

Council Meeting Agenda

October 8, 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 24, 2019 Council Meeting Page 4
2. September 27, 2019 Special Council Meeting Page 24

B FINANCIAL REPORTS - None

C APPOINTMENTS/PUBLIC HEARINGS - None

D GENERAL BUSINESS

1. All Divisions – File: N/A – Quarterly Report – Municipal Enforcement
Staff Report Page 27
2. All Divisions – File: N/A – Quarterly Report – Recreation, Parks, and Community Support
Staff Report Page 30
3. All Divisions – File: N/A – Quarterly Report – Assessment Services
Staff Report Page 38
4. All Divisions – File: N/A – Quarterly Report – Municipal Clerk’s Office
Staff Report Page 49
5. All Divisions – File: N/A – Shallow Gas Tax Relief Initiative
Staff Report Page 54
6. All Divisions – File: N/A – Property Tax Levy Cancellation Policy
Staff Report Page 57

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7. Division 4 – File: 1013-525 – Langdon Fire Station – Project Update

Staff Report Page 62

8. All Divisions – File: N/A – Annual Road and Bridge Program Policy C-400

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9. All Divisions – File: N/A – Infrastructure Land Acquisition Policy C-416

Staff Report Page 72

10. All Divisions – File: 4050-100 – Snow and Ice Control Policy C-405

Staff Report Page 78

11. All Divisions – File: 4050-100 – Cattle Guards and Passes Policy C-423

Staff Report Page 90

12. All Divisions – File: PL20190018 (03315003) – Singer Transportation Industrial Storage Yard Master Site Development Plan

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

Staff Report Page 97

E BYLAWS

1. Division 1 – File: PL20190034 (03901003) – Consideration of First Reading of Bylaw C-7920-2019 – Redesignation Item – Residential Redesignation

Staff Report Page 155

2. Division 3 – File: PL20190067 (04606165) – Consideration of First Reading of Bylaw C-7935-2019 - Redesignation Item – Site-specific Amendment to DC-13

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3. Division 4 – File: PL20180001 (02336005) – Consideration of Bylaw C-7919-2019 to Revise Road Closure Bylaw C-7781-2018

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4. Division 6 – File: PL20180125 (06108003/004, 06109001/003) –
Consideration of Second and Third Readings of Road Closure Bylaw C-7865-
2019

Staff Report

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5. Division 4 – File: PL20190017 (03315003) – Further Consideration of 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-12

Staff Report

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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 Henn and Councillor
Kamachi – Rescind Motion – RMA Conference and Expenses

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20190088 – Subdivision Item – Residential Subdivision –
Residential Two District

Staff Report

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2. Division 1 – File: PL20190014 – Subdivision Item – First Parcel Out

Staff Report

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K CLOSED SESSION
- None

ADJOURN THE MEETING

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Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on September 24, 2019 commencing at 9:00 a.m.

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

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- R. Barss, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- M. Wilson, Manager, Planning and Development Services
- R. Smith, Fire Chief, Fire Services and Emergency Management
- T. Cochran, Manager, Recreation, Parks, and Community Support
- B. Beach, Manager, Building Services
- C. Morrice, Manager, Legal and Land Administrations
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- J. Koole, Lead Solid Waste and Recycling Advisor, Utility Services
- S. Kunz, Senior Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services

Call to Order

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

1-19-09-24-01

Updates/Acceptance of Agenda

MOVED by Councillor Gautreau that the September 24, 2019 Council meeting agenda be amended as follows:

- Remove item K-1

Carried

MOVED by Councillor Henn that the September 24, 2019 Council meeting agenda be approved as amended.

Carried

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1-19-09-24-02
Approval of Minutes

MOVED by Councillor Hanson that the September 10, 2019 Council meeting minutes be approved as presented.

Carried

1-19-09-24-25 (J-1)
Division 8 –Subdivision Item – Creation of Eight Residential Parcels in Bearspaw Heights
File: PL20190073

MOVED by Councillor Wright that Subdivision Application PL20190073 be approved with the conditions noted in Appendix 'B':

- 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.

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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.

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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 1-8, 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.

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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*.

Carried

1-19-09-24-08 (D-1)

All Divisions – Quarterly Report – Fire Services and Emergency Management

File: N/A

MOVED by Councillor Kamachi that the Fire Services and Emergency Management Year-to-Date report submission be received as information.

Carried

1-19-09-24-09 (D-2)

All Divisions – Solid Waste and Recycling Regional Issues

File: 4075-100

MOVED by Councillor Hanson that the Solid Waste and Recycling Regional Issues report be received as information.

Carried

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

All Divisions – Recreation Governance Committee

File: N/A

MOVED by Councillor Wright that the Recreation Governance Committee terms of reference in Appendix 'B' be amended as follows:

Add new section 1(5) with the following wording:

“Long-term strategic planning is required, planning for future facilities needs to be prioritized, and funding needs to be allocated.”

Carried

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MOVED by Councillor Hanson that the Recreation Governance Committee terms of reference in Appendix 'B' be amended as follows:

Amend section 30 to read as follows:

“Notwithstanding section 28, 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.”

Carried

MOVED by Councillor Kissel that Bylaw C-7927-2019 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7927-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7927-2019 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7927-2019 be given third and final reading.

Carried

MOVED by Councillor Kissel that the Recreation Governance Committee Terms of Reference be approved as per Attachment 'B' as amended.

Carried

The Chair called for a recess at 9:58 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

1-19-09-24-04 (C-1)

Division 4 – Bylaw C-7926-2019 –Redesignation Item – Residential Two District to Public Services District File: PL20180127 (03219028)

1-19-09-24-19 (D-12)

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

MOVED by Deputy Reeve Schule that the public hearing for item C-1 be opened at 10:06 a.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (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-1 be closed at 10:21 a.m.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7926-2019 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7926-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7926-2019 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7926-2019 be given third and final reading.

Carried

MOVED by Deputy Reeve Schule that the Calgary Lao Buddhist Society Master Site Development Plan be approved as presented in Appendix 'C'.

Carried

1-19-09-24-05 (C-2)

Division 7 – Bylaw C-7911-2019 – Redesignation Item – Ranch and Farm Three District to Residential Two District

File: PL20190012 (07308011)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:23 a.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 10:35 p.m.

Carried

MOVED by Councillor Henn that Council varies Policy 10.12 of the County Plan with respect to redesignation application PL20190012.

Carried

MOVED by Councillor Gautreau that Bylaw C-7911-2019 be given first reading.

Carried

MOVED by Councillor Wright that Bylaw C-7911-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7911-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7911-2019 be given third and final reading.

Carried

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The Chair called for a recess at 10:37 a.m. and called the meeting back to order at 10:41 a.m. with all previously mentioned members present.

1-19-09-24-11 (D-4)
Division 2 – Springbank Community Facility Funding Alternatives
File: 6060-650

MOVED by Councillor McKylor 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.

Carried

1-19-09-24-12 (D-5)
Division 1 – Request to Re-evaluate the Bragg Creek Snowbirds Specialized Transportation Grant Application
File: 2015-550

MOVED by Councillor Kamachi that the Bragg Creek Snowbirds Seniors Fellowship's application be re-evaluated and approved as per the initial amount requested;

AND THAT the budget adjustment of \$6,500.00 be approved as per Attachment 'B'.

Carried

1-19-09-24-13 (D-6)
All Divisions – Notice of Motion Response – Sale of Land to the Cochrane & District Agricultural Society
File: 06809018

MAIN MOTION:

MOVED by Councillor Kissel that Administration be directed to explore the viability of a long-term lease, including the pros and cons, with the Cochrane and District Agriculture Society.

MOTION TO TABLE:

MOVED by Deputy Reeve Schule that the main motion be tabled until later in the afternoon.

Carried

1-19-09-24-14 (D-7)
Divisions 4 and 5 – Motion Arising Response – New Area Structure Plan Along Highway 560 (Glenmore Trail)
File: N/A

MOVED by Deputy Reeve Schule that Administration be directed to prepare a Terms of Reference for the proposed new Glenmore Trail ASP project, including budget variance and an option for developer-funded, and return to Council within three months for consideration.

Carried

1-19-09-24-15 (D-8)
All Divisions – Municipal Planning Commission
File: N/A

MOVED by Councillor Gautreau that Administration be directed to prepare a bylaw providing authority for the Municipal Planning Commission to make decisions on subdivision and development permit applications.

Carried

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1-19-09-24-16 (D-9)

All Divisions – West View Area Structure Plan – IREF Application 2019-04

File: N/A

MOVED by Councillor Gautreau that Administration be directed to challenge the recommendation of the Calgary Metropolitan Region Board (CMRB) administrative review for approval.

Carried

1-19-09-24-17 (D-10)

Division 1 – Development Permit Item – Direct Control District 155 (C-7612-2016) Film Production Facility

File: N/A

MOVED by Councillor Kamachi that further consideration of Development Permit Application PRDP20192533 be tabled until later this afternoon.

Carried

The Chair called for a recess at 12:08 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

1-19-09-24-06 (C-3)

Division 4 – Bylaw C-7910-2019 –Redesignation Item – Ranch and Farm District to Public Services District

File: PL20190010 (03323025)

1-19-09-24-20 (D-13)

Division 4 – Master Site Development Plan – St. Mary's Malankara Orthodox Church

File: PL20190011 (03323025)

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be opened at 1:32 p.m.

Carried

Person(s) who presented: Bart Carswell, Carswell Planning (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Debra Giberson

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning (Applicant)

The Chair called for a recess at 1:58 p.m. and called the meeting back to order at 2:00 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be closed at 2:04 p.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7910-2019 be given first reading.

Carried

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MOVED by Deputy Reeve Schule that Bylaw C-7910-2019 be amended as follows:

Add new section under Part 3 that reads as follows:

“THAT a new section 65.8 be added to Land Use Bylaw C-4841-97 to read as follows:

‘THAT on Block 1, Plan 941 1626 Council shall be the Development Authority.’”

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7910-2019 be given second reading as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7910-2019 be considered for third reading as amended.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7910-2019 be given third and final reading as amended.

Carried

MOVED by Deputy Reeve Schule that the St. Mary’s Malankara Orthodox Church Master Site Development Plan (PL20190011) be adopted in accordance with Appendix ‘B.’

Carried

1-19-09-24-07 (C-4)

Division 4 – Bylaw C-7921-2019 – Redesignation Item – Ranch and Farm District to Industrial – Industrial Storage District

File: PL20190017 (03315003)

1-19-09-24-21 (D-14)

Division 4 – Master Site Development Plan – Singer Transportation Industrial Storage Yard

File: PL20190018 (03315003)

MOVED by Deputy Reeve Schule that the public hearing for item C-4 be opened at 2:12 p.m.

Carried

Person(s) who presented: Ken Venner, B&A Planning (Applicant)
Garnett Dawes, ISL Engineering

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-4 be closed at 2:41 p.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7921-2019 be given first reading.

Carried

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MOVED by Councillor Hanson that Administration be directed to work on the wording of section 77.6 of Land Use Bylaw C-4841-97 as proposed by Mr. Venner.

Defeated

MOVED by Deputy Reeve Schule that Bylaw C-7921-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7921-2019 be considered for third reading.

Defeated

MOVED by Councillor Hanson that the Singer Transportation Industrial Storage Yard Master Site Development Plan be tabled until Bylaw C-7921-2019 is considered for third reading.

Carried

1-19-09-24-17 (D-10)

Division 1 – Development Permit Item – Direct Control District 155 (C-7612-2016) Film Production Facility

File: N/A

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Kamachi that item D-10 be lifted from the table.

Carried

MOTION TO TABLE:

MOVED by Councillor Kamachi that item D-10 be further tabled.

Carried

1-19-09-24-18 (D-11)

Division 7 – Improvements to Intersection of Highway 566/Range Road 292 – Budget Adjustment

File: N/A

MOVED by Councillor Henn 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.

Carried

1-19-09-24-24 (I-1)

All Divisions – Notice of Motion – Councillor McKylor and Deputy Reeve Schule – Termination of Reserves Agreement

File: N/A

Notice of Motion: Read 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
Deputy Reeve Al Shule, Division 4

WHEREAS Municipal Reserve Lands in Rocky View County are governed under section 671(2) of the *Municipal Government Act*;

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- 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.

MOVED by Councillor McKylor that Administration be directed to prepare a response to the Notice of Motion for the October 22, 2019 Council meeting.

Carried

1-19-09-24-22 (E-1)

Division 4 – Consideration of First Reading of Bylaw C-7934-2019 - Redesignation Item – Farmstead District to Residential One District

File: PL20190108 (03232002)

MOVED by Deputy Reeve Schule that Bylaw C-7934-2019 be given first reading.

Carried

1-19-09-24-23 (E-2)

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

File: PL20190083

MOVED by Councillor Henn that Bylaw C-7936-2019 be given first reading.

Carried

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1-19-09-24-13 (D-6)

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

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Kissel that the main motion be lifted from the table.

Carried

MAIN MOTION:

MOVED by Councillor Kissel that Administration be directed to explore the viability of a long-term lease, including the pros and cons, with the Cochrane and District Agriculture Society.

Councillor Kissel, with the unanimous permission of Council, withdrew the tabled main motion.

MOVED by Councillor Kissel that Administration be directed to explore all options for a 50-year long term license of occupation for the Cochrane and District Agriculture Society, and include an option for the Agriculture Society to exit the agreement amicably if they deem necessary.

Defeated

MOVED by Councillor McKylor 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.

Councillor Wright requested a recorded vote on the motion.

Carried

In Favour:

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

Opposed:

Councillor Hanson
Councillor Wright
Councillor Kissel

MAIN MOTION:

MOVED by Councillor McKylor that the PSA reflect, at minimum, the following terms and conditions:

- 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.

AMENDING MOTION:

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

THAT the PSA reflect, at minimum, the following terms and conditions:

- 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~~ 50 years;

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-
- 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~~ 50 years.

Defeated

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor McKylor that the PSA reflect, at minimum, the following terms and conditions:

- 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.

Carried

The Chair called for a recess at 3:25 p.m. and called the meeting back to order at 3:32 p.m. with all previously mentioned members present.

1-19-09-24-17 (D-10)

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

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Kamachi that item D-10 be lifted from the table.

Carried

MOVED by Councillor Kamachi that condition 2 in Appendix 'B' be amended as follows:

That the Applicant/Owner shall provide payment of the Transportation Offsite Levy on 5 acres at \$4,595 per acre and that the rest be deferred 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.

Carried

MOVED by Councillor Kamachi that a new condition 32 be added to Appendix 'B' that reads as follows:

"THAT this development permit shall be valid for 10 years from the date of issuance."

Carried

MOVED by Councillor Kamachi that Development Permit Application PRDP20192533 be approved in accordance with the conditions noted in Appendix 'B' as amended:

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;

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- 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 on 5 acres at \$4,595 per acre and that the rest be deferred 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

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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 by the County at the expense of the Applicant/Owner. 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;

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-
- 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
 - iii) Work Zone; and
 - iv) 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) 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.

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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.
- 32) That this development permit shall be valid for 10 years from the date of issuance.

Carried

1-19-09-24-26 (K-2)

Closed Session – “Chestermere Regional Community Association Lands”

File: RVC2019-22

1-19-09-24-27 (K-3)

Closed Session – “Sale of County Lands”

File: RVC2019-23

MOVED by Councillor Henn that Council move into closed session at 3:46 p.m. to consider the following confidential items pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 – Chestermere Regional Community Association Lands

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

K-3 – Sale of County Lands

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

Carried

Council held the closed session for confidential item K-2 and K-3 with the following people in attendance to provide a report and advice to Council:

Rocky View County:	A. Hoggan, Chief Administrative Officer
	K. Robinson, Executive Director, Corporate Services
	B. Riemann, Executive Director, Operations

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G. Kaiser, Executive Director, Community and Business
R. Barss, A/Executive Director, Community Development Services
T. Cochran, Manager, Recreation, Parks, and Community Support
B. Beach, Manager, Building Services
C. Morrice, Manager, Legal and Land Administration

MOVED by Councillor McKylor that Council move into open session at 4:32 p.m.

Carried

MOVED by Councillor Gautreau that Administration be directed to close the facility effective immediately due to safety concerns and communicate the decision to the Chestermere Regional Recreation Association and the City of Chestermere.

Carried

MAIN MOTION:

MOVED by Councillor Gautreau that Administration be further directed to explore the sale of this land and facility.

AMENDING MOTION:

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

THAT Administration be further directed to explore the sale of this land ~~and~~ or remediation of this facility.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Gautreau that Administration be further directed to explore the sale of this land or remediation of this facility.

Carried

MOVED by Councillor Hanson that Administration be directed to decline the Offer to Purchase.

Carried

MOTION ARISING:

MOVED by Councillor Hanson that Administration be directed to prepare a report on development potential with this particular piece of property to be delivered no later than three months and two weeks from today.

AMENDING MOTION:

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

THAT Administration be directed to prepare a report on development potential with ~~this particular piece of property~~ fee-simple County Lands to be delivered no later than three months and two weeks from today.

Carried

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

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MOTION ARISING:

MOVED by Councillor Hanson that Administration be directed to prepare a report on development potential with fee-simple County Lands to be delivered no later than three months and two weeks from today.

Carried

MOVED by Councillor Kissel that Councillors Hanson, Wright, and Kissel be allowed to attend the fall RMA conference and have their travel expenses covered.

Carried

Adjournment

MOVED by Councillor Hanson that the September 24, 2019 Council meeting be adjourned at 4:53 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

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SPECIAL COUNCIL MEETING MINUTES
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A special 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 27, 2019 commencing at 10:00 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 (arrived at 10:03 a.m.)
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- R. Barss, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- T. Cochran, Manager, Recreation, Parks, and Community Support

Call to Order

The Chair and called the meeting to order at 10:00 a.m. with all members present with the exception of Councillor Hanson.

1-19-09-27-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the September 27, 2019 special Council meeting agenda be approved as presented.

Carried
Absent: Councillor Hanson

1-19-09-27-02 (D-1)

All Divisions – Authorization to Communicate at Special Council Meetings

File: N/A

Councillor Hanson arrived at the meeting at 10:03 a.m.

MOVED by Councillor McKylor that the original sanctions passed on June 11, 2019 by Council be amended as follows:

“That Councillor Hanson is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or special Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Hanson.”

Carried

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SPECIAL COUNCIL MEETING MINUTES
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MOVED by Councillor McKylor that the original sanctions passed on June 11, 2019 by Council be amended as follows:

“That Councillor Wright is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or special Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Wright.”

Carried

MOVED by Councillor McKylor that the original sanctions passed on June 11, 2019 by Council be amended as follows:

“That Councillor Kissel is to have no contact with Rocky View County staff, including the Chief Administrative Officer, with the sole exception of appropriate Councillor and administrative communications at regular Council meetings or special Council meetings or as otherwise approved by Rocky View Council. Rocky View Council will direct by resolution, the actions of Administration regarding any request made by Councillor Kissel.”

Carried

1-19-09-27-03 (D-2)

Division 5 – Chestermere Regional Recreation Center

File: N/A

MOVED by Councillor Gautreau that Stantec be allowed to address Council regarding item D-2.

Carried

The Chair called for a recess at 10:59 a.m. and called the meeting back to order at 11:05 a.m. with all previously mentioned members present.

Brian Breukelman with Stantec Consulting Ltd. proceeded to address Council on the Chestermere Regional Recreation Center.

MOVED by Deputy Reeve Schule that portions of the Chestermere Regional Recreation Facility that do not require remediation due to structural concerns be reopened subject to the Chestermere Regional Community Association providing the County with:

- 1) An immediate operational snow loading mitigation strategy before day end on Friday, September 27, 2019; and
- 2) New engineering and technical information, including a letter of opinion/approval, provided by Stantec Consulting Ltd. before day end on Friday, September 27, 2019

Defeated

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MOVED by Councillor Gautreau that the Chestermere Regional Recreation Facility be reopened subject to the Chestermere Regional Community Association providing the County with:

- 1) An immediate operational snow loading mitigation strategy to the Rocky View County CAO by end of day Friday September 27, 2019; and
- 2) New engineering and technical information provided by Stantec Consulting Ltd. to the Rocky View County CAO by end of day Friday September 27, 2019.

