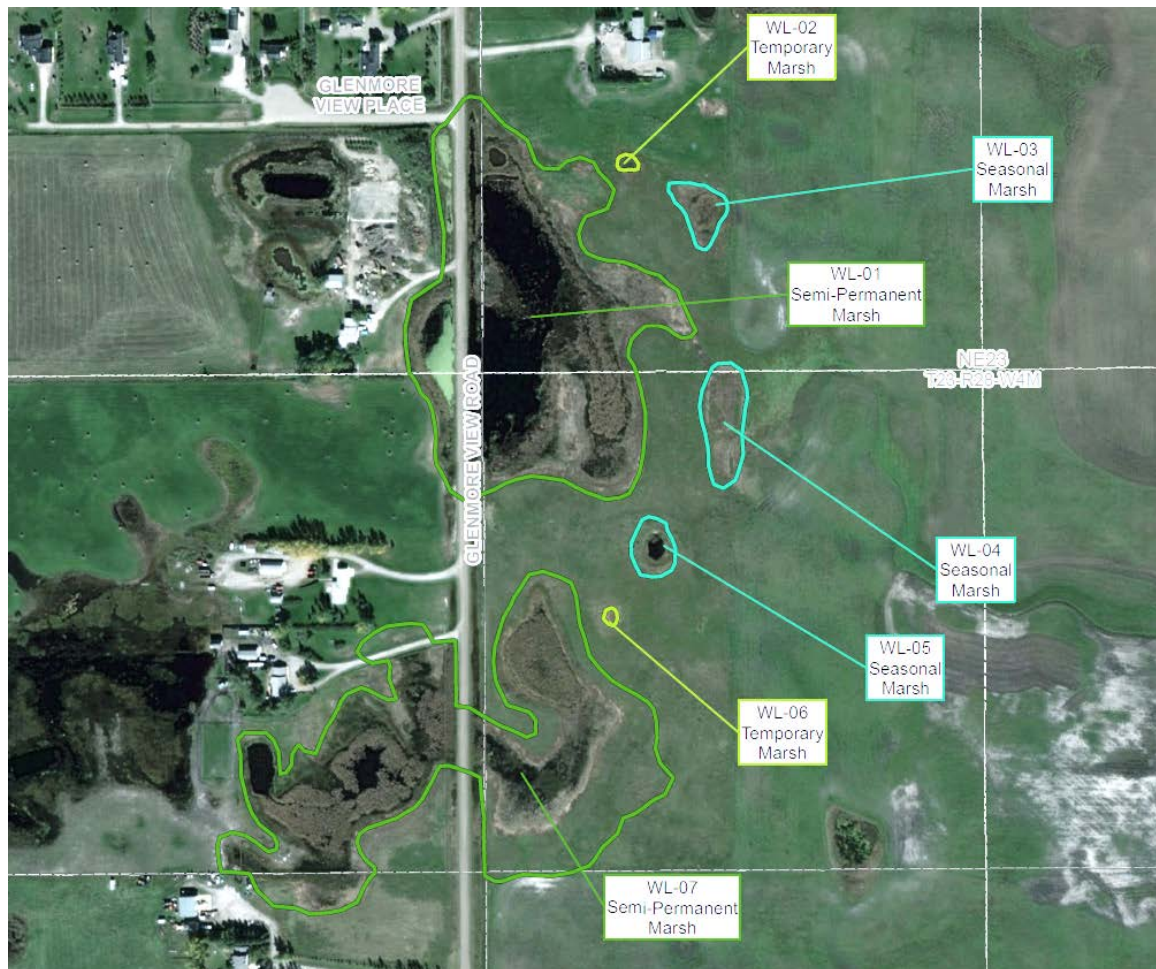




Figure 15: Site Photographs of Wetlands



Wetland 1 looking north



Wetland 2 looking east-northeast to 3



Wetland 4 looking east



Wetland 5 looking west-southwest



Wetland 6 looking west-southwest

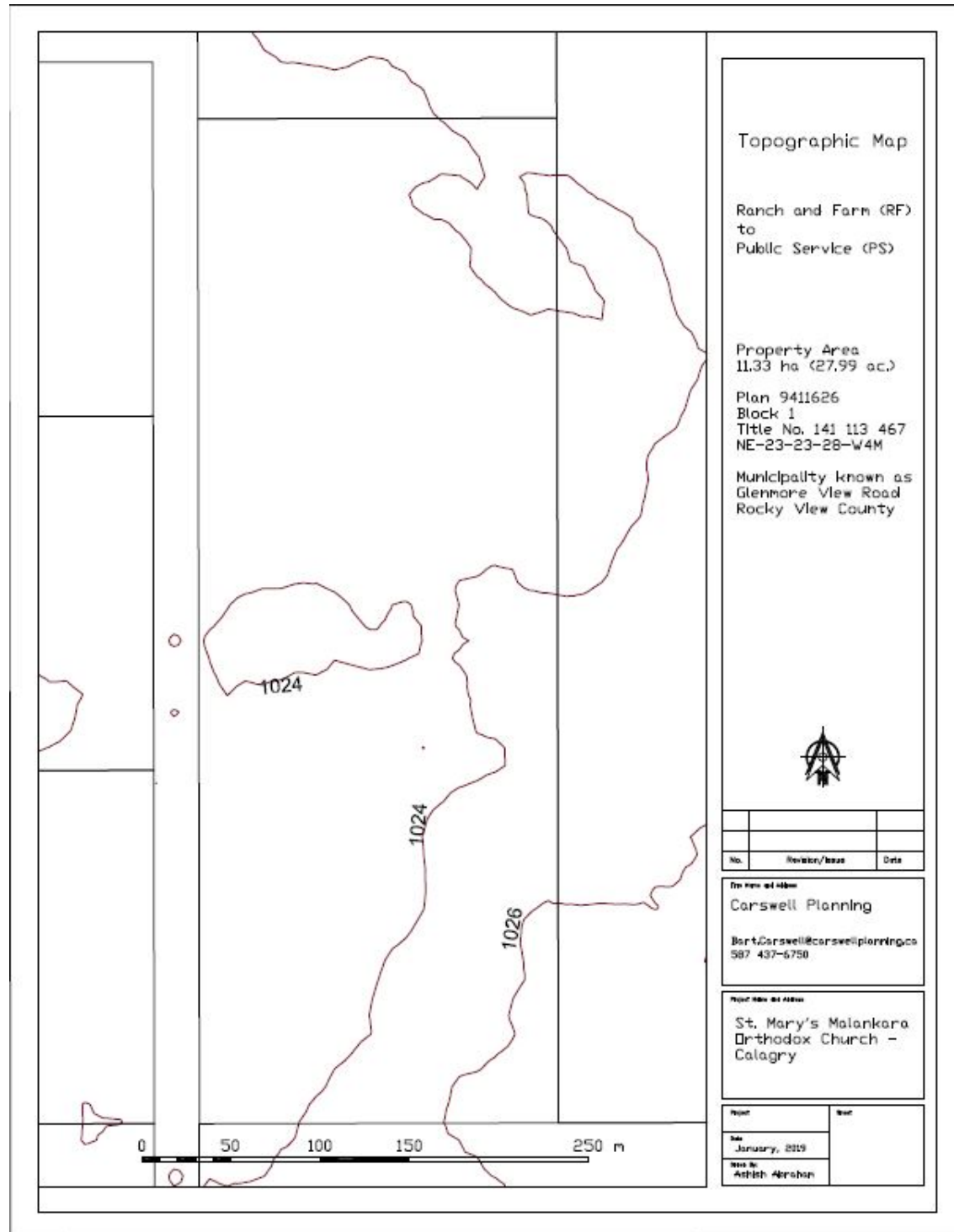


Wetland 7 looking west-southwest

Topographic Contours

Figure 16: Topographic Mapping, shows the proposal is flat to undulating due to glacial collapse and has with a gentle slope towards the northwest being less than 5 m elevation change across the site and at an elevation around 1,024 meters above sea level (m asl). No land grading is proposed that would change this.

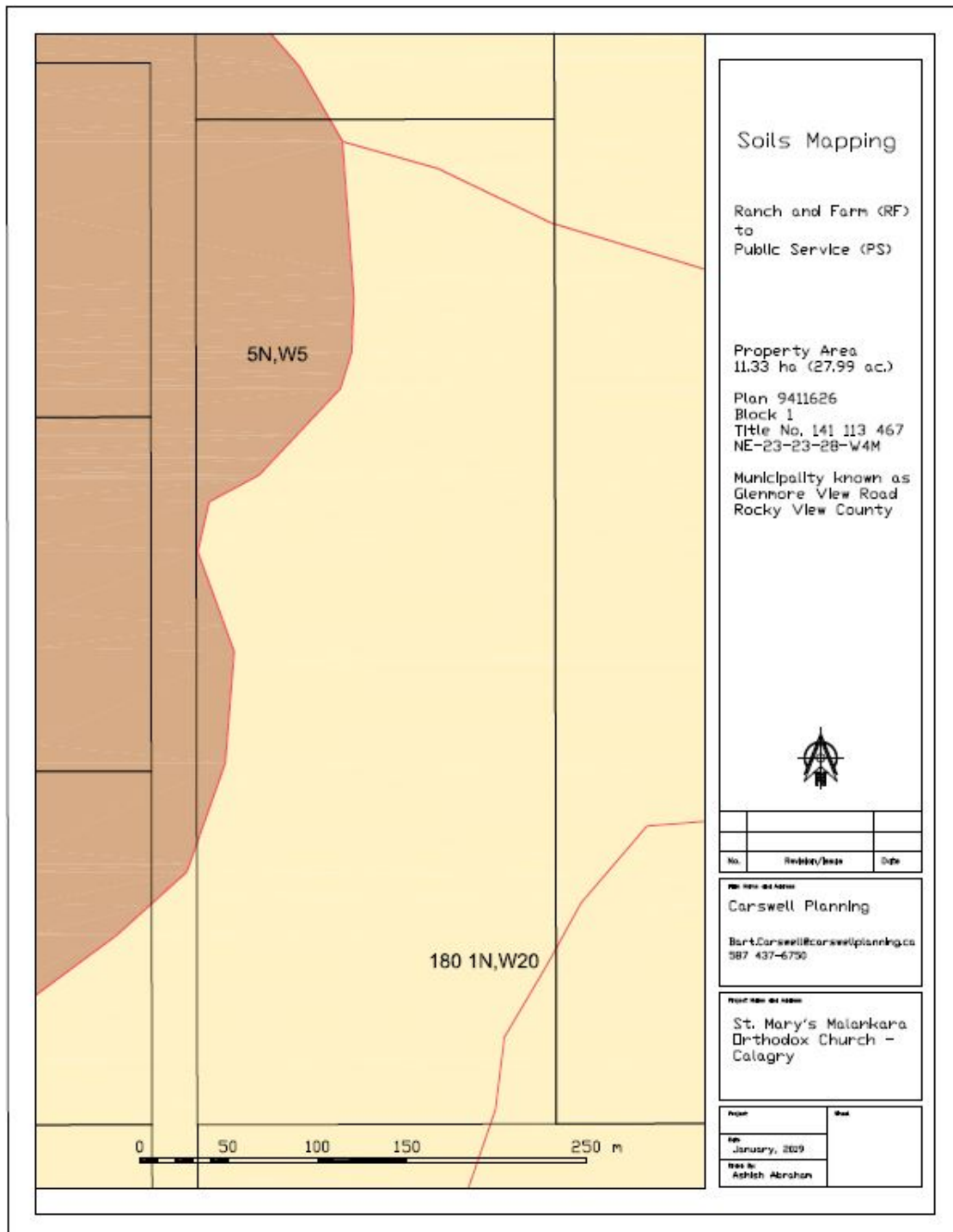
Figure 16: Topographic Mapping



Soils Mapping

Figure 17: Soils Mapping, shows mostly Class 1 with no significant limitation other than salinity and excessive wetness. Limited potential exists with Class 5 soils in the western portion of the property due to interruption by wetlands where poorly-drained soils and fine-textured soils are present. From drilling data, soil stratigraphy was reported to consist of clay, sand and gravel depth of less than 10 m below ground surface.

Figure 17: Soils Mapping





Mobile 587 437 6750



"No Hurdle too high"

Landscaping

As previously mentioned, policy suggests 10% of the site landscaped. Figure 4: Structures, Parking and Landscaping, shows trees are proposed to be planted on most of the perimeter with shrubs and for aesthetics near the parking area and structures. Grasses would be planted on the parking area parameter to soften the edge. Maintenance of the car parking area and landscape is proposed to be conducted by officials/volunteers and/or local contractors.

Garbage Removal

Waste/garbage collection and disposal will be contracted out to a local contractor.

Security

Outdoor and indoor video surveillance could be installed with sensor operated outside lighting. A third-party company could also be engaged to provide security services to the facility at night. Consideration is given to dark sky friendly lighting.

Operations Plan

The following operations plan addresses most of the aforementioned matters.

St. Mary's Malankara Orthodox Church

Glenmore View Road

NE-23-23-28-W04M

Rocky View, AB T1X 05H

Operations Plan

This facility may be operated on any day when bookings occur, for anyone, regardless of origins, location, political belief and religion, that needs to pray, or wish to learn about Orthodox Church practices. There are volunteers, not employees for the Church.

1. This facility will be used for the St. Mary's Malankara Orthodox Church ceremony once a week. This ceremony usually takes place on Sunday from 8 AM to 12:30 PM and Special days as per the Church calendar.
2. Any gathering or event used at this facility will not include unlawful activities. The officials will ensure compliance with these conditions.
3. The Church officials will use this facility for meetings.
4. Outdoor (parking lot, snow removal and landscape) maintenance will be taken care by officials/volunteers and/or local contractors.
5. Garbage collection and disposal will be contracted out to local contractors.
6. The facility is to be equipped with outside sensor lights, fire extinguishers, and security system with surveillance cameras.

Land Use Compatibility

Figure 18: Photos from the Site, show views to the north at a rural residence, to the east at farmland, to the south at farmland, and to the west at Glenmore View Road and residence. There are few trees on the landscape. The proposal will add to the area with landscaping and vegetation planted on the property.

Figure 18: Photos from the Site



View to the north at rural residence



View to the east at farmland



View to the south at farmland



View to the west at Glenmore View Rd. residence



Figure 19: Neighbouring Lands Aerial, shows how their compatibility should be addressed and not just the proposal (source: RVC Atlas aerial 2018). To the north, also in RF, appears to be a business with several (four dozen based on aerial imagery) derelict vehicles. To the west, it appears to be a business with a large parking area and a number of tractor trailers/seacans.

Figure 19: Neighbouring Lands Aerial



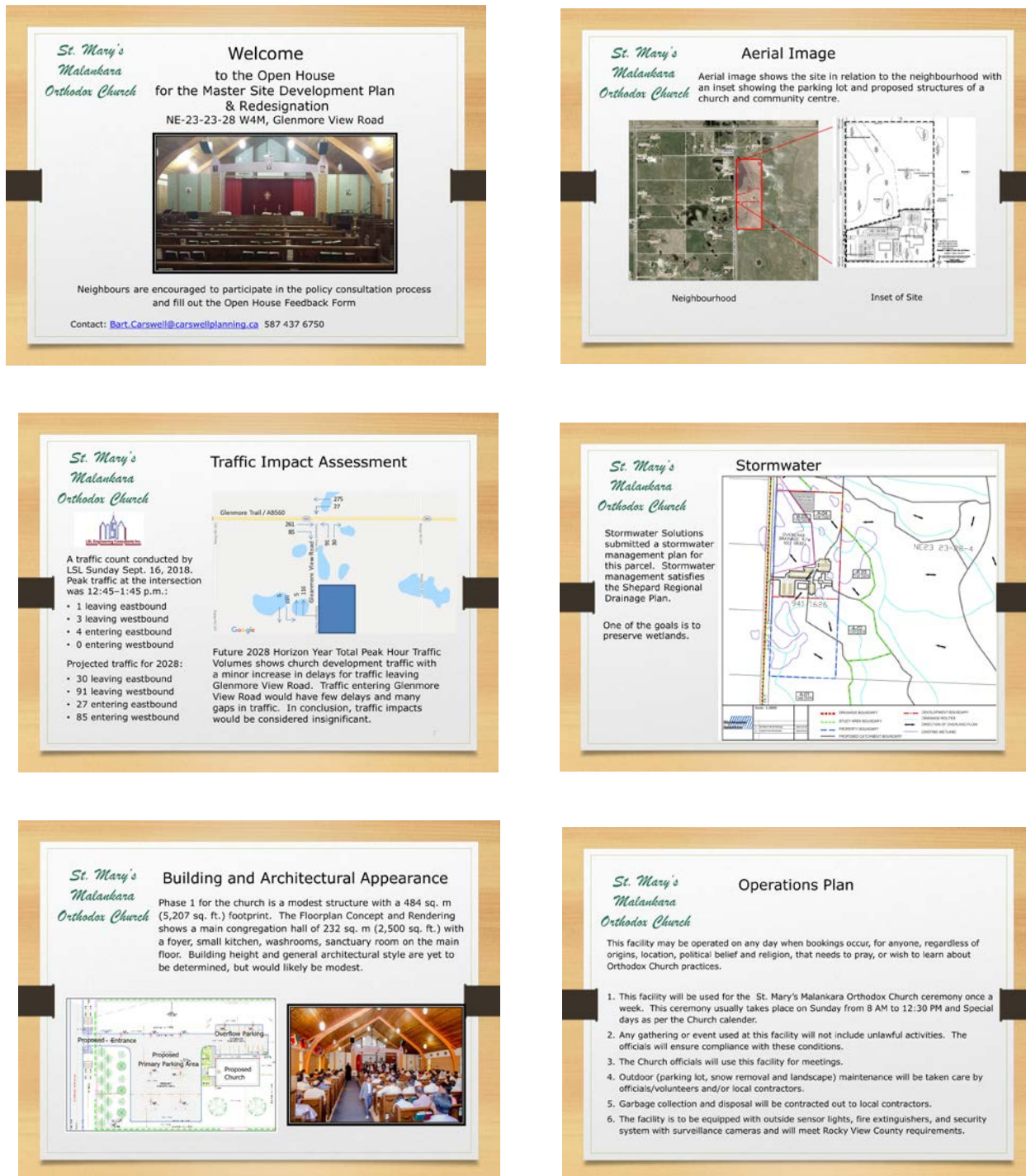
Public Engagement

An open house was held at Shepard Community Centre on Dec. 20, 2018 from 6:00 – 8:00 pm and two people attended. Notices supplied to RVC were mailed to engage neighbours regarding the proposed development. Figure 20: Storyboards of Open House, shows the key issues addressed. Bart Carswell and Lois Holloway from Carswell Planning Inc., Ken Hugo of Groundwater Information Technologies (GRIT) and representatives from the church were present. Brief surveys were available to seek public input.

Two emails were received. One comment suggests paving of Glenmore View Rd., posting a reduced speed limit, preserving wetlands, and addressing stormwater. The Traffic Impact Assessment, Wetland Evaluation and Stormwater Management Report address these matters. The other comment relates to: flooding and the need for culverts to move water; traffic safety at Glenmore View Rd. and Highway 560; fear of losing wetlands that help control flooding; and not wanting change. Again, the studies previously mentioned address most of these matters. Having a development that enhances the area through landscaping, retention of wetlands and architectural controls for the proposed use is an improvement to what is revealed in Figure 19: Neighbouring Lands Aerial, and will benefit the community.



Figure 20: Storyboards of Open House



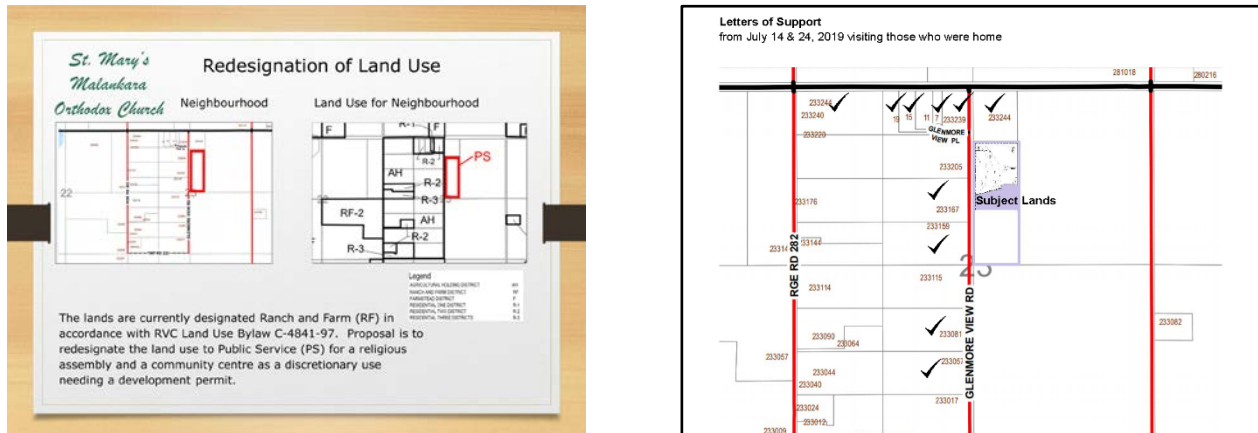


Mobile 587 437 6750



"No Hurdle too high"

Figure 20: Storyboards of Open House (continued)



Follow-up visits to the neighbours conducted in July, 2019 resulted in 10 (ten) letters of support.

Conclusion

After careful consideration of policies, meetings with RVC staff, findings of studies, and public engagement, Carswell Planning recommends support for the proposed Land Use Redesignation followed by a DP for St. Mary's Malankara Orthodox Church as a religious assembly. This would provide the congregation the opportunity to have their own church in a country setting that allows parishioners to quiet their minds, pray and listen with their spirit.

Respectfully submitted,

Bart Carswell

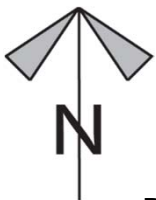
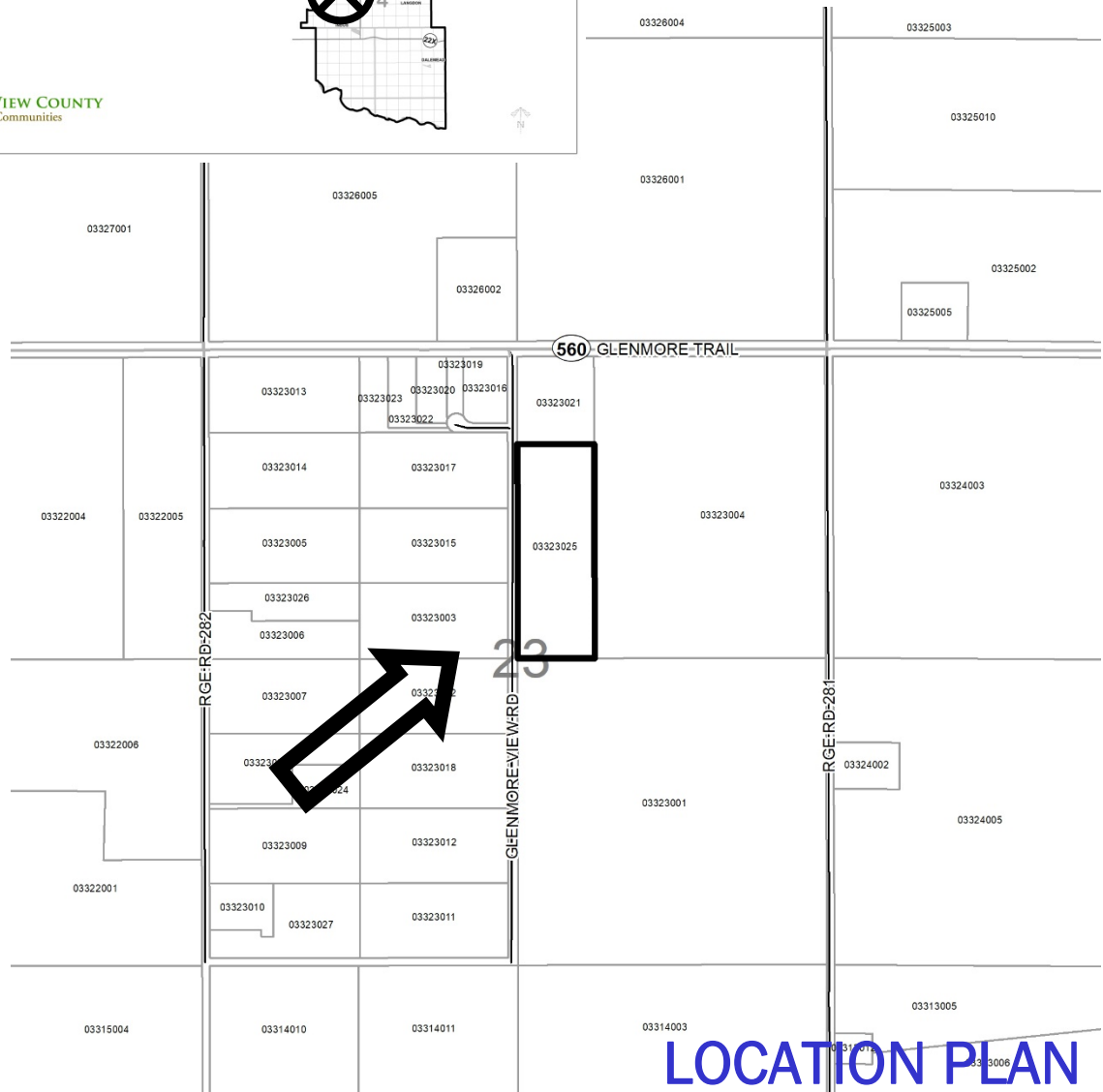
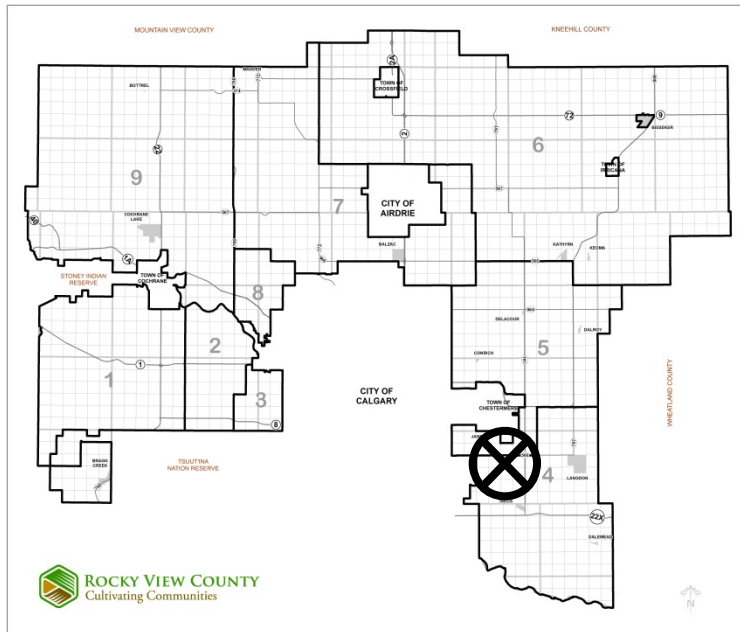
Bart Carswell, Carswell Planning Inc.

Office Address: #205, 525 – 28th Street SE, Calgary, AB T2A 6W9

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

bart.carswell@carswellplanning.ca

Mobile 587.437.6750



NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

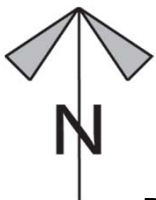
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PL20190011: To adopt the St. Mary's Malankara Orthodox Church master site development plan, to provide a policy framework to guide future development proposals within Block 1, Plan 941 1626

GLENMORE-VIEW-RD

Ranch and Farm
District (RF) →
Public Service
District (PS)
± 11.33 ha
(± 27.99 ac)

DEVELOPMENT PROPOSAL

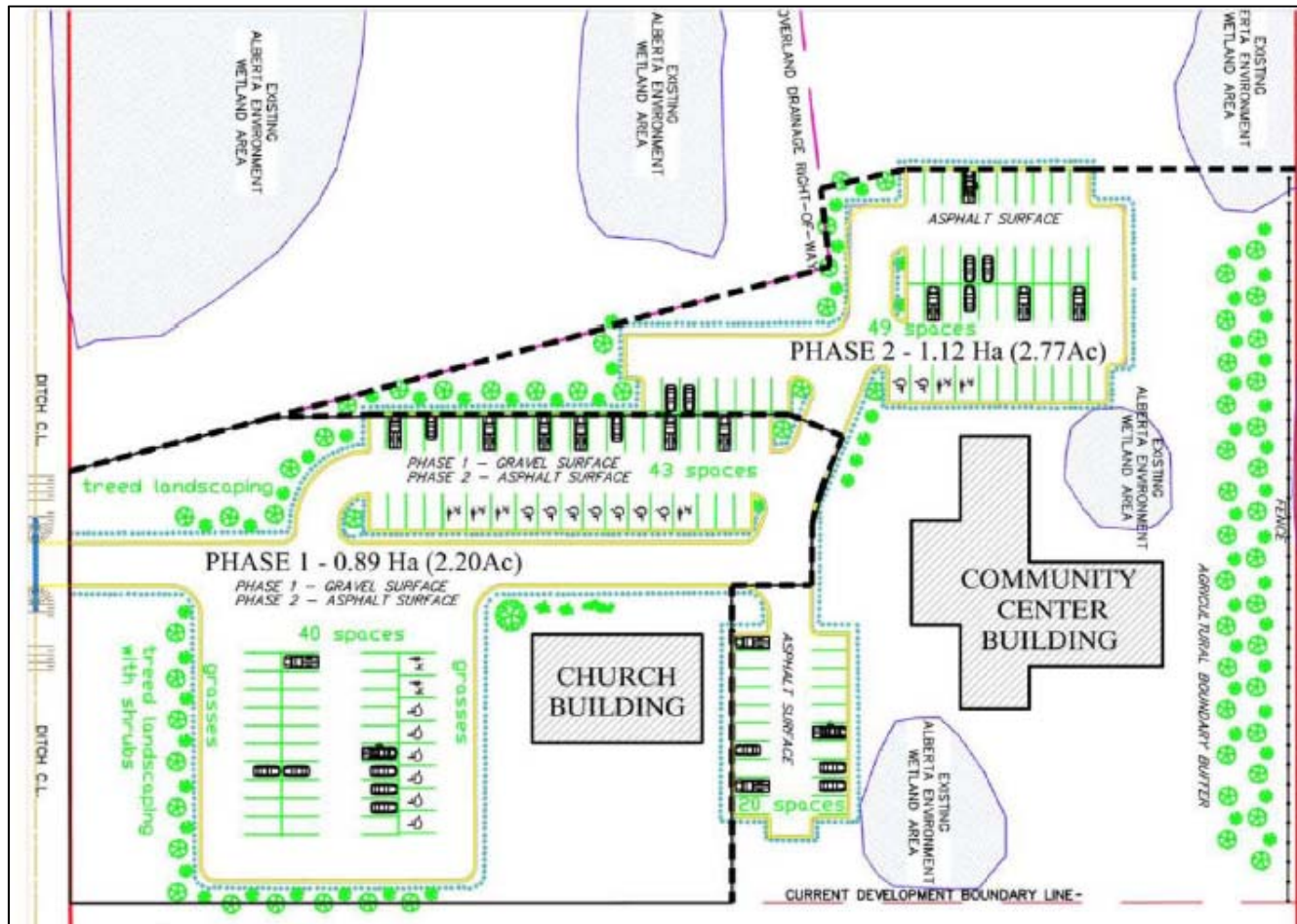


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



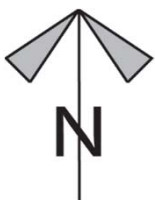
DEVELOPMENT CONCEPT

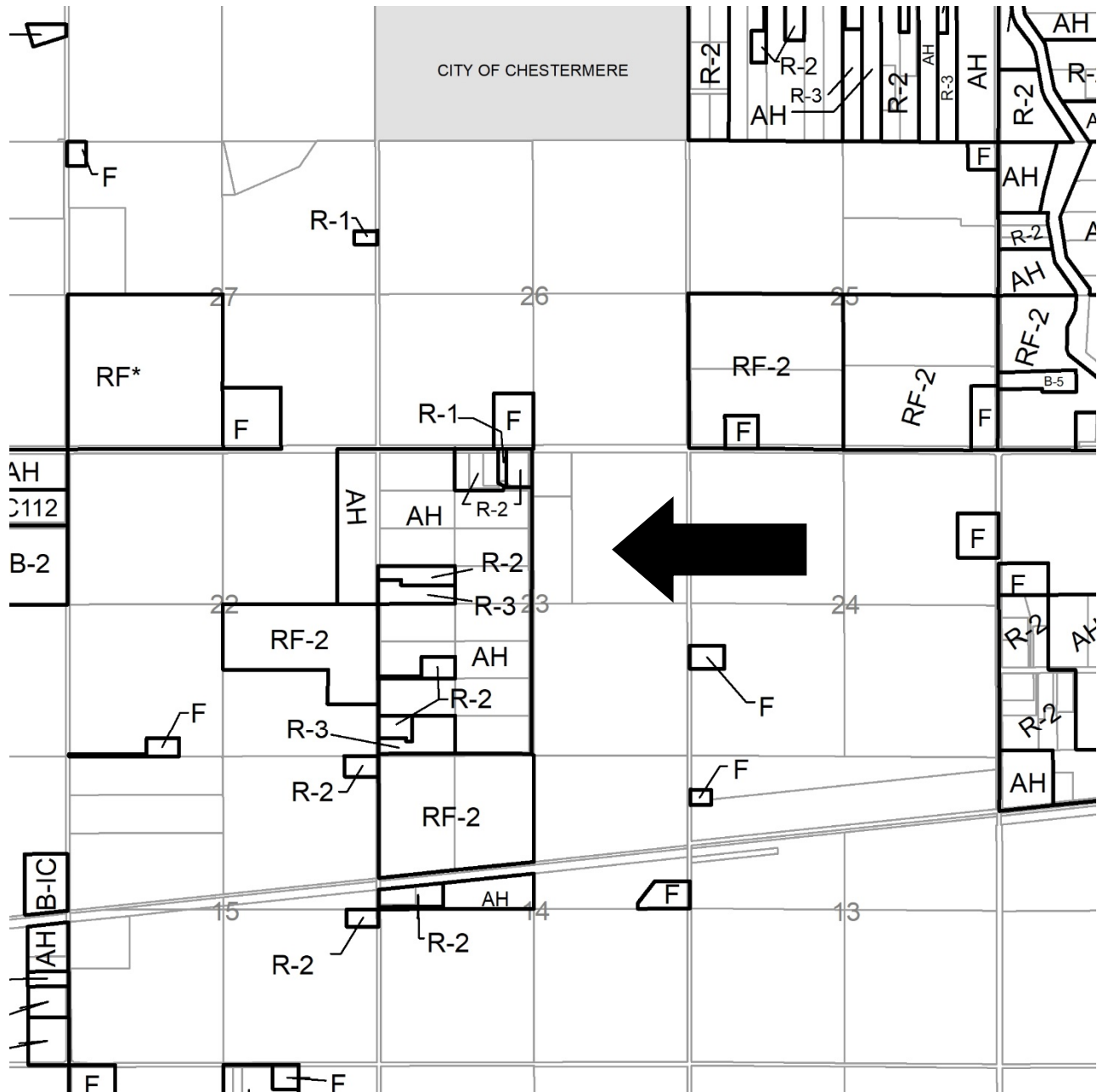
NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025





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

LAND USE MAP

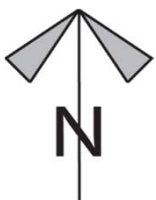
NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19Division # 4File: 03323025



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

TOPOGRAPHY
Contour Interval 2 M



NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



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

AIR PHOTO

Spring 2018

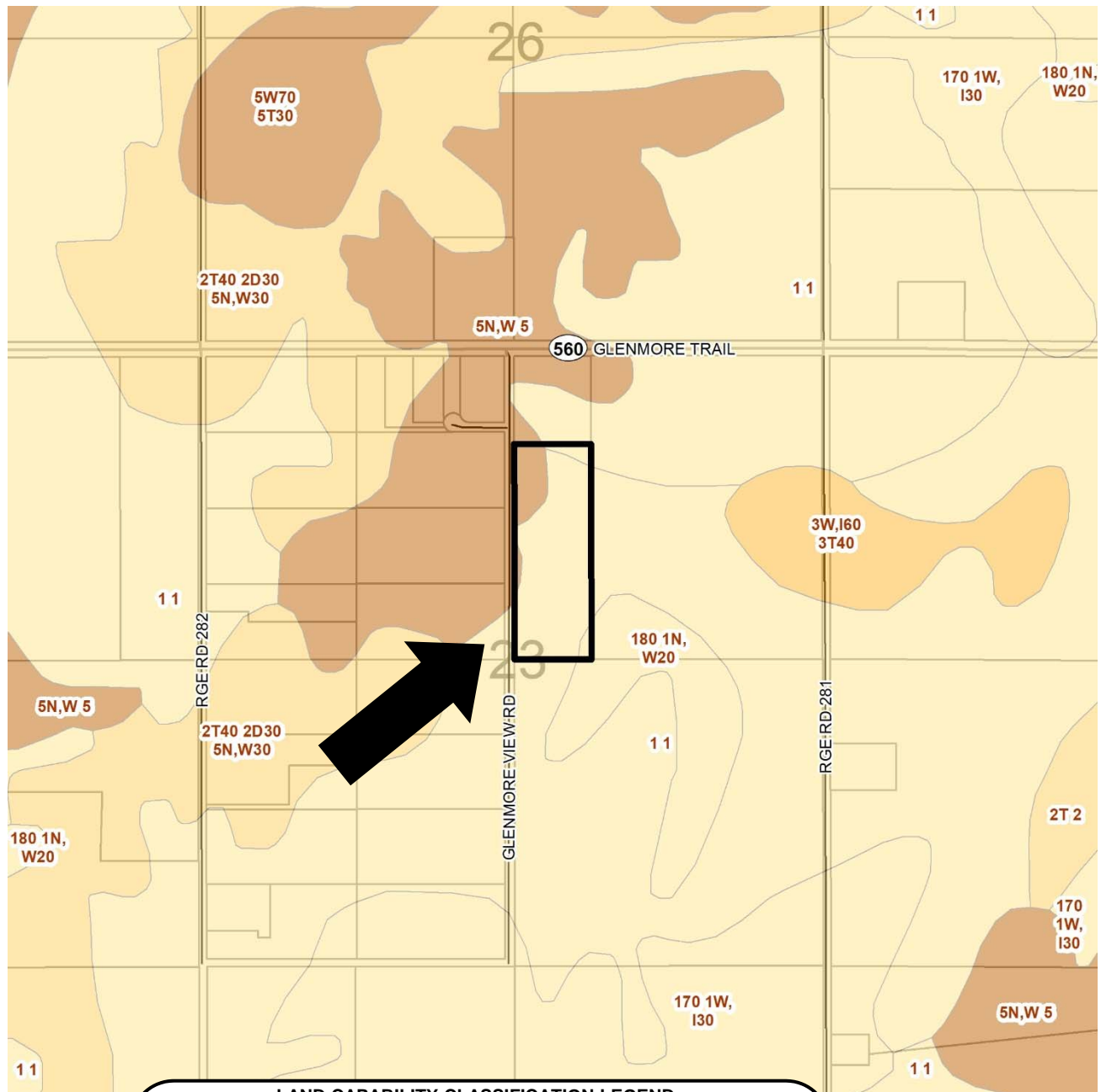


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

File: 03323025



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

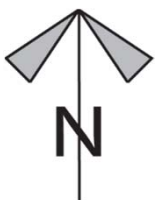
CLI Class

- 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

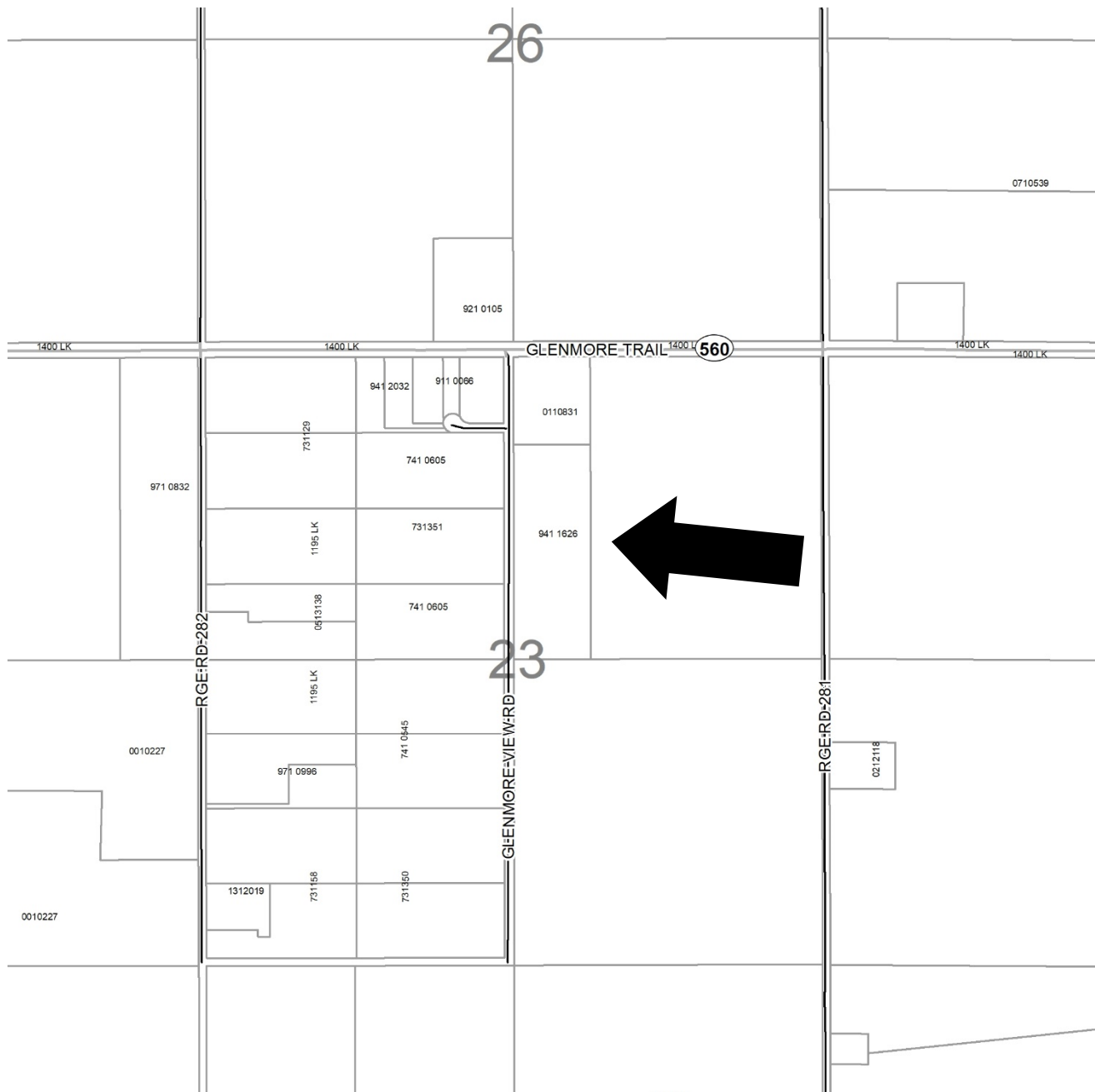


NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19

Division # 4

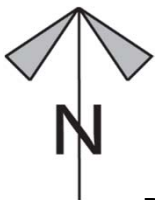
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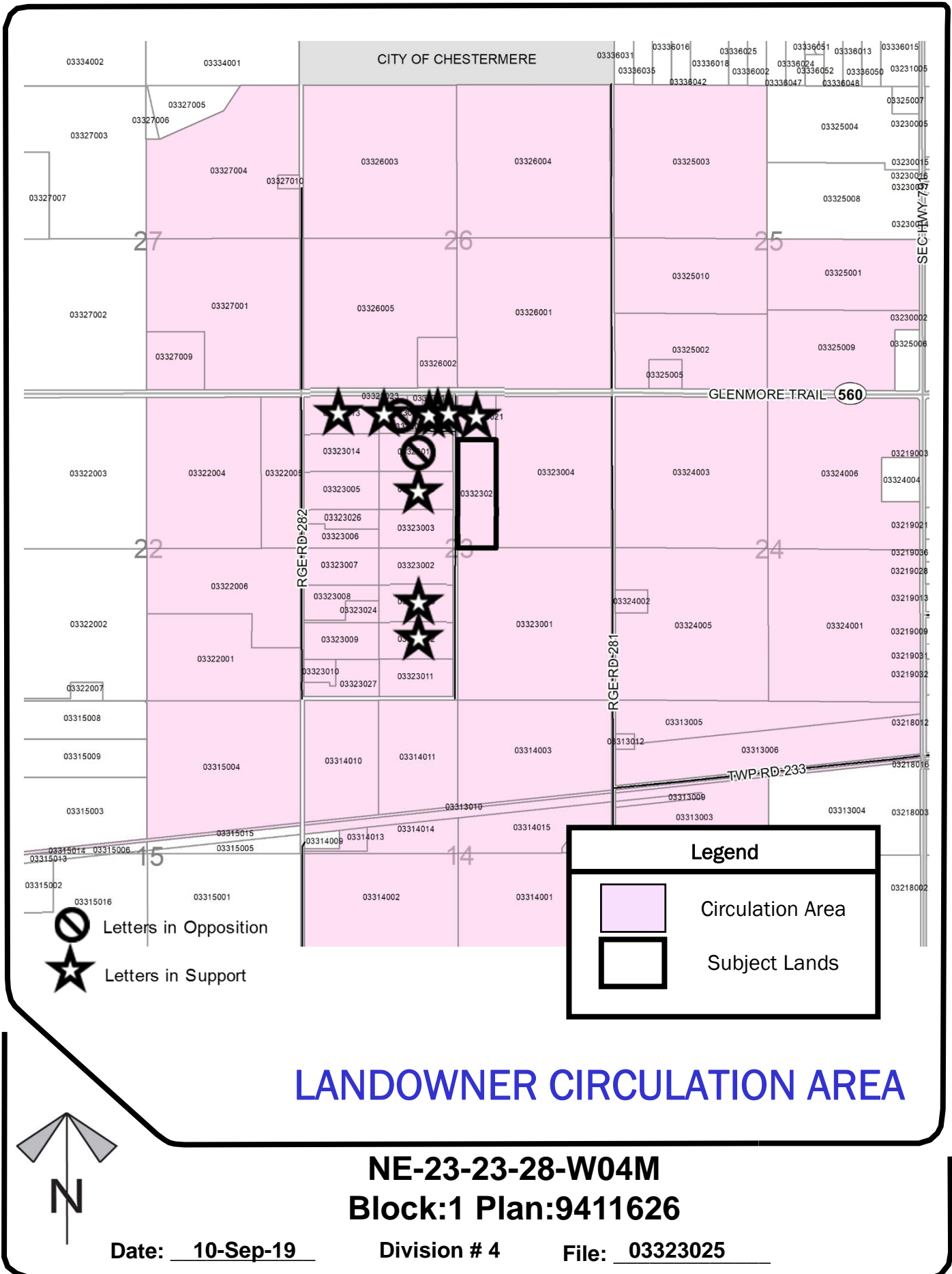
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

NE-23-23-28-W04M
Block:1 Plan:9411626

Date: 10-Sep-19Division # 4File: 03323025



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 24, 2019 **DIVISION:** 4

FILE: 03315003 **APPLICATION:** PL20190018

SUBJECT: Singer Transportation Industrial Storage Yard Master Site Development Plan

Note: This application should be considered in conjunction with redesignation application PL20190017 (agenda item C-4).

POLICY DIRECTION:

The proposal was assessed in accordance with the County Plan, Rocky View County / City of Calgary Intermunicipal Development Plan and County Servicing Standards.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development on the subject lands. The MSDP was submitted in conjunction with redesignation application PL20190017 to redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District.

This report focuses on the technical aspects of the proposal, including all development related considerations, while the associated land use report focuses on the compatibility with the relevant statutory plans.

The following is a summary of the application assessment:

- The application meets the requirements listed in the County Plan (Appendix C) for MSDP submissions and demonstrates the proposal is technically feasible; however, an MSDP is not required in this case. The proposed redesignation is not consistent with the relevant statutory plans, policies and bylaws; therefore, Administration also recommends refusal of this application.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED:	February 19, 2019
DATE DEEMED COMPLETE:	February 19, 2019

PROPOSAL:	To adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development on NW-15-23-28-W04M.
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LEGAL DESCRIPTION:	NW-15-23-28-W04M
---------------------------	------------------

¹ **Administration Resources**

Jessica Anderson and Gurbir Nijjar, Planning and Development Services



GENERAL LOCATION:	Located 0.81 km (1/2 mile) north of Twp. Rd. 232 and on the east side of Rge. Rd. 283, 1 mile east of the City of Calgary.
APPLICANT:	B&A Planning Group (Ken Venner)
OWNERS:	Ellyanne Singer
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Industrial - Industrial Storage District (I-IS)
GROSS AREA:	± 72.37 acres
SOILS (C.L.I. from A.R.C.):	<p>Class 1 1 – No significant limitations.</p> <p>Class 2T 2D 5N W – Slight to severe limitations due to adverse topography (steep and/or long uniform slopes) low permeability/undesirable structure, high salinity and excessive wetness/poor drainage.</p>

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to seventy six (76) adjacent landowners; one (1) letter was received in response. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

There is no relevant application background for the subject lands.

POLICY ANALYSIS:

The MSDP provides for an overview of the proposed development in accordance with Appendix C of the County Plan addressing matters such as a description of the lands, development concept, transportation, servicing, stormwater, and implementation. The application meets the requirements for MSDP submissions; however, an MSDP is not required in this case as per policies 14.19 - 14.22 if the County Plan.

The Applicant submitted a Master Site Development Plan that addresses the County Plan requirements (see Appendix C). Following is an overview of the proposal:

Development

- Industrial storage yard to support outside storage of vehicles, equipment, materials and miscellaneous items associated with a regional transportation and distribution trucking business;
- Four general industrial areas totaling approximately 46.65 acres in area;
- A caretaker's suite (existing dwelling);
- Storm ponds;
- Landscape areas and retained wetlands
- No subdivision is contemplated in the MSDP.
- The uses proposed appear to be consistent with the Industrial - Industrial Storage District.

The MSDP includes provisions on architecture, landscaping, lighting, signage and fencing to provide direction at Development Permit stage.

**CONCLUSION:**

The application was evaluated against the policies found within the County Plan and Rocky View County / City of Calgary Intermunicipal Development Plan. The application meets the requirements listed in the County Plan (Appendix C) for MSDP submissions and demonstrates the proposal is technically feasible; however, an MSDP is not required in this case. The proposed redesignation is not consistent with the relevant statutory plans, policies and bylaws; therefore, Administration also recommends refusal of this application.

OPTIONS:

- Option #1: THAT the Singer Transportation Industrial Storage Yard Master Site Development Plan be adopted in accordance with Appendix 'B'.
- Option #3: THAT Application PL20190018 be refused.

Respectfully submitted,

Concurrence,

"Matthew Wilson"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Singer Transportation Industrial Storage Yard Master Site Development Plan

APPENDIX 'C': Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment and Parks	No comments received.
Alberta Transportation	No comments received.
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	<p>Thank you for inviting our comments on the above-referenced application. Alberta Health Services (AHS) understands that this application is proposing to redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage development as well as adopt a complementary master site development plan.</p> <p>Based on the information provided, AHS has no concerns with this application. We would like to note, however, that the intended use for the existing dwelling on the site as a ‘caretaker’s residence’ means that the residence will need to meet the Alberta Public Health Act, Housing Regulation 173/99 and the <i>Minimum Housing and Health Standards</i>. These regulations set out requirements that owners must follow regarding the upkeep and condition of properties used for accommodation purposes. Please note that these regulations and standards are distinct and separate from building and construction codes.</p>

AGENCY	COMMENTS
	<p>The regulations can be found on the Alberta Health Services, Environmental Public Health website at: https://www.albertahealthservices.ca/eph/Page3150.aspx.</p> <p>If desired, the Applicant may contact Alberta Health Services, Environmental Public Health at (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca to communicate with a Public Health Inspector regarding the requirements outlined above.</p>
<i>Public Utility</i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	Fortis Alberta has no concerns.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i>Adjacent Municipality</i>	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>At this time, The City of Calgary has no comments regarding Application # PL20190017/018 – application to redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District to accommodate an industrial storage development and To adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development..</p> <p>Comments regarding pertaining to Application # PL20190017/018 may be forthcoming, pending a review of the Stormwater Report by The City of Calgary.</p> <p>Pursuant to my email from March 22, 2019, please see the comments and questions below from The City of Calgary for PL2019-0017/0018.</p>

AGENCY	COMMENTS
	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>At this time, The City of Calgary has no comments regarding Application # PL20190017/018 – application to redesignate the subject lands from Ranch and Farm District to Industrial - Industrial Storage District to accommodate an industrial storage development and To adopt the Singer Transportation Industrial Storage Yard Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development..</p> <p>Comments regarding pertaining to Application # PL20190017/018 may be forthcoming, pending a review of the Stormwater Report by The City of Calgary.</p> <p>Pursuant to my email from March 22, 2019, please see the comments and questions below from The City of Calgary for PL2019-0017/0018.</p>
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	As Municipal Reserves are not required for this application, the Recreation Board has no comment.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.

AGENCY	COMMENTS
Fire Services & Emergency Management	<ol style="list-style-type: none"> 1. Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. 2. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. 3. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. <p>Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141.</p>
Development Compliance	No recommendations or concerns at this time.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures <p>Geotechnical</p> <ul style="list-style-type: none"> • A Shallow Geotechnical Site Investigation was submitted, dated November, 2018 evaluating the shallow subsurface soil and groundwater conditions within the proposed land. Based on the location of test hole drilled, Geotechnical site investigation cover the areas for Phase 1 development. • As per the Geotechnical Site Investigation, favorable ground conditions are present to support proposed development. As a permanent condition, applicant is required to follow geotechnical recommendations provided in the Geotechnical Site Investigation. • At the time of future Phase 2 DP, the applicant may be required to conduct geotechnical investigation for Phase 2 Development, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development for Phase 2. <p>Transportation</p> <ul style="list-style-type: none"> • Access to the parcel is from an approach off Range Road 283.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA), prepared by Bunt & Associates Engineering Ltd was provided. Dated January 01, 2019. • Intersections of Hwy 560 & Range Road 283 and Range Road 283 & Township Road 232 were studied for capacity for Opening Day and 20 Year horizons. • As per TIA, Range Road 283/Highway 560 intersection fails at Opening Day and 20 Year horizon analysis. However, the intersection is planned to be upgraded to a diverging diamond interchange by AT in future as per approved Glenmore Trail East Functional Planning Study. Also, there is an alternate route present for site access using Range Road 283/Township Road 232 intersection. • Traffic signal is not warranted at opening day for the intersection of Range Road 283/Highway 560 but it's warranted in 20 year horizon. The intersection of Range Road 283/Highway 560 is already illuminated. Illumination is not warranted for intersection of Range Road 283/Township Road 232. • As per AT, the existing highway 560/Range Road 283 intersection would accommodate traffic from the proposed development. Additional analysis may be necessary to confirm traffic signal warrant 5 year post-development. • As a condition of future Phase 2 DP, the applicant shall submit TIA, prepared by a qualified professional, to assess traffic impacts post-Phase 1 development. If any upgrades to the road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades. • 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 development. However, should wastewater servicing be required, engineering requires the use of holding tanks with trucked disposal service.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> Currently, a private sewage treatment system services single-family dwelling and other accessory buildings. The existing dwelling is proposed to remain and operate as caretaker's residence. Existing septic field is to remain. Engineering has no requirements at this time
	Water Supply And Waterworks <ul style="list-style-type: none"> No servicing has been proposed for the development. However, should water servicing be required, engineering recommends the use of cistern with trucked water service. Currently, a well services single-family dwelling and other accessory buildings. The existing dwelling is proposed to remain and operate as caretaker's residence. Existing well is to remain. Engineering has no requirements at this time
	Storm Water Management <ul style="list-style-type: none"> Singer Property Stormwater Management Report was submitted, prepared by ISL, Date January 2019. The report proposes two evaporation ponds to allow for the storage of storm. It is to be noted that all evaporation ponds will need to be lined in accordance with County's servicing standards. As a condition of future DP, the applicant is required to provide detailed stormwater design incorporating revised impervious %, volume and elevation of ponds and sediment and erosion control plan, prepared by a qualified professional in accordance with the requirements of the County's Servicing Standards
	Environmental <ul style="list-style-type: none"> A Preliminary Biophysical Inventory for the Singer Property was submitted, prepared by Natural Resource Solutions Inc., dated January 2019. Based on the Preliminary Biophysical Inventory report, there are likely no critical environmental constraints to development present within the site.



AGENCY	COMMENTS
	The County's Wetland Impact Model shows that several wetlands will be lost within the area to be rezoned I-IS. As a condition of the future DP, the applicant will be required to obtain all necessary approvals from AEP under the Water Act.
Utility Services	No concerns.
Agriculture & Environment Services	No comments received.

Circulation Period: February 26, 2019 – March 19, 2019

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

**MASTER SITE
DEVELOPMENT PLAN**

DRAFT
for Circulation Purposes
February 5 2019

SITUATED ALONG
RANGE ROAD 283 SOUTH OF
HWY 560 (Glenmore Trail SE)



THE
SINGER
TRANSPORTATION
INDUSTRIAL
STORAGE YARD





APPENDIX 'B' SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

THE
SINGER
TRANSPORTATION
INDUSTRIAL
STORAGE YARD
MSDP

Project Consultant Team

Almor / Bunt & Associates / ISL Engineering / Natural Resource Solutions / Veritas Development Solutions

Prepared by:

b&a

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

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APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

INTRODUCTION

This Master Site Development Plan (MSDP) proposes development of an un-serviced industrial storage yard to accommodate a professionally managed and maintained outside storage area that capitalizes on proximity to existing industrial business parks and the regional transportation network.

The MSDP is intended to establish an implementation framework for this proposed development within the context of the County's Municipal Development Plan (The County Plan); the Land Use Bylaw (C-4841-97) and the Servicing Standards.

The MSDP describes how the site may be developed with an industrial storage yard including:

- A comprehensive assessment of existing site conditions;
- An illustrative development concept to establish expectations for how the proposed storage yard is to be developed;
- An assessment of stormwater management, transportation and utility servicing infrastructure that will be required to support the project; and
- An implementation strategy.

The MSDP also demonstrates how the project can proceed without negatively impacting existing adjacent businesses, residential lots and/or surrounding agricultural parcels.

This MSDP is not located within an approved Area Structure Plan, and as such, it is prepared in accordance with the Other Business Development policies of County Plan (Bylaw C-7280-2013).

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

VISION & RATIONALE

The Singer Family has operated a regional transportation and logistics business in the Calgary Region for over 45 years.

The Family presently owns an industrial storage yard within the Janet area located at 5720 – 84 Street SE. Their existing yard includes a +/- 20,000 ft² industrial building surrounded by a yard that accommodates outside storage of a variety of tractor trailers, passenger vehicles and related equipment. This site is currently leased to capacity which is motivating the Family to consider developing another industrial storage yard in the area.

The Singer's have owned the land subject to this Master Site Development Plan as a 'family farm' for over 65 years. Over the past decade, the Family has noticed the area surrounding their farm has been undergoing a transformation from predominantly rural into an area characterized by a mix of business industrial, limited country residential and smaller holdings agricultural parcels. As such, the Singer's believe that their historic family farm can best suit their current needs by accommodating a limited-service industrial storage purpose.

The MSDP area is located along Range Road 283, a paved municipal road with improved intersections onto Highway 560 (Glenmore Trail) and Township Road 232 – two important regional roads that provide efficient access to major employment areas in Rocky View County and the City of Calgary.

The MSDP area does not require the support of municipal utility servicing. The existing regional transportation network servicing the subject lands can support the increased traffic generation contemplated by this development. Stormwater management will be accommodated within the MSDP area.

The MSDP area is located close to established business employment areas in Rocky View and Calgary and is situated within the City of Calgary's established future industrial growth corridor¹.

The proposed development of the MSDP area as an industrial storage yard will provide the County with an increased non-residential assessment which is consistent with Council's strategic objective to maintain the long-term financial viability of the County².

¹City of Calgary / Rocky View County Intermunicipal Development Plan, 2012

²Assessment Base Diversification Policy No. C-197

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

AREA CONTEXT

As illustrated by **Figure 1: Regional Context**, the MSDP area is located directly east of Range Road 283, approximately 2.0 km south of Highway 560 (Glenmore Trail), approximately 0.5 km north of Township Road 232, and directly north of the abandoned railway ROW and overhead electrical transmission lines.

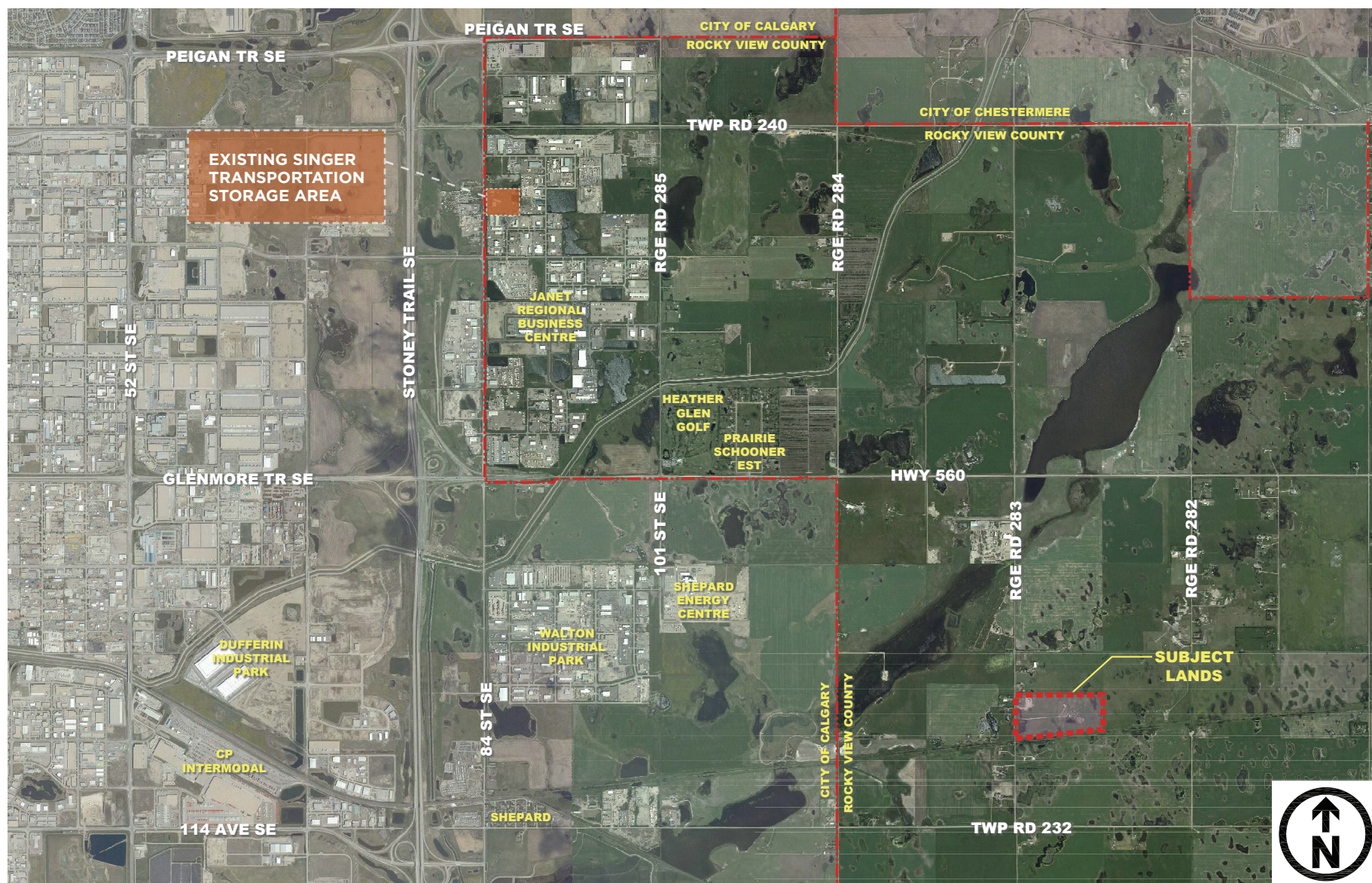
The pattern of existing land use and subdivision within the surrounding area is characterized by an evolving mix of rural business developments, country residential parcels, extensive agricultural operations and small-holdings agricultural parcels.

Range Road 283 features improved intersections with Highway 560 (Glenmore Trail) to the north and Township Road 232 to the south, both of which provide important east-west regional transportation connections that facilitate efficient access to existing industrial business areas within Rocky View County and the City of Calgary.

The subject lands are ideally-suited to accommodate limited industrial business land uses outside of identified and established employment areas that are intended to accommodate more intensive business developments occurring within planned regional employment areas situated in Rocky View County and the City of Calgary.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 1
Regional Context



..... Subject Lands City Limits

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

EXISTING CONDITIONS

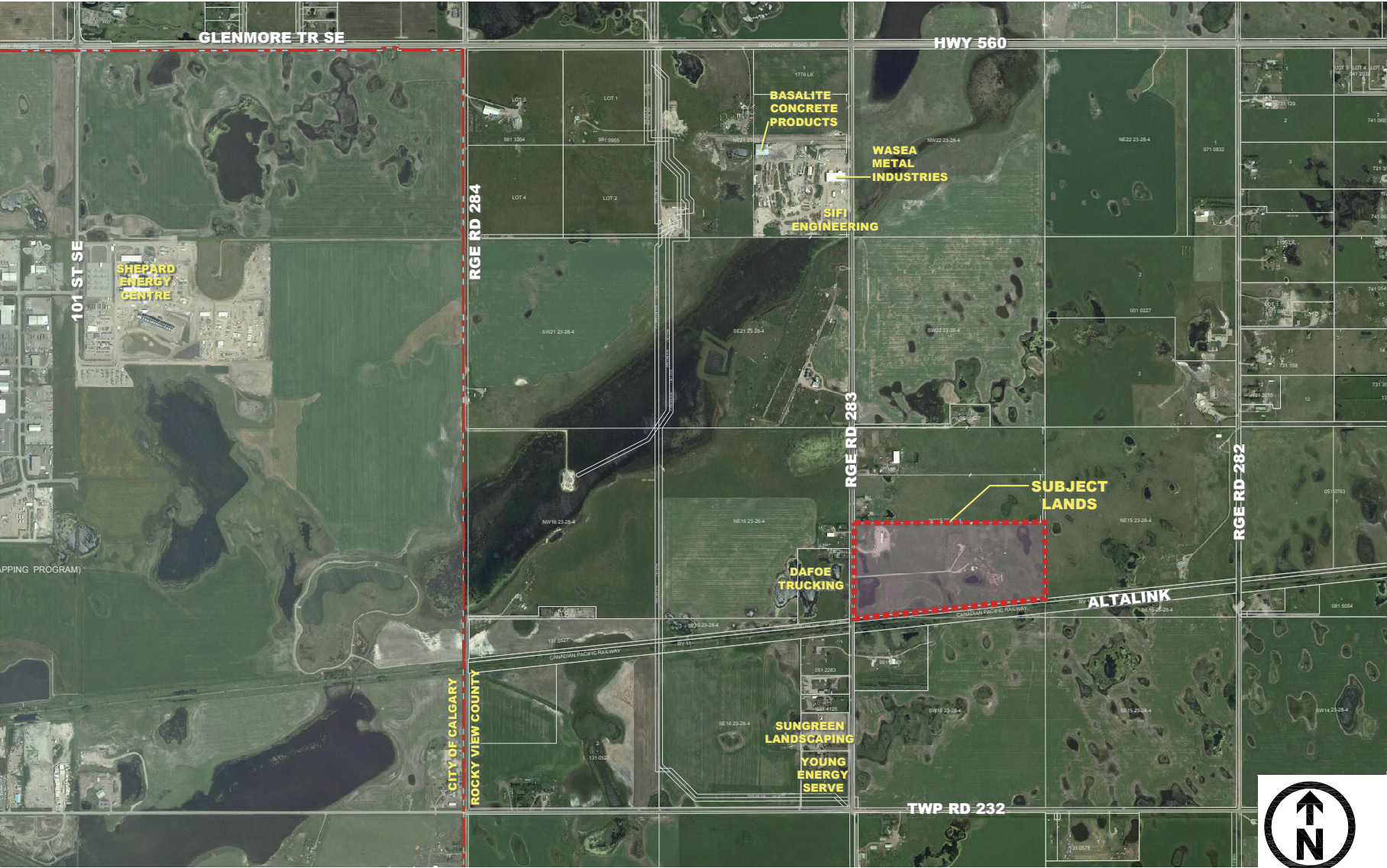
As illustrated by **Figure 2: Local Context**, the MSDP area is situated directly east of Range Road 283, approximately 2.0 km south of Highway 560 (Glenmore Trail), approximately 0.5 km north of Township Road 232, and directly north of an abandoned railway ROW and an overhead electrical transmission line owned by AltaLink.