Deputy Reeve Schule requested a recorded vote on the motion.

Carried

In Favour:

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

Opposed:

Councillor McKylor
Deputy Reeve Schule

Adjournment

MOVED by Councillor McKylor that the September 27, 2019 special Council meeting be adjourned at 11:11 a.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



MUNICIPAL ENFORCEMENT

TO:	Council	DIVISION:	All
DATE:	October 8, 2019	APPLICATION:	N/A
FILE:	N/A		
SUBJECT:	Quarterly Report – 2019 Year to Date		

EXECUTIVE SUMMARY:

Municipal Enforcement has prepared a year to date report for Council's information. The report and numbers presented will be updated on a quarterly basis going forward.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Municipal Enforcement Year-to-date report be received as information, in accordance with Option #1.

BACKGROUND:

The purpose of the report is to provide quarterly reports from Municipal Enforcement. 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 Municipal Enforcement Year to date report 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 summary – Municipal Enforcement

¹ **Administration Resources**
Jay Loro, Municipal Enforcement



ATTACHMENT 'A' **2019 Year-to-date report - Municipal Enforcement**

Introduction:

The completion of the County-wide re-organizational structure included significant changes to the Bylaw Enforcement Section. The Bylaw Section was separated into two distinct groups, with the majority of the personnel moving to Planning and Development Services. The individuals in this group are now referred to as Development Compliance Officers and only address issues related to the Land Use Bylaw. The staff members that did not transfer to the newly created section continue to enforce the majority of the County Bylaws, and their roles and titles have remained unchanged. The official split of the Bylaw Section took place in April of this year, and an in-depth analysis was conducted to determine how to best serve the County residents with their concerns relating to bylaw infractions.

Traffic Section Summary:

The Traffic Section is composed of nine Traffic Officers including a supervisor. This section's mandate is outlined in the Department's Traffic Safety Plan. A Traffic Safety Enforcement Plan is a mandatory requirement for all authorized employers who conduct moving traffic enforcement. The goal of the Traffic Safety Plan is to reduce fatalities and motor vehicle collisions on County road ways. Municipal Enforcement's Traffic Safety Plan concentrates on five areas of concern:

- Speeding Infractions;
- Stop Sign Violations;
- Seat Belt Use;
- Distracted Driving;
- Protection of Infrastructure (Overweight Vehicles).

Notable Infractions to Date:

- 56 violators travelling 50km/h over the posted speed limit (high speed 160km/h in a 100 zone);
- 36 uninsured motor vehicles;
- 19 suspended drivers;
- 67 overloaded commercial vehicles.

Bylaw Division Summary:

The Bylaw Section is composed of two Bylaw Officers. The Bylaw Section enforces multiple municipal bylaws, which include the Animal Control Bylaw, Off Site Pumping Bylaw, Fire Service Bylaw, Noise Bylaw, Litter Bylaw, Election Signs Bylaw, and Nuisance and Unsightly Bylaw.

To date, the Bylaw Section has received and investigated 713 complaints. The majority of these complaints are animal control issues in which 441 complaints have been investigated.

Administrative Highlights:

The County is in the process of working out the fine details for the new Municipal Policing Service Agreement for Langdon. In 2020, the new contract comes into effect and the County will be paying for three RCMP Constables as well as a Watch Clerk for full-time policing in the hamlet.



REPORTED CONCERNS (JAN- AUG)- MUNICIPAL ENFORCEMENT

TYPE	# OF CONCERNS
BYLAW : ADVERTISING SIGNS	3
BYLAW : ANIMAL CARE & CONTROL	441
BYLAW : ELECTION SIGNS	2
BYLAW : FIRE CONTROL	19
BYLAW : LAND USE *(JAN - APR)	96
BYLAW : LITTER	16
BYLAW : MISCELLANEOUS	5
BYLAW : MUNICIPAL ADDRESSING	2
BYLAW : MUNICIPAL LANDS/ENVIRONMENTAL RESERVE	10
BYLAW : NOISE	40
BYLAW : NUISANCE & UNSIGHTLY PROPERTY	53
BYLAW : OFFSITE PUMPING	20
BYLAW : PUSH SNOW ON ROAD	6
INFORMATION ONLY REPORT	12
PROVINCIAL STATUTES	2
PROVINCIAL STATUTES : ENVIRONMENTAL PROTECTION ACT	1
PROVINCIAL STATUTES : FOREST AND PRAIRIE PROTECTION ACT	1
PROVINCIAL STATUTES : PETTY TRESSPASS ACT/TRESSPASS TO PREMISE ACT	5
PROVINCIAL STATUTES : TRAFFIC COMPLAINTS	208
RECOVERED STOLEN PROPERTY	3
WALK - IN	2
TOTAL# OF COMPLAINTS ACTIONED YTD	947

CUSTOMER CONTACT	
Phone Calls Received (during business hours)	2114
Phone Calls Received (after hours - 4:30 pm & weekends)	331

PERMITS ISSUED	
Road Race Event Permits	20
Special Event Permits	10
Movie Filming Permits	2

TRAFFIC SAFETY	
Traffic Contacts (tickets, warnings, public relations)	5792



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council
DATE: October 8, 2019
FILE: N/A
SUBJECT: Quarterly Report – 2019 Year-to-Date

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

Recreation, Parks & Community Support has prepared a quarterly report for Council's information. The report and 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 Recreation, Parks & Community Support's quarterly report be received as information, in accordance with Option #1.

BACKGROUND:

The purpose of this report is to provide quarterly reports from Recreation, Parks & Community Support. 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 Recreation, Parks & Community Support report 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 summary – Recreation, Parks & Community Support

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



ATTACHMENT 'A':

2019 Year-to-date report – Recreation, Parks & Community Support

RECREATION

New Recreation Model

At their July 23, 2019, meeting, Rocky View Council approved significant changes to the County's recreation model, the most noteworthy being that the nine Recreation Boards will be replaced by a single Recreation Governance Committee comprised of Council-only members.

Council's new committee will make strategic decisions that better-prioritize recreation funding by looking at the needs of the entire County, including consideration of the programs, services, and facilities that the County funds in neighbouring municipalities. This will help fill gaps, as well as reduce any duplication identified.

The new recreation governance model also simplifies and clarifies the County's funding process for external groups. These changes envision a move towards the County directly providing recreation programs and services as well as potentially managing facilities in the future as Rocky View County grows and resident needs become more complex.

Administration is currently developing new policies, exploring partnership opportunities, and preparing for the creation of a recreation master plan. We are focused on establishing processes that will allow for a County-wide recreational project prioritization, and consistency in funding allocations based on a County-wide Needs Assessment to benefit of all Rocky View County residents.

For consistency in the granting process, applications will continue to be received as usual until Fall, 2020. Administration will review the application packages, and the new Recreation Governance Committee will evaluate applications and make funding decisions.

Langdon Joint Use Site Quad Diamond Development

On July 23, 2019, \$2.2M of Community Recreation Funding was allocated to the development of the quad diamond facility on the Langdon Joint Use Lands. The development is being project managed by the County's Capital Projects department.

North Bow Recreation Facility Board will still be able to use these County allocated funds as matching funds for grants that support the development of the quad-diamond buildout.

Marigold Libraries

As per Marigold Library System Policy C-312, annual per capita funding above the amount provided to the Marigold Library System is provided to individual Marigold libraries in adjacent municipalities that service County residents. In 2019, \$162,820.00 was provided to individual libraries in Airdrie, Beiseker, Chestermere, Cochrane, Crossfield, and Irricana. In addition, \$40,392 will be transferred to the RVC Library Reserve for the development of future libraries in the County.

Special Events

In spring 2019, Administration recognized the need to design a coordinated approach for special events to:

- Ensure information is provided to event organizers;
- Incorporate standardized criteria that achieves public safety; and
- Provide a one-point-of-contact approach to assist residents, businesses, and organizations in navigating through the complex County processes to achieve Council's strategic objectives through:



- Creating a culture of customer service;
- Enhancing transparency and communication;
- Expanding community service delivery;
- Embracing partnerships.

The research has been started with review of more than 15 municipalities that have already initiated special event processes, along with meeting with internal County business units and community and business organizations that host events within the County boundaries.

Policies Under Review

Council regularly develops and reviews Council policies to ensure that Council's objectives are represented, and that the needs of the County are addressed, pursuant to its responsibilities in the *Municipal Government Act* as it may be amended from time to time. The following Recreation, Parks & Community Support policies have been or will be reviewed this year:

- Family and Community Support Services Policy C-131 – rescinded July 9, 2019;
- Community Benefits Initiatives Grant Policy C-321 – revised September 10, 2019;
- Marigold Library System Policy C-312 – revised September 10, 2019;
- Commemorative Program – Purchase of Commemorative Item(s) Policy C-315 – revisions to be presented December 10, 2019;
- Community Recreation Funding Policy C-317 – revisions to be presented December 10, 2019;
- Pathways and Trails Policy C-318 – revisions to be presented December 10, 2019;
- Specialized Transportation Assistance Grant Policy C-102 – revision to be presented December 10, 2019.

Funding Programs Update

Funding programs managed through Recreation, Parks & Community Support are well-subscribed. Administration currently oversees four grant programs and recreation cost sharing with adjacent municipalities. There are annual fluctuations in application numbers and funding allocations, as illustrated in the tables below.

Table 1: Community Recreation Funding Grants - District

	2018	2019 YTD
Total Number of non-profit organizations funded ²	49	35
Operational Applicants	34	32
New Applicants	9	4
Returning (since 2017) Applicants	25	28
Operational funds allocated	\$1,082,713.71	\$619,685.97
Capital Applicants	13	5
New Applicants	3	0
Returning (since 2017) Applicants	10	5

² Operational and capital numbers may total more than the total number of organizations funded, as some organizations apply for both funding streams.



	2018	2019 YTD
Capital funds allocated	\$605,373.13	\$90,105.94
Number of residents benefitting ³	250,640	241,840
Board Administration allocated	\$11,300.00	\$11,300.00

Table 2: Community Recreation Funding Grants - Regional

	2018	2019 YTD
Total Number of non-profit organizations funded ⁴	4	3
Operational	3	2
New Applicants	0	0
Returning (since 2017) Applicants	4	2
Operational funds allocated	\$513,550.00	\$479,020.00
Capital	4	2
New Applicants	0	0
Returning (since 2017) Applicants	4	2
Capital funds allocated	\$646,188.11	\$180,000.00
Number of residents benefitting ⁵	27,000	27,000

Table 3: Recreation Cost-Sharing with Adjacent Municipalities

Municipality	2018	2019
Airdrie	\$200,000.00	\$200,000.00
Cochrane	\$36,000.00	\$36,000.00
Crossfield	\$30,000.00	\$30,000.00
Chestermere	\$30,000.00	\$0.00 ⁶

³ Information drawn from numbers provided by applicants. Residents benefit from multiple programs and facilities.

⁴ Operational and capital numbers may total more than the total number of organizations funded, as some organizations apply for both funding streams.

⁵ Information drawn from numbers provided by applicants.

⁶ Dissolution of Chestermere-Conrich Board led to dissolution of cost-sharing agreement for grant funding.

**Table 4: Langdon Recreation Special Tax Funding Grant**

	2018	2019 YTD
Total Number of non-profit organizations funded ⁷	3	2
Operational	3	2
New Applicants	2	0
Returning (since 2017) Applicants	1	2
Operational funds allocated	\$40,517.65	\$26,075.00
Capital	0	1
New Applicants	0	0
Returning (since 2017) Applicants	0	1
Capital funds allocated	0	\$3,200.00
Number of residents benefitting ⁸	5,637	5,150

Table 5: Community Benefits Initiatives Grant

	2018	2019 YTD
Total Number of non-profit organizations funded ⁹	10	11
New Applicants	5	2
Returning (since 2017) Applicants	5	9
Grant Category:		
Cultivating Communities	8	6
Culture and Events	0	2
Heritage Awareness	1	2
Volunteer Development	1	1
Total Funds Allocated	\$48,791.93	\$46,000.00

⁷ Operational and capital numbers may total more than the total number of organizations funded, as some organizations apply for both funding streams.

⁸ Information drawn from numbers provided by applicants.

⁹ Operational and capital numbers may total more than the total number of organizations funded, as some organizations apply for both funding streams.



Number of residents benefitting ¹⁰	10,744	14,473
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Table 6: Specialized Transportation Assistance Grants

	2018	2019 YTD
Transit Providers Funded ¹¹	2	2
Funding Allocated	\$278,700	\$296,500.00
Annual number of service trips for medical and therapeutic appointments (one way)	2,118	2,820 (projected)
Individuals Funded	11	14
Returning (since 2017) Applicants	11	13
New Applicants	0	1
Funding Allocated	\$5,000	\$7,000.00

PARKS

As an integral office within the larger planning and development function at the County, the Parks office is a subject matter expert regarding parks planning and active transportation network analysis, and works closely with internal departments and external stakeholders to advocate and advance the parks, open space, and active transportation planning portfolio. Ongoing implementation of the *Parks and Open Space Master Plan* and the *Active Transportation Plan: South County* provides the Parks office with tools for planning and reviewing development proposals.

Community Planning

The office performs high-level administrative duties including the comprehensive review and scrutiny of various planning documents, including but not limited to: redesignation and subdivision applications; draft Conceptual Schemes; draft Intermunicipal Development Plans; and draft Area Structure Plans. The office works closely with the Planning and Development department to ensure the County's interests with regard to parks and active transportation content is satisfied.

The office has provided planning review and detailed analysis in excess of 50 planning files during this quarter.

Development Review

The Parks office also works closely with the Engineering Services office as a stakeholder in the execution of Development Agreements. The office reviews and approves landscape plans against applicable standards, legislation, and guidelines as a condition of applicable Development Agreements.

The office has provided planning review and detailed analysis in excess of 10 engineering/landscape packages during this quarter.

¹⁰ Information drawn from numbers provided by applicants.

¹¹ Operational and capital numbers may total more than the total number of organizations funded, as some organizations apply for both funding streams.



Development Construction

In relation to landscape plan approvals, the office liaises with the Engineering team to ensure all associated landscape development is constructed in accordance to approved plans. Processing of Construction Completion certificates and Final Acceptance Certificates for landscape construction are processed by the Parks office.

The office processed three certificates during this quarter.

Planning and design- Off Leash Dog Parks: Site Standards and Design Guidelines

Recognizing an opportunity, the Parks office has completed a draft document that outlines site standards and design guidelines for Off Leash Dog Parks. This document serves to be used as a tool to inform stakeholders with regard to planning and development of off leash dog parks. Site standards permit Administration to review proposed locations against selection considerations that assess overall location and context, proximity to adjacent uses, terrain and ground cover, accessibility to parking, and connectivity to pedestrian network. With an increasing population and an increase in pet ownership, this planning tool will ensure consideration for the development of off leash dog parks that are of high quality and that provide accommodations for safe and accessible use by the public.

The document has been researched against and incorporates details obtained from over ten (10) different municipal jurisdictions - both rural and urban - throughout North America and Australia. The document has been reviewed by a subject matter expert team of internal stakeholders to ensure alignment with planning, engineering, bylaw, enforcement, and recreational requirements. This document is intended to be appended to a future edition of the County Servicing Standards to ensure all development of off leash dog parks are accountable to a stringent level of design to ensure safe public amenities are constructed.

COMMUNITY SUPPORT - FCSS

Rocky View County values the social wellbeing of our residents, and partners with the Government of Alberta to provide preventive community-based social support programs. The County funds non-profit societies and local government agencies that help people develop independence, strengthen their coping skills, become more resistant to crisis, assume responsibility for decisions and actions that affect them, develop interpersonal and group skills, and provide supports that help sustain people as active participants in the community.

The most current impact statistics provided in the following table reflect the outcomes of the 2018 grant program.

Table 7: Current Impact Statistics

Measureable	
Number of Individuals ¹² Served	7,165
Number of Volunteers	602
Number of Volunteer Hours	14,730

¹² As "unique" individuals or volunteers are not tracked, participants in more than one program may be counted twice. There is no economically feasible way to track these individuals across different programs and tracking individuals across social agencies may also impact confidentiality of sensitive personal issues and/or their accessing of supports due to perceptions of confidential data sharing.



Measureable	
Number of Families Served	861
Number of Community Partners	390
Number of Program Funded	27
Total FCSS Funding Allocated	\$881,346.00

In total, \$955,500 in FCSS funding was provided to 28 programs in 2019. Outcomes for these allocations will be available in February 2020 when recipients submit their final reports to the County.

The deadline for applying for 2020 FCSS funding was August 30, 2019. The FCSS Board will be reviewing (or will have already have reviewed by the time this report is presented) those applications for funding.



ASSESSMENT SERVICES

TO: Council

DATE: October 8, 2019 **DIVISION:** All

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

SUBJECT: Update Report – Year to Date Statistics

EXECUTIVE SUMMARY:

Assessment Services has prepared this installment of quarterly statistics for Council's information. The numbers presented are representative of the year to date, and will be updated on a quarterly basis going forward. No further action is required of Council.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

This update outlines the key activities for the first half of 2019, and major items as projected for the 2019 calendar year. Assessment Services provides the foundation for the County to execute the financial obligations through the property taxation system. Approximately 24,000 parcels or 31,485 property records changed to reflect the current legislative requirements. Both taxable and exempt properties must be valued within the legislated time and reported to the provincial ASSET (Assessment Shared Services Environment) system and AUDIT function.

The department maintains the land title changes, accuracy of the data elements of the CAMA (Computer Assisted Mass Appraisal) system, which involves valuation of residential and non-residential properties, and coordinates the technological inquiries for inspection, trend patterns, and independent attributes for measurement of market value. Core functions are outlined below.

Core Functions completed:

- The annual audit ratios for residential and non-residential development were achieved (0.986 and 1.005 respectively) and used in the equalized assessment calculation.
- Approximately 22,000 mailed assessment notices along with inquiries responded were handled during the Assessment Open House period (January 25 to April 3).
- Assessment Defense:
 - LARB: 17 complaints filed 10 withdrawn 7 heard
 - CARB: 33 complaints filed 32 withdrawn 1 to be heard
- Due to the economic downturn (4th year of economic recession), the number of assessment complaints doubled.
- Assisting provincial government with Designated Industrial Properties (DIP):
 - Contract ended mid-year for Rocky View County and 25 other municipalities.
- Training of Assessors.
- Preparation of Education Requisition (reporting of assessment by classes, calculations, balancing for ASSET and other functions).
- Re-inspection cycle of property types (March to August):
 - spoke/confirmed by owner 1,208
 - Spoke/confirmed with contractor 817

¹ Administration Resources

Ted Boyda, Manager, Assessment Services



ROCKY VIEW COUNTY
Cultivating Communities

- Left call back card/re-inspection 1,331
- Land/title/subdivision inspection 350
- Multiple Listing Sales Review 921
- Land Title/code changes 800

Total to date 5,427

- Re-inspection cycle: 4,627 properties (5,427-800) were inspected (contributes about 0.75% to 1% to annual change).
- Annual inspections involve new permits, developments, and progressive developments until projects are complete. Numbers will vary as building permits increase for year-end.

Assistance provided to other departments:

- Taxation:
 - Growth / live/inflationary;
 - Equalized Assessment / Tax rates, etc.
- Planning and Development, Municipal Lands, Operations:
 - Appraisals for acquisition and disposition.
- Economic Development:
 - Absorption numbers, growth factors, etc.

BUDGET IMPLICATIONS:

There are no budget implications at this time; however, the province is reviewing the assessment model for the M & E (Machinery and Equipment) category of regulated properties for the 2020 taxation year. The extent of these changes should be finalized by December of this year.

OPTIONS:

Option #1 THAT the Assessment Services quarterly report be received for information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Update Statistics: Assessment Services

Assessment Services – YTD Statistics

Overall Statistic for Residential		
Properties	Median Assessment	Average Assessment
11,205	\$857,000	\$957,239

Overall Statistic for Residential Vacant		
Properties	Median Assessment	Average Assessment
1,269	\$350,100	\$377,980



ROCKY VIEW COUNTY

Assessment Services – YTD Statistics

Overall Statistic for Farm Residence		
Properties	Median Assessment	Average Assessment
2,908	550,920	626,351

Overall Statistic for Farmland Vacant		
Properties	Median Assessment	Average Assessment
4,831	\$22,710	\$23,160



ROCKY VIEW COUNTY

Assessment Services – YTD Statistics



Property Assessments Underway

As required by Provincial legislation, Rocky View County is currently conducting property assessments.

The County's professional assessors will be in the municipality collecting the information needed to ensure fair property tax assessments for all landowners by updating assessed property values.

County assessors may require access to inspect your property. If so, they will visit between 8:00 a.m. and 4:30 p.m., Monday to Friday. They have photo identification and travel in marked County vehicles. If an assessor comes to your property and you have any questions or concerns, please call Rocky View County at 403-230-1401.

Your assistance in working with assessors is greatly appreciated.

www.rockyview.ca
@rockyviewcounty
rockyviewcounty

ROCKY VIEW COUNTY

Tel: 403-230-1401 © Rocky View County

Assessment Services – YTD Statistics

ATB's Alberta Economic Outlook: Latest growth forecast for Alberta cut in half

Posted on: 5/16/2019 | Author: ATB Financial's Economics + Research Team

Five months into 2019, the Alberta economy is facing a tough year. Real GDP is forecast to grow, but the growth is expected to be modest at just 0.7 per cent, down from an already modest forecast of 1.4 per cent in March.

This is the latest economic forecast shared in ATB's [Alberta Economic Outlook](#).

The challenges facing Alberta this year include a national economy that is off to a sluggish start, a trade war between the world's two largest economies, high levels of personal debt and a fair bit of slack in the labour market left over from the recession. It all adds up to significant headwinds blowing against the Alberta economy.

Pipeline capacity continues to be the primary contributor to the slower growth. A few years ago, the focus was on getting a new oil pipeline to tidewater so we could access other markets and get a better price for our product. Today, production is outstripping the actual capacity of the pipeline system. Crude-by-rail has helped, but until new pipeline capacity comes online, investment in the oil and gas sector will be dampened, with slower economic growth the result.

Oil and gas is not the only game in town, but it is a huge part of our economy and the ripple effects of lower investment are felt in sectors from retail trade to construction to professional services.

On a brighter note, agriculture, manufacturing, tourism and digital services will likely perform well this year. But, barring something unforeseen, the overall forecast remains gloomy.

Change in real GDP, Alberta

Annual per cent change

Graph by ATB Financial



Source: Statistics Canada Table: 36-10-0402-01 and ATB Financial forecasts

Source: <https://www.atb.com/learn/economics/the-owl/Pages/atbs-alberta-economic-outlook-latest-growth-forecast-for-alberta-cut-in-half.aspx>



ROCKY VIEW COUNTY

Assessment Services – YTD Statistics



ROCKY VIEW COUNTY Code: 0269 Assessment Year: 2018 Annual Audit Ratio Study Plus Report Summary and Assessment Audit Comments

NOTICE

The Annual Audit Ratio Study Plus Report contains additional statistics and is intended for use by assessors to verify their data with that contained in ASSET.

Every effort has been taken to ensure that this report and the Annual Audit Ratio Study Report produced with the ANN and IOV loads are identical.

If there is a discrepancy between the two, the Annual Audit Ratio Study Report available through the Process Monitor will be considered the official report.

Overview

The annual audit ratio study is used to infer statistically whether each ratio study stratum of the municipality's reported market value based assessments meets the regulated provincial quality standards.

Provincial Quality Standards: The standard for the Median Assessment Ratio for each stratum is 0.950 to 1.050 for all property types.

The standard for the Coefficient of Dispersion (COD) for each stratum is 0 to 15.0 for property containing 1, 2 or 3 dwelling units and 0 to 20.0 for all other property types.

The results of the annual audit ratio study are an indication of the quality of the municipality's assessments as a whole and should not be relied upon as evidence of the quality of an individual property's assessment.



ROCKY VIEW COUNTY

Assessment Services – YTD Statistics

Residential Assessment Level	Non-Residential Assessment Level
0.986	1.005

Assessment Year 2018 Loads

Load Type	Load Date	Declared By	Declaration Date
Indicators of Value	January 16, 2019	N/A	0
Annual	January 17, 2019	Ted Boyda	January 17, 2019

Audit Date	Assessment Auditor	Auditor Comment
April 3, 2019		The regulated assessment quality standards have been met and the assessment levels calculated by ASSET will be used in the equalized assessment calculation.

Annual Audit Ratio Study Status
The regulated quality standards have been met for each actual use group by value quartile status and declaration is enabled.

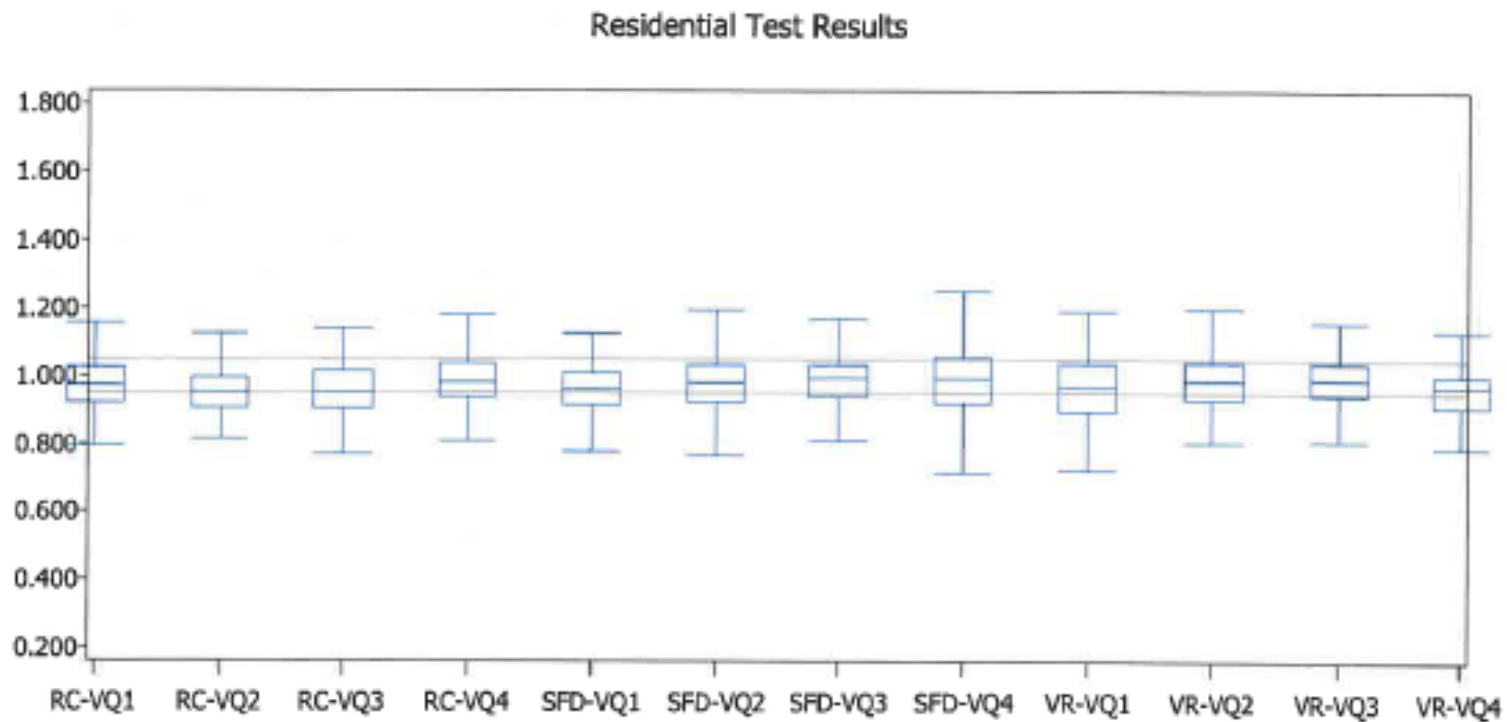
Annual Return Declaration Status	Date
The appointed assessor has submitted the annual declaration upon receiving notice that the annual audit stage 1 tests are passed.	January 17, 2019



ROCKY VIEW COUNTY

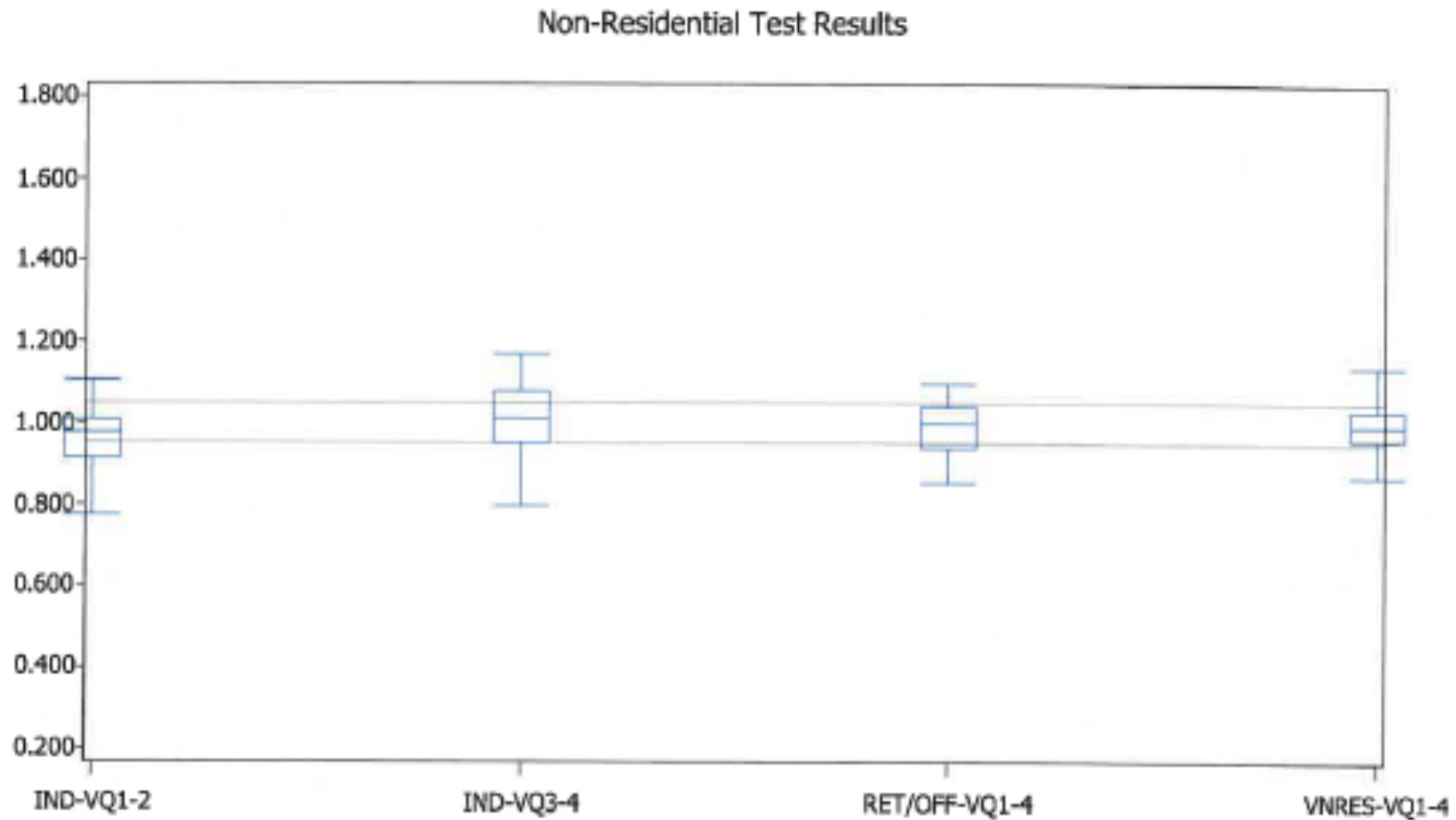
Assessment Services – YTD Statistics

Assessment Ratio Variability by Actual Use Group



Assessment Services – YTD Statistics

Assessment Ratio Variability by Actual Use Group



ROCKY VIEW COUNTY

Assessment Services – YTD Statistics

Assessment Record Count						
Code		2014	2015	2016	2017	2018
1	Residential Improved	10,382	10,574	10,743	10970	11208
2	Residential Vacant	1,330	1,268	1,374	1315	1269
11	Farm Residence	2,840	2,867	2,882	2893	2907
30	Non Res/Com (b&s)	966	990	999	1002	1142
31	Non Res/Com Vacant	239	235	246	228	220
32	Non Res/Com (Auv)	39	38	33	31	29
40	Non Res/Ind (b&s)	568	567	590	649	644
41	Non Res/Ind Vacant	53	66	73	84	133
42	Non Res/Ind (m&e)	466	453	423	403	404
43	Non Res/Ind (Auv)	49	52	53	54	55
Totals		16,932	17,110	17,416	17,629	18,011

Absorption						
Code		2014-2015	2015-2016	2016-2017	2017-2018	4 YR. AV.
1	Residential Improved	192	169	227	238	207
2	Residential Vacant	-62	106	-59	(46)	-15
11	Farm Residence	27	15	11	14	17
30	Non Res/Com (b&s)	24	9	3	140	44
31	Non Res/Com Vacant	-4	11	-18	(8)	-5
32	Non Res/Com (Auv)	0	0	0	0	0
40	Non Res/Ind (b&s)	-1	23	59	(5)	19
41	Non Res/Ind Vacant	13	7	11	49	20
42	Non Res/Ind (m&e)	-13	-30	-20	1	-16
43	Non Res/Ind (Auv)	0	0	0	0	0
Totals		176	310	214	382	271
Residential Improved		1.85%	1.60%	2.11%	2.17%	1.93%
Non Res/Com (b&s)		1.50%	2.06%	3.90%	8.18%	3.91%

** most probable

30 & 31
40 & 41
M & E

4 yr av.	2018 Av. Asmnt	Av. Chg.	Av. /Category	2019 Municipal Tax Rate	
207	957,239	197,669,854	Res		\$\$\$
-15	377,980	(5,820,892)	973,075	2.5407	\$2,472
17	626,351	10,647,967			
39	1,133,368	44,201,352	NonRes		
40	2,194,723	87,788,920	1,763,900	7.6221	\$13,445
-16	1,304,035	(20,864,564)			
271		313,622,637		3.0 (factor)	



ROCKY VIEW COUNTY



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: 1094

SUBJECT: Quarterly Report – Municipal Clerk's Office (MCO)

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a quarterly report regarding the Municipal Clerk's Office. The Municipal Clerk's Office is the link between Council, Administration, and the community by supporting numerous legislative requirements and delivering municipal programs and services, including the following:

- Legislative support for Council, boards, and committees, including the Governance and Priorities Committee and Agricultural Service Board;
- Legislative support for quasi-judicial appeal boards, including the Subdivision and Development Appeal Board, Assessment Review Boards, and Enforcement Appeal Committee;
- Bylaw and policy development, review, and management;
- Access to information requests under the *Freedom of Information and Protection of Privacy Act*;
- Management of the County's corporate records and information; and
- Conducting municipal elections, plebiscites, and census.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Municipal Clerk's Office quarterly report be received for information in accordance with Option 1.

BACKGROUND:

Council, Boards, and Committees:

The Municipal Clerk's Office is responsible for the coordination and management of Council and board and committee meetings, including procedural support and guidance, preparation of agendas and meeting minutes, issuing decisions on behalf of Council when it acts as the Development Authority or Subdivision Authority, and advertising public hearings and other types of public notices in accordance with provincial legislation. The MCO is also responsible for coordinating the annual organizational meeting of Council, where the Reeve and Deputy Reeve are elected and members are appointed to the County's various boards and committees.

Thus far in 2019, the Municipal Clerk's Office has provided support to 16 Council meetings, six Governance and Priorities Committee meetings, four Agricultural Service Board meetings, and three Policy Review Subcommittee meetings.

The Municipal Clerk's Office also assisted with Council's new Procedure Bylaw which was adopted in July, 2019 to assist with the orderly proceeding of meetings. In the future, the MCO

¹**Administrative Resources**
The Municipal Clerk's Office

will also be responsible for providing support to the Recreation Governance Committee and Municipal Planning Commission meetings.

Council-Initiated Projects:

In addition to coordinating meetings and providing legislative support to Council, the Municipal Clerk's Office was the lead on a number of Council-initiated projects in 2019.

In 2018, Council directed Administration to prepare a voters list for all subsequent municipal elections, with the voters list to commence no later than fall 2019. In response to Council's direction, the Municipal Clerk's Office conducted extensive research and liaised with the provincial government to ensure that a voters list would be in compliance with legislation and best practices. On July 9, 2019, Council voted to discontinue the project.

The Municipal Clerk's Office is currently also coordinating the review of the County's electoral boundaries and governance structure, with the assistance of an external consultant once a budget is approved by Council. This project is expected to be completed by late summer or early fall 2020. On July 9, 2019, Council approved the Electoral Boundary Review Policy to support the project.

Assessment Review Boards:

The *Municipal Government Act* provides that Council must appoint a designated officer to act as the clerk of the Assessment Review Boards and that the clerk must successfully complete a training program. The Municipal Clerk's Office currently has two certified clerks, one of which manages the Local Assessment Review Board (LARB) and the Composite Assessment Review Board (CARB).

In 2019, the Municipal Clerk's Office has managed the following to date:

- 18 LARB complaints filed — 11 were withdrawn and seven proceeded to a hearing; and
- 16 CARB complaints filed — 15 were withdrawn and one proceeded to a hearing.

In 2018, the Municipal Clerk's Office led the update to the Assessment Review Boards Bylaw to reflect updates to provincial legislation. In 2019, the Assessment Review Board members created a procedure manual to assist the board with its procedures and hearing proceedings.

Subdivision and Development Appeal Board/Enforcement Appeal Committee:

The *Municipal Government Act* provides that Council must appoint a designated officer to act as the clerk of the Subdivision and Development Appeal Board and that the clerk must successfully complete a training program. The Municipal Clerk's Office currently has two certified clerks, one of which manages the Subdivision and Development Appeal Board.

In 2019, the Municipal Clerk's Office has managed the following to date:

- Providing procedural and legislative support for 44 development permit decision appeals, three subdivision decision appeals, and one stop order appeal.

In 2017, the Municipal Clerk's Office led the update to the Subdivision and Development Appeal Board Bylaw to reflect updates to provincial legislation.

Access to Information:

Rocky View County has received 112 access to information requests so far in 2019 under the *Freedom of Information and Protection of Privacy Act*. Including requests that were received prior to the start of the year, the Municipal Clerk's Office has closed 113 requests in 2019.

Of the requests closed in 2019, 104 were closed within 30 days (92.0%). Of the remaining nine that were not completed within 30 days, four were put on hold pending payment of fees by

applicants, two involved extensive third-party consultations, and three were extended under provincial legislation due to the size and nature of the request. Already over 57,000 pages have been disclosed under Rocky View County's access to information program this year, with over 100,000 additional pages expected to be released by the end of the year.

Amount of Responsive Records (# of Pages)	# of Requests	% of Total Requests
Abandoned/Withdrawn	3	8.8%
No Records Found	18	15.9%
1 – 100	48	42.5%
101 – 500	29	25.7%
501 – 1000	5	4.4%
1000+	10	2.7%
TOTAL	113	

Source of Request	# of Requests	% of Total Requests
Business	81	71.7%
Elected Official	1	0.9%
General Public	26	23.0%
Interest Group/Organization	1	0.9%
Media	2	1.8%
Other Government Body	2	1.8%
TOTAL	113	

In February 2019, Council approved funding for two new FOIP and Records Coordinator positions which were subsequently hired in May 2019. They have begun working on access to information requests and assisting with the County's records management program.