As illustrated by **Figure 3: Site Conditions**, the MSDP area is legally described as NW 15-23-28-W4M and contains 3 29.3 ha (3 72.4 ac). The site contains undulating topography that slopes generally from northeast towards southwest and includes a mix of cultivated and non-native grasslands.

The subject land includes a single-family dwelling and associated accessory buildings developed in proximity to a mature shelterbelt. Servicing is provided by an existing private sewage treatment system (PSTS) and groundwater well. Access is provided from Range Road 283 via an existing paved approach and gravel driveway. The site also includes a Quonset used by the owner to store miscellaneous vehicles and equipment situated in the northwest corner of the parcel.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 2
Local Context



Subject Lands City Limits

4.0

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 3
Site Conditions



..... Subject Lands

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

4.1 Historical Resource Considerations

The likelihood of the MSDP area containing historical and/or archaeological significance is considered low. An Online Permitting and Clearance (OPaC) application for project clearance was submitted to Alberta Culture and Tourism in accordance with the Historical Resources Act. This application is expected to be approved by the Province and the MSDP will be updated prior to being considered by Council.

4.2 Biophysical Considerations

A Preliminary Biophysical Inventory was prepared to establish an initial assessment of environmental significance and ecological sensitivity of habitat conditions within the site. This review concluded that the site does not contain any critical environmental constraints that would be expected to impact the proposed development.

As illustrated by **Figure 3: Site Conditions**, the MSDP area contains identified wetlands and water bodies that will influence the design of the proposed industrial storage area. It is anticipated that, in some cases, identified wetlands will be avoided, some disturbed and some may be enhanced by integration with the proposed stormwater management system to be implemented in support of the proposed development.

As such, further assessment will occur at the development permit stage, including the preparation of a Biophysical Impact Assessment (BIA) and a Wetland Assessment Impact Report (WAIR) to delineate the proposed areas of wetland disturbance and establish anticipated compensation amounts that must be paid by the owner to Alberta Environment in accordance with the Provincial Wetland Policy.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

4.3 Geotechnical Considerations

A Shallow Geotechnical Site Investigation was completed to assess conditions underlying the site and to establish specific mitigation recommendations that might be required to facilitate development within the MSDP area. The report's conclusions indicate that the sub-surface characteristics within the MSDP area are suitable for the proposed development and do not contain any significant constraints that might restrict the development proceeding.

4.4 Existing Land Use

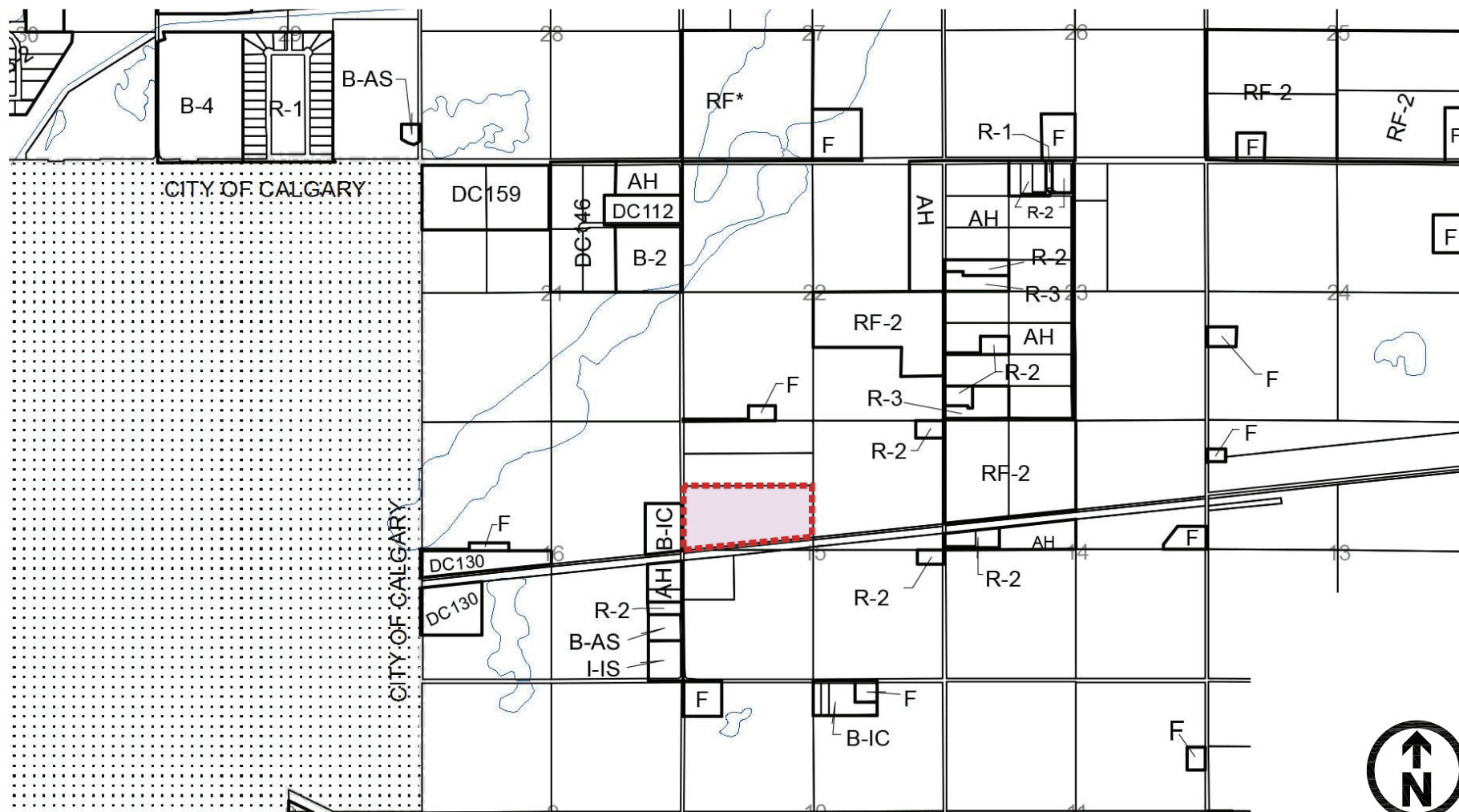
As illustrated by **Figure 4: Existing Land Use**, the subject lands are presently designated Ranch and Farm District (RF) in accordance with the County's Land Use Bylaw (C-4841-97).

The lands adjacent to Range Road 283 south of Highway 560 (Glenmore Trail) and north of Township Road 232 include an evolving mix of agricultural parcels interspersed with various business & direct control (business) land use designations. The parcel directly west of the subject lands includes a national carrier trucking service (Dafoe Trucking Ltd.) designated Business – Industrial Campus (B-IC). Parcels situated approximately 0.5 km to the south include a landscaping company (Sungreen Landscaping Inc.) and a tank cleaning contractor (Young EnergyServe Inc.) designated Business – Agricultural Services (B-AS) and Industrial -- Industrial Storage (I-IS).

The lands situated approximately 0.75 km to the north include a cluster of businesses featuring industrial metal & steel fabrication (Sifi Engineering & Fabrication Ltd. and Wasea Metal Industries) and a concrete masonry supplier (Basalite Concrete Products) designated General Business (B-2). A number of undeveloped parcels are situated directly north of this area which are designated Direct Control District (DC-112 and DC-146) each of which include site-specific regulations which accommodate a variety of business development opportunities.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 4
Existing Land Use



..... Subject Lands

5.0

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

DEVELOPMENT CONCEPT

As illustrated by **Figure 5: Development Concept**, this MSDP contemplates the creation of an industrial storage yard to support outside storage of vehicles, equipment, materials and miscellaneous items associated with the Singer Family's regional transportation and distribution trucking business.

Access will be provided by Range Road 283 via the existing paved approach leading to a gravel driveway that will generally follow the alignment of the existing gravel driveway already developed within the parcel.

Stormwater will be managed within two (2) stormwater management facilities (SWMF) as illustrated on **Figure 5: Development Concept**. The overall design of the stormwater management system will ensure pre and post development surface drainage conditions are positively maintained, and the ponds will be sized in accordance with the County Servicing Standards.

Identified wetlands within the south-central portion of the site are expected to be retained to be integrated with the design and function of the adjacent stormwater management facilities. The specific details relative to this wetland integration will be determined at the development permit stage.

Landscaping will be provided in accordance with the requirements of the County's Land Use Bylaw and will generally be concentrated along the western boundary of the site to screen the industrial storage area from Range Road 283 and provide an attractive gateway when viewed from surrounding lands.

The western portion of the industrial area will likely be enclosed with security fencing and no extensive security lighting is anticipated. Any lighting contemplated within the site will be designed with dark-sky compliant fixtures.

The existing dwelling is anticipated to remain and will be used as a caretaker's residence to provide surveillance and security for the site during non-business operating times.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 5
Development Concept



..... Subject Lands

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

ARCHITECTURAL & LANDSCAPING

6.1 Architectural Design Objectives

Detailed site plans for development will be provided by the developer at the development permit stage to address the following considerations:

- Specific size and location of industrial storage areas, stormwater management facilities and retained wetlands (if required);
- Size, setbacks and building heights and material finishes of any new structures in accordance with the requirements of the County's Land Use Bylaw (if required); and
- Treatment of parking, loading, signage and lighting in accordance with the County's Land Use Bylaw requirements (C-4841-97).

6.2 Landscaping Objectives

Landscaping treatments should enhance the primary land use, define outdoor spaces, frame views and coordinate structures (if any) within the MSDP area. As discussed, landscaping is expected to be concentrated within the western portion of the site paralleling Range Road 283 and surrounding the westernmost stormwater management facility and will be implemented in accordance with the following objectives:

- Soft landscaping should be concentrated in areas facing the municipal road frontage;
- Use of native plant materials is encouraged;
- Plantings should be organized in groupings rather than situated individually or in lineal rows;
- Where practical, site grading should divert surface runoff to benefit landscaping elements within the MSDP area; and
- A landscaping plan shall be prepared by a qualified professional at the development permit stage.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

6.3 Lighting Objectives

Development within the MSDP area is not expected to include significant outdoor lighting. However, if required to support operations after dark and/or to provide security, the developer will establish and maintain an outdoor lighting system that respects 'dark skies' within the rural area in accordance with Section 27 of the County's Land Use Bylaw (C-4841-97). The overall lighting design imperative will ensure that fixtures within the MSDP area minimize light pollution, glare and light trespass onto adjacent properties.

6.4 Signage Objectives

The implementation of signage within the MSDP area shall be consistent with the regulations established by Section 35 of the County's Land Use Bylaw (C-4841-97). The developer is expected to affix signage on the security fence situated adjacent to the site's main access from Range Road 283.

6.5 Fencing Objectives

As discussed previously, the developer is proposing to enclose the westernmost portion of the site with security fencing in accordance with the prescribed regulations established by Section 35 of the County's Land Use Bylaw (C-4841-97). However, given the relatively large size of the parcel, and the practical restrictions that would prevent access to the eastern portion of the site from adjacent lands, the developer may not enclose the entire site with security fencing. The specific design of the proposed fencing will be determined at the development permit stage.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

6.6 Agricultural Boundary Design Considerations

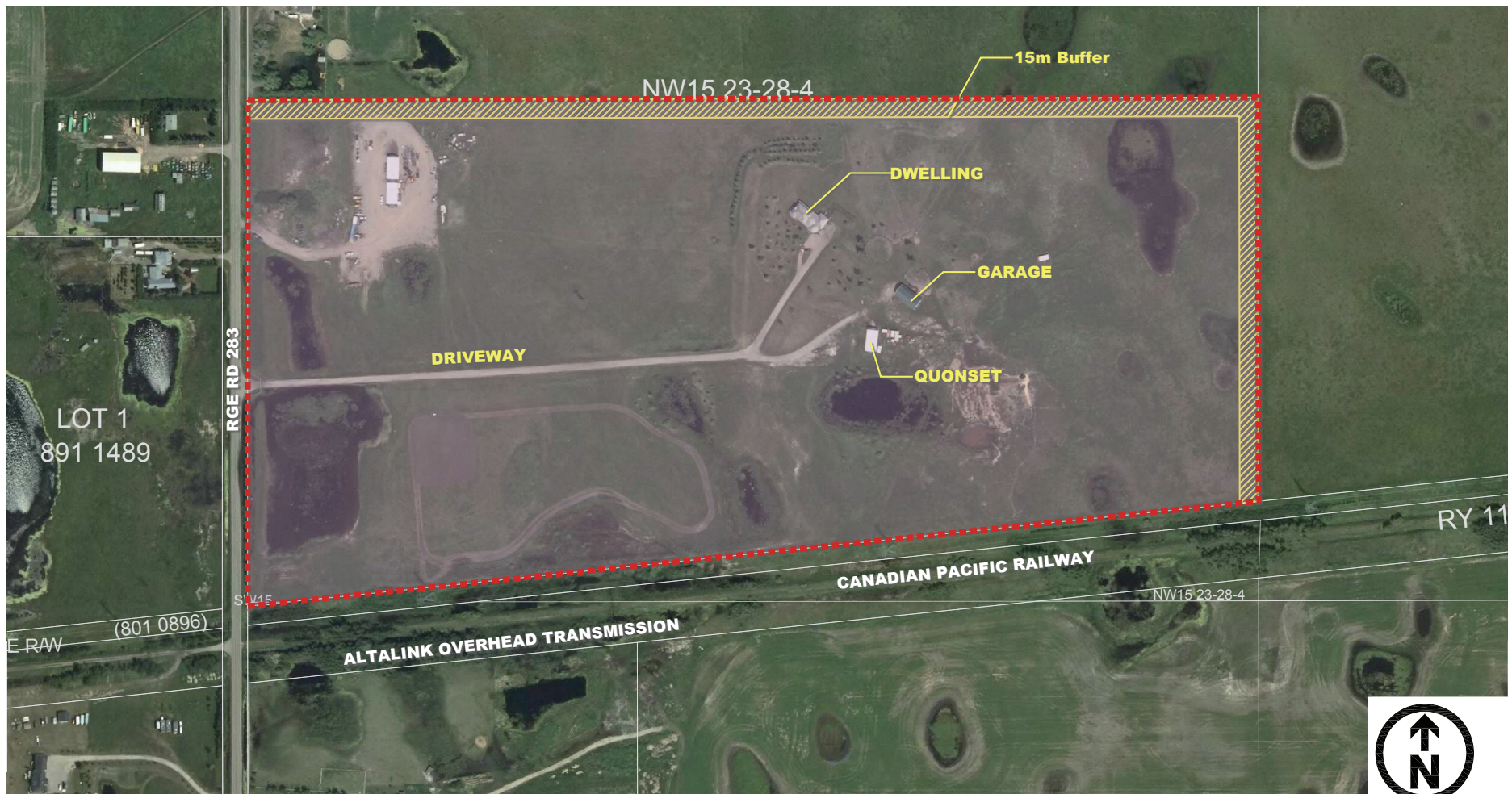
The western boundary of the MSDP area faces Range Road 283, and an existing industrial parcel designated Direct Control District. As such, the consideration of an appropriate agricultural boundary transition is not anticipated within the portion of the MSDP area facing the municipal road.

However, the parcels situated directly east and north of the MSDP area include lands designated Ranch & Farm District – which could remain as such indefinitely. Specific design considerations should be implemented within the northern and eastern portions of the industrial storage area to minimize the potential for conflict with these existing agricultural parcels.

As illustrated on **Figure 6: Agricultural Boundary Design Considerations**, the developer will propose specific design considerations at the development permit stage to implement the recommendations of the County's Agricultural Boundary Design Guidelines along the north and east boundary of the site.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 6
Agricultural Boundary
Design Considerations



Legend

- Subject Lands
- Transition Design Criteria to be applied at Development Permit Stage

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

TRANSPORTATION

7.1 Traffic Impact Assessment

A Transportation Impact Assessment (TIA) was prepared to evaluate the functionality of the regional & local transportation network to accommodate opening day and long-term (20 year) traffic horizons relative to the development contemplated by this MSDP. The TIA evaluated two (2) existing intersections situated along Range Road 283 at Highway 560 and at Township 232, in addition to the proposed access point location directly adjacent to the MSDP area.

The TIA concluded the current design and function of the two (2) intersections can accommodate increased traffic expected by this proposed development and that all existing roadways and intersections that service the MSDP area will continue to operate within their existing capacities at the opening day.

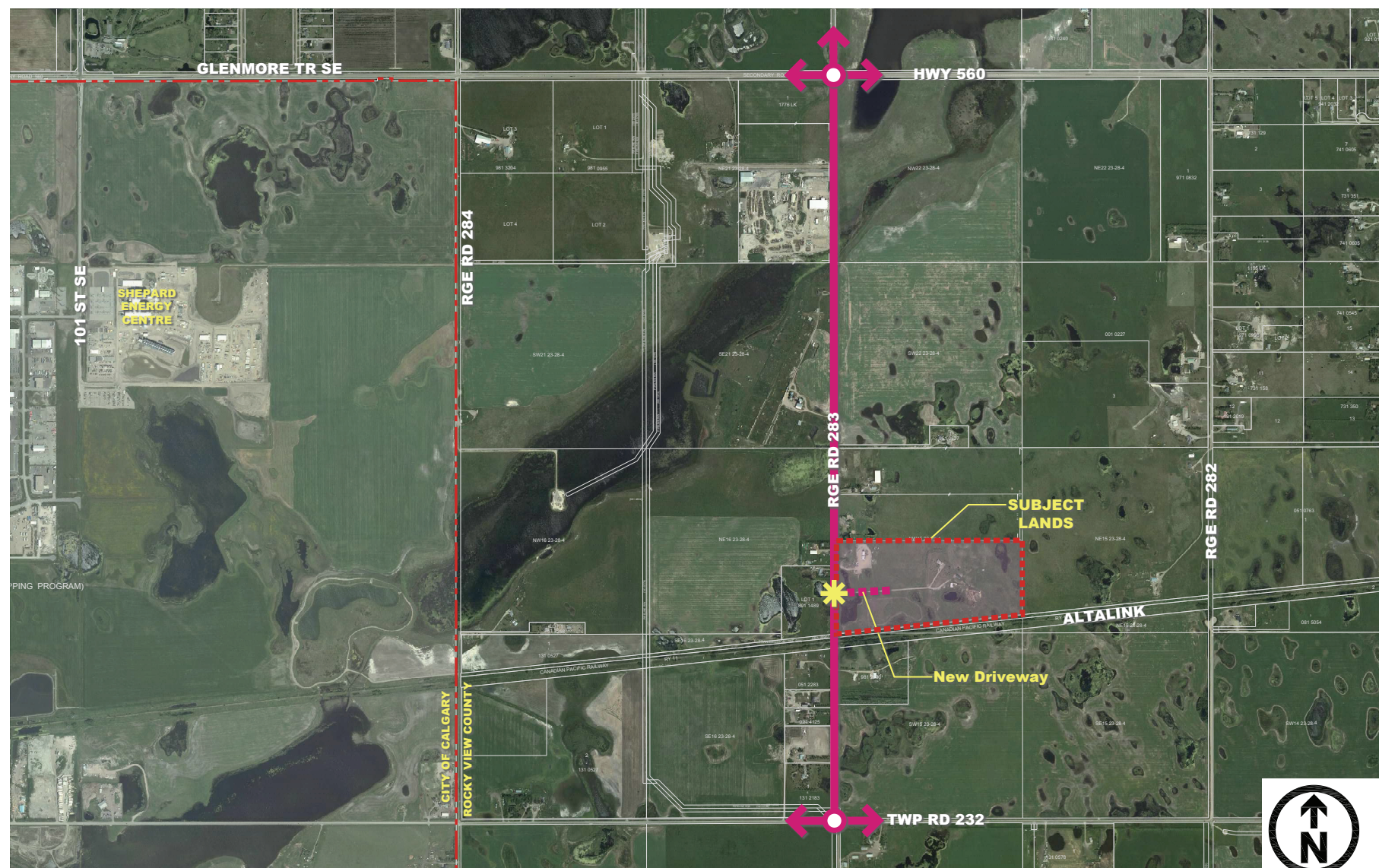
However, it is noted that in the 20-year long-term horizon, the intersection at Highway 560 & Range Road 283 will reach its design capacity and will require signalization. Given that the future functional plan for this intersection is a diverging diamond interchange, it is recommended that traffic movements be monitored at this location to determine if or when improvements might be required.

As illustrated by **Figure 9: Transportation**, the developer will construct a gravel internal driveway to facilitate access to the MSDP area. The approach leading from Range Road 283 into the proposed industrial storage yard is already paved but may require widening in accordance with the County Servicing Standards.

The developer acknowledges that County's applicable Transportation Levy will apply at the development permit stage.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 7
Transportation



----- Subject Lands
 - - - - - City Limits
 ● Existing Intersection
 ★ New/ Upgraded Approach



UTILITY SERVICING

8.1 Servicing Concept

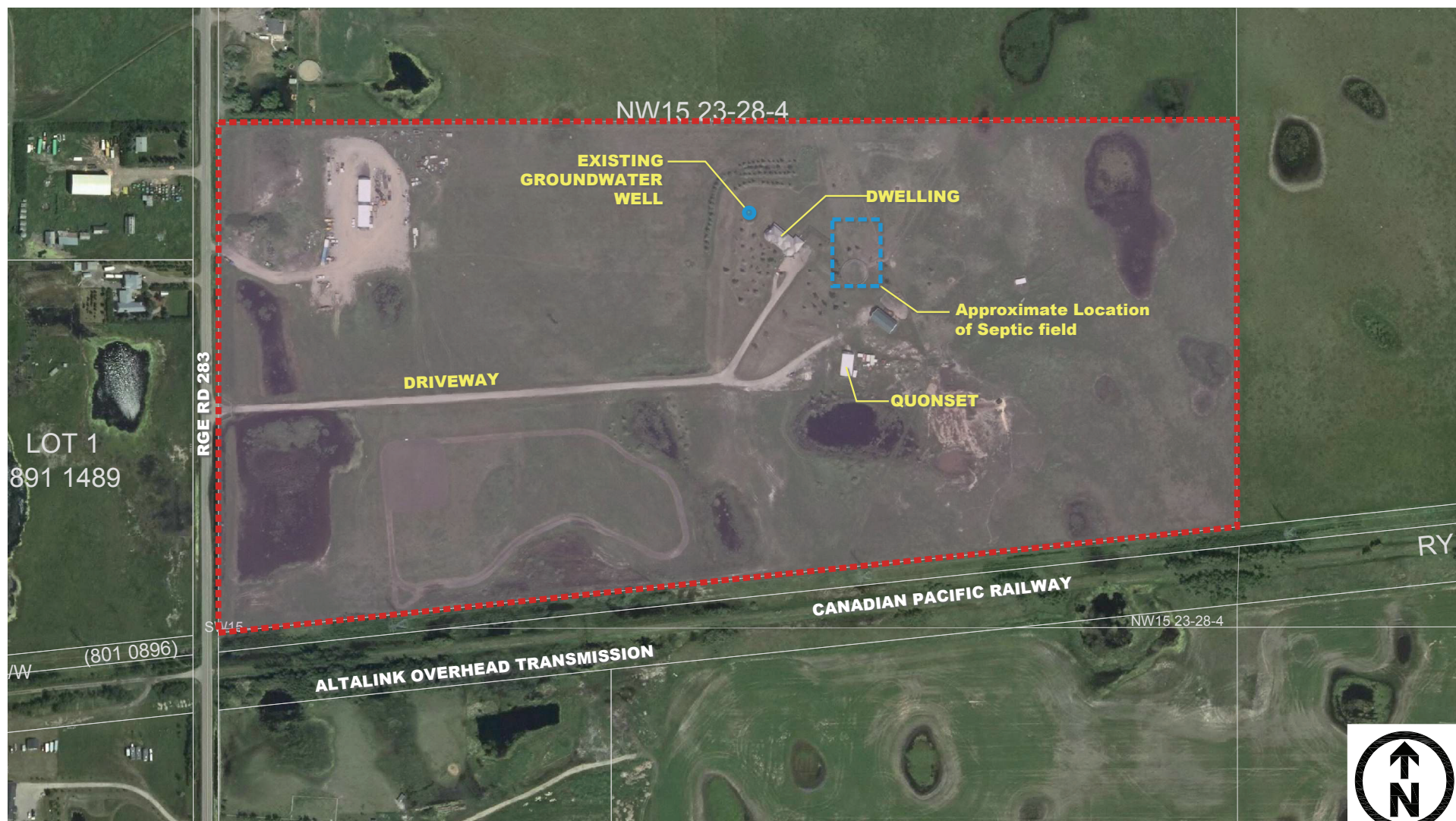
The proposed industrial storage yard is not anticipated to require any new servicing to support on-site operations.

The existing dwelling is proposed to continue operating as a caretaker's residence, and as such, the existing groundwater well and private sewage treatment system (PSTS) will remain as is.

The location of these existing utility services is illustrated on **Figure 6: Utility Servicing**.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 8
Utility Servicing



..... Subject Lands

STORMWATER MANAGEMENT

9.1 Stormwater Management

A Stormwater Management Report was prepared to establish expectation for managing stormwater within the proposed industrial storage area. The report identifies a strategy to accommodate the safe collection, conveyance and retention of surface drainage within the subject lands in a manner than positively maintains pre and post development drainage conditions in accordance with the requirements of the County Servicing Standards and meets the requirements of Alberta Environment.

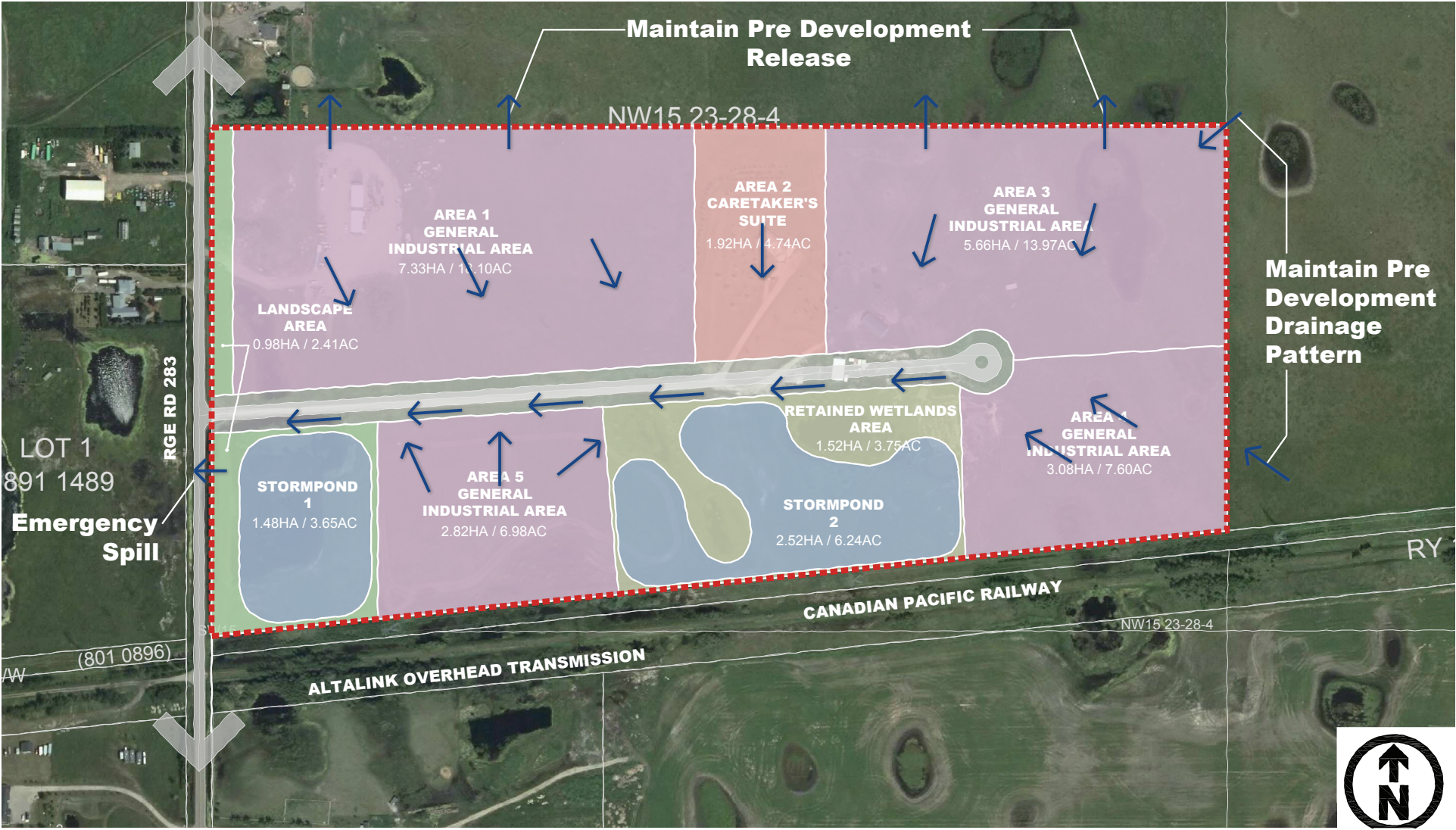
Topography slopes generally from northeast towards southwest. The design of this MSDP's stormwater management system will respect existing topography, where appropriate, to minimize surface grading requirements.

As illustrated on **Figure 9: Stormwater Management**, stormwater is to be managed within the MSDP area by an overland drainage system that directs surface flows from impervious areas into two (2) stormwater management facilities (SWMF) to be constructed within the south central and southwestern portions of the MSDP area in accordance with the following objectives:

- Follow Best Management Practices;
- Minimize the transference of drainage issues from one location to another;
- Not burden downstream properties with increased flow rates resulting from development of upstream properties;
- Ensure that downstream properties do not restrict or redirect upstream runoff that would have otherwise naturally flowed through their site; and
- Wetland preservation/protection per the Water Act.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 9
Stormwater Management



..... Subject Lands

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

The main findings and recommendations from the stormwater management report include:

- SWMF's in the form of evaporation ponds totaling +/- 4 ha is required to account for long term containment of stormwater runoff on site;
- Emergency spill from the site shall be in line with current spill elevation of 1019.9 m;
- Install a culvert crossing Range Road 283 to ensure emergency flows do not spill across the roadway;
- Partial sheet flow drainage to the north is required to match existing outflows from the project site;
- On site drainage shall account for inflow from the east of the property; and
- All developed areas shall be drained into vegetated ditches/swales before they are conveyed to the SWMF's.

The stormwater management facilities will be owned, operated and maintained by the developer. The County may require an overland drainage plan and easement agreement be prepared at the development permit stage to legitimize the stormwater management facilities.

9.2 Wetland Preservation / Enhancement

The existing wetlands situated adjacent to the proposed stormwater management facility within the southcentral portion of the site are expected to be retained and enhanced by the developer in association with the proposed stormwater management concept. Further assessment will be prepared at the development permit stage including a Biophysical Impact Assessment (BIA), Wetland Assessment Impact Report (WAIR) and additional stormwater management reporting to determine in more specific details how the wetlands may be preserved and/or enhanced.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN



The proposed development of the MSDP area as an industrial storage yard will provide the County with an increased non-residential assessment which is consistent with Council's strategic objective to maintain the long-term financial viability of the County



COUNTY PLAN POLICY FRAMEWORK

10.1 The County Plan Business Area Policy Framework

The County Plan promotes various types of business areas that provide multiple benefits to the social, economic and environmental fabric of the municipality. The County Plan includes a hierarchy of business development categories including three (3) types of business development opportunities described as regional business centres, highway business areas and hamlets as illustrated by Figure 10: County Plan - Map 1 Managing Growth.

It is noted that this MSDP area is not located in an identified area that supports one of the three (3) types of business development contemplated by the County Plan. As such, the proposal has been prepared in accordance with Sections 14.19 – 14.22 of the County Plan which allow for types of 'Other Business Development'.