Since the end of 2018, the Municipal Clerk's Office has been working on one of the largest access to information requests in the County's history—a request for all records associated with the adoption of the Glenbow Ranch Area Structure Plan, similar to the 2018 request related to the Elbow Valley West Conceptual Scheme. This request is still active with an estimated 111,000 pages of responsive records that have begun to be released in batches and will be fully released by early 2020.

The Municipal Clerk's Office is also looking into dedicated redaction software to assist with access to information requests and improve response times. The MCO is also coordinating regional FOIP training with its municipal neighbours, as well as internal training for staff on the County's responsibilities under the *Freedom of Information and Protection of Privacy Act*.

Policy Review Project:

In 2018, Council directed Administration to initiate a corporate policy review project to update the County's policies and procedures. Council approved a full-time Policy Coordinator position in 2019 to lead the project. Since approving this position, the Municipal Clerk's Office has assisted with the review of 36 Council policies (40% of all Council policies), and with the cooperation of

other departments all but seven Council policies are scheduled to be reviewed and updated by the end of 2019 (five of which are pending due to updates to the Land Use Bylaw).

The Municipal Clerk's Office is applying modern formatting and writing standards to all policies and procedures that aligns with best practices and provincial legislation, particularly the *Municipal Government Act*. The MCO has also commenced a review of the County's administrative policies and procedures which are anticipated to be updated through 2020.

Corporate Records Management:

In 2018, Council adopted a new Records and Information Management Bylaw that empowered Administration to update the County's records retention schedule and to move to a new, function-based records classification system reflective of the new organizational structure and industry best practices.

Since the adoption of the new bylaw, the County has been working to apply the new records management structure. Administration is now able to efficiently apply updates and revisions to its records retention and classifications to keep current with accepted industry and business practices.

Electronic Records Management:

Administration is in the process of implementing a formal electronic records management program. Records management meetings have taken place with every level of the County's Administration to provide regular updates on the progress, challenges, and resources needed to ensure the success of the program.

This summer, a County-wide Records and Information Management (RIM) needs and risk assessment was completed by the Municipal Clerk's Office and has been used to identify priorities to move forward. These include policies, procedures, and education on email management, naming conventions, and technology use.

Most recently, the Municipal Clerk's Office and Information Services have seen demos of the most popular RIM software options reported during surveys of other municipalities, from which recommendations are currently being compiled.

Physical Records Management:

The Municipal Clerk's Office was responsible for coordinating the move of all paper records to the new County Hall, which included reorganizing, cataloguing, and shelving the County's corporate records. The Municipal Clerk's Office coordinates the annual disposition of records, and the 2019 disposition is currently underway.

Over the next year, the Municipal Clerk's Office will be changing the County's offsite records storage provider. This change will improve the County's ability to access records efficiently from offsite and allow for a reorganization and cataloging of records stored offsite.

Elections, Census, and Plebiscites:

The Municipal Clerk's Office is also responsible for conducting municipal elections in conjunction with the County's local school boards, and would be responsible for conducting any future censuses or plebiscites. The MCO is currently preparing for the 2021 municipal election and implementing significant changes to the *Local Authorities Election Act* by the provincial government.

BUDGET IMPLICATIONS:

There are no budget implications.

OPTIONS:

Option #1: THAT the Municipal Clerk's Office quarterly report be received for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director, Corporate Services

Chief Administrative Officer

cs/ta

ATTACHMENTS:

Attachment A: Appeal Board and Access to Information Request Comparisons

Attachment A – Appeal Board and Access to Information Request Comparisons

Municipality	Subdivision and Development Appeal Board Hearings (2018)	Assessment Review Boards Hearings (2018)	Access to Information Requests (2018/2019)
Rocky View County	68	10	179
Strathcona County	9	19	97
Sturgeon County	9	5	7
Regional Municipality of Wood Buffalo	10	4	43
City of Airdrie	8	10	5
City of Fort Saskatchewan	3	6	18
City of Grand Prairie	7	18	7
City of Red Deer	13	19	66
City of St. Albert	22	1	47



FINANCIAL SERVICES

TO: Council
DATE: October 8, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Shallow Gas Tax Relief Initiative

POLICY DIRECTION:

On September 17, 2019, the provincial government announced property tax relief for shallow gas producers. Administration has reviewed this initiative against sections 347, 353(2), 326(1)(a), 359(1)(2), and 382 (1) of the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Many shallow gas producers are in a difficult financial situation. Some have become insolvent because of prevailing global market conditions and the impact of high operating expenses, including property taxes. Municipal Affairs has sent a list of qualifying shallow gas wells and associated pipelines affected in Rocky View County.

Preliminary indications are that the review will result in lower assessments for older shallow gas assets, but cannot be implemented until the 2020 taxation year. Relief for shallow gas producers cannot wait until 2020; therefore, this program will reduce 2019 property taxes on shallow gas wells and related pipelines by 35%.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

BACKGROUND:

Municipal Affairs has sent a list of qualifying shallow gas wells and associated pipelines affected in Rocky View County. Municipalities will be reimbursed for property taxes credited to companies through an education property tax credit in the 2019 year. All 2019 property taxes for properties identified on Attachment 'A' were paid in full by June 30. No penalties were applied.

Pursuant to section 347 of the *Municipal Government Act*, Administration recommends that the following actions are required for all properties identified in Attachment 'A' – Shallow Gas Tax Relief Properties:

- Cancellation and/or refund of the 2019 property taxes paid or owing so as to reduce by 35 per cent the property taxes levied as per section 353(2) of the *Municipal Government Act*, which includes municipal property taxes, requisitions detailed in section 326(1)(a) and 359(1)(2), as well as special taxes levied under section 382(1) where the tax rate is based on assessment;
- Cancellation and/or refund of tax penalties associated with the 2019 property taxes levied as per section 353(2) of the *Municipal Government Act*.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

¹ **Administration Resources**
Barry Woods, Financial Services



OPTIONS:

- Option #1 THAT Council cancel 35% of the property taxes and any related late payments penalties for all the properties identified in Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Shallow Gas Tax Relief Properties

PIPELINES

Municipality Number	Municipality Name	Company ID	Company Name	Tax Roll	BA Code	Total	Number of Pipelines	Pipeline Assessment	Municipal Tax Rate	ASFF Tax Rate	Other Tax Rate	Total Tax Rate	Municipal Tax Dollars	ASFF Tax Dollars	Other Tax Dollars	Total Taxes %	SGTRI Adjustment
269	ROCKY VIEW COUNTY	3897	EMBER RESOURCES INC.	00010063	A1H90	TOTAL	1,238	49,430,830	6.0346	3.6723	1.7028	11.4097	298,295.37	181,524.90	84,170.74	563,991.01	197,397.28
269	ROCKY VIEW COUNTY	5279	BONAVISTA ENERGY Corp	00010491	A5RX0	TOTAL	1	11,910	6.0346	3.6723	1.7028	11.4097	71.87	43.74	20.28	135.89	47.56
269	ROCKY VIEW COUNTY	6397	LYNX ENERGY ULC	00010565	A7AG0	TOTAL	164	3,461,270	6.0346	3.6723	1.7028	11.4097	20,887.40	12,710.89	5,893.82	39,492.11	13,822.40
269	ROCKY VIEW COUNTY	6568	CANLIN ENERGY Corp	00010570	A7M10	TOTAL	1	131,740	6.0346	3.6723	1.7028	11.4097	795.00	483.79	224.33	1,503.12	526.09
269	ROCKY VIEW COUNTY	7162	PERSIST OIL AND GAS INC.	00010590	A84G0	TOTAL	2	18,120	6.0346	3.6723	1.7028	11.4097	109.35	66.54	30.86	206.75	72.36
269	ROCKY VIEW COUNTY	22063	HARVEST OPERATIONS CORP.	00010539	OZ0H0	TOTAL	1	65,970	6.0346	3.6723	1.7028	11.4097	398.10	242.26	112.33	752.69	263.44
			TOTAL				1,407	53,119,840	6.0346	3.6723	1.7028	11.4097	320,557.09	195,072.12	90,452.36	606,081.57	212,129.13

WELLS

Municipality Number	Municipality Name	Company ID	Company Name	Tax Roll	BA Code	Total	Number of Wells	Well Assessment	Municipal Tax Rate	ASFF Tax Rate	Other Tax Rate	Total Tax Rate	Municipal Tax Dollars	ASFF Tax Dollars	Other Tax Dollars	Total Taxes %	SGTRI Adjustment
269	ROCKY VIEW COUNTY	3897	EMBER RESOURCES INC.	00010063	A1H90	TOTAL	1,712	120,148,680	6.0346	3.6723	1.7028	11.4097	725,049.31	441,222.03	204,589.38	1,370,860.72	479,801.81
269	ROCKY VIEW COUNTY	5279	BONAVISTA ENERGY CORP	00010491	A5RX0	TOTAL	1	25,150	6.0346	3.6723	1.7028	11.4097	151.77	92.36	42.83	286.96	100.44
269	ROCKY VIEW COUNTY	6397	LYNX ENERGY ULC	00010565	A7AG0	TOTAL	324	21,452,260	6.0346	3.6723	1.7028	11.4097	129,455.72	78,779.07	36,528.93	244,763.72	85,667.45
269	ROCKY VIEW COUNTY	6568	CANLIN ENERGY CORP	00010570	A7M10	TOTAL	1	152,770	6.0346	3.6723	1.7028	11.4097	921.91	561.02	260.14	1,743.07	610.07
269	ROCKY VIEW COUNTY	7162	PERSIST OIL AND GAS INC.	00010590	A84G0	TOTAL	1	36,180	6.0346	3.6723	1.7028	11.4097	218.33	132.86	61.61	412.80	144.48
269	ROCKY VIEW COUNTY	22063	HARVEST OPERATIONS CORP.	00010539	OZ0H0	TOTAL	1	149,030	6.0346	3.6723	1.7028	11.4097	899.34	547.28	253.77	1,700.39	595.14
			TOTAL				2,040	141,964,070	6.0346	3.6723	1.7028	11.4097	856,696.38	521,334.62	241,736.66	1,619,767.66	566,919.39

Total SGTRI 35% Adjustment Pipleines	\$212,129.13
Total SGTRI 35% Adjustment Wells	\$566,919.39
TOTAL SGTRI	\$779,048.52



FINANCIAL SERVICES

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Property Tax Levy Cancellation Policy

POLICY DIRECTION:

This new policy establishes a uniform and consistent approach for Council to consider property tax levy cancellation requests in Rocky View County (the County). Pursuant to section 347(1) of the *Municipal Government Act* (MGA), Council may cancel, reduce, refund, or defer property tax if it is equitable to do so.

EXECUTIVE SUMMARY:

This new Property Tax Levy Cancellation Policy will provide Council with guidance for considering property tax levy cancellations in Rocky View County. This policy highlights tax impacts arising from: 1) fire incidents that are inspected and adjusted for fire damage, as necessary, by the Assessment Department; and 2) properties complying with a charitable or benevolent purpose that are not registered as Not for Profit Organization, and do not qualify for tax exemption under the *Community Property Tax Exemption Regulations*, AR 281/98 (COPTER). This policy has been reviewed by various levels within the County.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the Property Tax Levy Cancellation Policy be approved as presented in Attachment 'A'.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Property Tax Levy Cancellation Policy

¹ **Administration Resources**
Barry Woods, Financial Services



Property Tax Levy Cancellation

Council Policy

C-###

Policy Number:	C-###
Policy Owner:	Financial Services
Adopted By:	
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	N/A
Date Last Reviewed:	N/A

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to consider property tax levy cancellation requests in Rocky View County (the County).



Policy Statement

- 2 Council may cancel, reduce, refund or defer property tax if it is equitable to do so pursuant section 347(1) of the *Municipal Government Act*.
- 3 Council understands that property tax levy cancellation may be appropriate and equitable:
 - (1) in cases where a property is damaged or destroyed by fire;
 - (2) does not apply to property classified as farm land, machinery and equipment, linear or designated industrial property; or
 - (3) for properties complying with a charitable or benevolent purpose and are not registered as a Not for Profit Organization and do not qualify for tax exemption under the *Community Property Tax Exemption Regulations*, AR 281/98 (COPTER).
- 4 Council only cancels the Municipal Portions of tax levied. The property owner is responsible for any external requisition portions of the tax bill.





Property Tax Levy Cancellation

Council Policy

C-###

Policy

Property Damage

- 5 Property owners must submit a written request for property tax levy cancellation to the County's Assessment Services with written confirmation from the property owner's insurance company that the property owner is not covered for the loss or damage.
- 6 Council considers the following in determining whether to cancel a property tax levy request made under section 5 of this policy:
 - (1) Fire causing damage to a building or improvements to a building that resulted in:
 - (a) partial or complete destruction of the building or improvement to the building; or
 - (b) the building becoming uninhabitable or unusable.
- 7 When Council grants a property tax levy cancellation request:
 - (1) only the building or improvements to the building portion of the taxes is cancelled; and
 - (2) the municipal portion of taxes is prorated from the time of damage to the end of the current taxation year.

Tax Relief Not Available

- 8 A property owner may not seek tax relief under this policy for:
 - (1) taxes imposed under section 326(1)(a)(vi) of the *Municipal Government Act* relating to designated industrial property;
 - (2) taxes or penalties relating to more than one prior taxation year; or
 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:
 - (a) charges arising from the tax recovery process;
 - (b) unpaid violation charges;
 - (c) utility consumption or installation charges; or



Property Tax Levy Cancellation

Council Policy

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- (d) any penalties, interests or other charges related to those amounts.

References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26
- *Community Organization Property Tax Exemption Regulation*, AR 281/98

Related Plans, Bylaws, Policies, etc.

- N/A

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- N/A

Review Date(s) – Review Outcome Description

- N/A



Definitions

9 In this policy:

- (1) “COPTER” means *Community Organization Property Tax Exemption*;
- (2) “*Community Organization Property Tax Exemption*” means the Province of Alberta’s *Community Organization Property Tax Exemption Regulation*, AR 281/98, as amended or replaced from time to time;
- (3) “Council” means the duly elected Council for Rocky View County;
- (4) “County” means Rocky View County;
- (5) “external requisitions” means tax funds collected by Rocky View County and paid to the external requisition bodies, such as but not limited to schools and the Rocky View Foundation, etc.;
- (6) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;



Property Tax Levy Cancellation

Council Policy

C-###

- (7) “municipal portion” means the portion of taxation levied by Rocky View County and does not include requisitions levied by outside agencies collected by Rocky View County; and
- (8) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



CAPITAL PROJECTS MANAGEMENT

TO: Council

DATE: October 8, 2019 **DIVISION:** 4

FILE: 1013-525

SUBJECT: Langdon Fire Station – Project Update

EXECUTIVE SUMMARY:

The intent of this report is to provide Council with a general update on the Langdon Fire Station project that is currently underway and being led by the County's Capital Projects Management Department.

The Langdon Fire Station replacement project was approved by Council in the County's 2018 Capital Budget, and additional budget was allocated to the project in December 2018 following a budget adjustment request to Council.

To date, the land for the new fire station has been purchased by the County and design activities by Group2 Architecture are well underway. Early works construction activities commenced in late September 2019 and the project is preparing for full construction tendering this winter.

Completion of the project is planned for the third quarter of 2021 and the project is currently on schedule for this completion date. Additionally, the project is trending on budget with no major modifications to the project scope identified to date.

¹ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

The Langdon Fire Station project involves the design and construction of a new County fire hall in the hamlet of Langdon. At just over 15,000 square feet, the new building will address a variety of long-term needs with the inclusion of the necessary apparatus bays and fleet/equipment space, operational and training space for emergency services staff, offices, and other administrative space.

The total project budget is approximately \$9.3 million and was approved by Council in phases. Council's approval of the 2018 Capital budget allocated \$3.9 million to the project, which was in addition to previously allocated funds of \$295,000. This was then followed by a budget adjustment request to Council in December 2018 for \$5.1 million, bringing the overall project budget to \$9,295,000.

The initial project activities included acquisition of the fire station site, which commenced in late 2018 and was completed in the spring of 2019. The land that was selected is a 1.58 acre site located at 24 – 3rd Avenue NW in the hamlet of Langdon. A geotechnical investigation of the site was conducted and was completed in the spring of 2019.

In May of 2019, the architectural services contract for the fire station was awarded to Group2 Architecture, and the design work is nearing completion. The final floor plans and architectural

¹ **Administration Resources**
Doug Hafichuk, Capital Projects Management



renderings of the building have been prepared, and the 90% drawing review meeting took place with internal stakeholders at the end of September 2019.

The project has recently commenced early works construction activities involving on-site civil grading as well as off-site utility and infrastructure construction. Further, the tendering process for selection of the general contractor for the building construction will commence in the fall of 2019 with a target to award the work in the first quarter of 2020.

The project is currently planned for completion in the third quarter of 2021 and is trending on schedule and on budget.

BUDGET IMPLICATION(S):

There are no budget implications as the budget for the Langdon Fire Hall has been previously approved by Council.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT the Langdon Fire Hall – Project Update report be received as information. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Operations

Chief Administration Officer

CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: 4050-100

SUBJECT: Annual Road and Bridge Program Policy C-400

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

Policy C-400 has recently undergone a review under the County's policy review project. During the review process, it was identified that the existing Policy C-400, Annual Road Program requires minor amendments for clarity purposes as well as new policy standards. Additionally, it was identified that the policy needs to be revised to incorporate bridge improvements as part of the road program and that the policy therefore be renamed C-400 Annual Road and Bridge Program.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Annual Road and Bridge Program Policy C-400 be amended in accordance with Option #1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Policy C-400 Annual Road Program and is recommending that it be amended in order to meet the current policy standards, and that the policy be renamed as C-400 Annual Road and Bridge Program. Below is a summary of the proposed amendments to the policy and the reasoning for the proposed changes.

Table 1: Proposed Amendments to Policy C-400

Proposed Amendment	Reasoning
Policy revised to incorporate bridges within the road program. Policy has been renamed accordingly to the Annual Road and Bridge Program.	Bridges will now be part of the overall road program as bridges fall within the road network.
Policy revised to reflect that the work prioritized under the road program encompasses work related to preliminary engineering, detailed engineering and construction.	Existing policy referenced that the road program would identify only construction priorities, which is not the complete scope of the work encompassed within the road program.

¹**Administration Resources**

Doug Hafichuk, Capital Project Management



Proposed Amendment	Reasoning
Policy revised to included specific reference to the requirements under the <i>Municipal Government Act</i> for capital plans.	The <i>Municipal Government Act</i> was amended since the last revision to this policy and now specifically articulates the requirements for municipalities for five year capital plans.
Removal of items deemed procedural in nature.	To align with current policy standards.
Policy format, headings, and references updated.	To ensure consistency between County documents and to align with current County policy standards.
Other minor wording amendments.	To improve readability and clarity of policy.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Policy C-400 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed Annual Road and Bridge Program Policy C-400

Attachment 'B' – Existing Annual Road Program Policy C-400



ANNUAL ROAD AND BRIDGE PROGRAM

Council Policy

C-400

Policy Number:	C-400
Policy Owner:	Capital Project Management
Adopted By:	Council
Adoption Date:	2010 June 01
Effective Date:	2010 June 01
Date Last Amended:	(TBD)
Date Last Reviewed:	2019 September 18

Purpose

- 1 This policy establishes Rocky View County's (the County) Annual Road and Bridge Program.



Policy Statement

- 2 The County is responsible for the direction, control and management of all of municipally controlled roads as set out in the *Municipal Government Act*.
- 3 The County is responsible for ensuring the municipal road network is managed to a safe level of service and is improved as needed to benefit County residents and meet the needs of the future development and growth.
- 4 The Annual Road and Bridge Program is the method by which the County undertakes the design and construction of road and bridge improvements to municipally controlled roads.



Policy

- 5 The Annual Road and Bridge Program is reviewed annually by Council as part of the capital budget.
- 6 As set out in the *Municipal Government Act*, the County is required to have a five year capital plan. As part of this plan, priorities for the Annual Road and Bridge Program for the next five years are identified. These priorities encompasses work related to preliminary engineering, detailed engineering, and construction of roads and bridges in the County.



ANNUAL ROAD AND BRIDGE PROGRAM

Council Policy

C-400

- 7 The County uses information and criteria to identify and prioritize the roads and bridges to be included in the Annual Road and Bridge Program in accordance with the County's plans and procedures.
- 8 The County uses the *County Servicing Standards*, Alberta Transportation Highway Geometric Design Guidelines, and Transportation Association of Canada Geometric Design Guide to design and construct roads that are encompassed in the Annual Road and Bridge Program.
- 9 The County uses Alberta Transportation's Standard Specifications for Bridge Construction to design and construct bridges encompassed in the Annual Road and Bridge Program.
- 10 Specific construction methods relating to road construction must follow Alberta Transportation's Standard Specifications for Highway Construction or recommendations as brought forward by the consulting engineer.
- 11 The County considers alternative construction methods and materials to improve the County road network at the recommendation of the consulting engineer if a cost-benefit to the County can be demonstrated.
- 12 The County utilizes a competitive bid process in accordance with County policies and procedures to ensure fair access to road and bridge construction tenders and to acquire a high quality standard of construction at the best financial benefit to the County.
- 13 The County adheres to all applicable legislation, County policies, and procedures during the construction of County infrastructure including roads and bridges.



References

Legal Authorities

- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County policy C-203, *Procurement*
- Rocky View County policy C-216, *Tangible Capital Assets*
- Rocky View County policy C-416, *Infrastructure Land Acquisition*
- Rocky View County's County Servicing Standards, *adopted by resolution no. 188-13*

Related Procedures

- Rocky View County procedure PRO-400, *Annual Road and Bridge Program*



ANNUAL ROAD AND BRIDGE PROGRAM

Council Policy

C-400

Other

- Rocky View County procedure PRO-411, *Purchase of Right of Way and Fencing*
- Rocky View County procedure PRO-416, *Infrastructure Land Acquisition*
- Alberta Transportation Standard Specifications for Highway Construction
- Alberta Transportation Highway Geometric Design Guidelines
- Alberta Transportation Standard Specifications for Bridge Construction
- Transportation Association of Canada Geometric Design Guide for Canadian Roads



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

- 2010 June 01 – Amended by Council to include new road program
- N/A



Definitions

14 In this policy:

- (1) “Annual Road and Bridge Program” means the road and bridge projects presented by Administration to Council for consideration for the budget year;
- (2) “capital budget” means the budget that is presented to Council on an annual basis identifying projects to be advanced by the County that will result in a new or improved tangible capital asset for the County;
- (3) “capital plan” means a written plan prepared by the County in accordance with the requirements of the *Municipal Government Act* with the County’s anticipated capital property additions over a period of the next 5 financial years;
- (4) “Chief Administrative Officer” means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;



ANNUAL ROAD AND BRIDGE PROGRAM

Council Policy

C-400

- (5) “consulting engineer” means a professional engineer that has been retained by the County and is licensed to practice in the province of Alberta through the Association of Professional Engineers and Geoscientists of Alberta (APEGA);
- (6) “Council” means the duly elected Council of Rocky View County;
- (7) “County” means Rocky View County;
- (8) “*Municipal Government Act*” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (9) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

POLICY**#400**

Title:
Annual Road Program

Legal References:
Municipal Government Act

Policy Category:
Infrastructure and Operations

Cross References:
Supercedes Policy-400 - Rural Road Construction
Policy 203 - Purchasing and Tendering Policy
Procedure PRO-400 - Annual Road Program
Procedure PRO-416 – Infrastructure Land Acquisition

Effective Date: June 1, 2010
Revision Date:

Purpose:

The intent of this policy is to establish the selection criteria, budgeting process and minimum design standards to be followed for reconstruction or improvements to the Rocky View County road network. Furthermore, it is the County's responsibility to ensure that the current road network is managed to a level of service that residents have come to expect and to continue to expand our road network to meet the needs of future development and continued growth.

Definitions:

- "Annual Road Program" refers to the road projects presented by Administration to Council for consideration for the budget year.
- "Council" refers to the Council for Rocky View County.
- "County" refers to Rocky View County.
- "Hard-surfaced" refers to roads which have either an asphaltic concrete pavement (ACP) surface or a chip-sealed surface.
- "Life cycle" refers to the service life of the road with respect to the specific surface and construction methods utilized.
- "Pavement" refers within this policy to both ACP and chip-sealed surfaces. Unless stated otherwise, the same maintenance approach will be utilised for both types of road surfaces.
- "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way.
- "Roads Management Inventory" refers to the inventory of roads under the jurisdiction of Rocky View County with the corresponding improvements, anticipated cost and schedule.

Policy Statements:

1. The County recognizes its responsibility for maintaining the safety of municipally-controlled roads as set out in the Municipal Government Act.
2. The county will keep a Roads Management Inventory to establish an annual recommended budget to maintain the life cycle of our road network.
3. As identified in Procedure 400 the County will use the following information to evaluate and select roads proposed to be included in the 5 year Road Program: the Transportation Model, Transportation Functional Studies, the Growth Management Plan, existing surface condition, existing traffic counts and funding.
4. Administration will present to Council a Capital Plan, identifying construction priorities for the next three years. Council at its discretion will approve the program in principle and approve the accompanying Annual Road Program
5. The County will utilize the Rocky View Servicing Standards and when necessary, the Transportation

Association of Canada (TAC) manual to design and construct our expanding infrastructure

6. At the Infrastructure & Operation Director's discretion the County may utilize the most recent edition of the Alberta Transportation Specifications Manual and Project Administration Manual for the construction of the Annual Road Program as administrated by the consultant.
7. Specific construction methods relating to road construction will follow the Alberta Transportation Specification Manual and/or recommendations as brought forward by the Consulting Engineer.
8. In addition to the above, the County will continue to consider alternative construction methods and materials to improve the County road network.
9. The county will utilize the purchasing policy to ensure fair access to our road construction tenders and create a competitive process in which to acquire a high quality standard of construction at the best financial benefit to the County.
10. The County will adhere to environmental regulations when constructing roads and Transport Canada regulations in respect to railway crossings.
11. The County will adhere to the occupational health and safety regulations as identified in the construction contracts and Rocky View County Safety Policy.



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: 4050-100

SUBJECT: Infrastructure Land Acquisition Policy C-416

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

Policy C-416 has recently undergone a review under the County's policy review project. During the review process, it was identified that the existing Policy C-416, Infrastructure Land Acquisition required minor amendments for clarity purposes as well as to align with new policy standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Infrastructure Land Acquisition Policy C-416 be amended in accordance with Option #1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposes amendments. Administration reviewed Policy C-416 Infrastructure Land Acquisition and is recommending that it be amended in order to meet the current policy standards. Below is a summary of the proposed amendments to the policy and the reasoning for the proposed changes.

Table 1: Proposed Amendments to Policy C-416

Proposed Amendment	Reasoning
Reference to "voluntary agreements" changed to "negotiates agreements".	To align with standard practice followed by the County.
Reference to Council direction being required for any expropriation activities.	Expropriation of lands must be authorized by Council in accordance with the provisions of the <i>Municipal Government Act</i> and <i>Expropriation Act</i> .
Policy format, headings, and references updated.	To ensure consistency between County documents and to align with current County policy standards.
Minor wording amendments.	To improve readability and clarity of policy.

¹**Administration Resources**

Doug Hafichuk, Capital Project Management



BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Infrastructure Land Acquisition Policy C-416 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed Infrastructure Land Acquisition Policy C-416

Attachment 'B' – Existing Infrastructure Land Acquisition Policy C-416



INFRASTRUCTURE LAND ACQUISITION

Council Policy

C-416

Policy Number:	C-416
Policy Owner:	Capital Project Management
Adopted By:	Council
Adoption Date:	2010 April 20
Effective Date:	2010 April 20
Date Last Amended:	(TBD)
Date Last Reviewed:	2019 September 18

Purpose

- 1 This policy establishes a consistent process for the acquisition of land in conjunction with the development of infrastructure completed by Rocky View County (the County) or under County controlled contracts.



Policy Statement

- 2 Council may acquire land for municipal purposes in accordance with the provisions of the *Expropriation Act* and section 14 of the *Municipal Government Act*.
- 3 This policy promotes orderly and timely land acquisitions, consistency and fairness for the affected property owners, and helps maintain public infrastructure to safe and appropriate standards.



Policy

- 4 From time to time, the County may need to acquire land for the construction or expansion of public infrastructure, including but not limited to roads, water, wastewater, and storm water infrastructure.
- 5 The County proactively plans land acquisitions in association with the County's capital budget as well as anticipated County development and growth patterns as set in Council approved plans and bylaws.
- 6 The County negotiates agreements with property owners for the purpose of land acquisition whenever possible.



INFRASTRUCTURE LAND ACQUISITION

Council Policy

C-416

- 7 When acquiring land, the County negotiates agreements based on the market value of the affected land in order to provide compensation for the property owner.
- 8 If a negotiated agreement cannot be reached, the County may seek expropriation if directed by Council in accordance with the provisions of the *Expropriation Act*.



References

Legal Authorities

- *Expropriation Act*, RSA 2000, c E-13
- *Municipal Government Act*, RSA 2000, c M-26

Related Plans, Bylaws, Policies, etc.

- Rocky View County policy C-216, *Tangible Capital Assets*
- Rocky View County policy C-318, *Pathways and Trails*
- Rocky View County policy C-400, *Annual Road and Bridge Program*
- Rocky View County policy C-425, *Road Management*
- Rocky View County policy C-459, *Storm Drainage Improvements Policy*
- Rocky View County policy C-460, *Capital Priorities Policy*
- Rocky View County bylaw C-7356-2014, *Transportation Offsite Levy Bylaw*

Related Procedures

- Rocky View County procedure PRO-416, *Infrastructure Land Acquisition*

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2010 April 20

Review Date(s) – Review Outcome Description

-





INFRASTRUCTURE LAND ACQUISITION

Council Policy

C-416

Definitions

9 In this policy:

- (1) “acquisition” means the obtaining of a fee simple title, lease, license, easement, workspace or option to purchase land required for construction of public infrastructure construction through negotiation or expropriation from a property owner;
- (2) “capital budget” means the budget that is presented to Council on an annual basis identifying projects to be advanced by the County that will result in a new or tangible capital asset for the County;
- (3) “County” means Rocky View County;
- (4) “expropriation” means the taking of land without the consent of the property owner by an expropriating authority in the exercise of its statutory powers;
- (5) “*Expropriation Act*” means the Province of Alberta’s *Expropriation Act*, RSA 2000, c E-13 as amended or replaced from time to time;
- (6) “market value” means the amount the land might be expected to realize if sold in the open market by a willing seller to a willing buyer;
- (7) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (8) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

POLICY

#416



Title:
Infrastructure Land Acquisition

Legal References:
Municipal Government Act
Expropriation Act

Policy Category:
Infrastructure and Operations

Cross References:
Policy 410 – Access Control
Procedure PRO-416

Effective Date: April 20, 2010
Revision Date:

Purpose:

The purpose of this policy is to define a formal process for the acquisition of land in conjunction with the construction of infrastructure completed by the County or under contracts controlled by the County. The County requires a clearly defined process to ensure orderly and timely land acquisitions, consistency and fairness for the affected property owners, and to maintain public infrastructure to safe and appropriate standards.

Authority:

Under Section 14 of the *Municipal Government Act*, Council may acquire land for municipal purposes in accordance with the provisions of the *Expropriation Act*.

Definitions:

- “Acquisition” means the obtaining of a fee simple title, lease, license, easement, workspace or option to purchase land required for construction of public infrastructure construction through negotiation or expropriation from an Owner.
- “Council” refers to the Council for Rocky View County.
- “County” refers to Rocky View County.
- “Expropriation” means the taking of land without the consent of the owner by an expropriating authority in the exercise of its statutory powers.
- “Market Value” means the amount the land might be expected to realize if sold in the open market by a willing seller to a willing buyer.
- “Owner” means Owner as defined in the *Municipal Government Act*.
- “Roads” means roads as defined in the *Municipal Government Act*.

Policy Statements:

1. From time to time, the County may need to acquire land for the construction or expansion of public infrastructure, including but not limited to roads, water and sewer, and storm water infrastructure.
2. The County will take into account the market value of the affected land and will provide appropriate compensation for the Owner.
3. The County will seek a voluntary agreement with the Owner for land acquisitions; however, if voluntary negotiations fail, the County may seek expropriation in accordance with the provisions of the *Expropriation Act*.
4. The County will proactively plan land acquisitions in association with anticipated County development and growth patterns.



TRANSPORTATION SERVICES

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: 4050-100

SUBJECT: Snow and Ice Control Policy C-405

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Snow and Ice Control C-405, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Council adopted Snow and Ice Control Policy C-405 on October 27, 2009. The policy was introduced to establish a clear process for snow and ice control (SNIC) on County roads and provide an effective priority management system. Administration recently reviewed Snow and Ice Control Policy C-405 as part of the County's policy review project and identified minor amendments to reflect new policy standards. It was also identified that Snow Fencing Policy C-424, Snow Plowing Private Driveways Policy C-442 and Winter Maintenance of County Roads Under Developer Agreements Policy C-456 could all be incorporated into Snow and Ice Control Policy C-405.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Snow and Ice Control Policy C-405 and recommends that it be amended for clarity and to reflect new policy standards. In addition to applying the County's current policy format and writing standards, the proposed amendments to Policy Snow and Ice Control Policy C-405 include:

Proposed Amendment	Reasoning
Include Snow Fencing 10, 11	<ul style="list-style-type: none"> • Snow Fencing Policy C-424 rescindment
Include Snow Plowing Private Driveways for Emergency Medical Access 12, 13, 14	<ul style="list-style-type: none"> • Snow Plowing Private Driveways Policy C-442 rescindment
Include Winter Maintenance of County Roads under Development Agreements 15, 16	<ul style="list-style-type: none"> • Winter Maintenance of County Roads Under Developer Agreements Policy C-456 rescindment

BUDGET IMPLICATIONS:

There are no budget implications at this time.

¹Administration Resources

Steven Hulsman, Transportation Services



OPTIONS:

- Option #1: Motion #1: THAT Snow and Ice Control Policy C-405 be amended as per Attachment 'A'; and
- Motion #2: THAT Snow Fencing Policy C-424, Snow Plowing Private Driveways Policy C-442 and Winter Maintenance of County Roads Under Developer Agreements Policy C-456 be rescinded.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

APPENDICES:

- APPENDIX 'A' – Proposed Snow and Ice Control Policy C-405
APPENDIX 'B' – Existing Snow and Ice Control Policy C-405
APPENDIX 'C' – Existing Snow Fencing Policy C-424
APPENDIX 'D' – Existing Snow Plowing Private Driveways Policy C-442
APPENDIX 'E' – Winter Maintenance of County Roads Under Developer Agreements Policy C-456



Policy Number:	C-405
Policy Owner:	Transportation Services
Adopted By:	Council
Adoption Date:	2009 October 27
Effective Date:	2009 October 27
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes the snow and ice control process and priority management system for Rocky View County's (the County) roads.



Policy Statement

- 2 The County recognizes its responsibility for snow and ice control on roads under its direction, control, and management in a reasonable state of repair, as provided in the *Municipal Government Act*.
- 3 The County's road network consists of a diverse inventory of rural and urban road classifications that requires a priority system of maintenance strategies to meet the needs of all users.



Policy

- 4 Snow and ice control is carried out based on the following order of priorities:
 - (1) Priority 1: arterial roads;
 - (2) Priority 2: collector roads;
 - (3) Priority 3: local roads, including accesses identified as medical access routes;
 - (4) Priority 4: hard-surfaced sidewalks within road allowances adjacent to County controlled land; and
 - (5) Priority 5: unmaintained road allowances used for agricultural purposes, which receive snow management on a per-request basis as equipment and resources are available.



SNOW AND ICE CONTROL

Council Policy

C-405

- 5 The County does not provide snow and ice control on closed, leased, or semi-private roads or private driveways, other than for medical access as in this policy.
- 6 The County utilizes preventive measures wherever possible to mitigate snow accumulations on roadways, such as but not limited to clearing of roadside brush and trees, installation of snow fencing, and use of anti-icing materials.
- 7 Snow removal is undertaken where:
 - (1) snow accumulations, particularly at intersections, are negatively impacting drivers' sightlines;
 - (2) large snow accumulations in rural ditches are
 - (a) negatively impacting a plow operator's ability to clear the entire width of a road; and
 - (b) contributing to further drifting conditions; and
 - (3) windrows and snow accumulations in urban areas are negatively impacting the width of a road's driving lanes.
- 8 Snow plowing may result in windrows on one or both sides of the road. The clearing of windrows in front of driveways left by snow ploughing equipment is the responsibility of the abutting property owner.
- 9 The County is not responsible for damage to ditches or areas within County road allowances that a homeowner landscaped or improved without the express written permission of the County.

Snow Fencing

- 10 Under the provisions of the *Public Highways Development Act*, the County has the authority to enter private lands and to erect snow fencing for the purpose of preventing or mitigating snow drifting on public roads.
- 11 Notwithstanding the County's authority to enter private lands without notice to install snow fencing, the County endeavours to contact affected landowners in order to mitigate any potential disruption in farming operations associated with the installation of snow fencing on private land.



SNOW AND ICE CONTROL

Council Policy

C-405

Snow Plowing Private Driveways for Emergency Medical Access

- 12 To ensure emergency vehicles have reasonable emergency access to a private property, the County may plow private access for County residents who:
 - (1) reside outside of urban development in areas such as, but not limited to, Langdon, Watermark, etc.;
 - (2) have a medical condition that prevents them clearing snow from their own driveway.
- 13 County residents seeking snow plowing services for medical access purpose must apply for and be deemed eligible before receiving such service.
- 14 County residents who receive snow plowing services under section 12 of this policy are responsible for the cost of the snow plowing and are billed at cost recovery rates set out in the *Master Rates Bylaw*.

Winter Maintenance of County Roads under Development Agreements

- 15 If a Developer is required as a condition of a development agreement to upgrade a portion of an existing County road, then the developer must enter into a maintenance agreement with the County for snow and ice control activities for each winter season until a Final Acceptance Certificate is issued for the road.
- 16 This policy does not apply to internal subdivision roads. Developers are responsible for all maintenance on internal subdivision roads.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- *Municipal Government Act*, RSA 2000, c M-26
- *Public Highways Development Act*, RSA 2000, C P-38
- Rock View County bylaw, *Master Rates Bylaw*
- N/A
- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2010 May 11
- 2011 March 15
- 2013 September 10



SNOW AND ICE CONTROL

Council Policy

C-405

Review Date(s) – Review Outcome
Description

•



Definitions

17 In this policy:

- (1) “arterial roads” means roads which feed directly into the provincial highway system and which regularly have traffic volumes of 500 vehicles per day or higher;
- (2) “developer” means the registered and equitable owner of the development lands including, but not restricted to, the professional engineer, the engineering Consultant, contractors, and subcontractors acting for or on behalf of the land’s owner;
- (3) “development agreement” is an agreement under Part 17 of the *Municipal Government Act* required by the County as a condition of development or subdivision approval prepared by the County specifying legal, administrative, and technical requirements of the Developer;
- (4) “collector roads” means roads which connect to arterial roads and which typically have traffic volumes between 200 and 500 vehicles per day;
- (5) “County” means Rocky View County;
- (6) “Final Acceptance Certificate” means a document signed and sealed by an Engineering consultant that certifies the improvements are built in accordance with the examined design drawings and signed by the County;
- (7) “hard-surfaced” means an asphalt pavement, concrete or chip-sealed surface;
- (8) “local roads” means roads which service subdivisions, local residential areas and rural roads which have average traffic volumes of less than 200 vehicles per day;
- (9) “*Public Highways Development Act*” means the Province of Alberta’s *Public Highways Development Act*, RSA 2000, C P-38, as amended or replaced from time to time;
- (10) “*Master Rates Bylaw*” means the Rocky View County bylaw known as the *Master Rates Bylaw*, as amended or replaced from time to time;
- (11) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;



SNOW AND ICE CONTROL

Council Policy

C-405

- (12) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (13) "snow and ice control" means plowing of snow from the driving lanes of County roads and the application of sand, sand and salt mix, anti-icing chemicals or a combination thereof as required; and
- (14) "snow removal" means the removal of snow accumulations from the road or road allowance through the use of front end loaders, track dozers, snow blowers, trucks or a combination thereof.