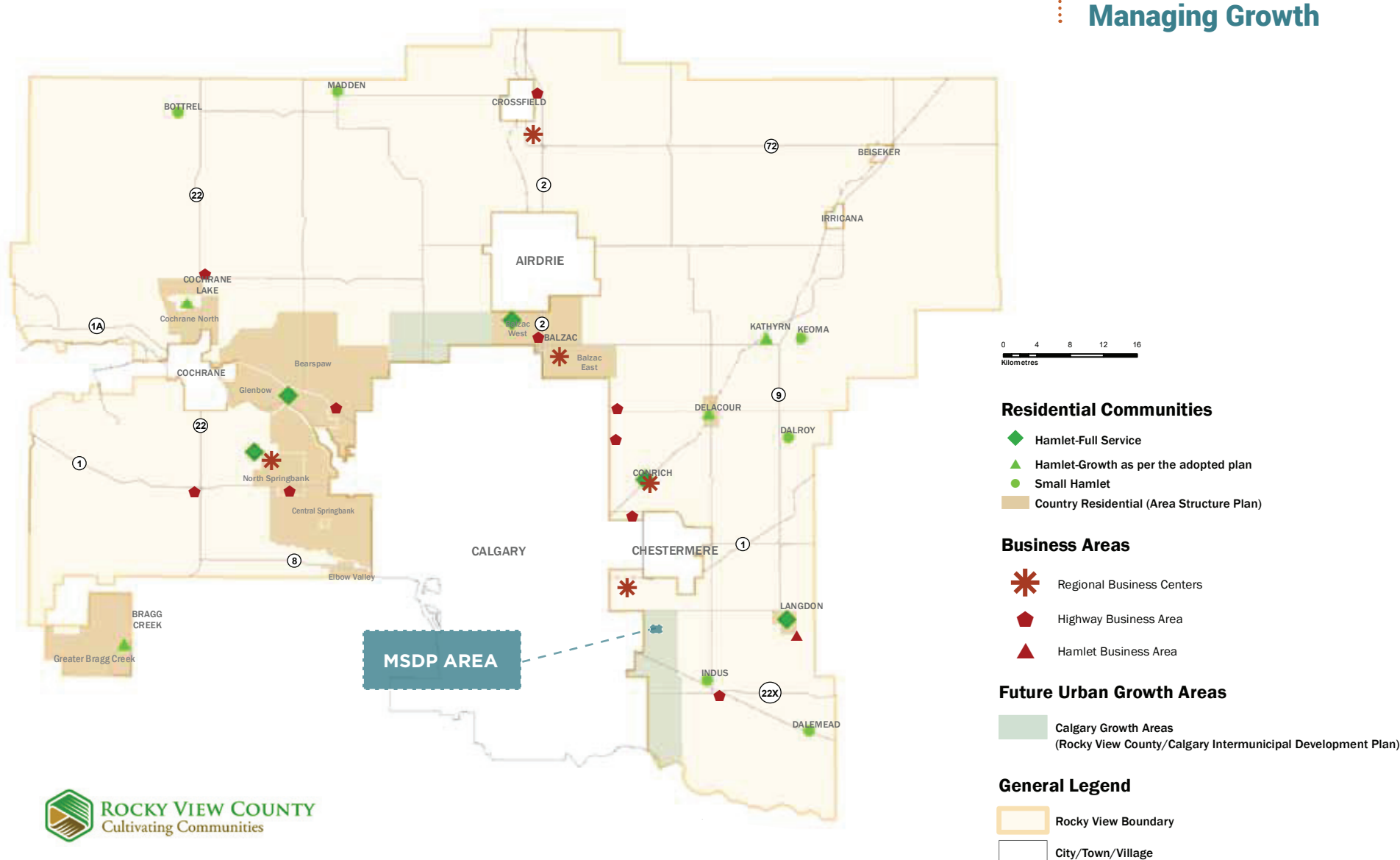
10.2 Other Business Development

The County Plan's Other Business Development policies establish a framework to consider new business development within areas not specifically identified on Figure 10: County Plan - Map 1 Managing Growth. Proposals for Other Business Development must include a rationale for why it cannot be located in an identified business area and shall be evaluated in accordance with the following criteria:

- Be limited in size, scale, intensity and scope;
- Have direct access to a paved County road or Provincial highway;
- Supported by a Traffic Impact Assessment (TIA); and
- Minimize adverse impacts on existing adjacent developments.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 10
County Plan-Map 1
Managing Growth



APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

This MSDP has been prepared in accordance with the County Plan's Other Business Development provisions and responds to the above-referenced evaluation criteria as follows:

- The owner's existing industrial storage yard in the Janet area is at capacity;
- The subject land is located within the City of Calgary's 'future industrial growth corridor' in accordance with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP);
- The subject land is located within an area supported by existing regional transportation infrastructure that is ideally-suited for this proposed industrial storage yard;
- The proposed industrial storage yard will be accessed by Range Road 283 (a paved County road) which is serviced by existing improved intersections with Highway 560 and Township Road 232;
- The Traffic Impact Assessment (TIA) prepared with this MSDP concludes that the proposed development can proceed without requiring off-site upgrades to the regional transportation network;
- The MSDP contemplates a proposed business development within a relatively discreet +/- 29.3 ha (+/- 72.37 ac) area which is limited in size, scale, intensity & scope and located outside the boundary of an adopted Area Structure Plan; and
- Development within the MSDP area is not expected to create negative impact to the existing adjacent parcels.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

10.3 Master Site Development Plan Requirements

The County Plan provides a framework regarding specific design considerations that a Master Site Development Plan is expected to address including the following:

1. A general introduction to the proposed development including a discussion of the vision and purpose of the proposal;
2. A description of the following:
 - » building placement & setbacks;
 - » building height and general architectural appearance;
 - » parking & public lighting;
 - » landscaping for visual appearance and/or mitigating measures;
 - » agriculture boundary design guidelines; and
 - » development phasing;
3. A summary of the Applicant's community consultation and results; and
4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts including (but not necessarily limited to) a geotechnical investigation, biophysical investigation, stormwater management plan, traffic impact assessment and utility servicing brief.

This MSDP has been prepared in accordance with these specific County Plan policy requirements.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

CALGARY METROPOLITAN REGION BOARD POLICY FRAMEWORK

The Calgary Metropolitan Region Board (CMRB) recently approved the Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF). The IGP is intended to promote the long-term sustainability of the Calgary Region to ensure environmentally responsible land use planning & growth management, coordinate regional infrastructure investment & service delivery, and promote economic wellbeing and competitiveness.

As of October 4th, 2018, any new statutory plan and/or existing plan amendments must be reviewed and approved by the CMRB in accordance with the provisions of the IGP and the IREF. The IGP establishes key principles & objectives intended to provide high-level planning direction for regionally-significant development matters. The IREF establishes criteria to determine when new statutory plans and amendments must be submitted to the CMRB for approval and approval procedures for submission.

However, this MSDP is prepared pursuant to and is consistent with the existing Other Business Development provisions of the County Plan, which is an adopted statutory plan in place as of the approval date the CMRB's IGP and IREF. As such, the consideration of this MSDP by the CMRB is not required.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 11
Proposed Land Use

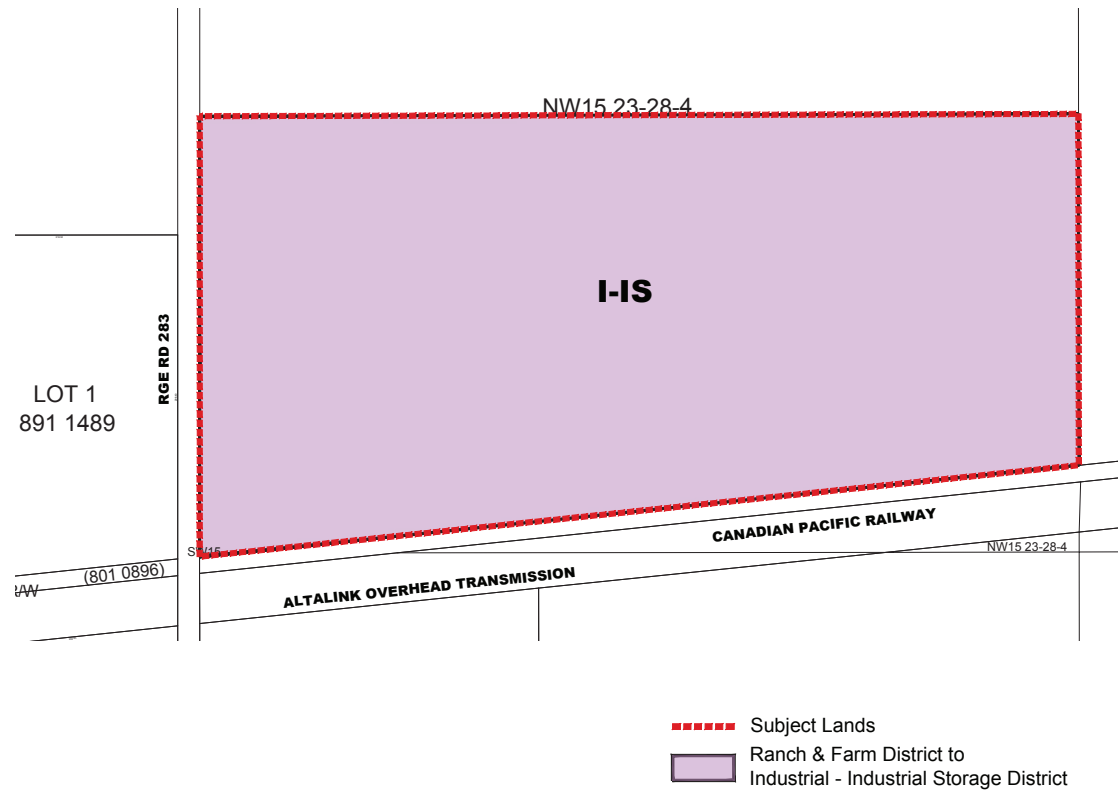
IMPLEMENTATION

12.1 Proposed Land Use

As illustrated by **Figure 11: Proposed Land Use**, the MSDP area is expected to be redesignated from Ranch & Farm District (RF) to Industrial - Industrial Storage District (I-IS).

12.2 Proposed Subdivision

The owner does not contemplate any subdivision within the MSDP area to support this proposed industrial storage yard.



APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

12.3 Anticipated Development Phasing

The owner anticipated development within the MSDP area to proceed in two (2) phases described generally as follows as illustrated on **Figure 12: Anticipated Development Phasing**:

Phase One

- Approximately +/- 17 ha (+/- 42 ac);
- New approach from Range Road 283;
- Portion of internal driveway;
- Stormwater Management Facility adjacent to Range Road 283;
- Landscaping & fencing facing Range Road 283; and
- Conversion of existing dwelling to caretaker's residence.

Phase 2

- Approximately +/- 12.3 ha (+/- 30 ac);
- Extension of internal driveway;
- Second Stormwater Management Facility situated within southcentral portion of site; and
- Wetland preservation/enhancement.

Notwithstanding the general phasing program contemplated by this MSDP, the owner may decide to develop the industrial storage yard as a single phase or in multiple phases provided infrastructure can be provided and the County issues a development permit.

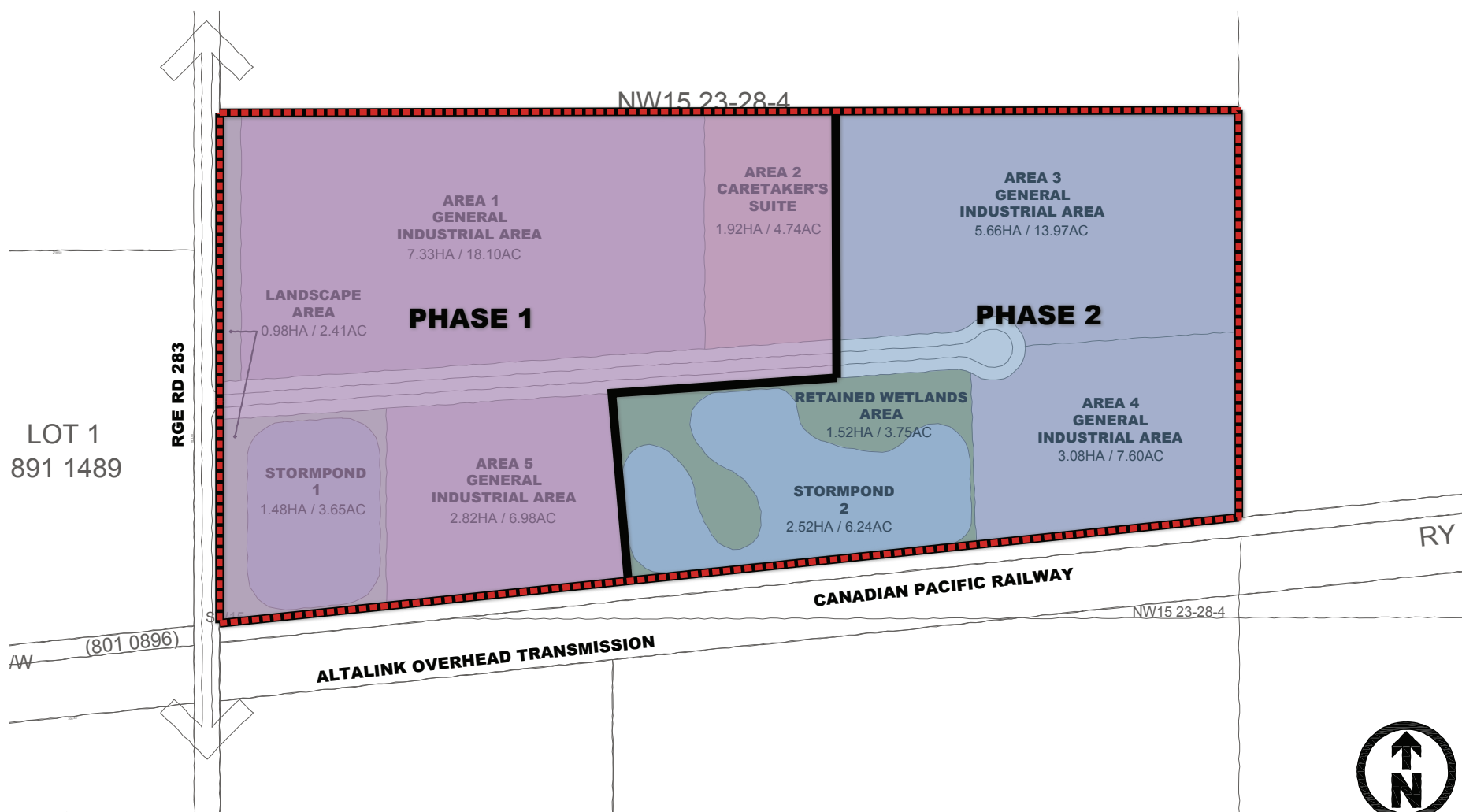
12.4 The Development Permit Process

Improvements required to support this project will be constructed by the developer in accordance with a development permit process which is expected to be evaluated in accordance with specific matters such as:

- Overall Site Plan;
- Building elevations (if new buildings are required);
- Detailed engineering drawings for private utility infrastructure (if required);
- Access Plan;
- Landscaping Plan;
- Signage Plan;
- Lighting Plan (in accordance with the County's LUB dark sky requirements);
- Confirmation of stormwater management (including overland drainage ROW and easements);
- Erosion & sediment control plan;
- Construction management plan;
- Weed management plan;
- Securities (if required); and
- Other matters as may be required by the RVC Development Authority.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 12
Anticipated
Development Phasing



12.0

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

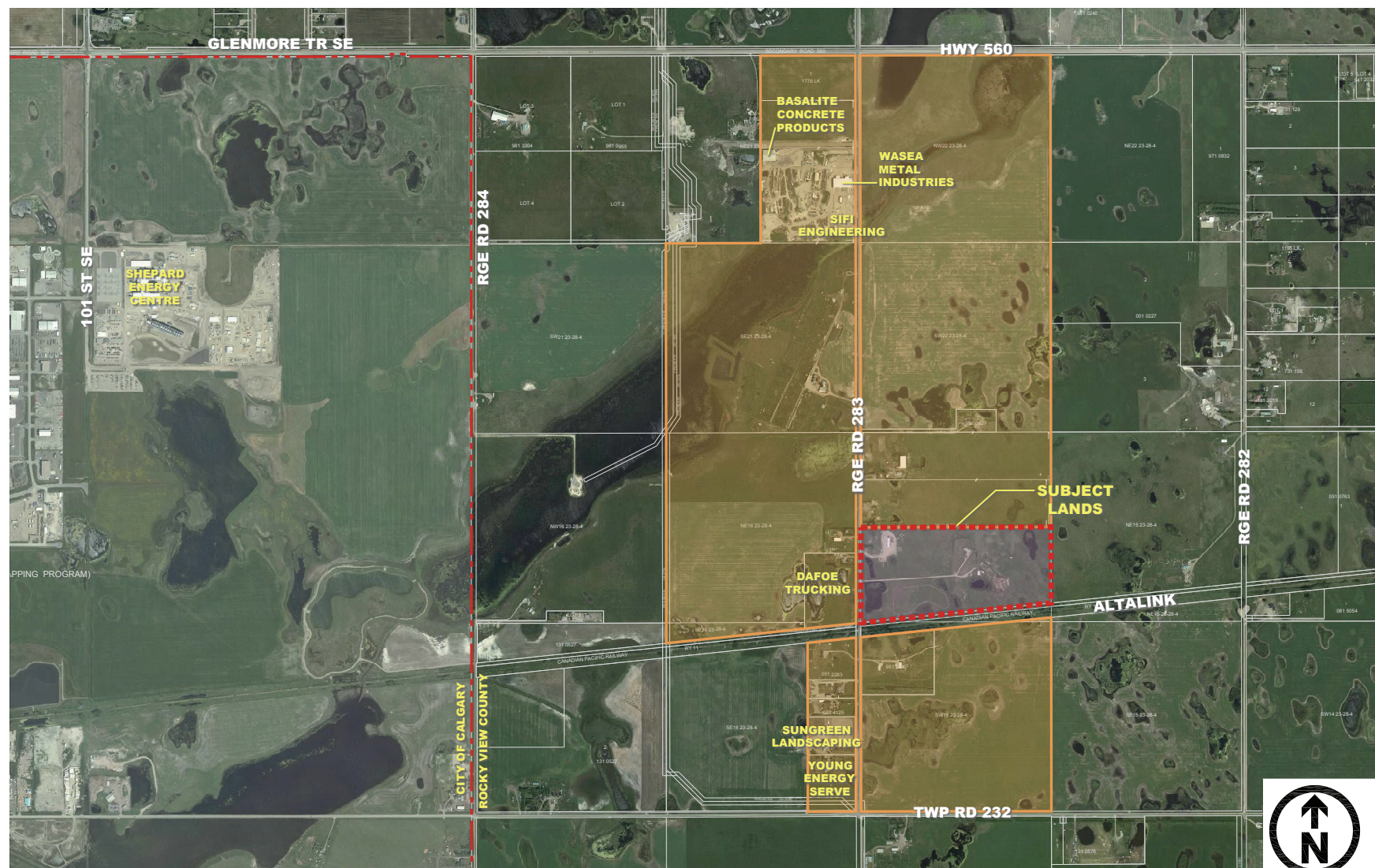
COMMUNITY CONSULTATION

Prior to submitting the MSDP proposal to RVC, the owner met with all owners as illustrated by **Figure 13: Stakeholder Consultation** Areas to review the general nature of the proposed development and determine if affected landowner had expressed concerns.

The owner may decide to host a Community Information Session during the County's MSDP application review process. If such a meeting is convened, an update will be provided to this MSDP prior to Council's consideration of the planning application at a public hearing.

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

Figure 12
Stakeholder
Consultation



..... Subject Lands -.-.-.- City Limits Landowner Consultation Area

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

SUPPORTING TECHNICAL STUDIES

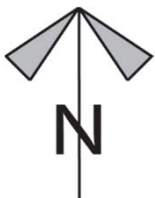
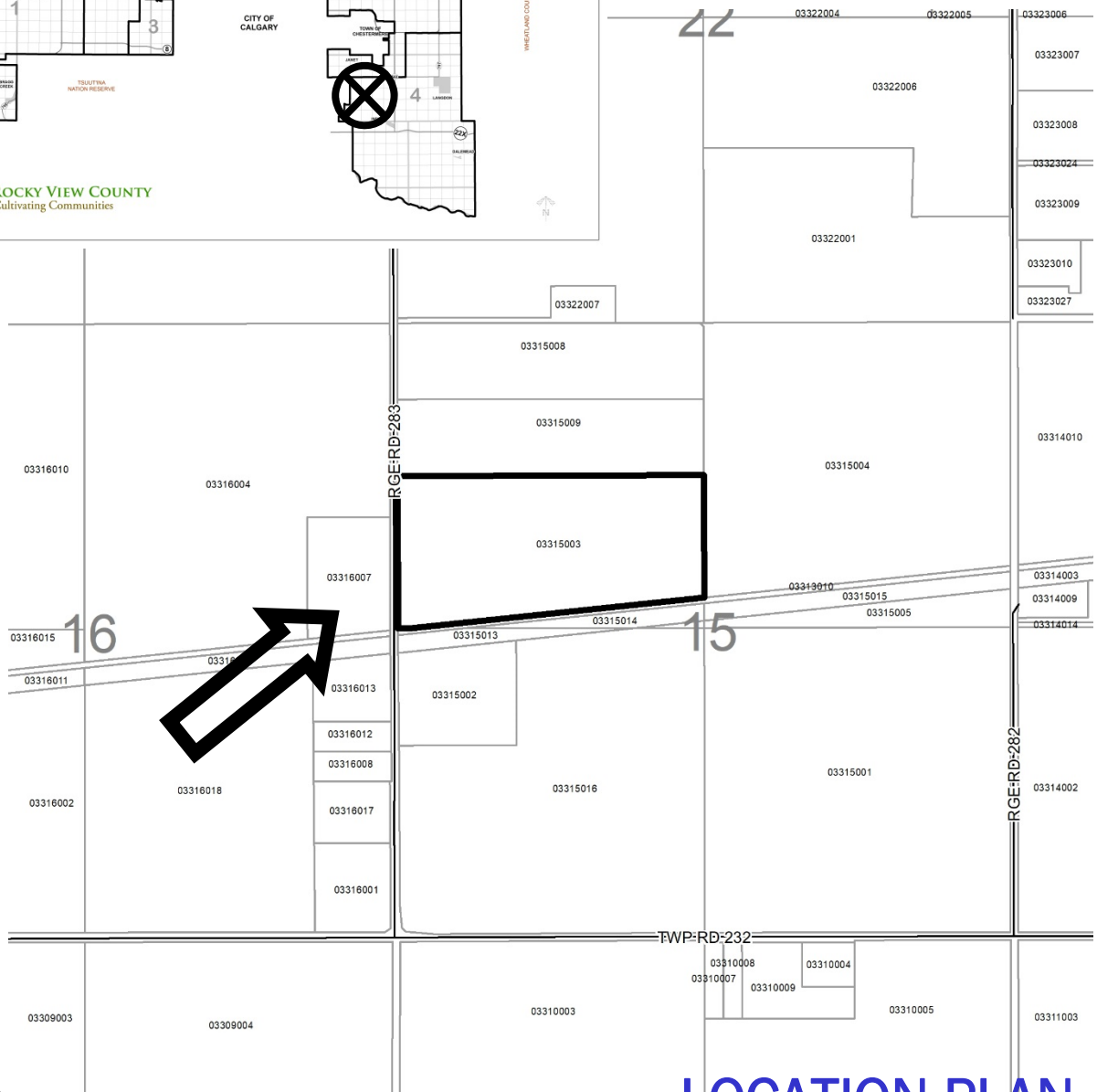
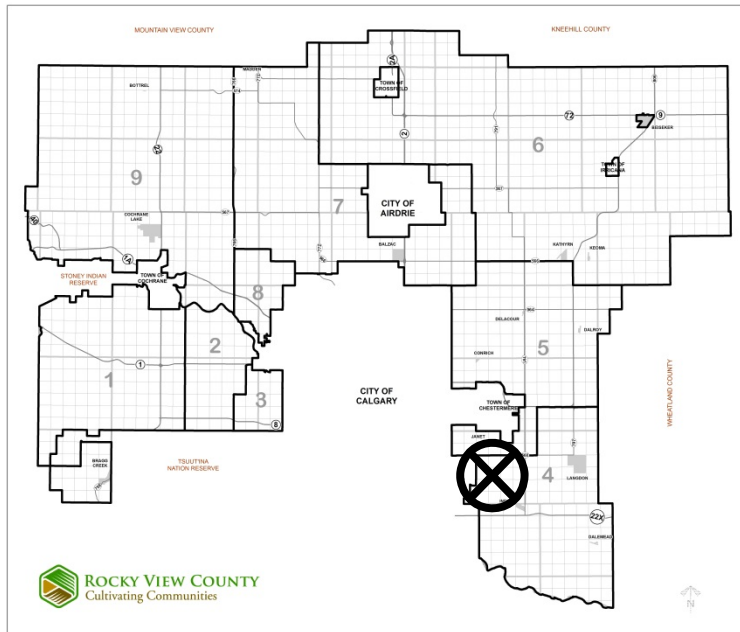
(SUBMITTED UNDER SEPARATE COVER)

1. Preliminary Biophysical Impact Inventory, Natural Resource Solutions Inc., January 2019
2. Shallow Geotechnical Investigation, Almor, November 2018
3. Stormwater Management Report, ISL Engineering, January 2018
4. Traffic Impact Assessment, Bunt & Associates, January 2019

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN

APPENDIX 'B': SINGER TRANSPORTATION INDUSTRIAL STORAGE YARD MASTER SITE DEVELOPMENT PLAN





NW-15-23-28-W04M

Date: 10-Sep-19Division # 4File: 03315003

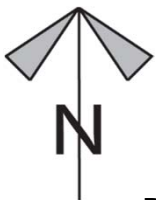
Development Proposal: To redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage yard.

RF → I-IS
± 29.30 ha
(± 72.40 ac)

RGE:RD-283

15

DEVELOPMENT PROPOSAL



NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003

MSDP Proposal: To adopt a Master Site Development Plan to provide a policy framework to guide and evaluate the development of an industrial storage development.



Figure 5
Development Concept

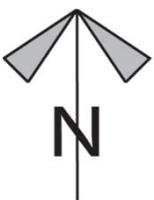


Subject Lands

13

Singer Transportation Industrial Storage Yard - MSDP - February 2019

MSDP PROPOSAL

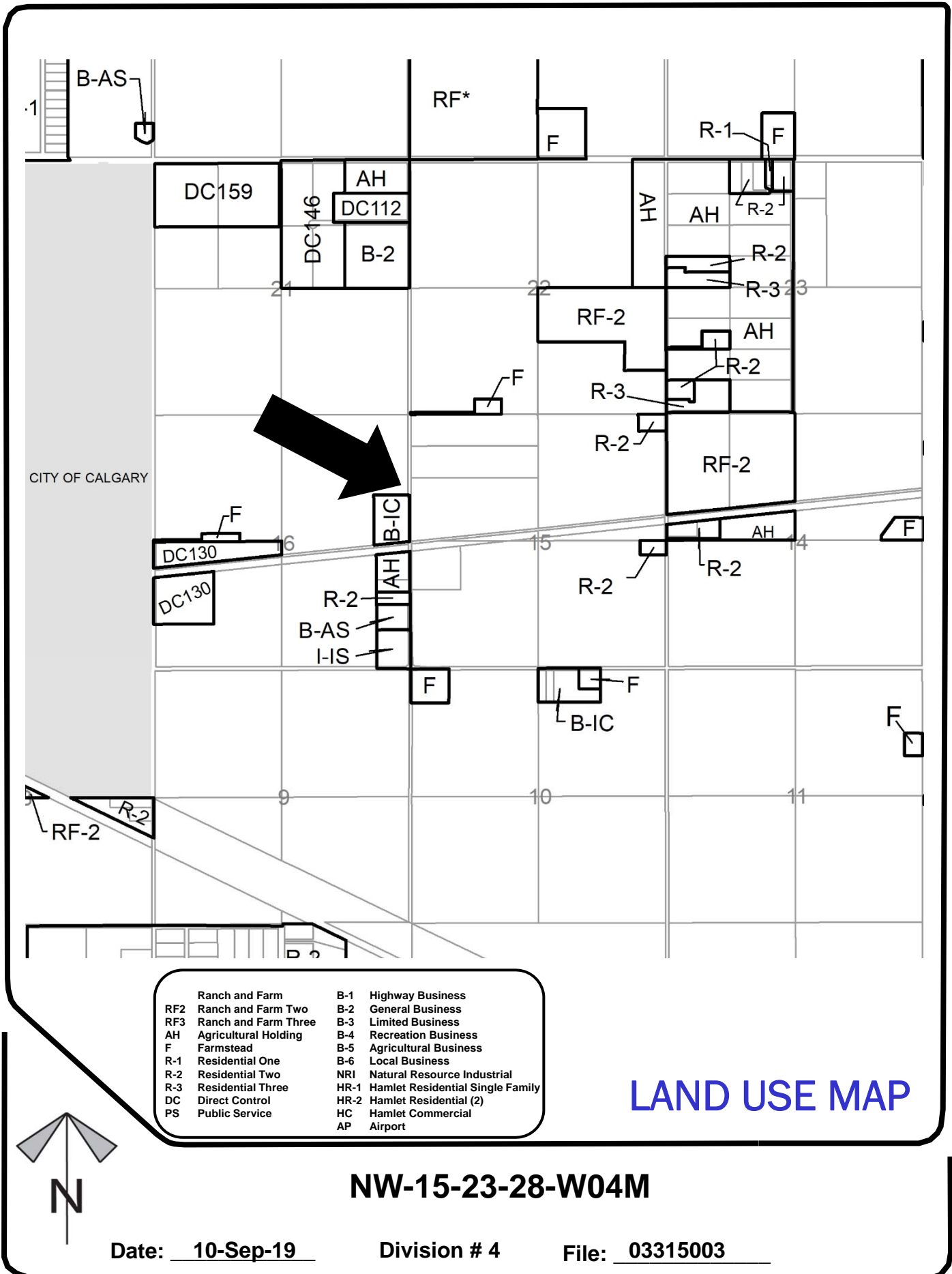


NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

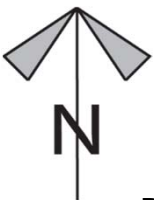
File: 03315003





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-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003



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

AIR PHOTO

Spring 2018

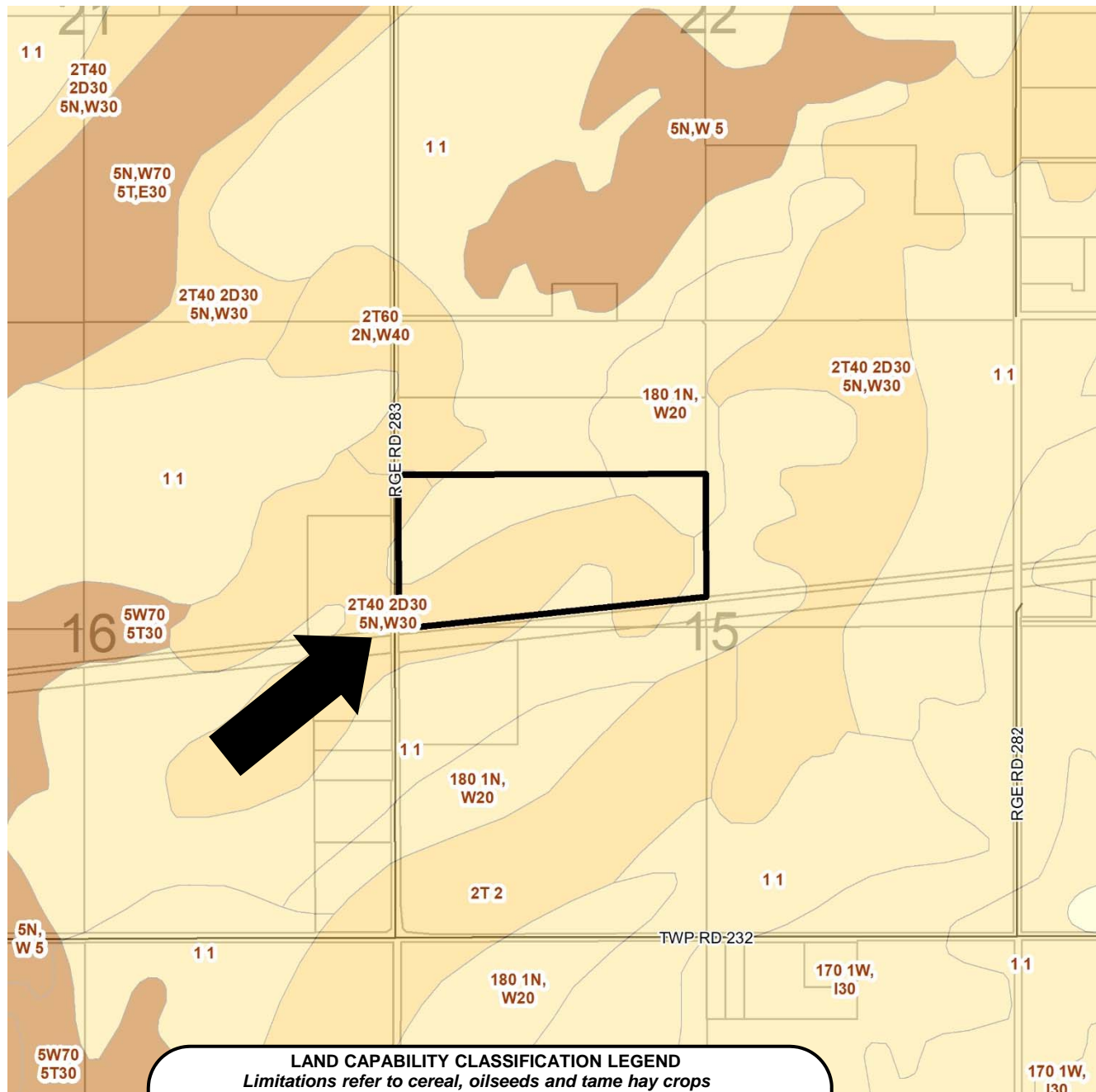


NW-15-23-28-W04M

Date: 10-Sep-19

Division # 4

File: 03315003



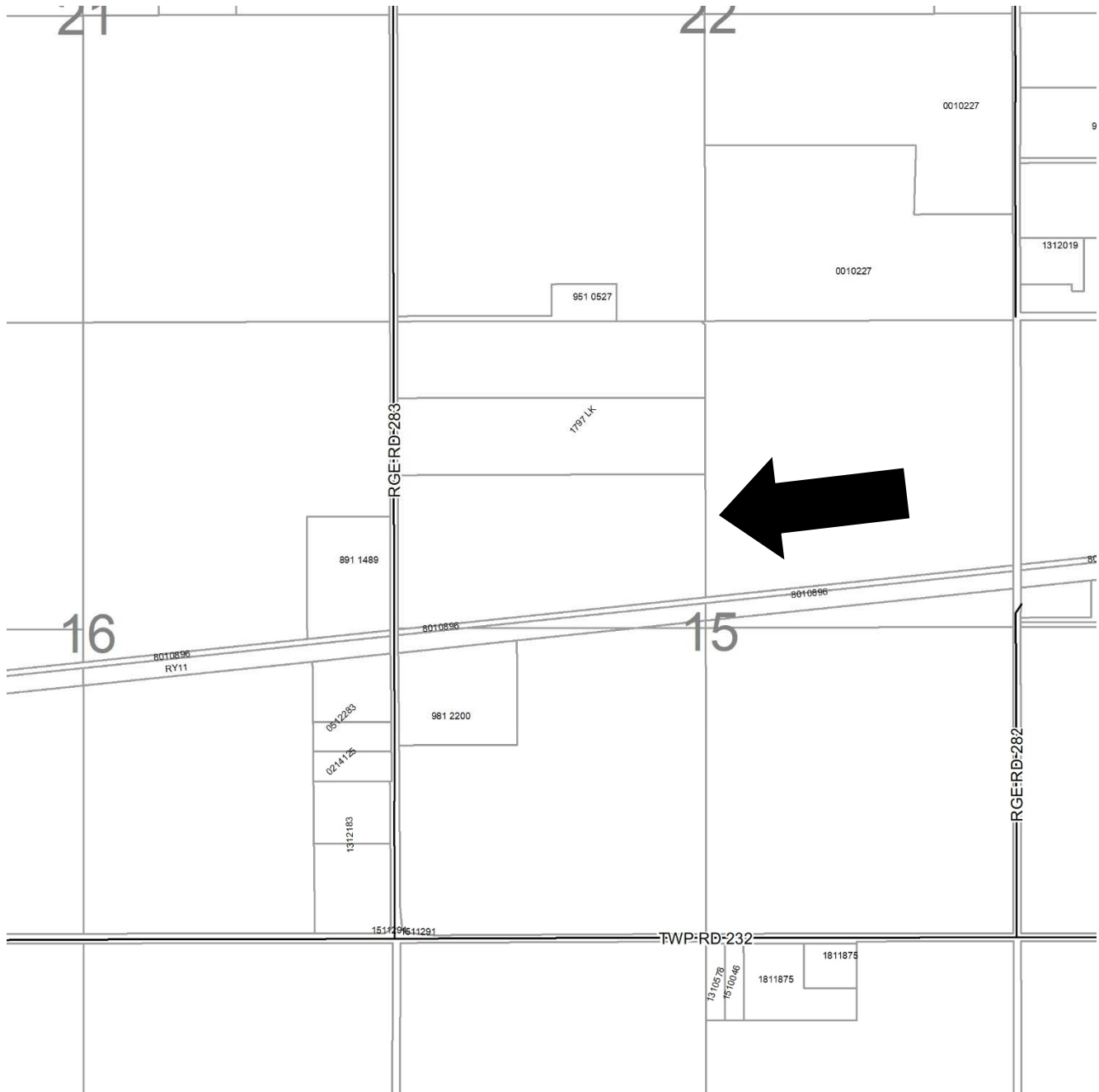
SOIL MAP

NW-15-23-28-W04M

Date: 10-Sep-19

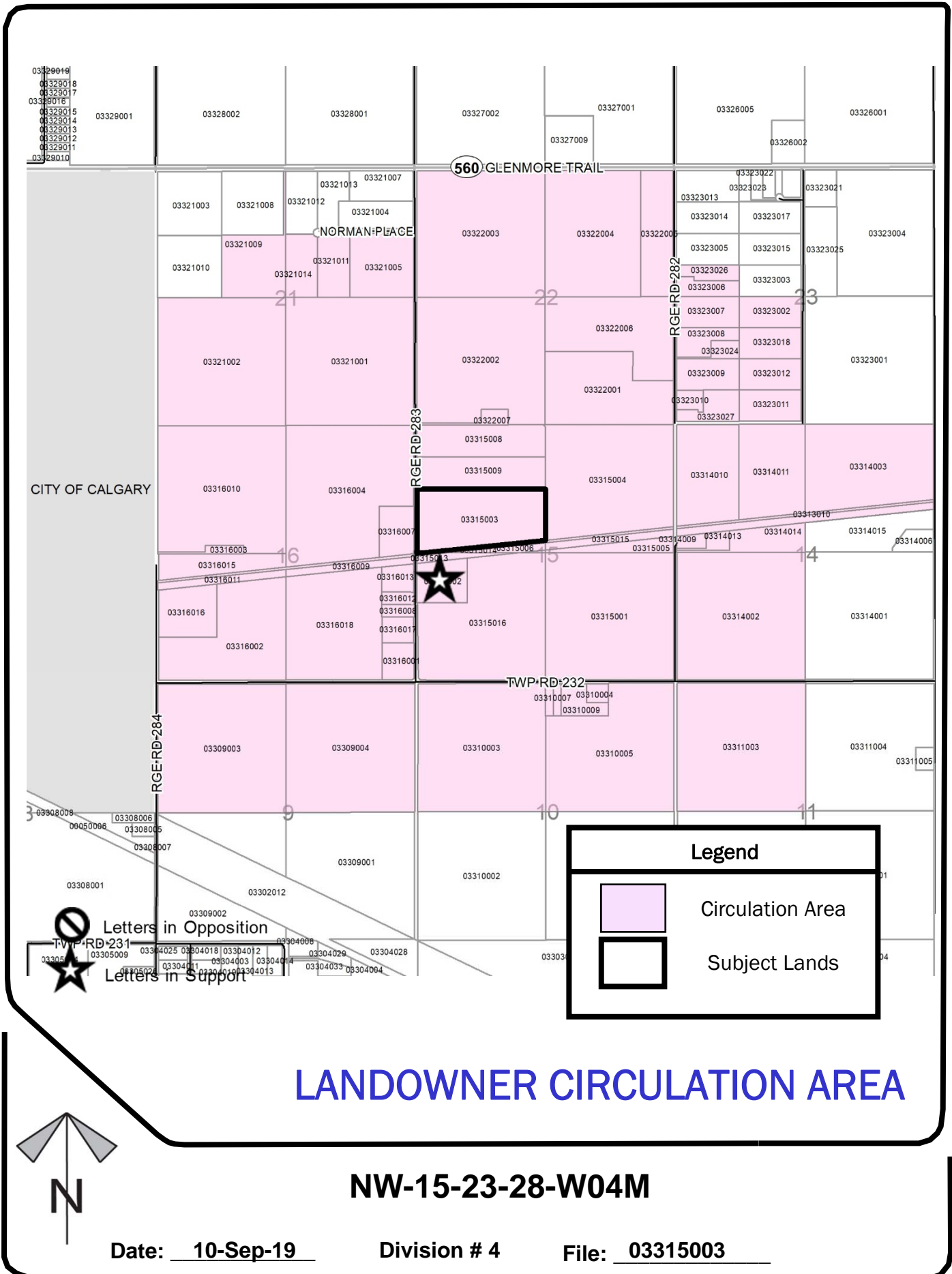
Division # 4

File: 03315003

**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-15-23-28-W04M**Date: 10-Sep-19Division # 4File: 03315003





PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	September 24, 2019	DIVISION: 4
FILE:	03232002	APPLICATION: PL20190108
SUBJECT:	Consideration of First Reading of Bylaw C-7934-2019 - Redesignation Item - Farmstead District to Residential One District	

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan, County Plan, and Land Use Bylaw.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends that this application be given first reading in accordance with Option #1 in order to allow the Applicant to present their planning rationale to Council for consideration.

OPTIONS:

- Option #1: THAT Bylaw C-7934-2019 be given first reading.
- Option #2: THAT application PL20190108 be tabled until the new Municipal Development Plan is adopted by Council.
- Option #3: THAT application PL20190108 be denied on first reading.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to redesignate the subject land from Farmstead District (F) to Residential One District (R-1), in order to facilitate the creation of a \pm 3.00 acre parcel (Lot 1) with a \pm 3.52 acre remainder (Lot 2).

The following is a summary of the preliminary application assessment:

- The existing Farmstead parcel was created as a first parcel out subdivision in 1992. Further subdivision on this parcel does not meet the intent of first parcel out Policy 8.17 of the County Plan.
- The subject land is not considered a fragmented quarter section, and the proposed second parcel out is inconsistent with fragmented country residential Policy 10.11 of the County Plan.
- The lands are located within the vicinity of the City of Chestermere; therefore, the application was circulated to the municipality for comment in accordance with the policies of Section 27 of the County Plan.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option #1, the earliest Public Hearing that the application could be heard is November 26, 2019.

¹ **Administration Resources**

Xin Deng and Gurbir Nijjar, Planning and Development Services



CIRCULATION STATUS

The application was circulated to 54 adjacent landowners and to agencies. The County has received no 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:	August 1, 2019
LEGAL DESCRIPTION:	Block 1, Plan 9211808, SW-32-33-27-W04M
GENERAL LOCATION:	Located approximately 1mile north of Highway 560 and immediately east of Range Road 275
APPLICANT:	Konschuk Consulting
OWNERS:	Ashok & Gurpreet Minhas, Nitenjit & Piara Panag
EXISTING LAND USE DESIGNATION:	Farmstead District
PROPOSED LAND USE DESIGNATION:	Residential One District
GROSS AREA:	± 6.52 acres
SOILS (C.L.I. from A.R.C.):	Class 3M,D,H70 7W, N30 – The subject land contains soil with moderate limitations for crop operation due to low moisture holding, adverse texture, low permeability, temperature, excessive wetness/poor drainage and high salinity.

Respectfully submitted,

“Matthew Wilson”

Acting Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7934-2019 & Schedule A
APPENDIX ‘B’: Map Set



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7934-2019

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-7934-2019.

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.32 & No.32 N of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 9211808, SW-32-33-27-W04M from Farmstead District (F) to Residential One District (R-1), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 1, Plan 9211808, SW-32-33-27-W04M, is hereby redesignated to Residential One District (R-1), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7934-2019 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: 04
File: 03232002 / PL20190108

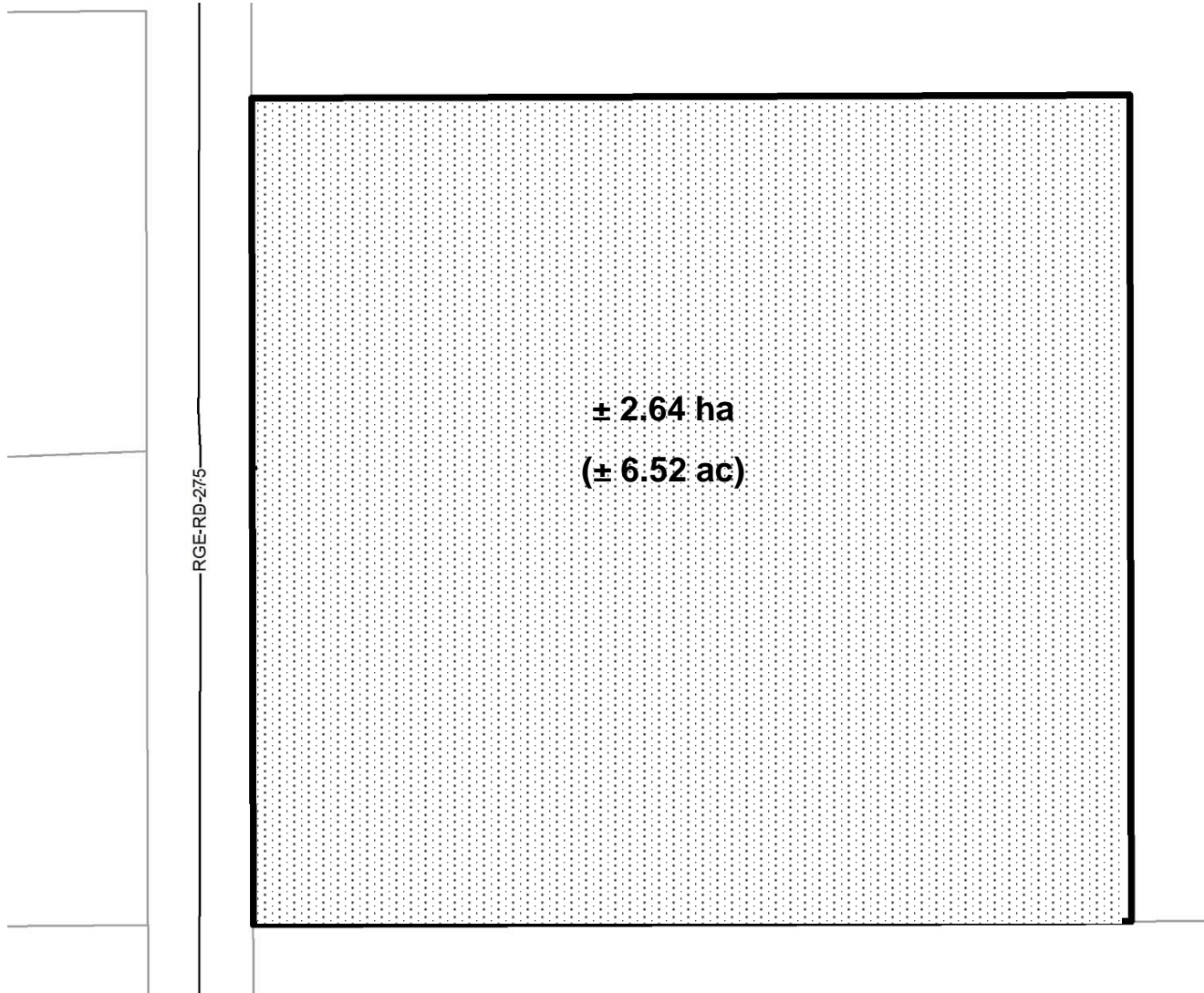
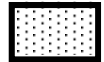
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2019
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

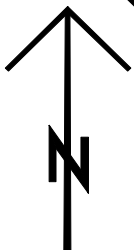
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7934-2019**AMENDMENT**FROM Farmstead District TO Residential One District

Subject Land _____

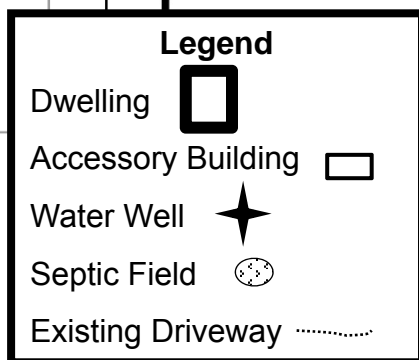
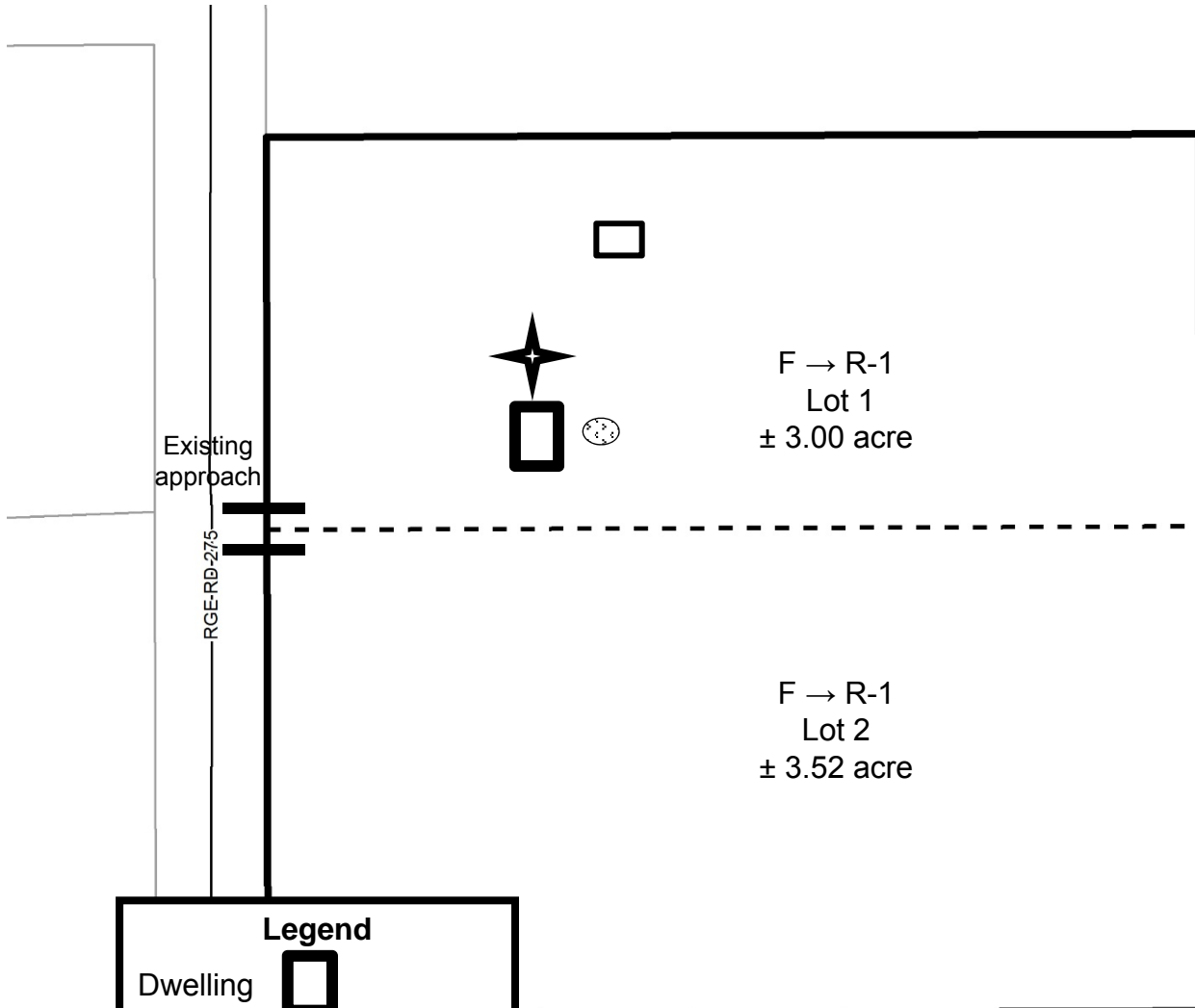
LEGAL DESCRIPTION: Block 1, Plan 92118008, SW 32-23-27-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: PL20190108- 03232002

DIVISION: 4

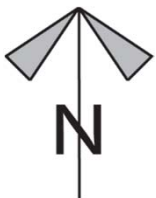


File: PL20190108 - 03232002

Redesignation Proposal: To redesignate the subject land from Farmstead District (F) to Residential One District (R-1), in order to facilitate the creation of a ± 3.00 acre parcel (Lot 1) and a ± 3.52 acre parcel (Lot 2).



DEVELOPMENT PROPOSAL

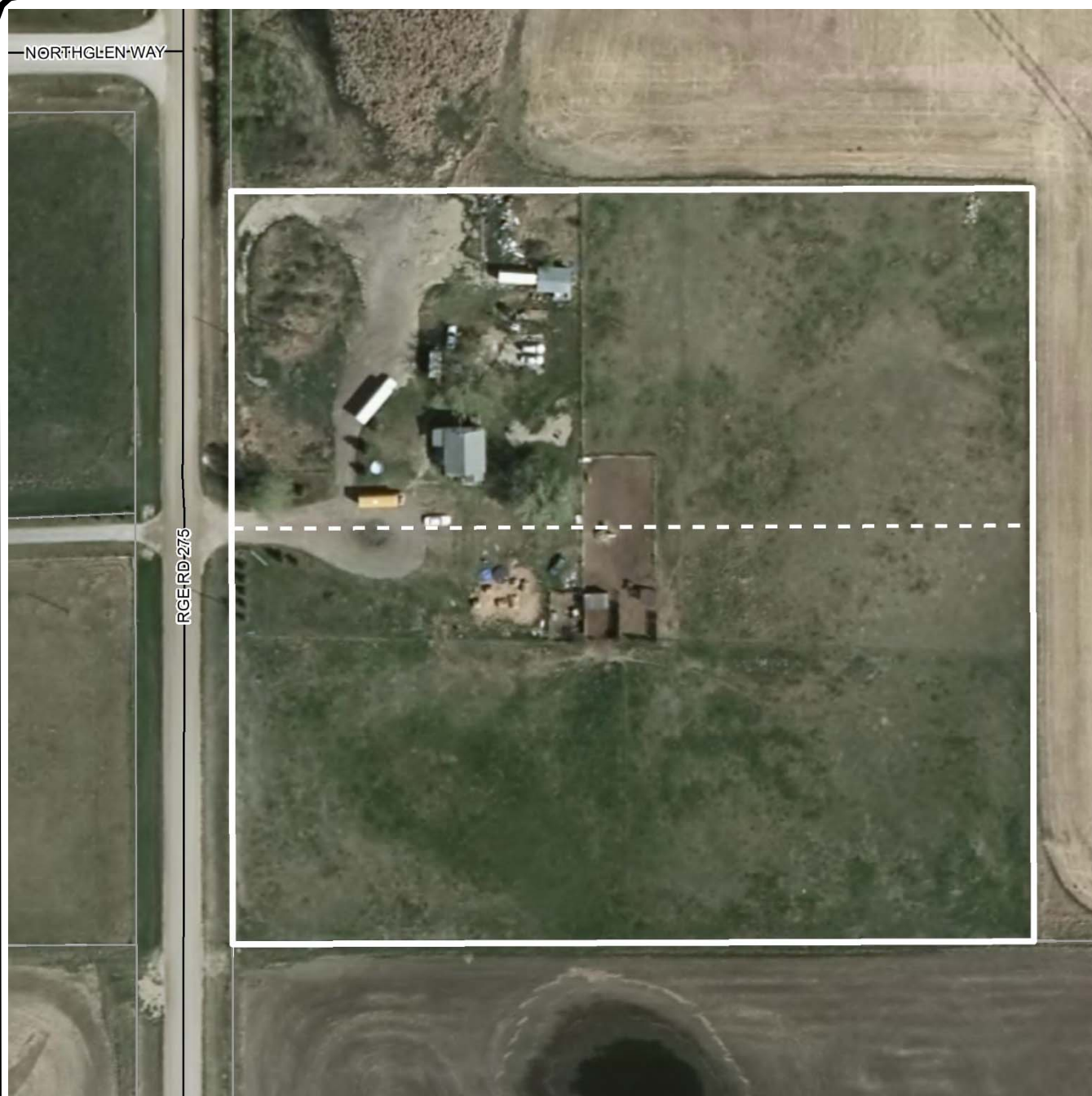


Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019

Division # 4

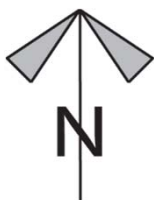
File: PL20190108 - 03232002



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

AIR PHOTO

Spring 2018

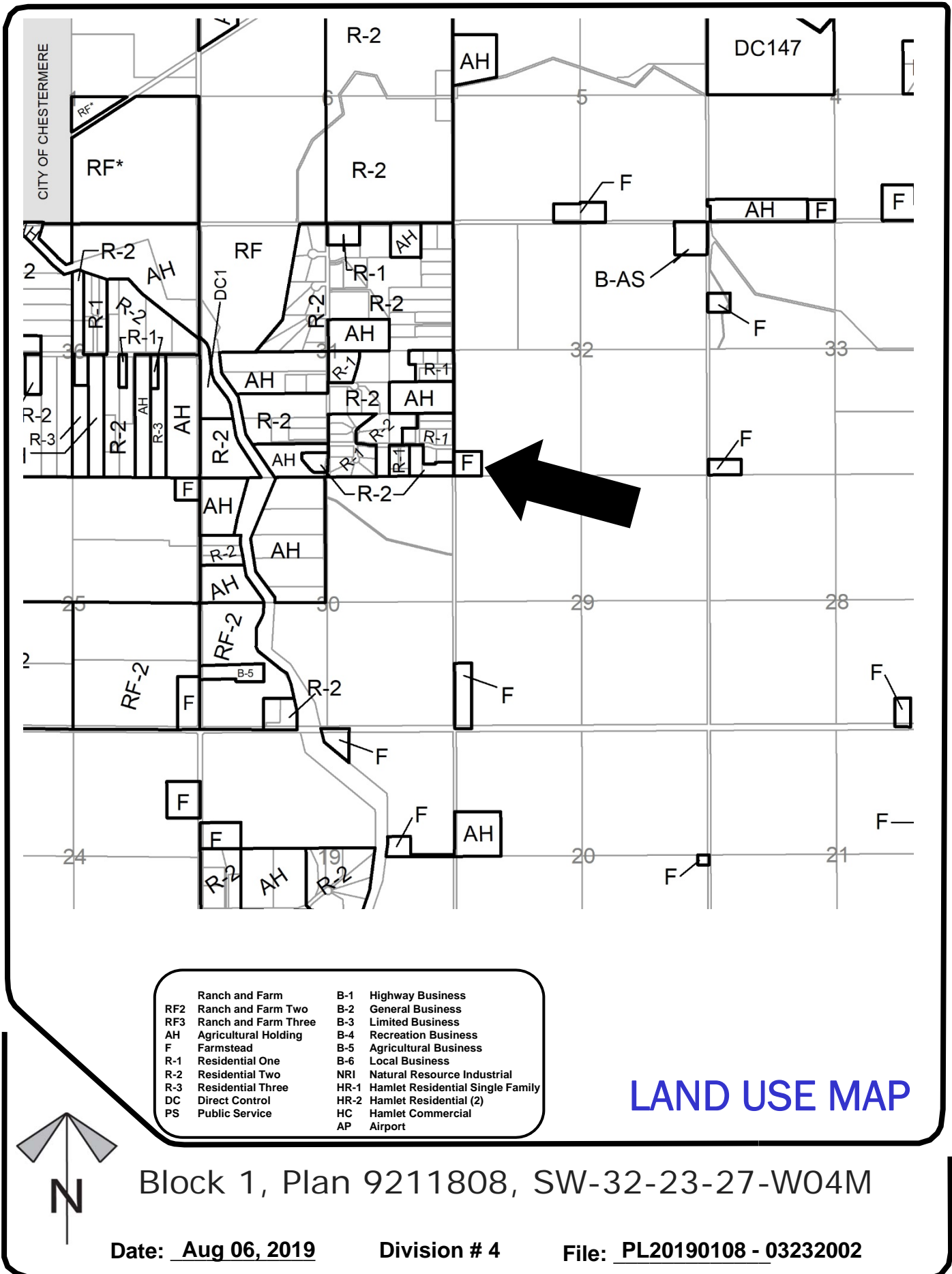


Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019

Division # 4

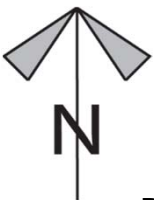
File: PL20190108 - 03232002





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

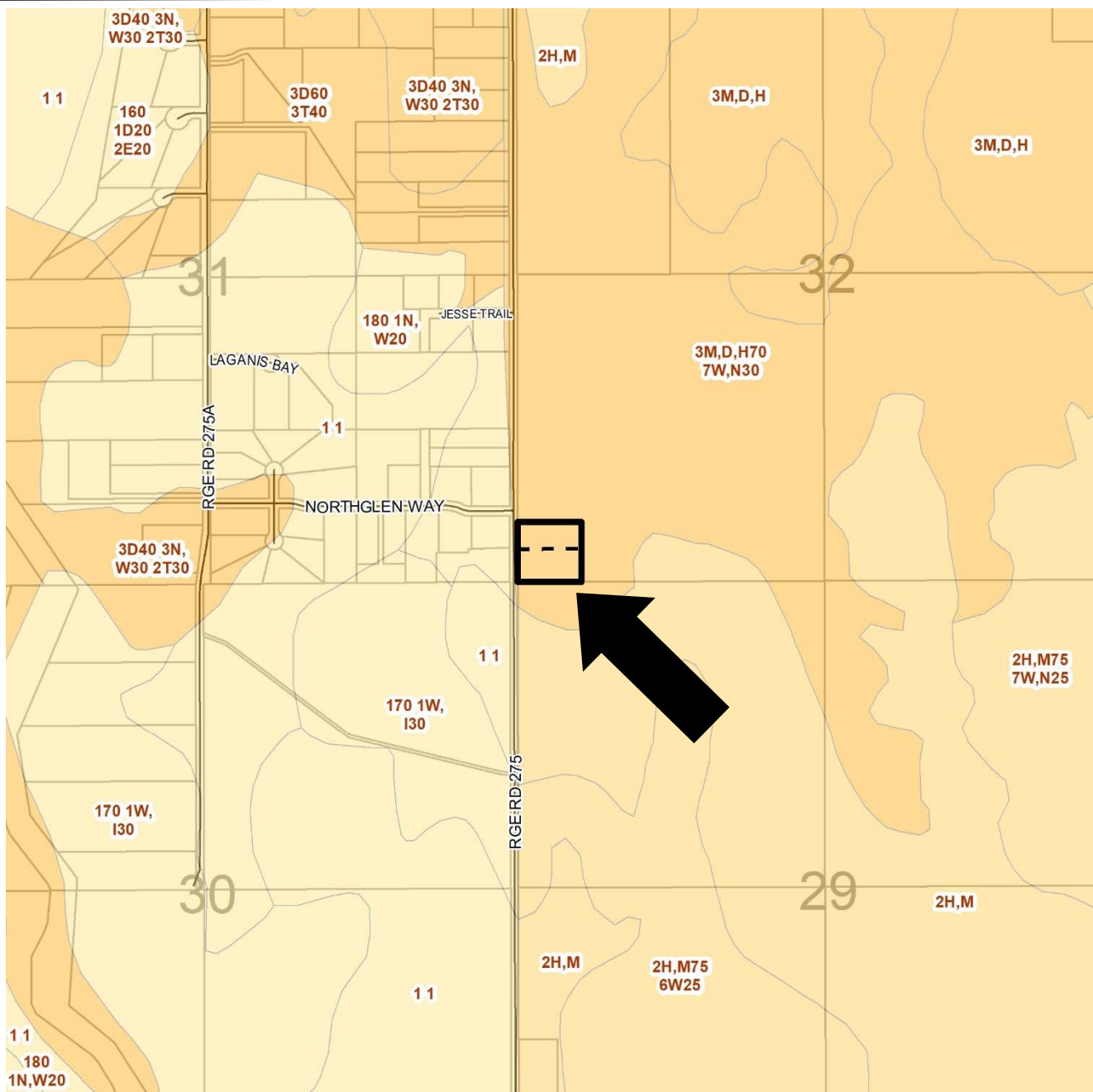


Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019

Division # 4

File: PL20190108 - 03232002



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

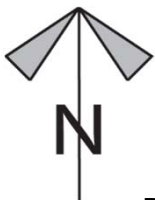
CLI Class

- 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

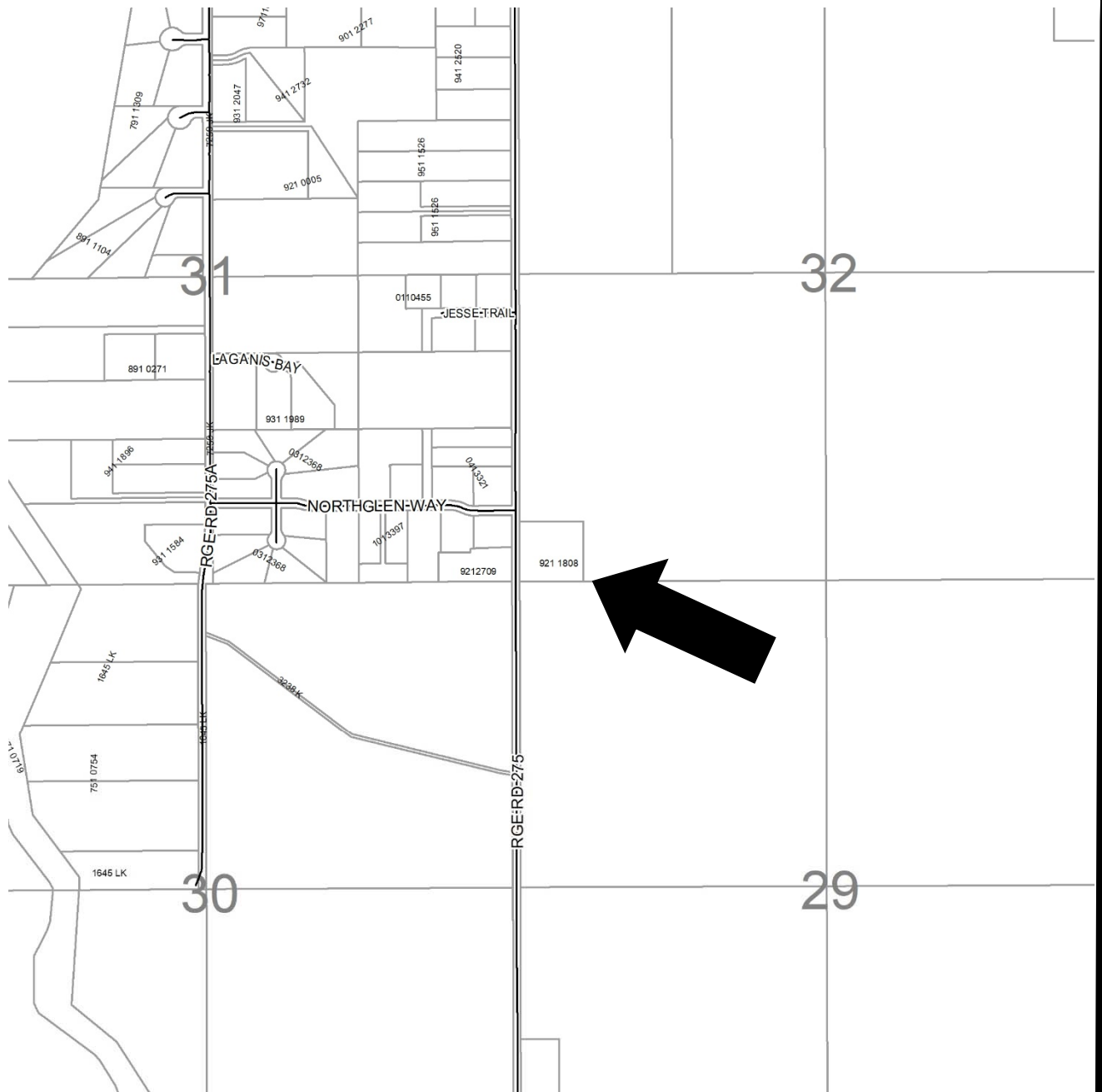


Block 1, Plan 9211808, SW-32-23-27-W04M

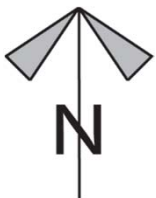
Date: Aug 06, 2019

Division # 4

File: PL20190108 - 03232002

**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

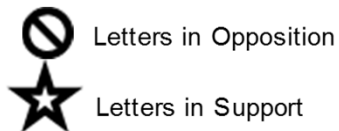
HISTORIC SUBDIVISION MAP

Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019

Division # 4

File: PL20190108 - 03232002



File: PL20190108 - 03232002



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: September 24, 2019 **DIVISION:** 6, 7 & 9

FILE: N/A **APPLICATION:** PL20190083

SUBJECT: Consideration of First Reading of Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan

POLICY DIRECTION:

The document has been developed in accordance with the policies of the *Municipal Government Act* (MGA), Interim Growth Plan (IGP), and Municipal Development Plan (MDP).

¹ ADMINISTRATION RECOMMENDATION

Administration recommends that the Mountain View County and Rocky View County Intermunicipal Development Plan be given first reading in accordance with Option # 1.