POLICY**#405**

Title:
Snow and Ice Control

Legal References:

Municipal Government Act, RSV 2000, M-26, Part 6,
Section 201(1)(a), Sections 5, 18, 532

Policy Category:

Infrastructure and Operations

Cross References:

Policy 409 – Road Brushing
Policy 424 – Snow Fencing
Policy 442 – Snow Plowing Private Driveways
Policy 456 – Winter Maintenance of County Roads
Under Development Agreements
Policy 458 – Sidewalk Maintenance
Procedure PRO-405 – Snow Plowing and Sanding
Procedure PRO-424 – Snow Fencing
Procedure PRO-442 – Snow Plowing Private Driveways

Effective Date: Oct 27, 2009
Revision Dates: May 11, 2010
March 15, 2011
September 10, 2013

Purpose:

To establish a clear process for snow and ice control (SNIC) on County roads and provide an effective priority management system for the implementation of snow and ice control.

Definitions:

- “Arterial roads” means roads which feed directly into the provincial highway system and which regularly have traffic volumes of 500 vehicles per day (vpd) or higher.
- “Collector roads” means roads which connect to arterial roads and which typically have traffic volumes between 200 and 500 vpd.
- “Local roads” means roads which service subdivisions, local residential areas and rural roads which have average traffic volumes of less than 200 vpd.
- “Hard-surfaced” means an asphalt pavement, concrete or chip-sealed surface.
- “Gravel roads” means roads which are not hard-surfaced and which may have a dust abatement product such as oil or calcium chloride mixed in with the aggregate.
- “County” means Rocky View County.
- “Severe snow event” means a winter storm which has made numerous County roads impassable and is adversely affecting the ability of County crews to keep the roads open.
- “Snow and Ice Control” (SNIC) means plowing of snow from the driving lanes of County roads and the application of sand, sand and salt mix, anti-icing chemicals or a combination thereof as required.
- “Snow removal” means the removal of snow accumulations from the road or road allowance through the use of front end loaders, track dozers, snow blowers, trucks or a combination thereof.

Policy Statements:

1. Snow and ice control will be carried out based on the following order of priorities:
 - a. All arterial roads;
 - b. All collector roads;
 - c. All local roads including driveways identified as medical access routes (see Policy 442);
 - d. All hard-surfaced sidewalks within road allowances adjacent to land controlled by the County; and
 - e. Unmaintained road allowances used for agricultural purposes, which shall receive snow management on a per request basis as equipment and resources are available.

2. The County will utilize preventive measures wherever possible to mitigate snow accumulations on roadways (i.e. clearing of roadside brush and trees, installation of snow fencing, and use of anti-icing materials).
3. The County will not provide snow and ice control on closed, leased, or semi-private roads or private driveways, other than for medical access as outlined above.
4. Snow removal will only be undertaken under the following conditions:
 - a. Snow accumulations, particularly at intersections, are negatively impacting drivers' sightlines;
 - b. Large snow accumulations in rural ditches are negatively impacting a plow operator's ability to clear the entire width of a road and these accumulations are contributing to further drifting conditions; and
 - c. In urban areas, where windrows and snow accumulations are negatively impacting the width of a road's driving lanes.
5. As part of regular snow plowing operations, plows and the graders will inevitably leave windrows across approaches into private properties. Although operators will try to mitigate the size of the windrows wherever possible, it is not expected that the County will at any time remove the windrows or plow the approaches.
6. Claims will not be considered by the County for property damage to structures or vegetation on private property or to vehicles on County roads as a result of snow coming off the plow blade or sanding material spread by the equipment during snow plowing or sanding operations.
7. Claims will not be entertained for damage to ditches or areas within County road allowances which have been landscaped or improved by a homeowner without the express written permission of the County.
8. In the case of a Severe Snow Event, the County is committed to providing the necessary resources and response in order to mitigate the impact to County residents and to reduce the potential damage to County-controlled infrastructure. External resources may be hired in these circumstances subject to approval by the Maintenance Manager or his designate.

POLICY**#424**

Title:
Snow Fencing

Legal References:

Municipal Government Act, RSV 2000, M-26, Part 6,
Section 201(1)(a), Sections 5, 18, 532
Public Highways Development Act, RSA 1980, Section
49

Policy Category:

Infrastructure and Operations

Cross References:

Policy 405 - Snow Plowing
Procedure PRO-424 - Snow Fencing

Effective Date: May 11, 2010

Revision Date:

Purpose:

To ensure the practice of installing snow fencing within the County is handled in a consistent and effective manner.

Definitions:

- "County" refers to Rocky View County.
- "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way.
- "Snow fencing" refers to a temporary structure erected for the winter months which is designed to control or mitigate drifting of snow.

Policy Statements:

1. The County recognizes its responsibility for maintaining the safety of municipally-controlled roads as set out in the Municipal Government Act.
2. Under the provisions of the Public Highways Development Act, the County has the authority to enter private lands and to erect snow fencing for the purpose of preventing or mitigating snow drifting on public roads.
3. Notwithstanding the County's authority to enter private lands without notice to install snow fencing, the County will endeavour to contact affected landowners in order to mitigate any potential disruption in farming operations associated with the installation of snow fencing on private land.

POLICY

#442



	Title: Snow Plowing - Private Driveways
Legal References: Municipal Government Act	Policy Category: Infrastructure and Operations
Cross References: Policy 405 - Snow Plowing Procedure PRO-405 – Snow Plowing Procedure PRO-442 – Snow Plowing – Private Driveways Rocky View Master Rates Bylaw	Effective Date: May 11, 2010 Revision Date:
<p>Purpose: The intent of this policy is to provide assistance to permanent County residents who have developed medical conditions and who are no longer able to plow their own driveways when there is a snow event. These residents may require emergency medical attention as a result of their condition and this policy provides the mechanism to ensure that emergency vehicles will have access to the property. This policy and related procedure will establish the criteria to determine whether a resident is eligible to have the County perform a driveway plowing service.</p> <p>Definitions: “County” means Rocky View County.</p> <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. The County will not perform snow plowing or other maintenance services on private property except as noted below: 2. The County may plow private driveways for residents requiring medical access in accordance with the conditions as set out in Procedure 442. 3. Residents who receive this service are responsible for the cost of the snow plowing service and will be billed at cost recovery rates set out in the Master Rates Bylaw. 	

POLICY

#456



	Title: Winter Maintenance of County Roads Under Development Agreements
Legal References: Municipal Government Act, RSV 2000, M-26, Part 6, Section 201(1)(a), Sections 5, 18, 532	Policy Category: Infrastructure and Operations
Cross References: Policy 405 – Snow Plowing and Sanding Procedure PRO-405 – Snow Plowing and Sanding Servicing Standards	Effective Date: October 11, 2011 Revision Date:
<p>Purpose: To establish a consistent approach to snow and ice control (SNIC) on those County roads which are being upgraded by private developers under a development agreement and which have not yet been issued a final acceptance certificate (FAC).</p> <p>Definitions:</p> <ul style="list-style-type: none"> • "County" means Rocky View County. • "Developer" means the registered and equitable owner of the Development lands including, but not restricted to, the Professional Engineer, the Engineering Consultant, contractors, and/or subcontractors acting for or on behalf of the owner. • "Development Agreement" is an Agreement under Part 17 of the <i>Municipal Government Act</i> required by the County as a condition of development or subdivision approval prepared by the County specifying legal, administrative, and technical requirements of the Developer. • "FAC" means the Final Acceptance Certificate signed and sealed by the Engineering Consultant certifying that Improvements are built in accordance with the examined design drawings and signed by the County. • "Snow and Ice Control" (SNIC) means all snow plowing, sanding and anti-icing activities as defined within Policy and Procedure 405. <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. In those situations where a developer is required through a condition of a Development Agreement to upgrade a portion of an existing County road, the Developer will be required to enter into a maintenance agreement with the County for Snow and Ice Control (SNIC) activities for each winter season until such time as an FAC is issued for the road. 2. This Policy shall be invoked only in those circumstances where there is or shall be portions of a County road to be maintained on either side of the road being upgraded by the developer. SNIC activities on these roads will be performed by County crews according to Policy 405. 3. This Policy does not apply to internal subdivision roads, as the developer(s) would be responsible for all maintenance on internal subdivision roads. 	



TRANSPORTATION SERVICES

TO: Council

DATE: October 8, 2019 **DIVISION:** All

FILE: 4050-100

SUBJECT: Cattle Guards and Passes Policy C-423

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Cattle Guards and Passes Policy C-423, to ensure Council's objectives are represented, and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

Council adopted Cattle Guards and Passes Policy C-423 on July 27, 2010. The policy was introduced to provide a consistent and equitable approach to request for installation and maintenance of cattle guards and cattle passes. Administration recently reviewed Cattle Guards and Passes Policy C-423 as part of the County's policy review project and identified opportunities to align the policy with the County's current practices and standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Cattle Guards and Passes Policy C-423 and recommends that it be amended. In addition to applying the County's current policy format and writing standards, the proposed amendments to Cattle Guards Policy C-423 include the following:

Table 1: Proposed Amendments to Policy C-423

Proposed Amendment	Reasoning
Remove requirement for Landowner to pass costs onto lessee or renter as required	Cattle guard or pass is solely the Landowner's responsibility

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT Cattle Guards and Passes Policy C-423 be amended as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.

¹**Administration Resources**

Steven Hulsman, Transportation Services



Respectfully submitted,

“Byron Riemann”

Executive Director
Operations

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Proposed Cattle Guards and Passes Policy C-423

Attachment ‘B’ – Existing Cattle Guards and Passes Policy C-423



CATTLE GUARDS AND PASSES

Council Policy

C-423

Policy Number:	C-423
Policy Owner:	Transportation Services
Adopted By:	Council
Adoption Date:	2010 July 27
Effective Date:	2010 July 27
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy establishes a consistent and equitable approach to requests for installation and maintenance of cattle guards and passes within road allowances controlled by Rocky View County (the County).



Policy Statement

- 2 The County installs and maintains cattle guards and passes in a consistent, fair manner.
- 3 This policy applies to cattle guards and passes installed on County controlled road allowances.



Policy

New Cattle Guards and Cattle Passes

- 4 The County accepts applications for installation of new cattle guards and passes.
- 5 The County reviews all applications for installation of new cattle guards and passes to ensure the proposed installation does not adversely affect the safety of the road or the travelling public using that road.
- 6 The County installs all cattle guards and passes. The applicant is responsible for all installation costs in accordance with the County's *Master Rates Bylaw*.
- 7 The cost of maintenance and repair of cattle guards and passes installed subsequent to the adoption of this policy by Council is the responsibility of the landowner utilizing the cattle guard or pass.



CATTLE GUARDS AND PASSES

Council Policy

C-423

Existing Cattle Guards and Cattle Passes

- 8 The County removes cattle guards and passes that are no longer required and rehabilitates the road.
- 9 If a cattle guard or pass is still required, any persons who directly benefit from the placement of the cattle guard or pass must participate in a cost-sharing arrangement with the County for its regular maintenance and repair.
 - (1) Landowners who lease or rent their land to a person who benefits from the placement of a cattle guard or pass are responsible for the ongoing cost of maintenance and repair of the cattle guard or pass.
- 10 Cattle passes are deemed to be bridge structures by Alberta Transportation and strict regulations govern their inspection and maintenance. Repair costs for cattle passes may be significant.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- N/A
- Rocky View County *Master Rates Bylaw*
- Rocky View County procedure C-423, *Cattle Guards and Passes*
- Rocky View County, *County Servicing Standards*, adopted by resolution no. 188-13



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

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-





CATTLE GUARDS AND PASSES

Council Policy

C-423

Definitions

11 In this policy:

- (1) "Council" means the duly elected Council of Rocky View County;
- (2) "County" means Rocky View County;
- (3) "*County Servicing Standards*" means the Rocky View County's Servicing standards adopted by resolution 188-13, as amended or replaced from time to time;
- (4) "*Master Rates Bylaw*" means the Rocky View County bylaw known as the *Master Rates Bylaw*, as amended or replaced from time to time; and
- (5) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

POLICY**#423**

Title:
Cattle Guards and Passes

Legal References:
Municipal Government Act

Policy Category:
Infrastructure and Operations

Cross References:
Procedure PRO-423 Cattle Guards and Passes
Master Rates Bylaw
Municipal Servicing Standards (cattle guards and passes)

Effective Date: July 27, 2010
Revision Date:

Purpose:

To ensure that requests for installation and maintenance of cattle guards and cattle passes within road allowances controlled by the County are handled in a consistent and equitable manner.

Definitions:

- "County" refers to Rocky View County.
- "Roads" means roads as defined in the Municipal Government Act, which includes both carriageways and rights-of-way.
- "Cattle guard" refers to a device placed in a road which allows vehicular traffic but safely restricts the passage of livestock.
- "Cattle pass" refers to an underpass structure below the surface of the road enabling livestock to cross from one field to another underneath the road.

Policy Statements:

1. New Cattle Guards and Cattle Passes:
 - a. The County shall accept applications for installation of new cattle guards and passes.
 - b. The County shall review all applications to ensure that new cattle guard and cattle pass installations shall not adversely affect the safety of the road or the travelling public utilising that road.
 - c. Installation of cattle guards and cattle passes shall be completed by the County and costs shall be the responsibility of the applicant in accordance with rates set out in the Master Rates Bylaw.
 - d. The cost of maintenance and repair of cattle guards and cattle passes installed subsequent to the adoption of this policy by Council shall be the responsibility of the individual making application for the cattle guard or pass.
2. Existing Cattle Guards:
 - a. The Maintenance Manager will determine through communication with adjacent landowners whether each of the existing cattle guards is still required for ongoing cattle or ranching operations.
 - (i) If a cattle guard is deemed by the adjacent landowners to be no longer required, it will be removed and the road rehabilitated by the County.
 - (ii) If a cattle guard is still required as determined by feedback from the adjacent landowners, the person or persons who directly benefit from the placement of the cattle guard will be required to participate in a cost-sharing arrangement with the County for regular maintenance and repair of the guard.
 - (iii) In a leaseholder or rental situation, the landowner must acknowledge his/her responsibility for the ongoing cost of maintenance and repair of the cattle guard. It will be the landowner's responsibility to pass these costs on to the lessee as required.
3. Existing Cattle Passes:
 - a. The Maintenance Manager will determine through communication with adjacent landowners whether each of the existing cattle passes is still required for ongoing cattle or ranching operations. Because

these structures are deemed to be bridge structures by Alberta Transportation, there are strict regulations in place governing inspection and maintenance procedures and repair costs can be significant.

- (i) If a cattle pass is deemed by the adjacent landowners to be no longer required, it may be removed and the road rehabilitated by the County.
- (ii) If a cattle pass is still required as determined by feedback from the adjacent landowners, the person or persons who directly benefit from the placement of the cattle pass will be required to participate in a cost-sharing arrangement with the County for regular maintenance and repair of the pass.
- (iii) In a leaseholder or rental situation, the landowner must acknowledge his/her responsibility for the ongoing cost of maintenance and repair of the cattle pass. It will be the landowner's responsibility to pass these costs on to the lessee as required.

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 8, 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 E-5).

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 report is to bring the proposed Master Site Development Plan application before Council for consideration along with third reading of the associated land use redesignation (PL20190017). On September 24, 2019, Council considered the proposed redesignation and granted first and second reading; however, unanimous permission for third reading was not passed. Council elected to table this application for consideration with third reading.

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. Where Council has provided direction on the associated redesignation application and granted first and second readings; Administration recommends that this application be approved.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

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

¹ **Administration Resources**

Jessica Anderson and Gurbir Nijjar, Planning and Development Services

framework to guide and evaluate 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, 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 of the County Plan.

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;
- Subdivision is not contemplated;
- 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.



BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

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. Council has provided direction by granting second and third readings of the associated redesignation application; therefore, Administration recommends approval.

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,

"Richard Barss"

"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.
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.

AGENCY	COMMENTS
Development Compliance	<ol style="list-style-type: none"> 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>
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, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development for Phase II. <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

AGENCY	COMMENTS
	<p>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.</p> <ul style="list-style-type: none"> • 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.

Sanitary/Waste Water

- 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.
- 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.

AGENCY	COMMENTS
	<p>Water Supply And Waterworks</p> <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. <p>Storm Water Management</p> <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. <p>Environmental</p> <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 <i>Water Act</i>.
Utility Services	No concerns.
Agriculture and Environment Services	No comments received.

Circulation Period: February 26, 2019 – March 19, 2019

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





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

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10

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).

2.0

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

3.0

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.

Figure 1
Regional Context



..... Subject Lands

..... City Limits

4.0

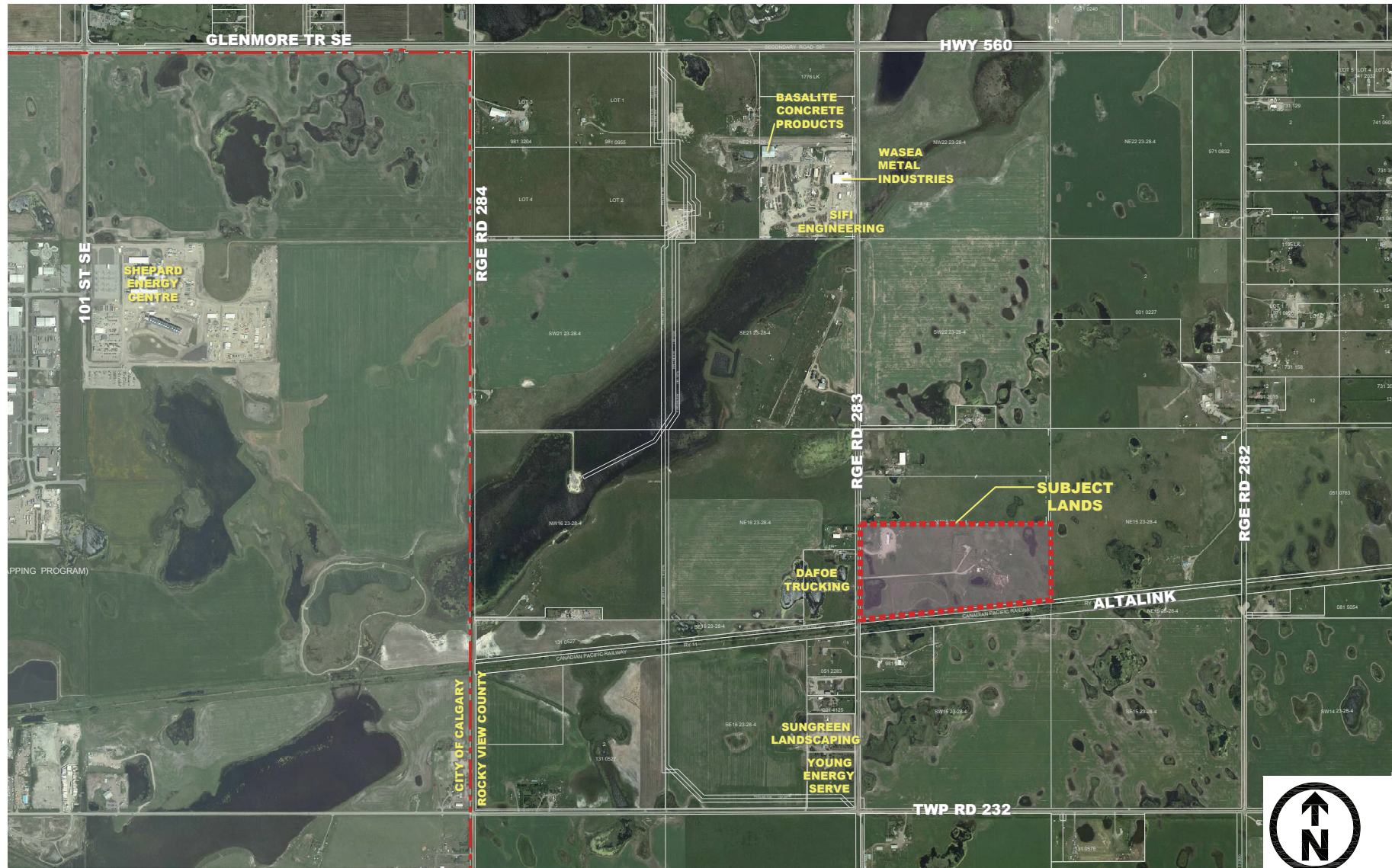
EXISTING CONDITIONS

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.