OPTIONS:

- Option #1: THAT Bylaw C-7936-2019 be given first reading.
- Option #2: THAT the Mountain View County and Rocky View County Intermunicipal Development Plan be denied on first reading.

PRELIMINARY POLICY ANALYSIS:

The purpose of this application is to adopt the Mountain View County and Rocky View County Intermunicipal Development Plan (IDP). An IDP is a document that aims to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outlines processes for resolution of issues that may arise within the areas adjacent to a municipal boundary.

The following is a summary of the preliminary application assessment:

- The application is consistent with Section 631 of the MGA;
- The application is consistent with the goals and principles of the IGP;
- The application is consistent with the goals and principles of the MDP;

Council accepted this document for information on June 11, 2019, and directed Administration to proceed with circulation and the approval process. The Council of Mountain View County provided similar guidance to their Administration, and expect to hear the item on DATE.

PUBLIC HEARING DATE:

Should Council decide to proceed with Option # 1, the earliest Public Hearing that the application could be heard is November 26, 2019.

¹ **Administration Resources**

Stefan Kunz, Planning and Development Services
Amy Zaluski, Intergovernmental Affairs



CIRCULATION STATUS

The application was circulated agencies, 129 adjacent landowners within Rocky View County, and to additional landowners within Mountain View County. The County has received zero written submissions in response to the circulation. If any written submissions are submitted, they 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 26, 2018

GENERAL LOCATION: 0.8 km (0.5 mile) on either side of the municipal boundary, expanding to 1.6 km (1 mile) adjacent to Highway 2.

APPLICANTS: Mountain View County & Rocky View County

GROSS AREA: Approximately 31,531 acres

Respectfully submitted,

Concurrence,

“Matthew Wilson”

“Al Hoggan”

Acting Executive Director
Community Development Services
SK/llt

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7936-2019 & Schedule A



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7936-2019

A Bylaw of Rocky View County to adopt the Mountain View County and Rocky View County Intermunicipal Development Plan, pursuant to Section 631 of the *Municipal Government Act*

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as the “Mountain View County and Rocky View County Intermunicipal Development Plan”.

PART 2 – EFFECT OF BYLAW

THAT Schedule 'A' of Bylaw C-7936-2019 is adopted as the “Mountain View County and Rocky View County Intermunicipal Development Plan”, to provide a policy framework to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outline a process for resolution of issues that may arise within the areas adjacent to the municipal boundary.

PART 4 – TRANSITIONAL

Bylaw C-7936-2019 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: 6, 7 & 9

File: PL20190083

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

Reeve

CAO or Designate

Date Bylaw Signed



INTERMUNICIPAL DEVELOPMENT PLAN

Between

MOUNTAIN VIEW COUNTY

And

ROCKY VIEW COUNTY

Draft Version 5.0
May 24, 2019

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1.0 Introduction

1.1 Purpose

The purpose of the Intermunicipal Development Plan (IDP) between the Mountain View County (MVC) and Rocky View County (RVC) is to formalize and define the relationship between the two municipalities.

1. The IDP sets the policy framework for planning matters that includes future land use and development, environmental matters, transportation, and items of mutual interest as it applies to lands in proximity to the shared boundary and defined in the IDP Area.
2. The IDP policies define how communication, cooperation, decision-making and dispute resolution shall occur for lands within the IDP Area.

1.2 Goals

1. Maintain local autonomy with each municipality responsible for decision making within their municipal jurisdiction.
2. Ensure long-term compatibility of future land use within both municipalities.
3. Recognize that agriculture continues to be the primary use of land in the IDP area and support the preservation of agricultural land except where statutory plans support non-agricultural use.
4. Establish plan administration, amendment and dispute resolution procedures.
5. Identify items that are of importance to the municipalities, and items that may be mitigated through the policies of this Plan. These include:
 - Agricultural Activities
 - Economic Development
 - The Environment
 - Resource Extraction
 - Industrial Development
 - Energy Development
 - Transportation and Infrastructure

1.3 Municipal Profiles

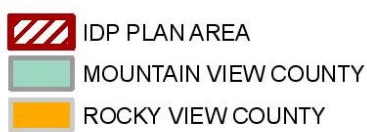
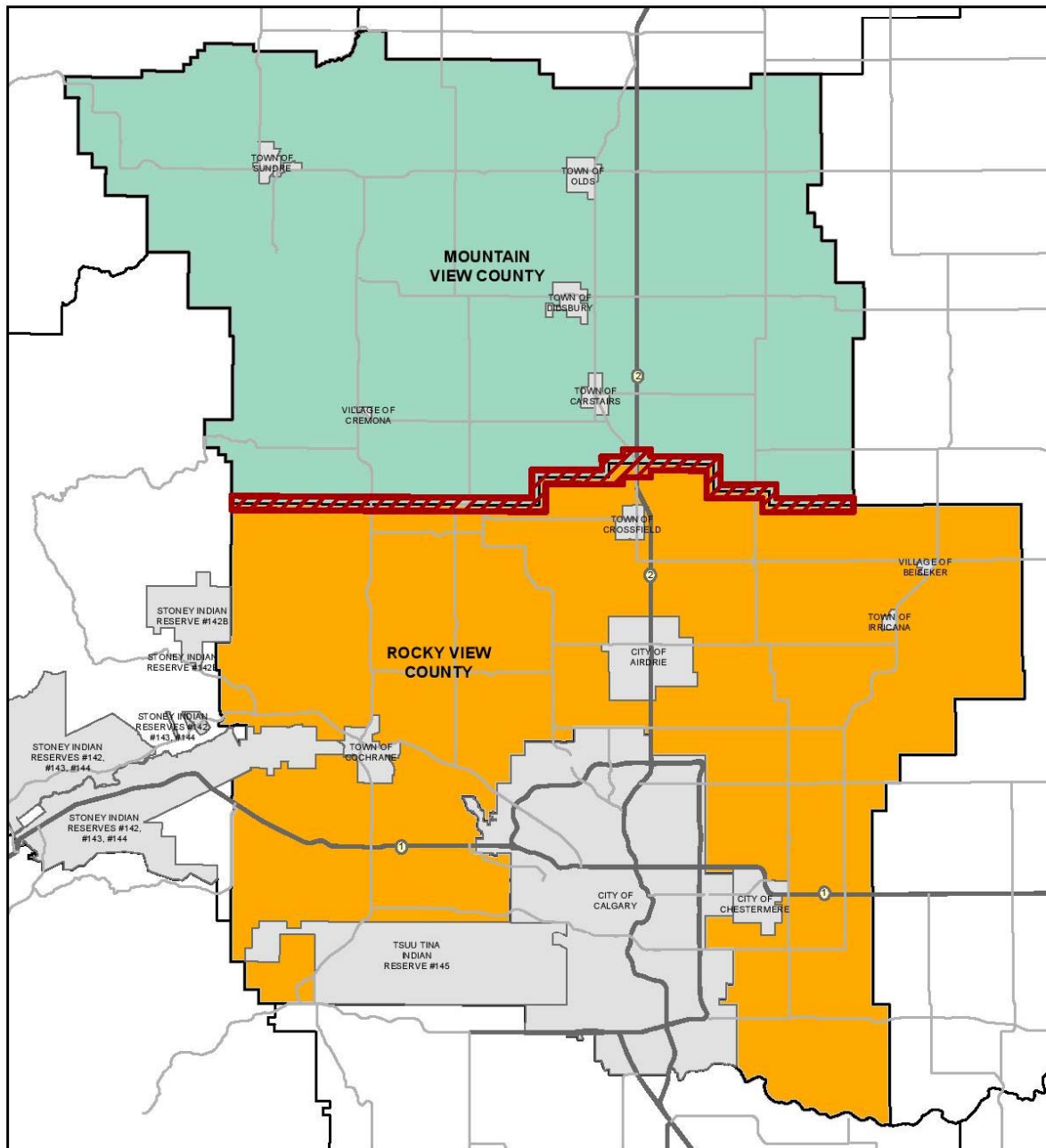
Mountain View County

Mountain View County encompasses an area approximately 380,766 hectares (940,893 acres) in size, and has a population of 13,074 (2016 Federal Census). Five urban municipalities are contained within the County, which also shares borders with five municipalities. The economy of the Mountain View County is based on agriculture, energy and natural resource development, services and manufacturing. The Red Deer and the Little Red Deer Rivers are the major drainage courses within the County.

Rocky View County

Rocky View County encompasses an area approximately 393,463 hectares (972,264 acres) in size, and has a population of 39,407. 7 urban municipalities and 13 hamlets are contained within the County, which also shares borders with 5 rural municipalities, 1 Special Area, and 2 First Nations. The economy of Rocky View County is based on agriculture, energy resource development, services, and manufacturing. Two rivers, the Bow and the Elbow, are the major drainage courses within the County.

MAP 1: Municipal Boundaries



1.4 Legislative Framework

Municipal Government Act (MGA)

The IDP was prepared in accordance with the requirements of Sections 631, 636 and 638.1 of the Municipal Government Act (MGA). These sections mandate that an IDP between neighbouring municipalities must be adopted, and that the document address the following items:

- Future land use;
- Future development;
- The provision of transportation systems;
- Financing infrastructure;
- Co-ordination of physical, social, and economic programs;
- Environmental matters; and
- Provisions of services.

South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan establishes a long-term vision for the South Saskatchewan Region and aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals. The regional plan also includes strategies for responsible energy development, sustainable farming and ranching, recreation, forest management, and nature-based tourism. It has been established under the Alberta Land Stewardship Act, and the Land Use Framework. RVC is within the SSRP area boundaries, and since, pursuant to the Alberta Land Stewardship Act, a regional plan is “an expression of the public policy of the Government” of Alberta, both municipalities are required to comply with the regulations thereunder.

MVC is located within the Red Deer Regional Plan area however at the time of the development of this Plan the RDRP development has not started.

Calgary Metropolitan Regional Board (CMRB)

The Calgary Metropolitan Region Board was established to promote sustainable and environmentally responsible land-use planning and the coordination of regional infrastructure and services in an economically competitive manner. To this end, the CMRB has adopted a *Growth Plan* to address matters concerning regional planning and development. The Board requires that any statutory plan adopted by a member municipality satisfy the *Growth Plan*. While Rocky View County is a member municipality within the CMRB and is therefore subject to the requirements of this plan, the Mountain View County is not. Regardless, the Mountain View County & Rocky View County Intermunicipal Development Plan has been drafted in consideration of the principles of the regional plan.

2.0 Plan Area

2.1 Plan Preparation Process

The IDP was jointly prepared by the MVC and RVC. The project received oversight from a Review Committee consisting of Councillors and Senior Administration from both municipalities. The plan was developed through four stages:

- Stage 1: Research, analysis, and stakeholder input
- Stage 2: Draft IDP and review of the IDP by the Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

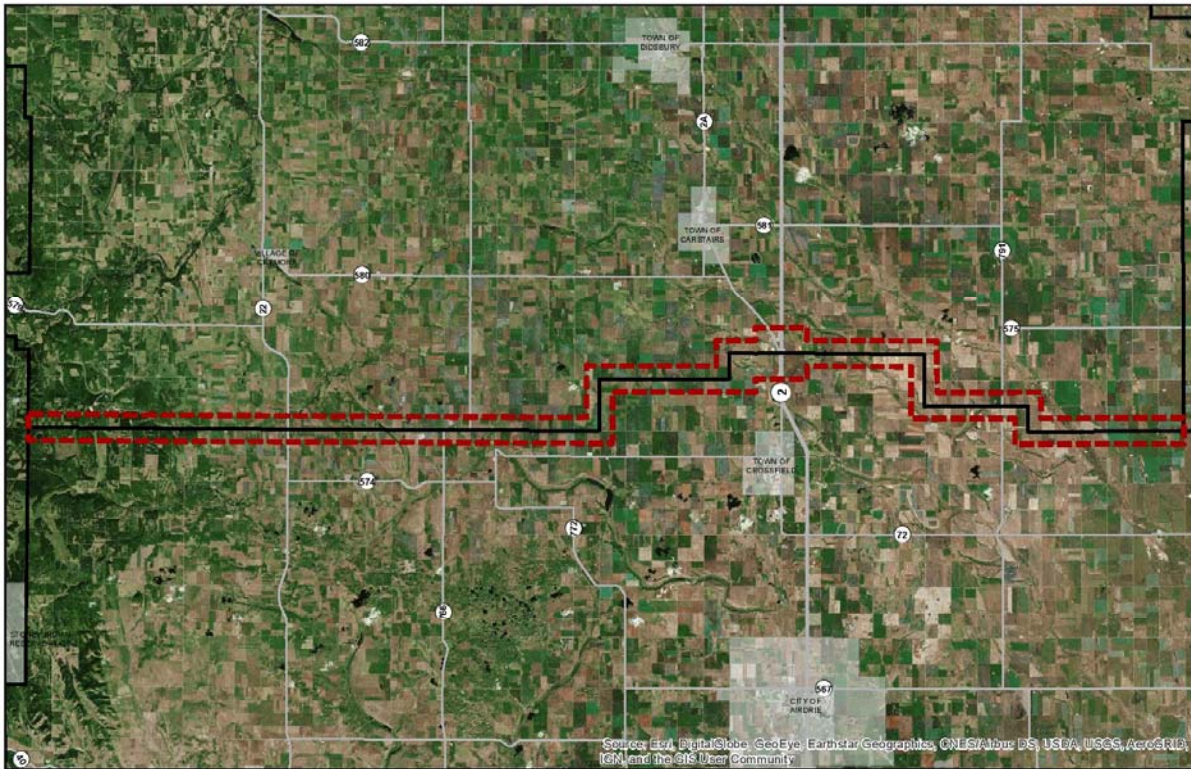
2.2 IDP Area

To determine the extent of the Plan Area, the municipalities began by analyzing a Study Area that ranged from approximately 5 km (3 miles) to 1.6 km (1 mile) on either side of the municipal boundary. A number of opportunities and constraints were examined within this area, including:

- Residences and Developed Areas
- Existing and Potential Land Use
- Development Potential
- Environmentally Significant Areas
- Transportation Corridors
- Oil and Gas Activity
- Confined Feeding Operations (CFOs)
- Existing and Potential Areas of Aggregate Extraction
- Historical Resource Value (HRV) Sites

Through consideration of these factors, the municipalities defined the final Plan Area. In order to balance the goals and objectives of the IDP, a Plan Area encompassing half a mile (0.5) on either side of the intermunicipal border was selected. Adjacent to Highway 2, the Plan Area expands one (1) mile on the either side. The Plan Area is approximately 12,760 hectares (31,531 acres) in size, and is illustrated on Map 1.

MAP 2: IDP and Aerial



3.0 Land Use Policies

3.1 Referrals

Objective

In order to ensure that the municipalities are aware of potential developments within the Plan Area, notification and communication is required. The following policies establish a referral process where each municipality can provide comments regarding proposed changes.

- 3.1.1** Where required by the Municipal Government Act (MGA), the relevant Land Use Bylaw and any statutory plans, or the policies of this plan, applications affecting lands within the Plan Area shall be referred to:

- a. the adjacent municipality; and

b. landowners within the adjacent municipality.

3.1.2 Where required by the MGA, a relevant statutory plan or land use bylaw, or the policies of this Plan, applications located outside of the Plan Area may be referred to the adjacent municipality.

3.1.3 The municipality in receipt of referral of an application within the adjacent municipality should provide a response within the time required by the MGA.

3.1.4 The municipality in receipt of referral of an application within the adjacent municipality should consider potential impact to the following:

- a. Municipal roadways
- b. Utilities
- c. Stormwater and drainage
- d. Adjacent land use
- e. Environmental matters
- f. any other matter related to the physical, social or economic development of the area.

3.1.5 Where required by the MGA or the policies of this Plan, both municipalities agree to provide the contact information necessary to refer application information to residents of the adjacent municipality.

3.2 General Land Use Policies

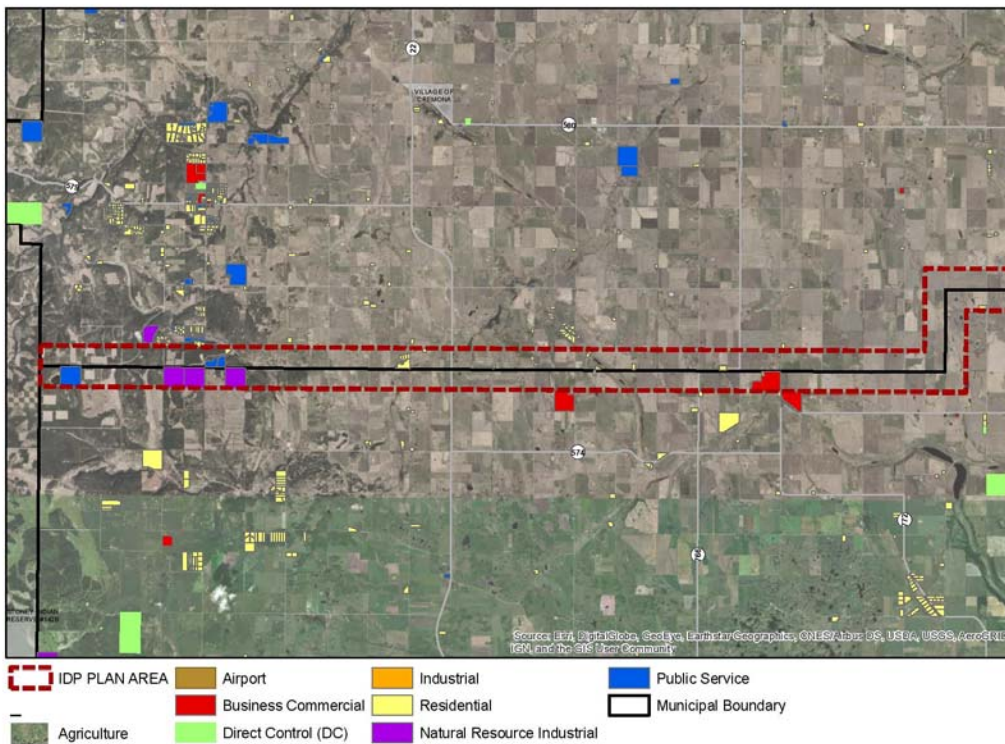
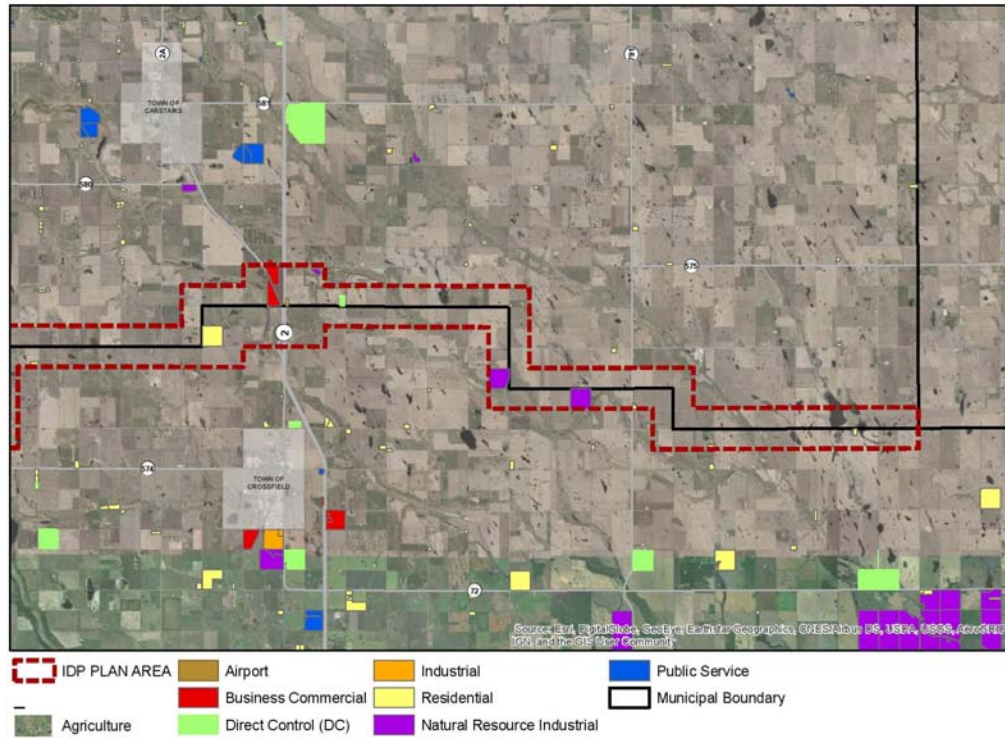
Objective

Applications proposing land use redesignation, subdivision, or development have the potential to impact the immediate area adjacent to the lands in question. Applications for statutory or non-statutory policy documents have the potential to impact a larger portion of the Plan Area. In either case, the policies of this section aim to reduce the potential for negative impact to the municipalities.

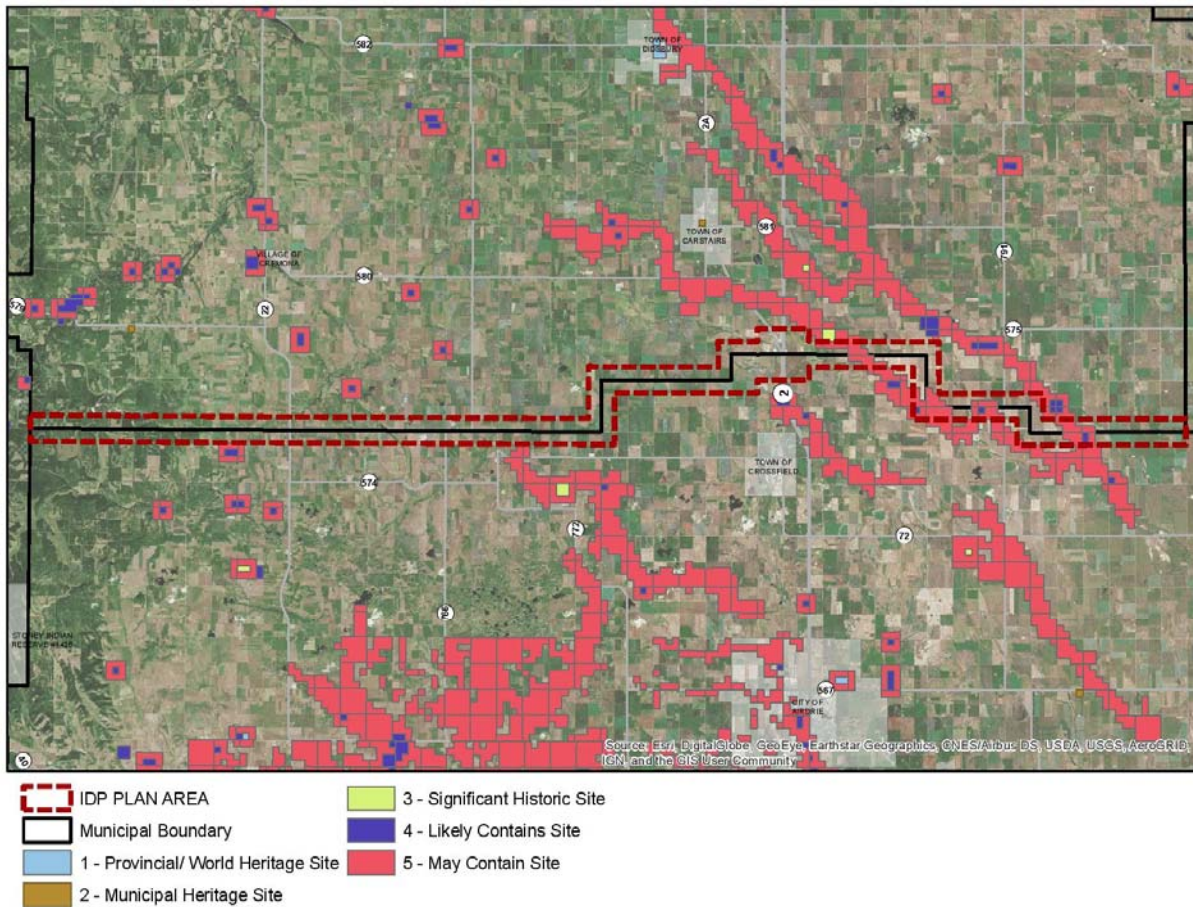
3.2.1 Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.

3.2.2 Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.

MAPS 3A and 3B: Land Use



MAP 4: Historical Resources



3.3 Agriculture

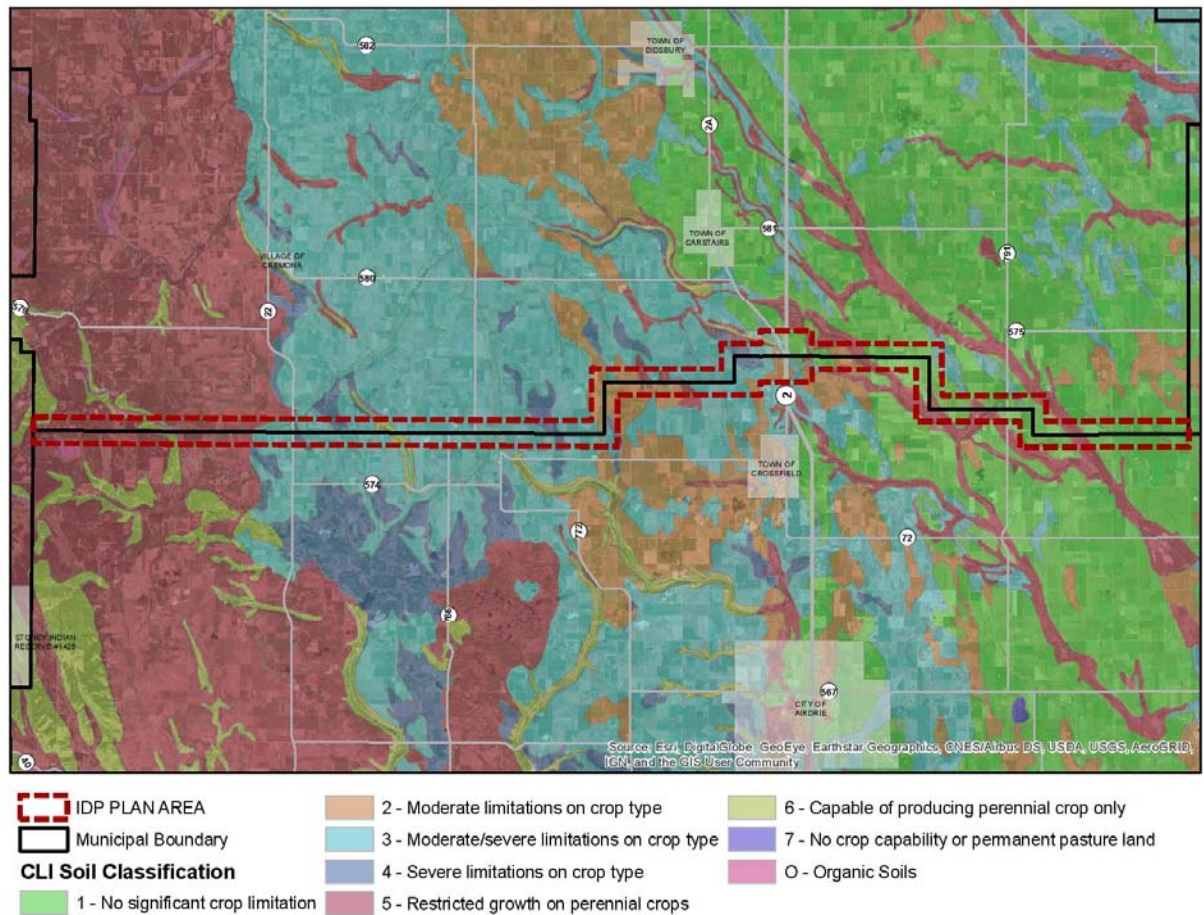
Objective

Agricultural uses are the predominant use of land within the Plan Area. Non-agricultural uses may be considered in areas identified through a relevant statutory plan.

- 3.3.1 The municipalities encourage awareness of the best practices for residential uses located within agricultural areas, as defined by relevant statutory plans, in accordance with the Agricultural Operations Practices Act.
- 3.3.2 Applications for non-agricultural development within agricultural areas should consider interface or transition tools such as fencing, controlled access and site design, environmental stewardship, and environmental education.
- 3.3.3 Existing CFOs shall be allowed to remain in accordance with the requirements of the Agricultural Operation Practices Act and Regulations.

- 3.3.4 Applications for new or expanded CFOs shall be reviewed in accordance with the Natural Resource Conservation Board requirements, and the applicable policies of the municipality in which it was received.
- 3.3.5 Applications for new or expanded CFOs shall be referred to the adjacent municipality, in accordance with the Natural Resource Conservation Board requirements.

MAP 5: Soil Classifications



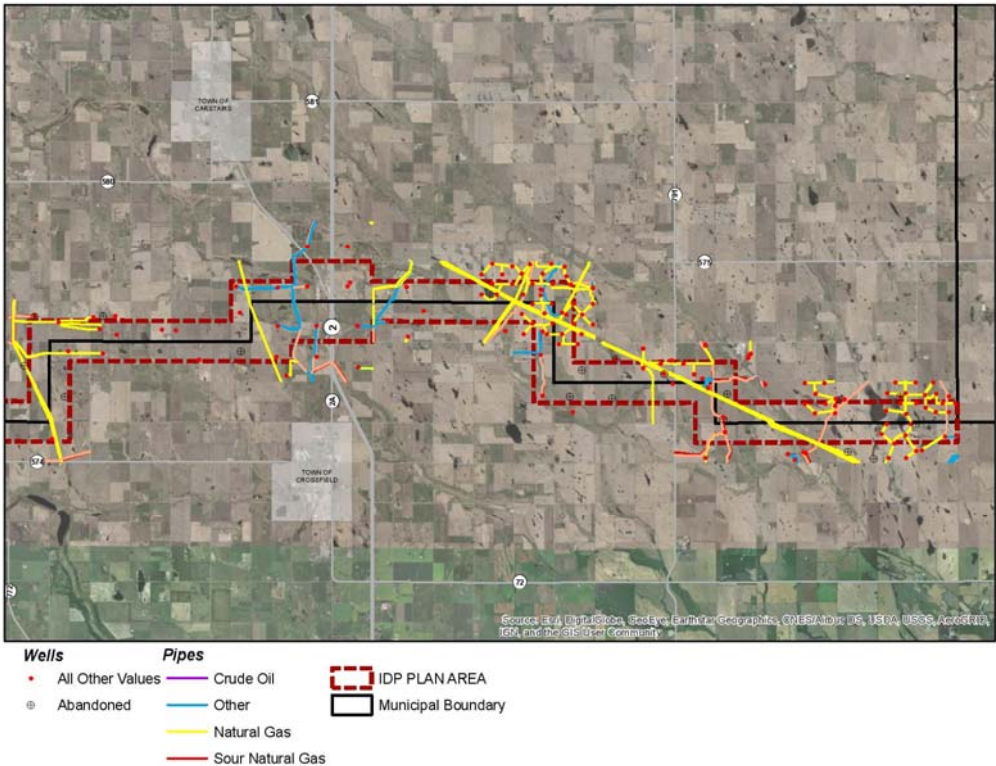
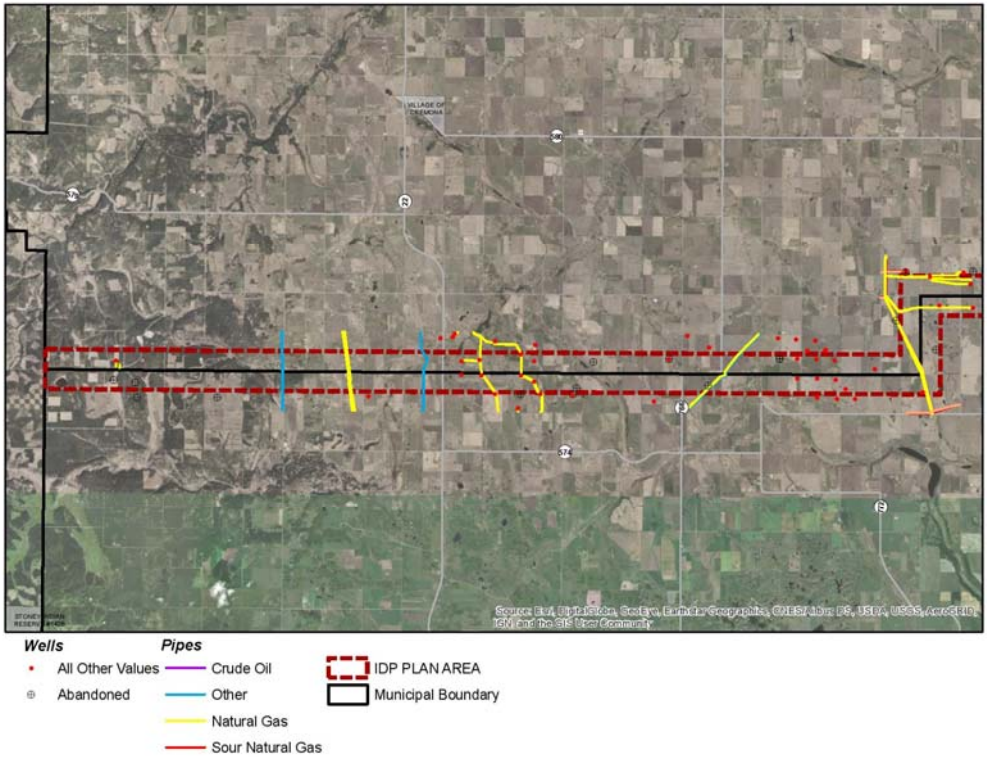
3.4 Utilities, Resource Extraction, & Energy Development

Objective

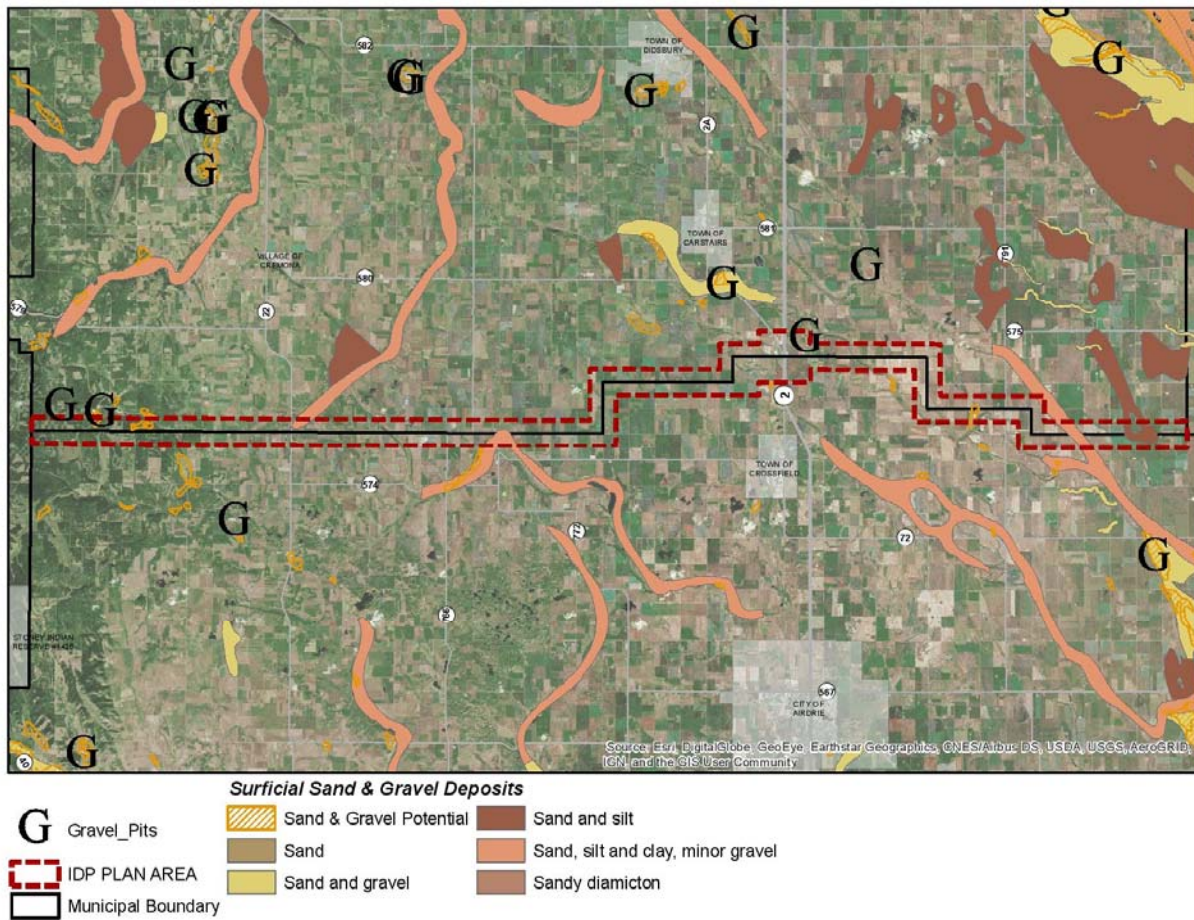
Demand for energy, resources, and communication capacity is growing. Applications for facilities related to these uses have the potential to have an impact across municipal borders. In order to balance this demand with the needs of area residents, the following policies apply to applications of this nature.