Figure 2
Local Context

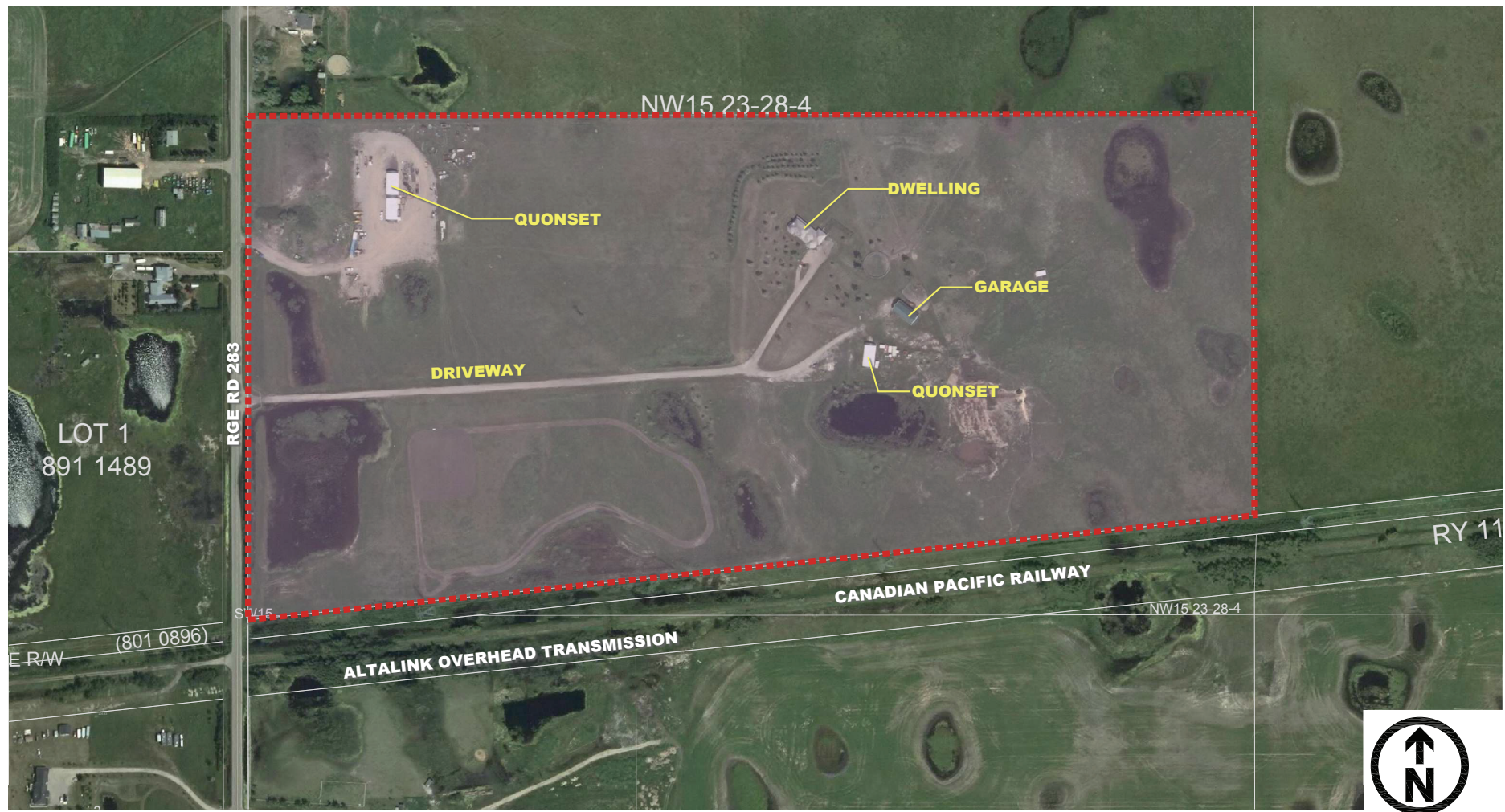


Subject Lands

City Limits

4.0

Figure 3
Site Conditions



..... Subject Lands

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.

4.0

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.

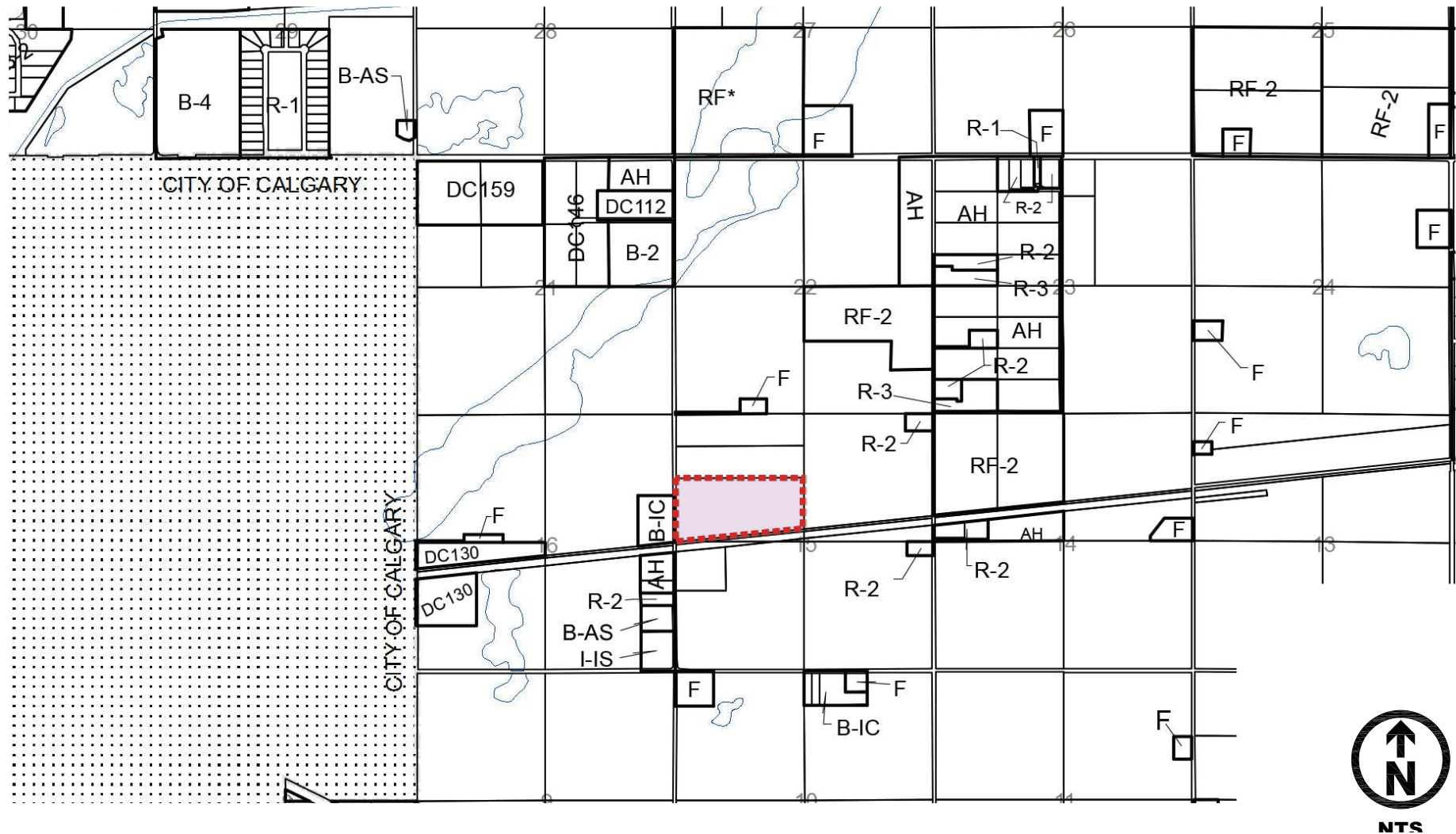
4.4 Existing Land Use

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.

Figure 4
Existing Land Use



..... Subject Lands

5.0

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.

Figure 5
Development Concept



..... Subject Lands

60

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.

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.

6.0

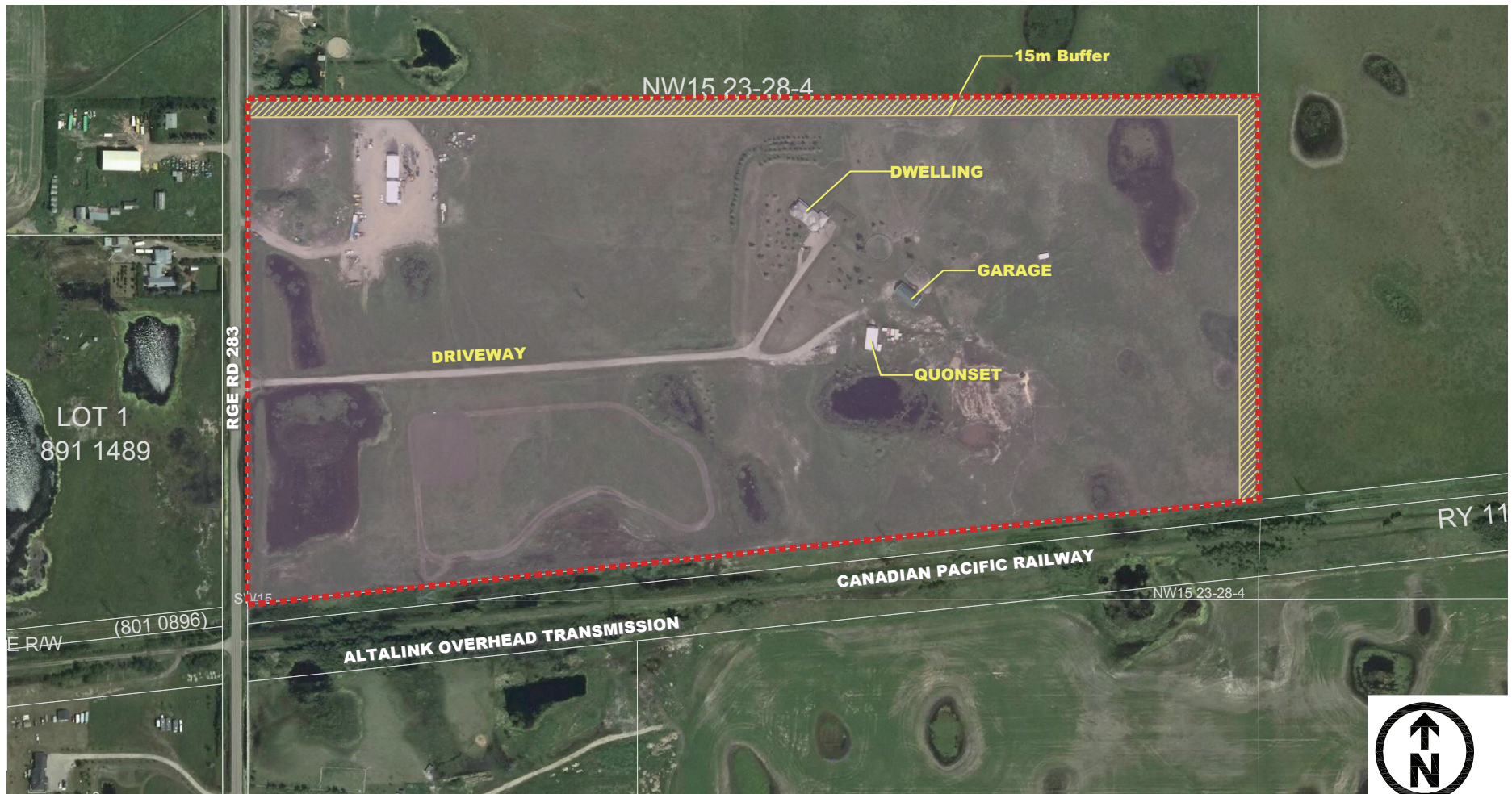
6.6 Agricultural Boundary Design Considerations

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.

Figure 6
Agricultural Boundary
Design Considerations



Legend

- Subject Lands
- Transition Design Criteria to be applied at Development Permit Stage

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.

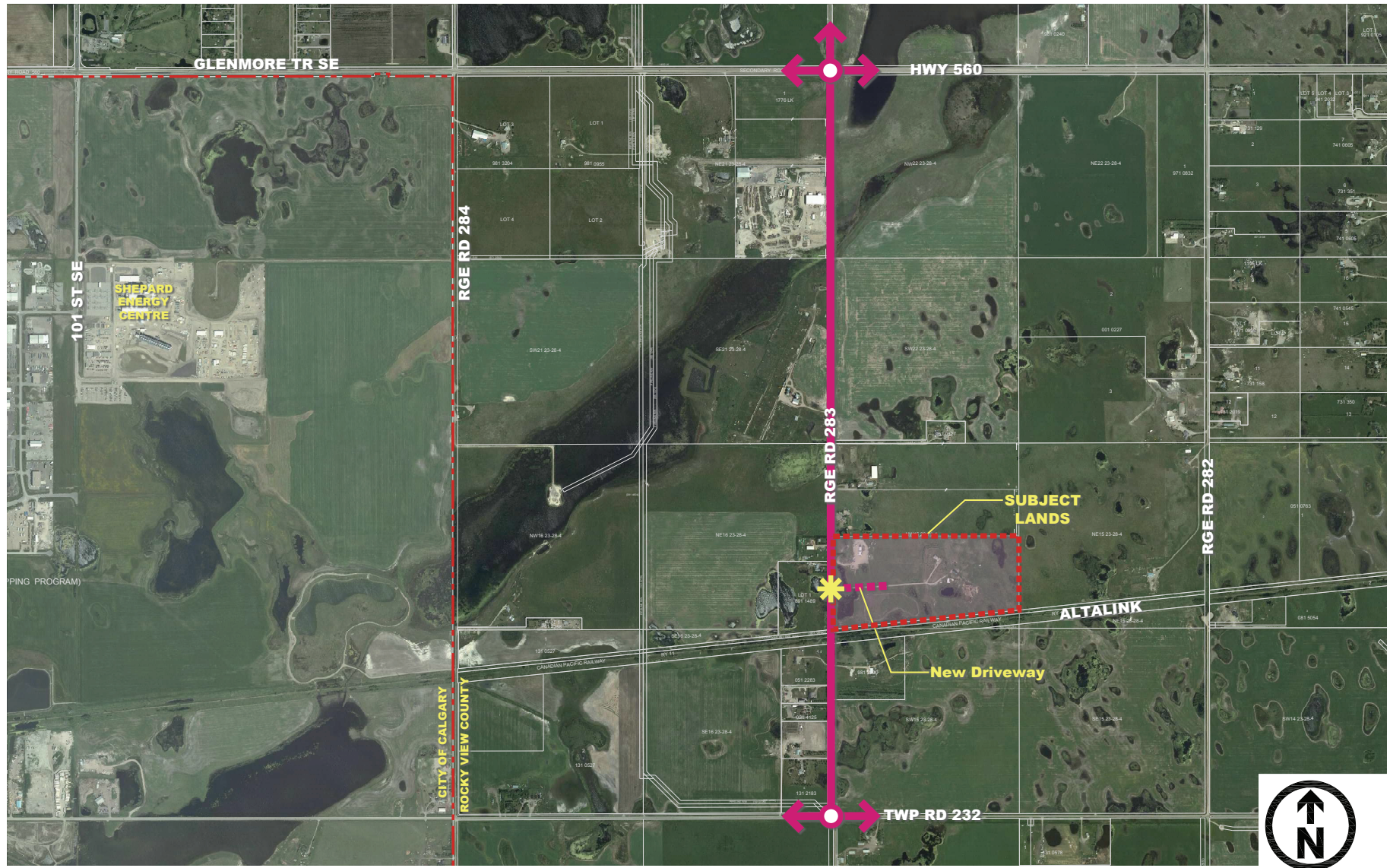
The TIA concluded the current design and function of the two (2) intersections can accommodate increased traffic expected by this proposed development and that all existing roadways and intersections that service the MSDP area will continue to operate within their existing capacities at the opening day.

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.

Figure 7
Transportation



----- Subject Lands
 ----- City Limits
 ● Existing Intersection
 ★ New/ Upgraded Approach

8.0

UTILITY SERVICING

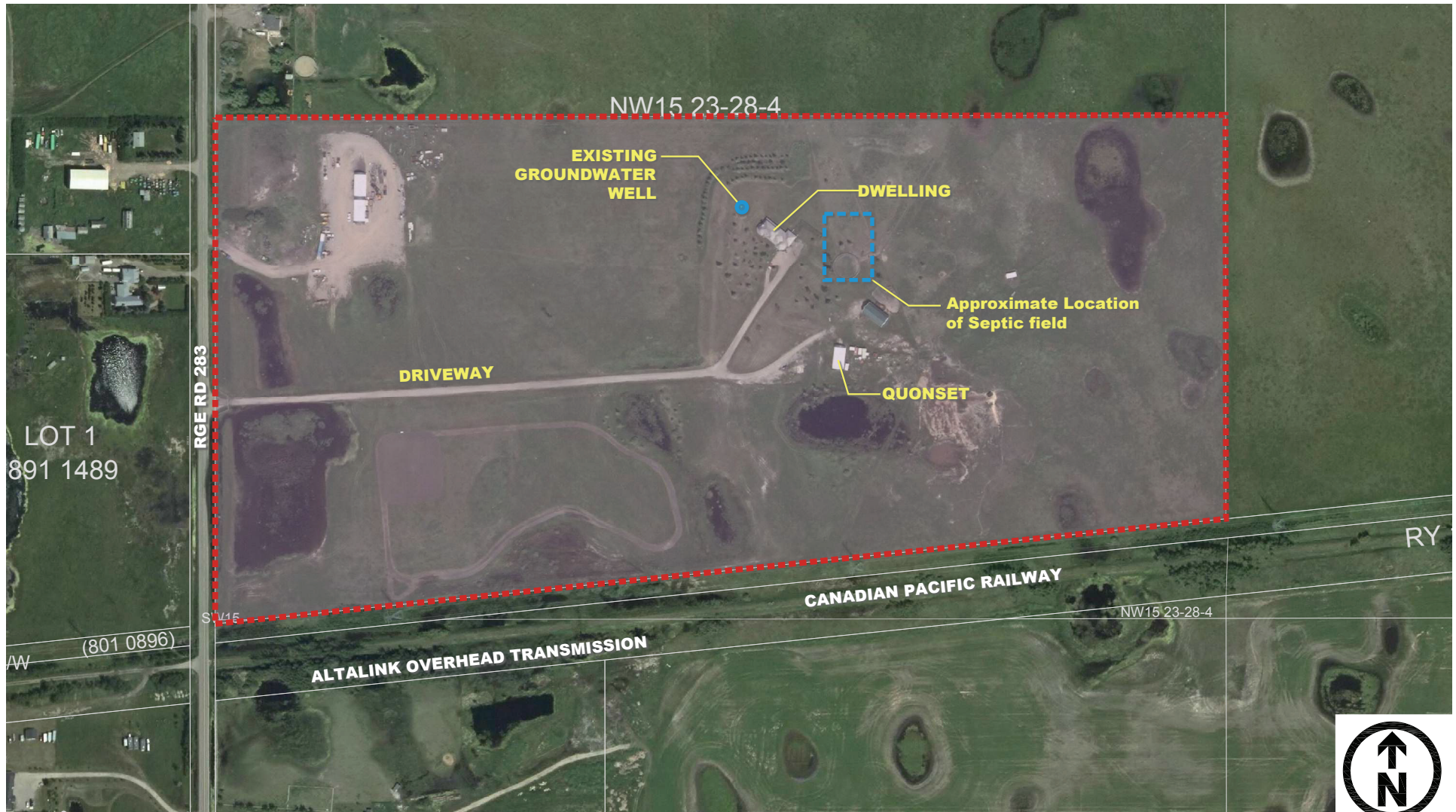
8.1 Servicing Concept

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**.