- 3.4.1** Applications for a new or expanded aggregate extraction operation within the Plan Area shall be referred to the adjacent municipality.
- 3.4.2** Applications for a new or expanded aggregate extraction operation that proposes the use of roadways within the jurisdiction of the adjacent municipality shall be referred to the adjacent municipality. Support from the affected municipality must be provided prior to decision approval of the application.
- 3.4.3** Applications for a new or expanded renewable energy development within the Plan Area shall be referred to the adjacent municipality. Examples include, but are not limited to commercial solar power facilities, wind farms, hydroelectric facilities.
- 3.4.4** Applications for new or expanded telecommunications towers within the Plan Area shall be referred to the adjacent municipality.
- 3.4.5** Applicants shall be requested to co-locate telecommunications facilities on existing towers where feasible.

MAPS 6A and 6B: Oil and Gas



MAP 7: Sand and Gravel



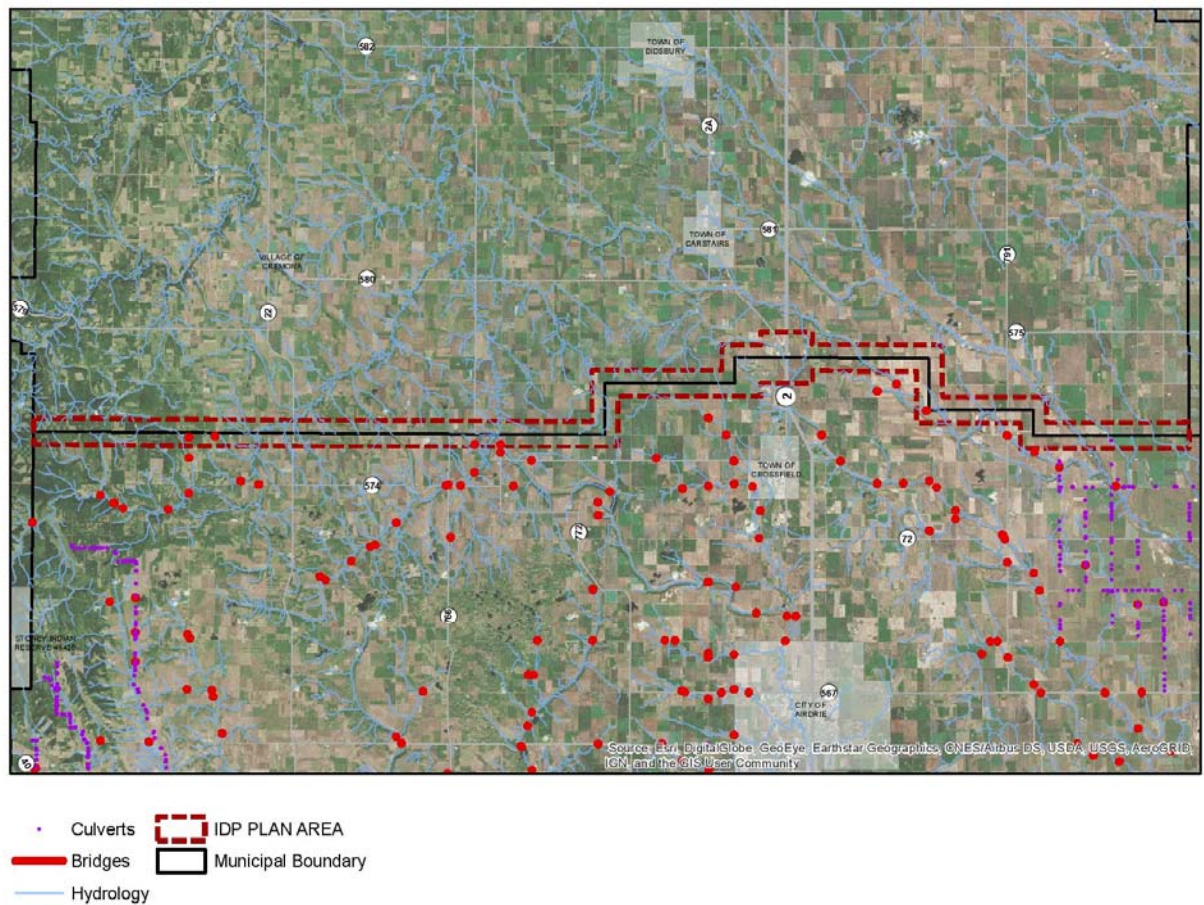
3.5 Environmental & Open Space Policies

Objective

Environmental features do not follow pre-defined boundaries, and impacts to natural areas within one municipality can have an effect on the other side of the border. This section aims to ensure that natural areas are respected, and allows for opportunities to enhance these features where appropriate.

- 3.5.1** The municipalities acknowledge the Government of Alberta's Watershed Planning and Advisory Councils (WPACs) plans for the region, and support the Bow River Basin Council (BRBC) and the Red Deer River Watershed Alliance (RDRWA) with respect to regional watershed planning, best management practices, environmental stewardship, and environmental education.
- 3.5.2** Applications affecting wetlands and/or riparian areas located within the Plan Area shall be circulated to the adjacent municipality.
- 3.5.3** Applications affecting wetlands and/or riparian areas located within the Plan Area should be assessed in accordance with the environmental policies of the relevant plans for the municipality in which it was received.
- 3.5.4** The municipalities support the alignment and connection of open space pathways.

MAP 8: Hydrology



3.6 Transportation Policies

Objective

The municipalities are connected by a number of provincial highways and municipal roads. The impact of development on transportation infrastructure is an important consideration of this plan.

- 3.6.1 Land use redesignation, subdivision, or development applications proposing access directly to a roadway under the jurisdiction of the adjacent municipality should provide written support to the affected municipality prior to decision.
- 3.6.2 In order to mitigate concerns such as dust control, traffic generation, and road maintenance, municipalities may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Road Use Agreement if:
 - a. Direct access to the development is required from a road within its jurisdiction;
 - b. Primary access to the development utilizes a road within its jurisdiction;
 - c. A proposed haul-route utilizes roads within its jurisdiction.
- 3.6.3 In order to accommodate the additional traffic generation, municipalities may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Development Agreement for the improvements of a road in accordance with Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans if:
 - a. Direct access to the development is required from a road within its jurisdiction;
 - b. Primary access to the development utilizes a road within its jurisdiction;
 - c. A proposed haul-route utilizes roads within its jurisdiction."
- 3.6.4 The road network shall be maintained by the municipality having jurisdiction, unless a separate agreement specifies joint maintenance, maintenance swap, or any other terms acceptable to both municipalities.

4.0 Implementation & Administration

4.1 Intermunicipal Services

Objective

The municipalities provide their residents with services ranging from transportation, water and waste water, solid waste, emergency services, and recreation. Coordination of services among the municipalities has been considered by the Intermunicipal Collaboration Framework adopted by Mountain View County and Rocky View County.

- 4.1.1 Matters pertaining to service agreements shall be assessed in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by Mountain View County and Rocky View County.

4.2 Interpretation

Objective

This section ensures that the policies of this Plan are interpreted in the manner in which they were intended.

Definitions

As defined in the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality.

4.3 Intermunicipal Committee

Objective

Mountain View County and Rocky View County agree to create an Intermunicipal Committee, consisting of Councillors from each municipality. The Committee will work together in good faith to share information that is of mutual interest to each municipality.

- 4.3.1** Matters pertaining to the establishment and operation of the Intermunicipal Committee shall be in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by the Mountain View County and Rocky View County.

4.4 Adoption, Amendment, & Repeal Process

Objective

This section acknowledges the adoption of the plan, and provides requirements for on-going monitoring. Additionally, the policies recognize that periodic amendments and eventual appeal may be required.

- 4.4.1 The policies of this plan apply to lands located within the Plan Area.
- 4.4.2 This plan comes into effect following adoption by the respective Councils of MVC and RVC.
- 4.4.3 A joint Administrative review of the IDP shall be scheduled no later than four (4) years from the date of adoption and shall be steered by the Intermunicipal Committee.
- 4.4.4 The municipalities agree to comply with the adopted regional plans, and are of the opinion this Plan aligns with the South Saskatchewan Regional Plan.
- 4.4.5 RVC is a member municipality in the Calgary Metropolitan Regional Board, and is therefore subject to the requirements of the CMRB and the IGP. Participation with RVC in the adoption of this IDP does not subject MVC to the requirements of the CMRB and the IGP.
- 4.4.6 Amendment of the IDP shall receive direction from both Councils prior to proceeding and shall be jointly prepared by the Administrations.
- 4.4.7 Amendments to the plan shall not come into force until they are adopted by the Councils of both municipalities, in accordance with the requirements of the MGA.
- 4.4.8 A Bylaw to repeal this IDP may be considered by both Councils if:
- a. The repealing Bylaw considers a new IDP; or
 - b. If the repealing Bylaw complies with Provincial legislation.

5.0 Dispute Resolution

Objective

This plan is designed to facilitate communication and cooperation among the municipalities. While understanding that each municipality has the right to make decisions within their boundaries, it is acknowledged that these decisions can have an impact beyond their borders. In order to ensure that the relationship between the two municipal neighbours remains strong, Mountain View County and Rocky View County agree to the following:

- The municipalities respect the right to maintain jurisdiction over decisions made within their boundaries.
- The municipalities understand the potential for those decisions to impact the adjacent municipality.
- The municipalities understand the importance of notification and communication with the adjacent municipality in order to ensure that potential concerns are addressed.

5.1 Dispute Resolution Process

While both municipalities are committed to a positive relationship, this plan recognizes that disputes may arise. In such an event, the following process should be used in order to reach a solution.

- 5.1.1** Should either municipality identify a potential concern related to an application referral provided through the policies of this plan, written notification shall be provided at the administrative level.
- 5.1.2** The municipalities should provide additional clarification, technical documents, or other information as required in order to satisfy the concerns of the adjacent municipality. Meetings or further discussion may be required.
- 5.1.3** Should the matter fail to be resolved, each municipality should escalate the matter to their respective Chief Administrative Officer (or designate) for further guidance.
- 5.1.4** Should the matter fail to be resolved administratively, a municipality may request that the matter be referred to the Intermunicipal Committee.
- 5.1.5** Should the matter fail to be resolved by the Intermunicipal Committee, formal mediation may be initiated.
- a. A mutually agreed upon Mediator shall be named to facilitate resolution of the disagreement within thirty (30) days of the written request to enter into a mediation process.
 - b. The municipalities shall share equally in the cost of mediation, including any remuneration, travel and lodging expenses associated with the mediation.
- 5.1.6** Should a dispute involve an application subject to Section 690(1) of the MGA, the municipalities may submit an appeal to the Municipal Government Board within 30 days of adoption, in order to maintain the right to appeal.
- 5.1.7** Notwithstanding (above), the appeal may be withdrawn prior to the Municipal Government Board hearing should an agreement be reached to the satisfaction of the municipalities.

5.2 Dispute Resolution Process Summary

1. Understanding/IDP Process
2. Admin. Level
3. CAO Level
4. Intermunicipal Committee Level
5. Mediation
6. Appeal

Notice of Motion: To be read in at the September 24, 2019 Council Meeting
To be debated at the October 22, 2019 Council Meeting

Title: Termination of Reserves Agreement

Presented By: Councillor Kim McKylor, Division 2
Councillor Al Shule, Division 4

WHEREAS Municipal Reserve Lands in Rocky View County are governed under section 671(2) of the *Municipal Government Act*,

AND WHEREAS Municipal Reserve Lands, whether in land or cash equivalent, can be utilized in Rocky View County for parks, public recreation areas, school board purposes, and to separate areas of land that are used for other purposes;

AND WHEREAS Rocky View County has a commitment to support Rocky View County residents with parks, public recreation areas, and school board purposes with funding or land to support those amenities;

AND WHEREAS Rocky View County, Rocky View School Division, and Calgary Roman Catholic Separate School District entered into an agreement dated April 23, 1998 which pre-determines that 50% of municipal proceeds are automatically directed without Council review for purpose;

AND WHEREAS Rocky View County Council should review requests for recreation dollars to ensure residents within the County are receiving the value which is intended in the *Municipal Government Act*,

THEREFORE BE IT RESOLVED THAT Administration be directed to formally terminate the 1998 Reserves Agreement by providing the required 12-month notice;

AND THAT that once the agreement is terminated, funding requests from Rocky View School Division, Calgary Roman Catholic Separate School District, or any other school division will be brought to Council for consideration.

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: September 24, 2019

DIVISION: 8

APPLICATION: PL20190073

SUBJECT: Subdivision Item - Creation of Eight Residential Parcels in Bearspaw Heights

APPLICATION: To create four ≥ 1.98 acre lots (Lots 1-4), three ± 1.97 acre lots (Lots 5, 6, 8), one ± 1.94 acre lot (Lot 7), one ± 1.88 acre public utility lots (PUL) and an internal subdivision road.

GENERAL LOCATION: Located approximately 0.25 miles north of Township Road 262, and on the west side of Bearspaw Road.

LAND USE DESIGNATION: Residential One District (R-1).

ADMINISTRATION RECOMMENDATION:

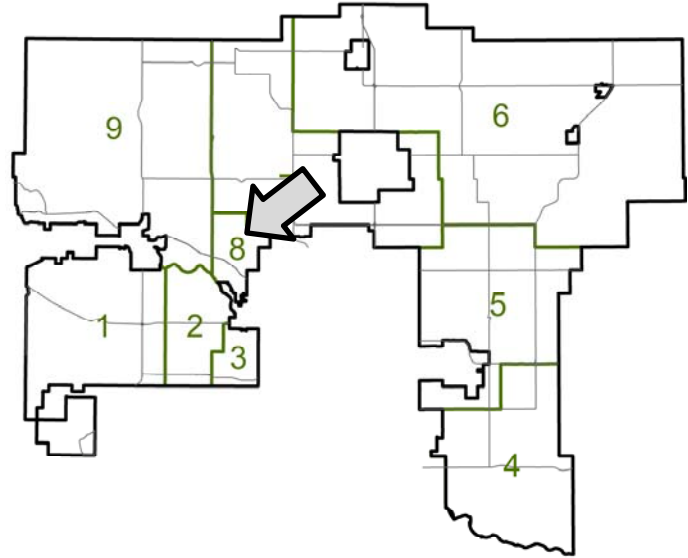
Administration recommends Approval in accordance with **Option #1**.

OPTIONS:

Option #1: THAT Subdivision Application PL20190073 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190073 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng / Milan Patel – Planning and Development Services



APPLICANT: Alexander Kurteev

OWNER: Alexander Kurteev

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:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • Municipal Government Act; • Subdivision and Development Regulations; • Municipal Development Plan; • Bearspaw Area Structure Plan • Bearspaw Heights Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Rocky View Water Co-op letter (Nov 29, 2018). • Stormwater Analysis (Sim-Flo Systems Inc. May 5, 2019) • Appraisal Report (Wernick Omura Singh, May 28, 2019). • Level 3 PSTS Assessment (Groundwater Information Technologies Ltd., July 15, 2019). • Level 1 Variation PSTS Assessment (August 6, 2019).

Transportation:

The proposed development will be accessed by a new internal subdivision road with a new approach off Bearspaw Road. The existing access that is current serving the property will be removed. The Owner is required to dedicate a 5 m wide strip of land by Plan of Survey and 3 m wide strip of land by Caveat along eastern property line for future road widening on Bearspaw Road.

Water and Wastewater:

Potable water will be provided by Rocky View Water Co-op, which confirmed it has capacity for the proposed development. The submitted Level 3 PSTS Assessment concluded that the soil is suitable for a conventional private sewage treatment system. In accordance with County Policy 449, a parcel less than 4 acres in size requires a packaged sewage treatment system. For lot sizes less than 1.98 Acres, the County does not support the use of any type of Private Sewage Treatment System. It is noted that four parcels (Lots 5, 6, 7 and 8) are slightly less than the minimum 1.98 acres size. As this is minor deviation of up to 0.04 acres per lot, a conventional septic system is considered acceptable in this case. The existing dwelling on Lot 3 will continue to be serviced by piped water and existing private sewage treatment system.

Stormwater:

Drainage will be collected through a stormwater pond located within the proposed public utility lot. The overflow from the stormwater pond will be discharged into a County road ditch on the west side of Bearspaw Road and travel north along the road ditch to a natural low area in the north. The outlet location of discharge pipe at road ditch will be past the high area such that water will flow downhill towards north side without causing any inundation to north properties. The south properties will be protected by a berm along the south boundary of the proposed development within the low area to ensure runoff from the proposed development does not enter onto adjacent lands to the south.

Municipal Reserves:

Both the Bearspaw Heights Conceptual Scheme and County Recreation, Parks and Community Support department recommend that Municipal Reserves be provided by cash in lieu payment at subdivision stage as per the table below.



Total Area (subject lands)	± 7.98 ha (± 19.73 ac)
Subtract the following area:	
<ul style="list-style-type: none"> Road Widening (5 m wide strip of land be dedicated by plan of survey) 	<ul style="list-style-type: none"> ± 0.10 ha (± 0.24 ac)
Gross Development Area	± 7.88 ha (± 19.47 ac)
Total Municipal Reserve owing (10% of gross development area)	± 0.78 ha (± 1.95 ac)
Municipal Reserve (cash in lieu payment)	\$97,846 (\$990,000 / 19.73 acres x 1.95 acres = \$97,846)

Payments and Levies:

The Owner is required to pay the Transportation Off-Site Levy for the proposed development.

ESTIMATED APPLICABLE FEE/LEVY	AMOUNT \$
Transportation Off-Site Levy	\$90,659 (\$4,595/acres x 19.73 acres = \$90,659)

Land Use Bylaw:

Residential One District of the Land Use Bylaw requires that minimum parcel size shall be ± 0.8 hectares (± 1.98 acres). Lots 1-4 meet the parcel size requirement, and lots 5-8 are slightly undersized. When the County takes extra 3 m wide strip of land by Caveat along the eastern property line in the future, Lots 1-2 will be undersized.

Lot #	Proposed Parcel Size (after dedication of a 5 m wide strip of land)	Proposed Parcel Size (after dedication extra 3 m wide strip of land)
Lot 1	± 0.8 ha (± 1.98 ac)	± 0.77 ha (± 1.90 ac) *
Lot 2	± 0.8 ha (± 1.98 ac)	± 0.77 ha (± 1.90 ac) *
Lot 3	± 0.8 ha (± 1.98 ac)	± 0.8 ha (± 1.98 ac)
Lot 4	± 0.8 ha (± 1.98 ac)	± 0.8 ha (± 1.98 ac)
Lot 5	± 0.79 ha (± 1.97 ac) *	± 0.79 ha (± 1.97 ac) *
Lot 6	± 0.79 ha (± 1.97 ac) *	± 0.79 ha (± 1.97 ac) *
Lot 7	± 0.78 ha (± 1.94 ac) *	± 0.78 ha (± 1.94 ac) *
Lot 8	± 0.79 ha (± 1.97 ac) *	± 0.79 ha (± 1.97 ac) *



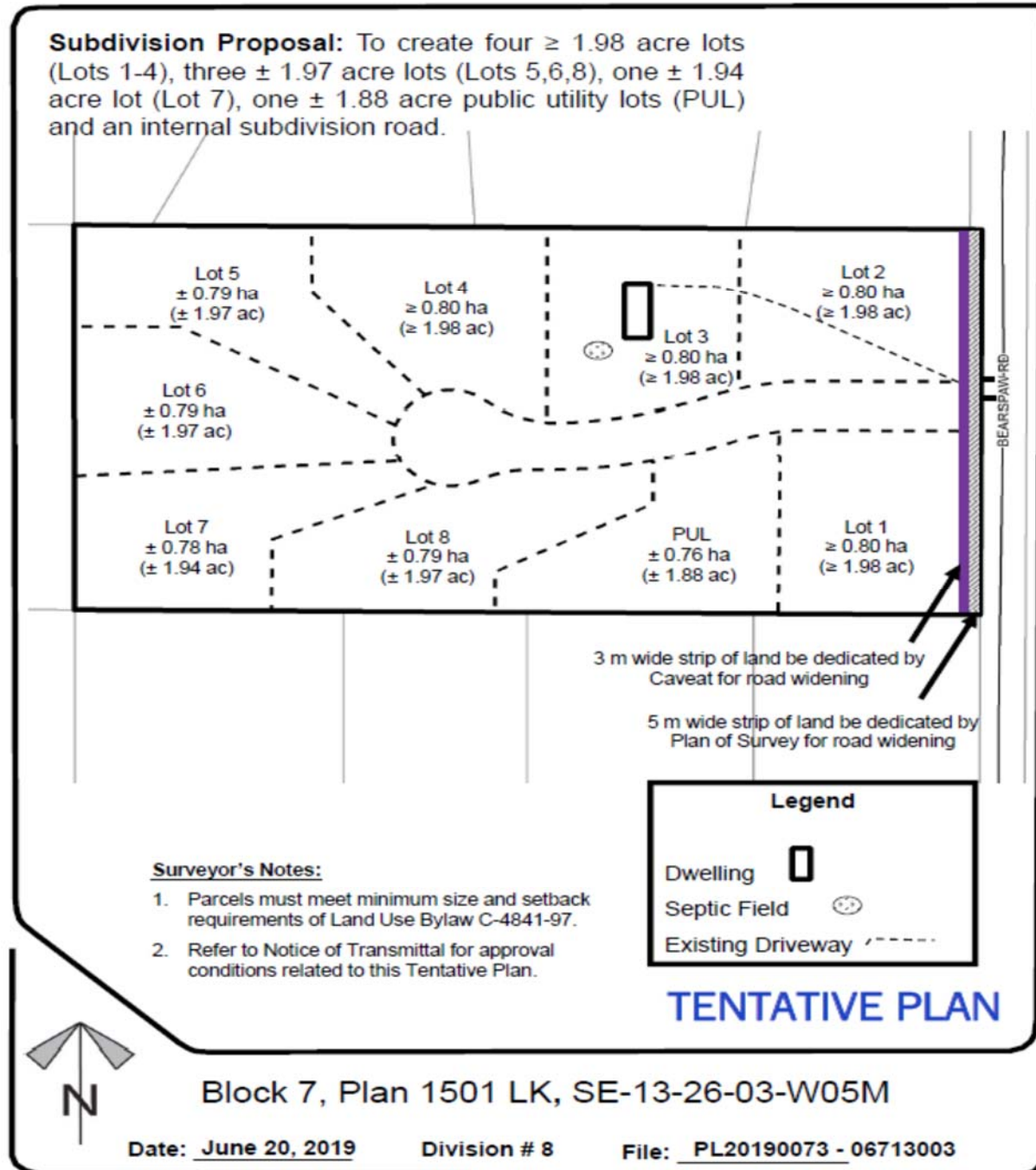
ROCKY VIEW COUNTY
Cultivating Communities

It is noted that some parcels will be slightly undersized; however, the undersized parcels are still able to support the proposed servicing. In addition, Section 654 (2) of the *Municipal Government Act* allows the Subdivision Authority to vary the lot sizes, if it deems that the application will not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

Others:

The Applicant provided clearance from Alberta Culture & Tourism under the Historical Resources Act for the proposed development dated July 31, 2018.

Tentative Plan





CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1.

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

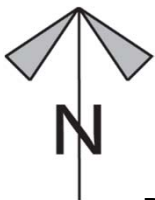
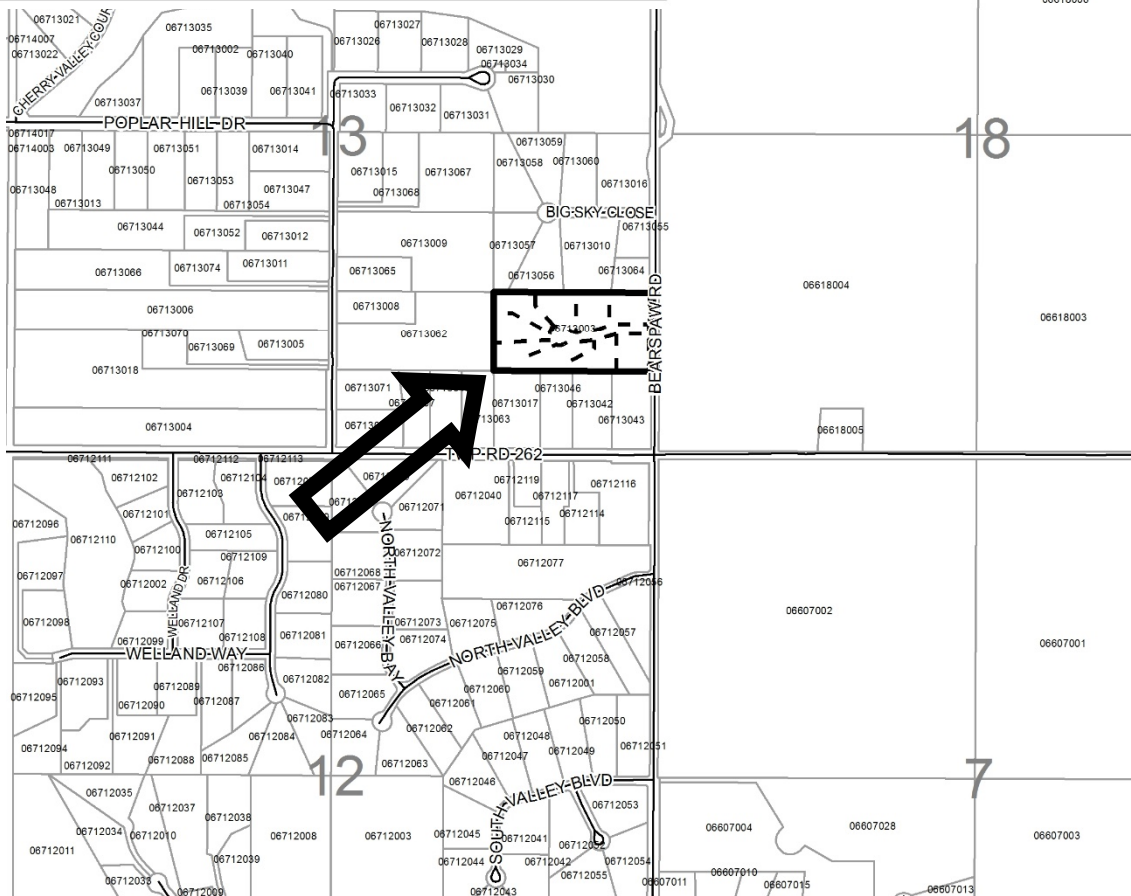
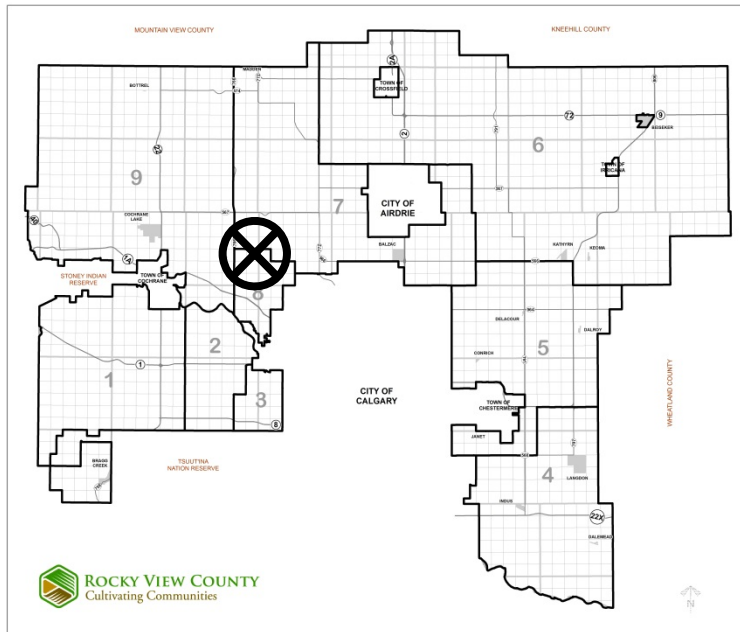
APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: June 10, 2019	DATE DEEMED COMPLETE: August 6, 2019
GROSS AREA: ± 7.98 hectares (± 19.73 acres)	LEGAL DESCRIPTION: Block 7, Plan 1501 LK within SE-13-26-03-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <p><i>January 8, 2019:</i> Bearspaw Heights Conceptual Scheme application (PL20170078) and Redesignation application (PL20170064) were approved by Council.</p> <p><i>January 29, 1973:</i> Plan 1501LK was registered, creating eight lots including the subject land.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 112 adjacent landowners. 12 letters in support and 2 letters with concerns were received. The responses have been included in Appendix 'C.'</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>	



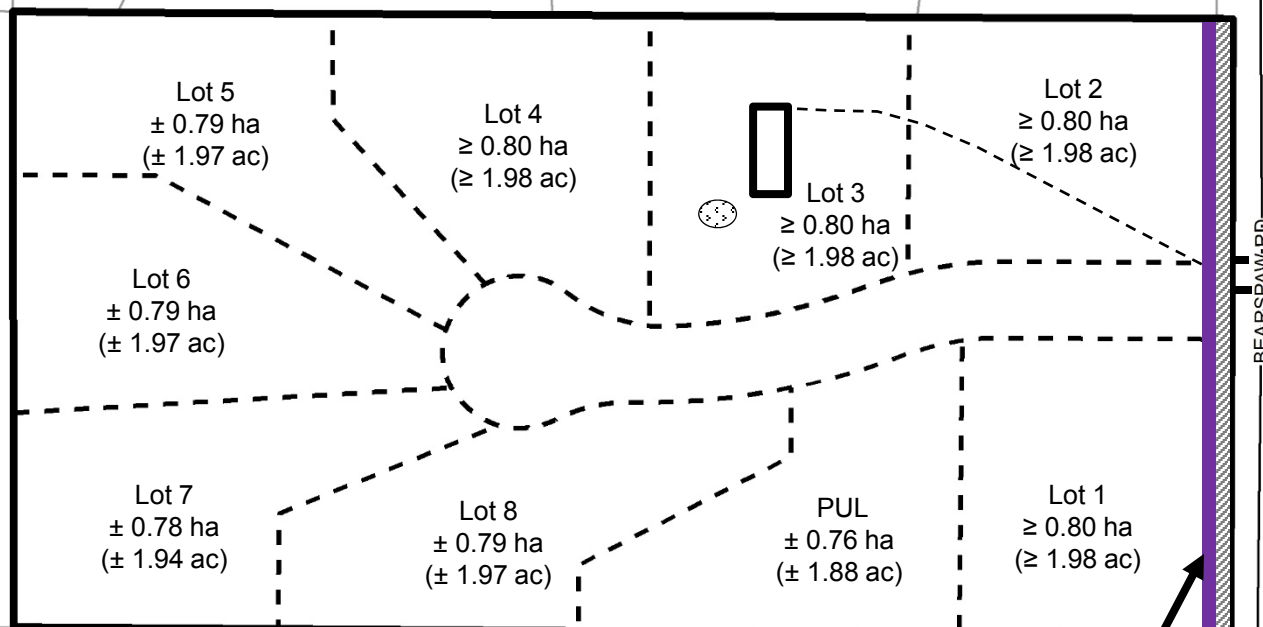
Block 7, Plan 1501 LK, SE-13-26-03-W05M

Date: June 20, 2019

Division # 8

File: PL20190073 - 06713003

Subdivision Proposal: To create four ≥ 1.98 acre lots (Lots 1-4), three ± 1.97 acre lots (Lots 5,6,8), one ± 1.94 acre lot (Lot 7), one ± 1.88 acre public utility lots (PUL) and an internal subdivision road.



3 m wide strip of land be dedicated by
Caveat for road widening

5 m wide strip of land be dedicated by
Plan of Survey for road widening

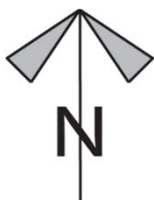
Legend

- Dwelling
- Septic Field
- Existing Driveway

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



Block 7, Plan 1501 LK, SE-13-26-03-W05M

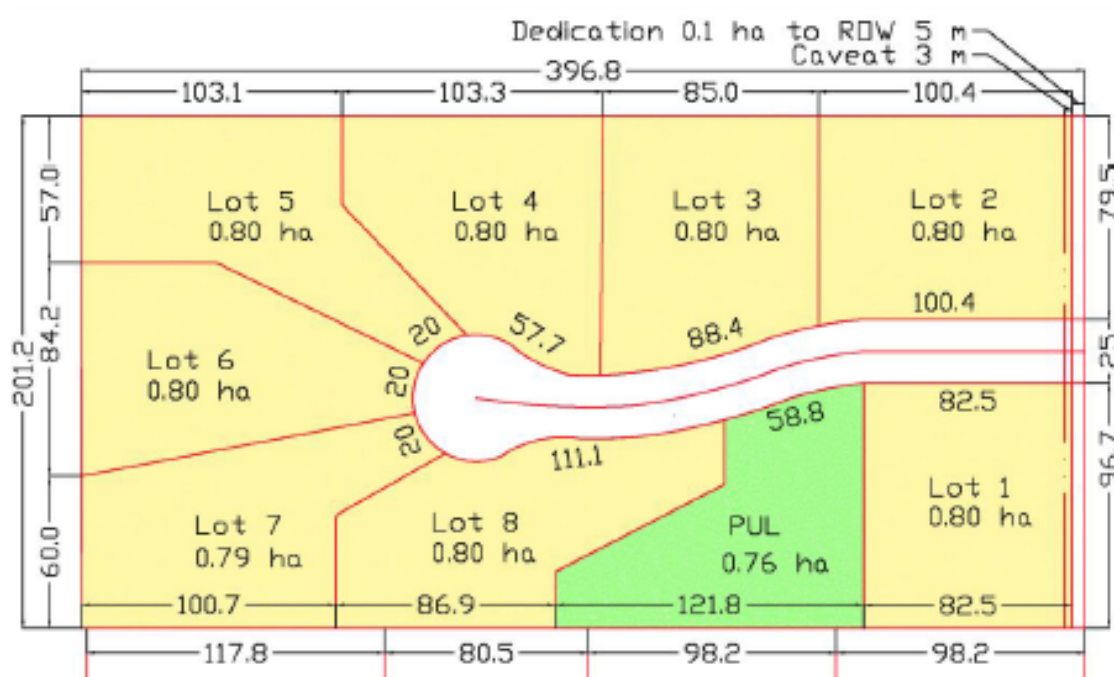
Date: June 20, 2019

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File: PL20190073 - 06713003

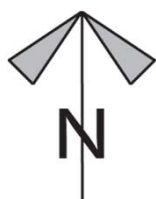
Table 1: Development Concept Calculation

Land Use	Hectares	Acres	Percentage
Public Utility Lot	0.760	1.88	9.6%
Road	0.745	1.84	9.4%
Lot 1 Residential	0.800	1.98	10.0%
Lot 2 Residential	0.800	1.98	10.0%
Lot 3 Residential	0.800	1.98	10.0%
Lot 4 Residential	0.800	1.98	10.0%
Lot 5 Residential	0.796	1.97	10.0%
Lot 6 Residential	0.797	1.97	10.0%
Lot 7 Residential	0.784	1.94	9.8%
Lot 8 Residential	0.797	1.97	10.0%
Dedication for 5 m r-o-w widening	0.101	0.24	1.2%
Total	7.98	19.73	100.00%



Bears paw Heights Conceptual Scheme

(adopted on January 8, 2019)



Block 7, Plan 1501 LK, SE-13-26-03-W05M

Date: June 20, 2019

Division # 8

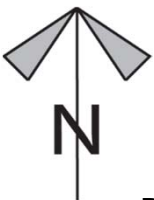
File: PL20190073 - 06713003



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

AIR PHOTO

Spring 2018

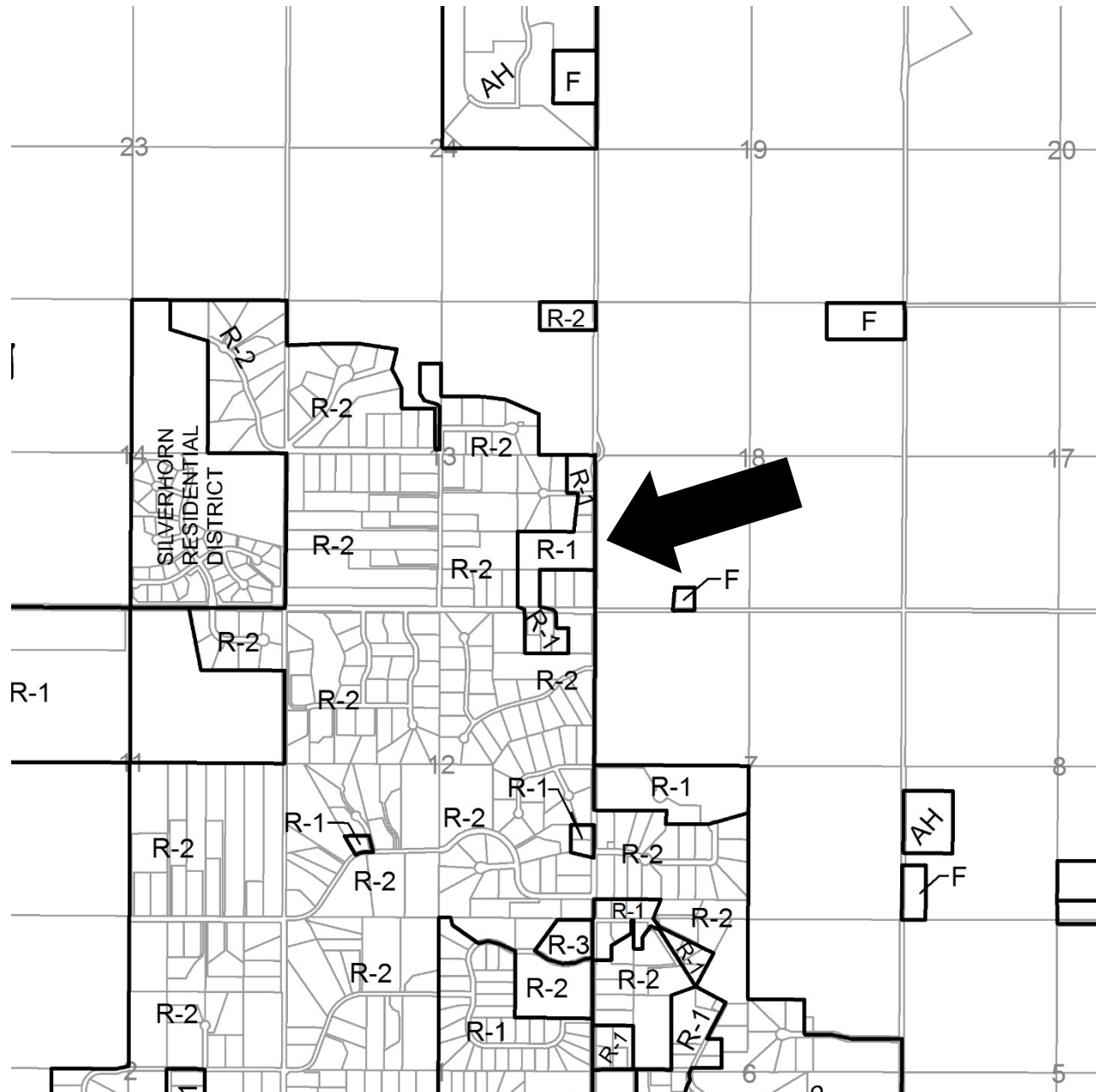


Block 7, Plan 1501 LK, SE-13-26-03-W05M

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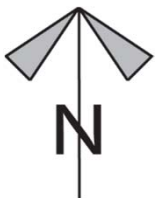
Division # 8

File: PL20190073 - 06713003



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

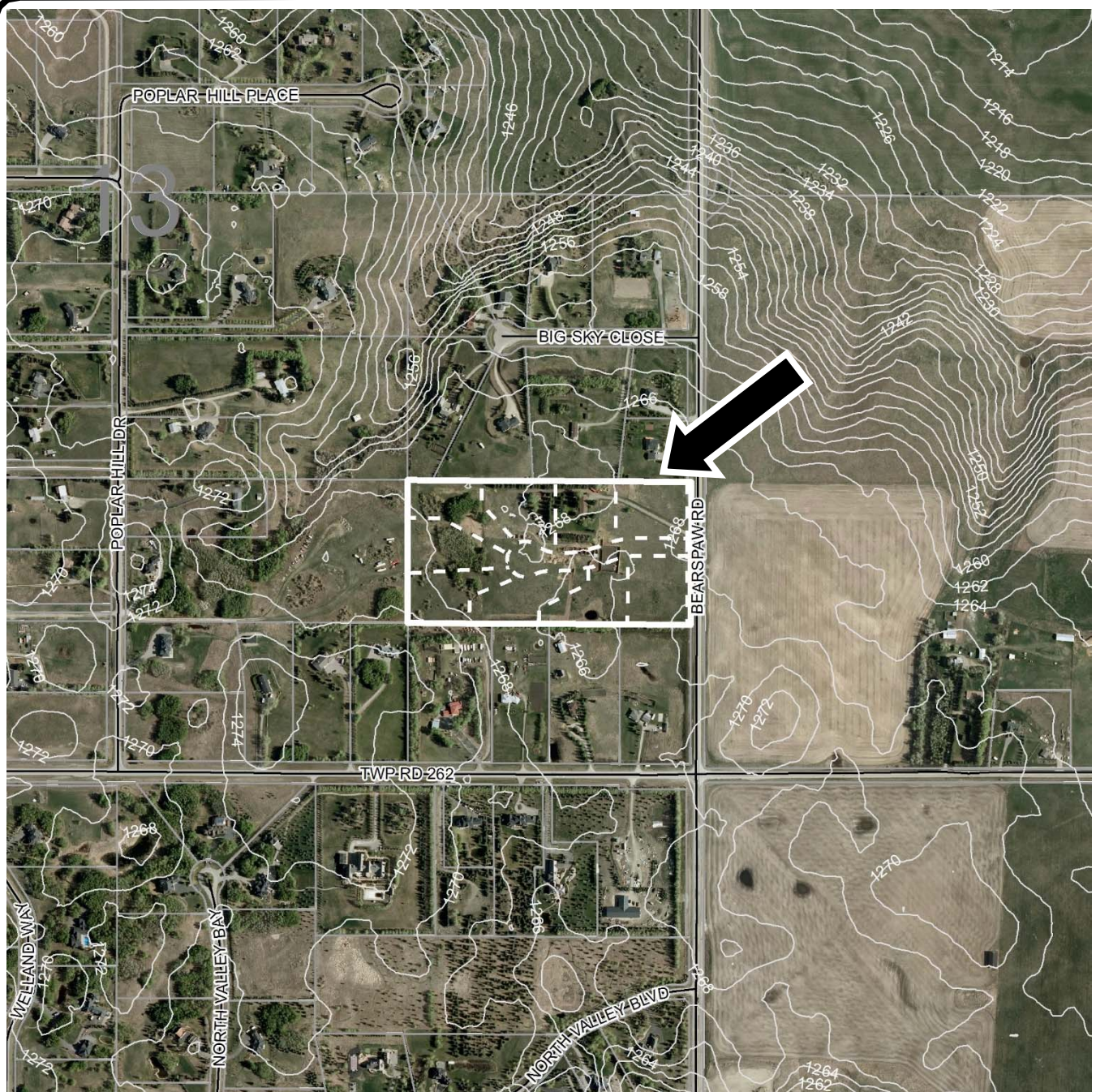


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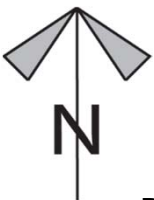
File: PL20190073 - 06713003



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

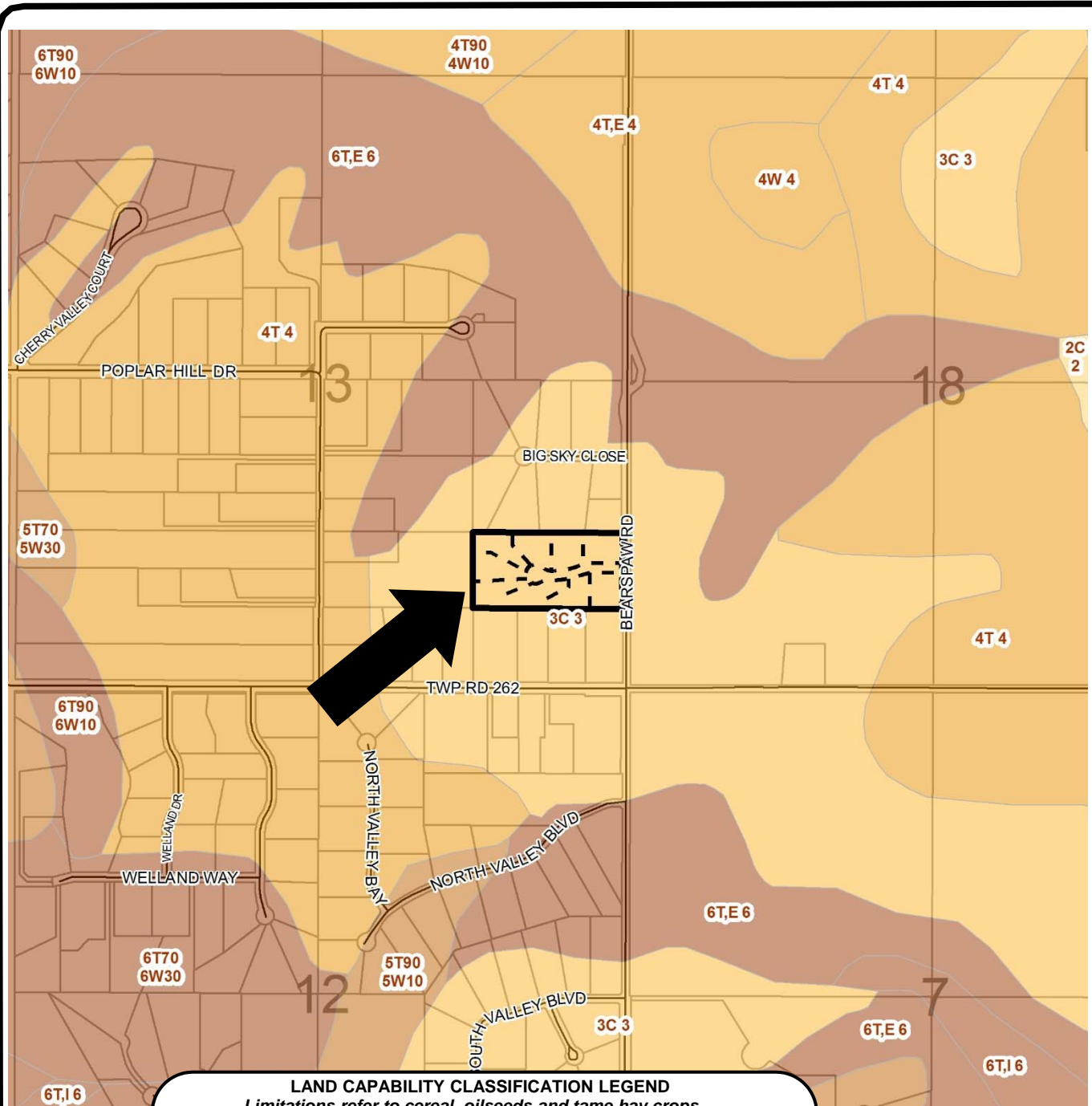


Block 7, Plan 1501 LK, SE-13-26-03-W05M

Date: June 20, 2019

Division # 8

File: PL20190073 - 06713003



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

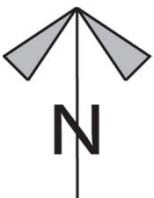
CLI Class

- 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

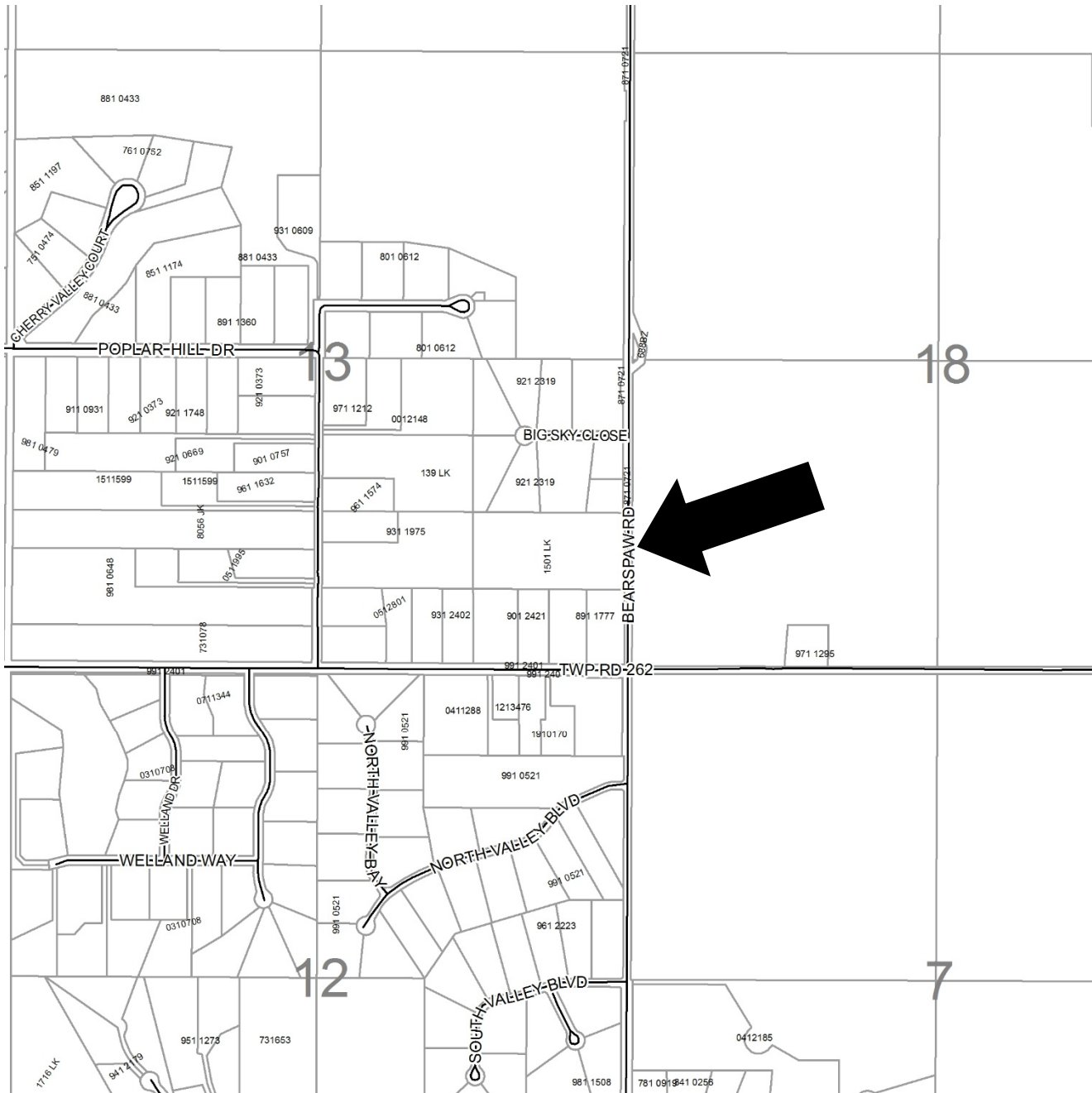


Block 7, Plan 1501 LK, SE-13-26-03-W05M

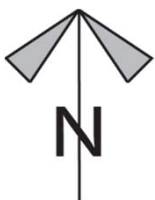
Date: June 20, 2019

Division # 8

File: PL20190073 - 06713003

**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

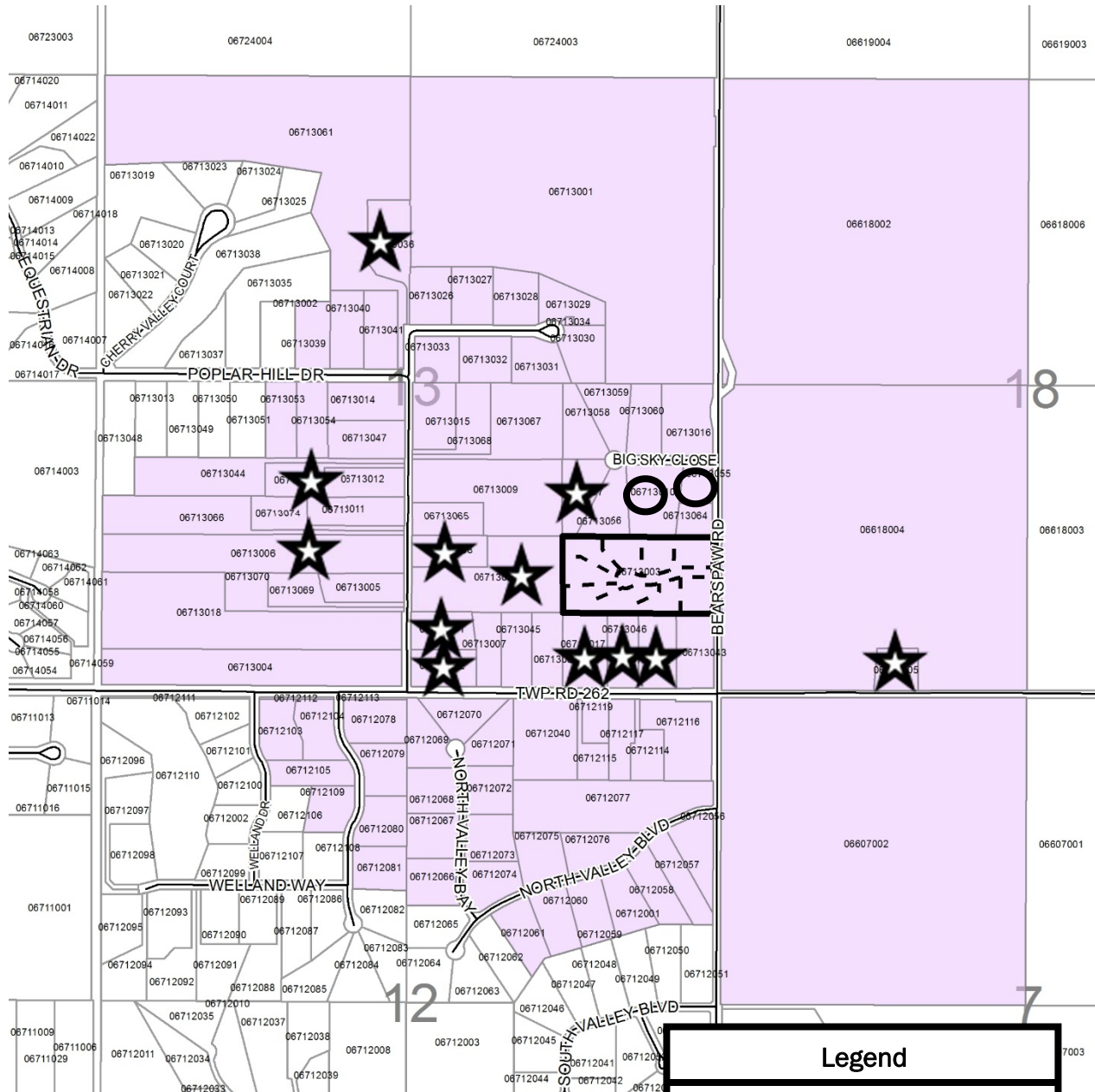
HISTORIC SUBDIVISION MAP

Block 7, Plan 1501 LK, SE-13-26-03-W05M

Date: June 20, 2019

Division # 8

File: PL20190073 - 06713003



- Letters with concerns
- ⊘ Letters in Opposition
- ★ Letters in Support

Legend

- Circulation Area
- Subject Lands

LANDOWNER CIRCULATION AREA

Block 7, Plan 1501 LK, SE-13-26-03-W05M

Date: June 20, 2019

Division # 8

File: PL20190073 - 06713003



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create four ≥ 1.98 acre lots (Lots 1-4), three ± 1.97 acre lots (Lots 5,6,8), one ± 1.94 acre lot (Lot 7), one ± 1.88 acre public utility lots (PUL) and an internal subdivision road within Block 7, Plan 1501 LK within SE-13-26-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

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 shall dedicate a 5 m wide strip of land, by Plan of Survey along the eastern property line for future road widening on Bearspaw Road.
- 3) The Owner shall dedicate a 3 m wide strip of land, by Caveat along the eastern property line for future road widening on Bearspaw Road.

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) Construction of internal public road to a Country Residential standard (400.4) complete with a cul-de-sac and paved approaches to each parcel;
 - b) Removal and reclamation of the existing approach off of Bearspaw Road;
 - c) 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.



- d) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
- e) Installation of power, natural gas, telecommunication, and all other shallow utilities;
- f) Dedication of necessary easements and rights-of-way for utility line assignments;
- g) Mailboxes to be located in consultation with Canada Post Corporation;
- h) Implementation of the recommendations and findings of the Geotechnical Reports prepared in support of the proposed development;
- i) Implementation of the recommendations of the Erosion and Sedimentation Control Plan; and
- j) Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;

Geotechnical

- 5) The Owner shall provide a Geotechnical Investigation to evaluate the soil characteristics, make recommendations for pavement structure design of the internal road, make storm pond liner recommendations, measure existing groundwater conditions and provide all other relevant geotechnical information for the proposed development to the satisfaction of the County.

Stormwater

- 6) The Owner shall provide a Site Specific Stormwater Management Plan, in accordance with the Bearspaw-Glenbow Master Drainage Plan 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.

Site Servicing

- 7) The Applicant/Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1-2 and 4-8, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1-2 and 4-8;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1-2 and 4-8;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



- 8) The Applicant/Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed Lots 1-2 and 4-8, which shall include the following:
 - a) In accordance with Level 3 PSTS Assessment prepared by Groundwater Information Technologies Ltd. (July 15, 2019); and
 - b) The construction of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- 9) The Applicant/Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Lots 1-8, indicating:
 - a) Each future lot Owner is required to connect to County piped wastewater and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Site Construction

- 10) 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.
- 11) 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.

Municipal Reserve

- 12) The provision of Municipal Reserve, in the amount of ± 0.78 hectares (± 1.95 acres), is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Wernick Omura Singh, dated May 28, 2019, File No. 10119122, pursuant to Section 666(3) of the *Municipal Government Act*

Others

- 13) 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.

Payments and Levies

- 14) 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 as shown on the Plan of Survey.
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 8 residential lots and 1 public utility lot.

Taxes

- 16) 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

To:

Municipal District of Rockyview (MDRV)
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

From:**Neighboring Resident(s)**

262053 Bearspaw Road (subject property)
Calgary, AB
T3R 1C4

This letter was prepared by the applicant for convenience of the Neighboring Residents.

As a member of the community, property owner and Neighbor of the subject property, I (we) support the applicant on the subdivision of the above listed parcel of land (illustrated on the reverse side), in the same manner that we were supportive of the applicant during redesignation, for the following reasons...

- A. I (we) am (are) supportive of this sub development as the developer has ensured us that this will be a family-oriented development that will enrich and add to the uniqueness and specialness of the area.
- B. I (we) am (are) supportive of this sub development as the developer has ensured us it will increase opportunities for socialization between neighbor's and add opportunities to make new friends.
- C. I (we) am (are) supportive of this sub development as the developer has ensured us that the surrounding property values will be positively affected by this project
- D. I (we) am (are) supportive of this sub development and the construction that as a necessity will take place as the developer has ensured us that it will follow all protocols and procedures that have been put in place by the MDRV which are necessary to protect the environment, surrounding properties, wildlife and residents.
- E. I (we) am (are) supportive of this sub development and we would encourage Council to support this applicant's proposal.

2 support : 1) Residence
addresses 262020 POPLAR HILL DR
Signed,

I Wadhwa July 8th 19
Signature Date

2) Residence
30096 TWP. 262. -

I Wadhwa July 8th 2019
Signature Date

INDERJIT S. WADHWIA
Printed Name

Printed Name

To:**Municipal District of Rockyview (MDRV)**

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

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- E. I (we) am (are) supportive of this sub development and we would encourage Council to support this applicant's proposal.

Signed,

30046 TWA RD 262
T3R-1C4



Signature

JULY 11/19

Date

Signature

Date



Printed Name

Printed Name

To:**Municipal District of Rockyview (MDRV)**

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

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LOT AT POPLAR HILL DR & TWP 262

Signed,

Signature

Date

Signature

Date

INDERJIT S. WADHWAN

Printed Name

Printed Name

To:

Municipal District of Rockyview (MDRV)
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

From:

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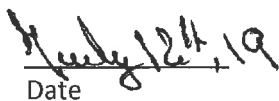
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Signed,


Signature


Date

Signature

Date


Printed Name

Printed Name

25188 Township Rd 262

To:**Municipal District of Rockyview (MDRV)**

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

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Signed,

Signature_____
Date_____
Signature_____
Date_____
Printed Name_____
Printed Name

To:

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- E. I (we) am (are) supportive of this sub development and we would encourage Council to support this applicant's proposal.

Signed,




Signature

Date

Signature

Date


 Printed Name
 19 Big Sky Close
 Calgary

Printed Name

To:

Municipal District of Rockyview (MDRV)
 262075 Rocky View Point
 Rocky View County, AB
 T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

From:**Neighboring Resident(s)**

262053 Bearspaw Road (subject property)
 Calgary, AB
 T3R 1C4

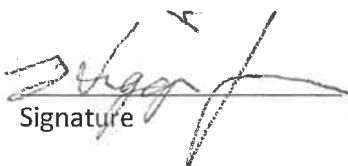

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Signed,

262056 Poplar Hill Dr.

Signature

Date

Signature

Date

HILBINTON

Printed Name

Printed Name

To:

Municipal District of Rockyview (MDRV)
 262075 Rocky View Point
 Rocky View County, AB
 T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

From:

Neighboring Resident(s)
 262053 Bearspaw Road (subject property)
 Calgary, AB
 T3R 1C4

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262053 poplar Hill 1

Signed,

Shaowei Yang July 13/2019

Signature

Date

Signature

Date

Shaowei Yang

Printed Name

Printed Name

To:**Municipal District of Rockyview (MDRV)**

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

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Calgary, AB

T3R 1C4

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Signed,



Signature

July 13/19

Date

36 Poplar Hills Pk
Rocky View MD

Signature

Date

M. SRIKHANUSHIN

Printed Name

Printed Name

To:

Municipal District of Rockyview (MDRV)
 262075 Rocky View Point
 Rocky View County, AB
 T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

c/o Alexander Kurteev

From:

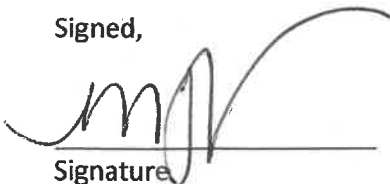
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 Calgary, AB
 T3R 1C4

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Signed,



Signature

July 14/2019

Date

Signature

Date

Michelle Vaccaro

Printed Name

Printed Name

*262034 POPLAR HILL DRIVE
 CAL AB T4B 3T3
 T3R 1C7*

To:**Municipal District of Rockyview (MDRV)**

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Counsellors

&

Rockyview Residents

c/o Alexander Kurteev

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Calgary, AB

T3R 1C4

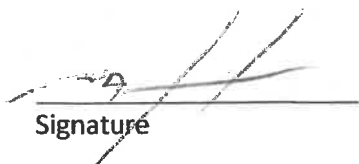
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Signed,

30022 -262 Rd.



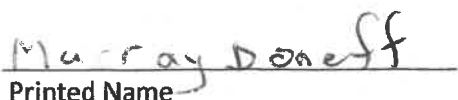
Signature

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July 13/19

Signature

Date



Printed Name

Printed Name

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262075 Rocky View Point

Rocky View County, AB

T4A 0X2

&

Municipal District of Rockyview's Honorable Councillors

&

Rockyview Residents

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Calgary, AB

T3R 1C4

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30040 Rd 262

Rockyview

Signed,

Designated by

Paul Caouette

July 14, 2019 | 7:45 PM MDT

Signature

Date

Signature

Date

Paul Caouette

Printed Name

Printed Name

Lori-Lee Turcotte

From: Darrin Durda [REDACTED]
Sent: Tuesday, July 16, 2019 9:57 PM
To: Xin Deng
Cc: Division 8, Samanntha Wright
Subject: Application: PL20190073

Hi Xin,

Our concerns about this application are based on stormwater and flooding. It would be prudent to grade the property to ensure that the surrounding properties to the North are not impacted in anyway from stormwater and that the applicant follow the stormwater pond and outflow pipeline as specified in the conceptual scheme.

Best regards,

Darrin & Deborah Durda
31 Big Sky Close

Lori-Lee Turcotte

From: jc [REDACTED]
Sent: Friday, July 12, 2019 10:19 AM
To: Xin Deng
Subject: File # 06713003

Dear Xin Deng:

Regarding the above application;

The rezoning of this application was approved by a majority of council despite the issues with ground and storm water.

Council, both collectively and individually, have now accepted that responsibility.

That being said, it was approved and we must move on.

Please find my separate written submission regarding the application below.

Joseph Carson

File # 06713003
Application # PL20190073
Division 8

Dear Sir/ Madam:

As you are aware this property can only dispose of its storm and ground water problems by passing them on to their neighbours to the north and south. I am one of those neighbours to the north.

As part of the applicants solution to the storm and ground water issues associated with this property a buried storm drain travelling in the County right of way and positioned to the east of the immediate two neighbouring properties to the north was offered as an inherent part of the application for rezoning.

Nothing less will be acceptable as this storm drain solution was an integral part of the application presented before Council and as such must be enforced and constructed prior to any development on this property to safeguard the properties to the north.

Thank you,
Joseph & Gwen Carson
7 Big Sky Close