Figure 8
Utility Servicing



..... Subject Lands

STORMWATER MANAGEMENT

9.1 Stormwater Management

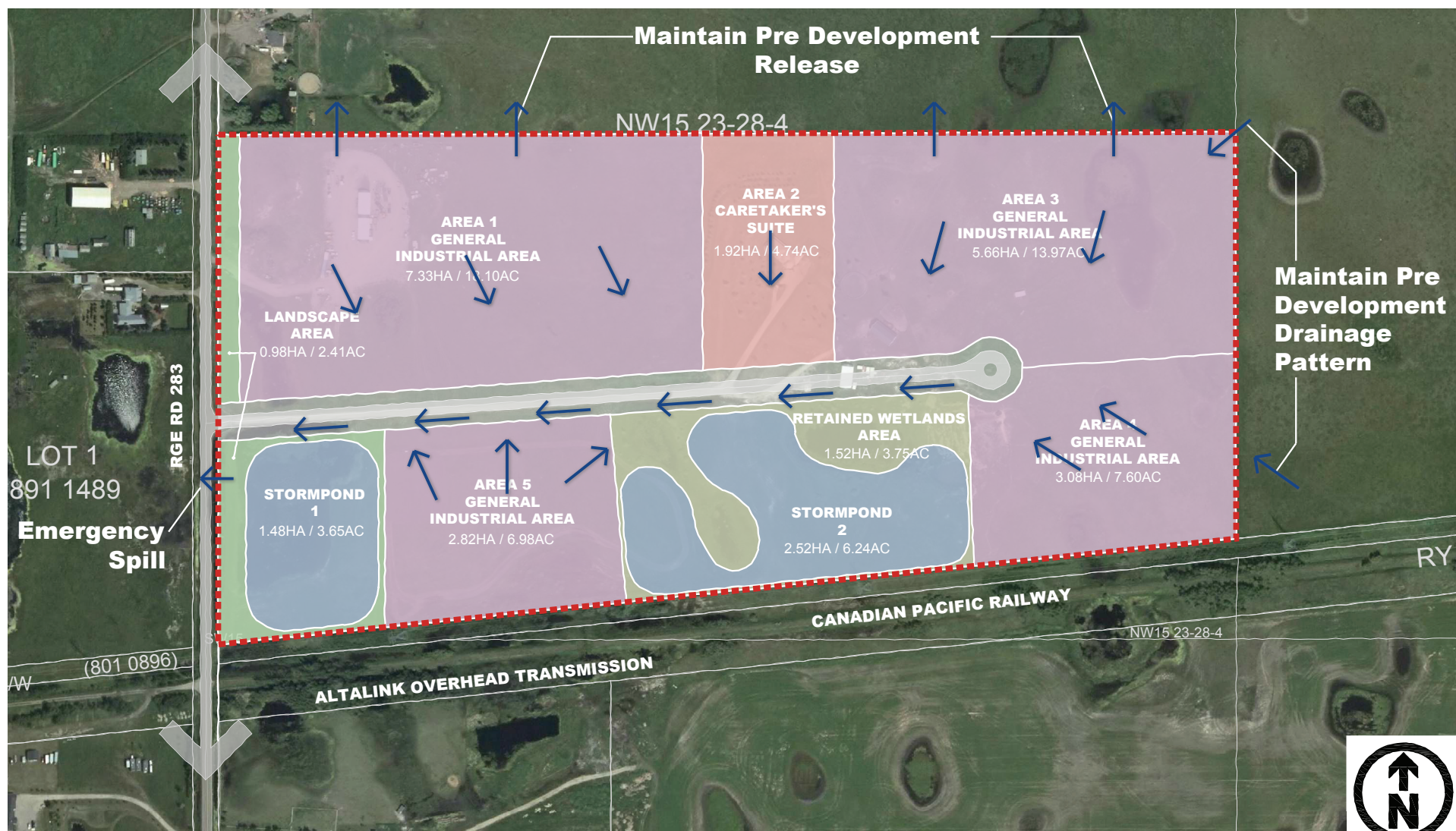
A Stormwater Management Report was prepared to establish expectation for managing stormwater within the proposed industrial storage area. The report identifies a strategy to accommodate the safe collection, conveyance and retention of surface drainage within the subject lands in a manner that positively 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.

Figure 9
Stormwater Management



..... Subject Lands


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.



“ 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 ”

10.0

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.

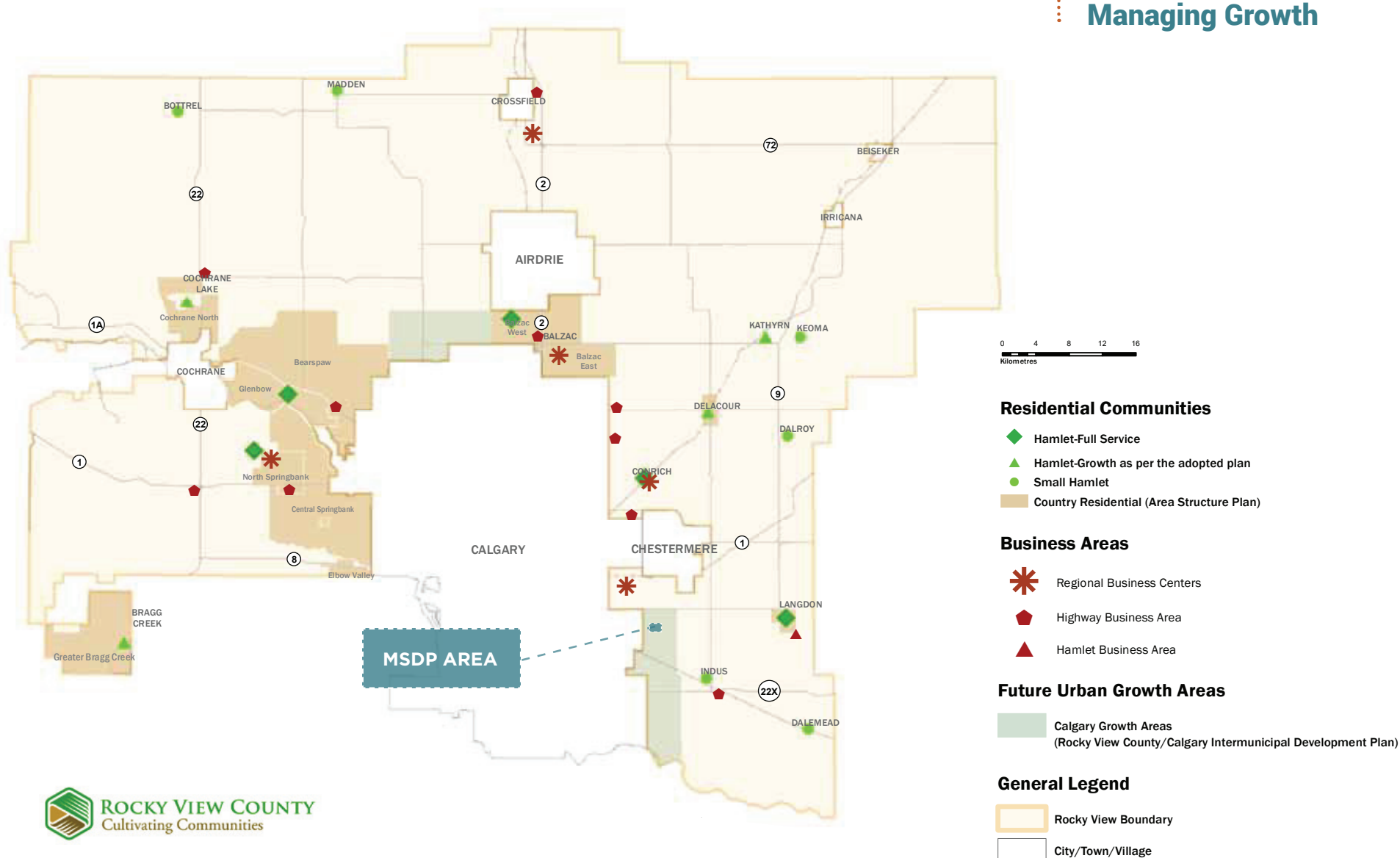
It is noted that this MSDP area is not located in an identified area that supports one of the three (3) types of business development contemplated by the County Plan. As such, the proposal has been prepared in accordance with Sections 14.19 – 14.22 of the County Plan which allow for types of 'Other Business 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.

Figure 10
County Plan-Map 1
Managing Growth



10.0

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.

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.

11.0

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.

12.0

Figure 11
Proposed Land Use

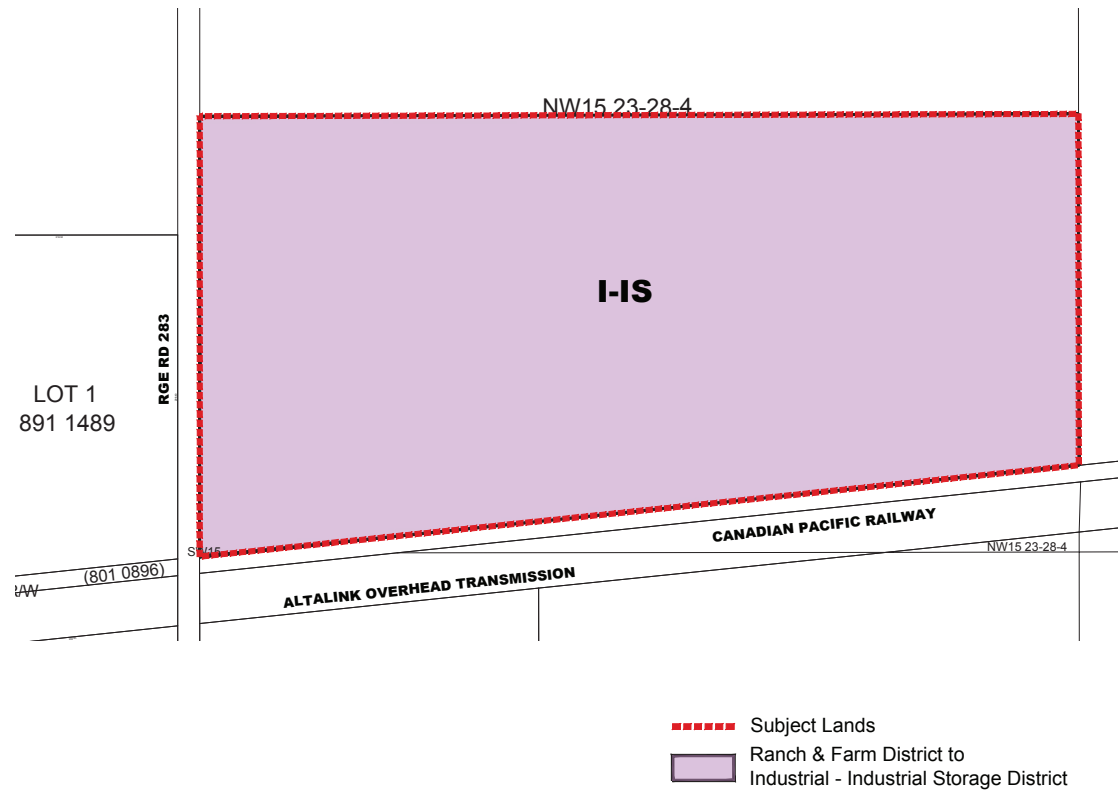
IMPLEMENTATION

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.



12.0

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.

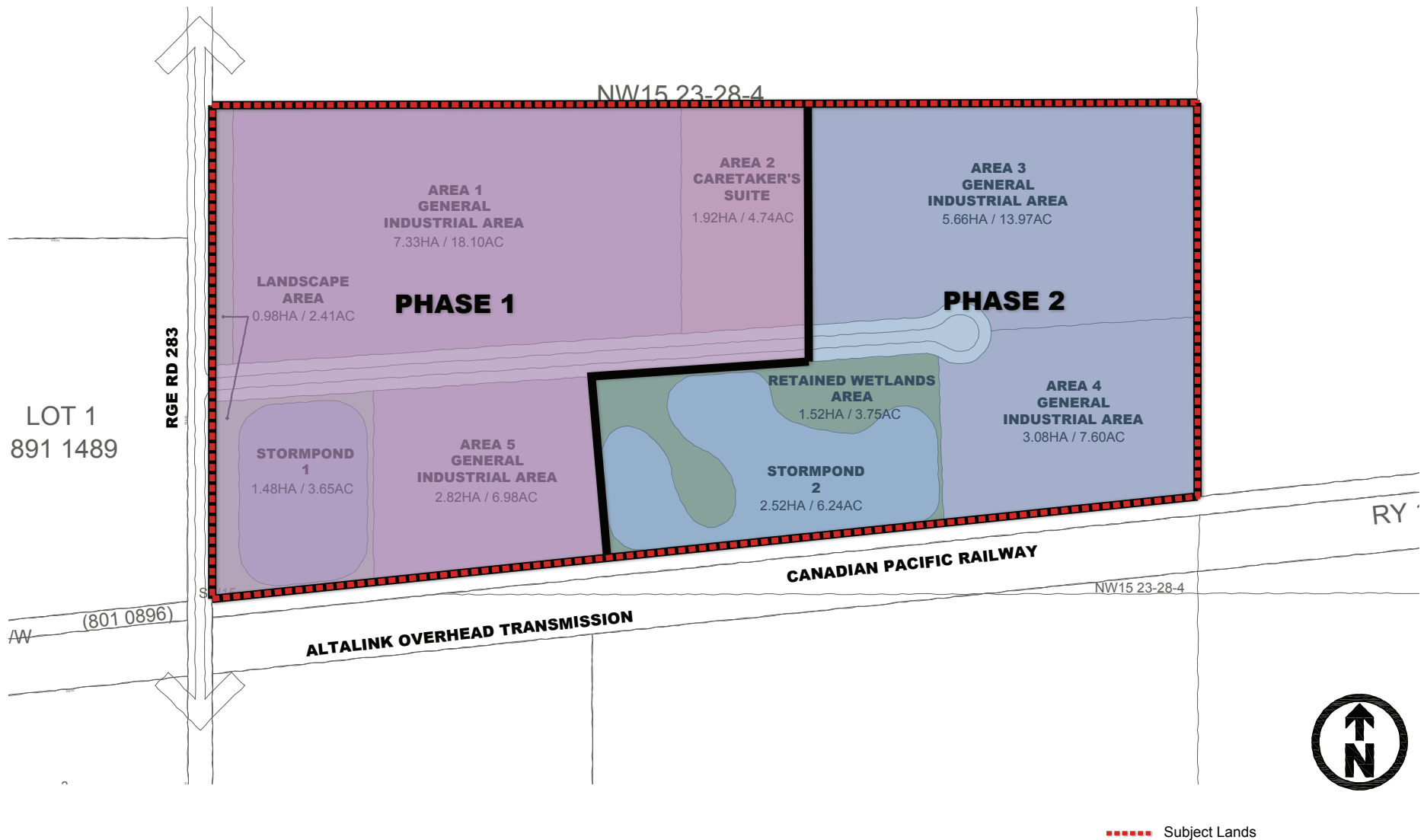
Notwithstanding the general phasing program contemplated by this MSDP, the owner may decide to develop the industrial storage yard as a single phase or in multiple phases provided infrastructure can be provided and the County issues a development permit.

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.

Figure 12
Anticipated
Development Phasing



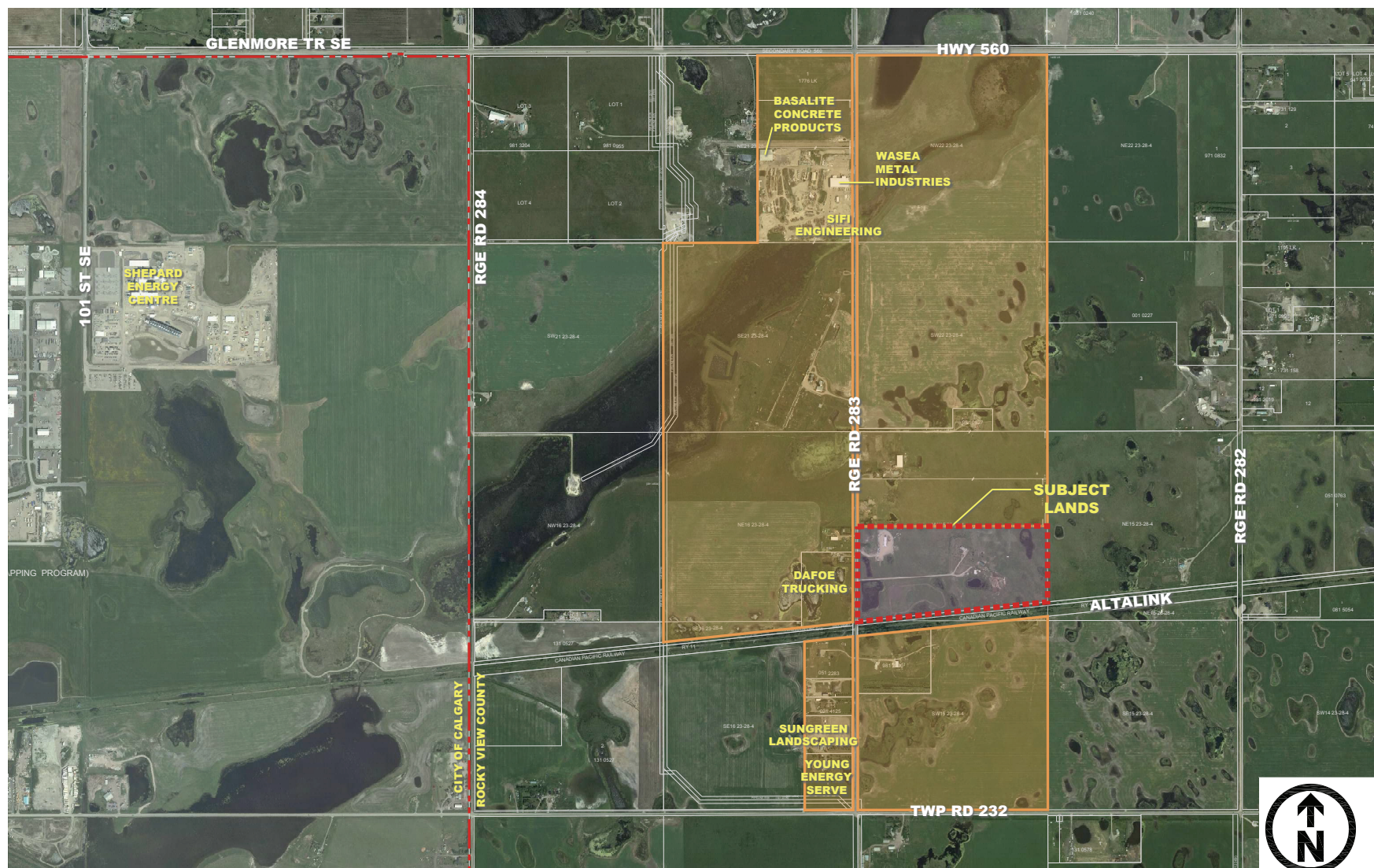
12.0

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.

Figure 12
Stakeholder
Consultation



..... Subject Lands

--- City Limits

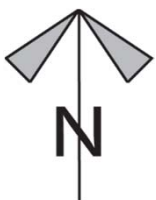
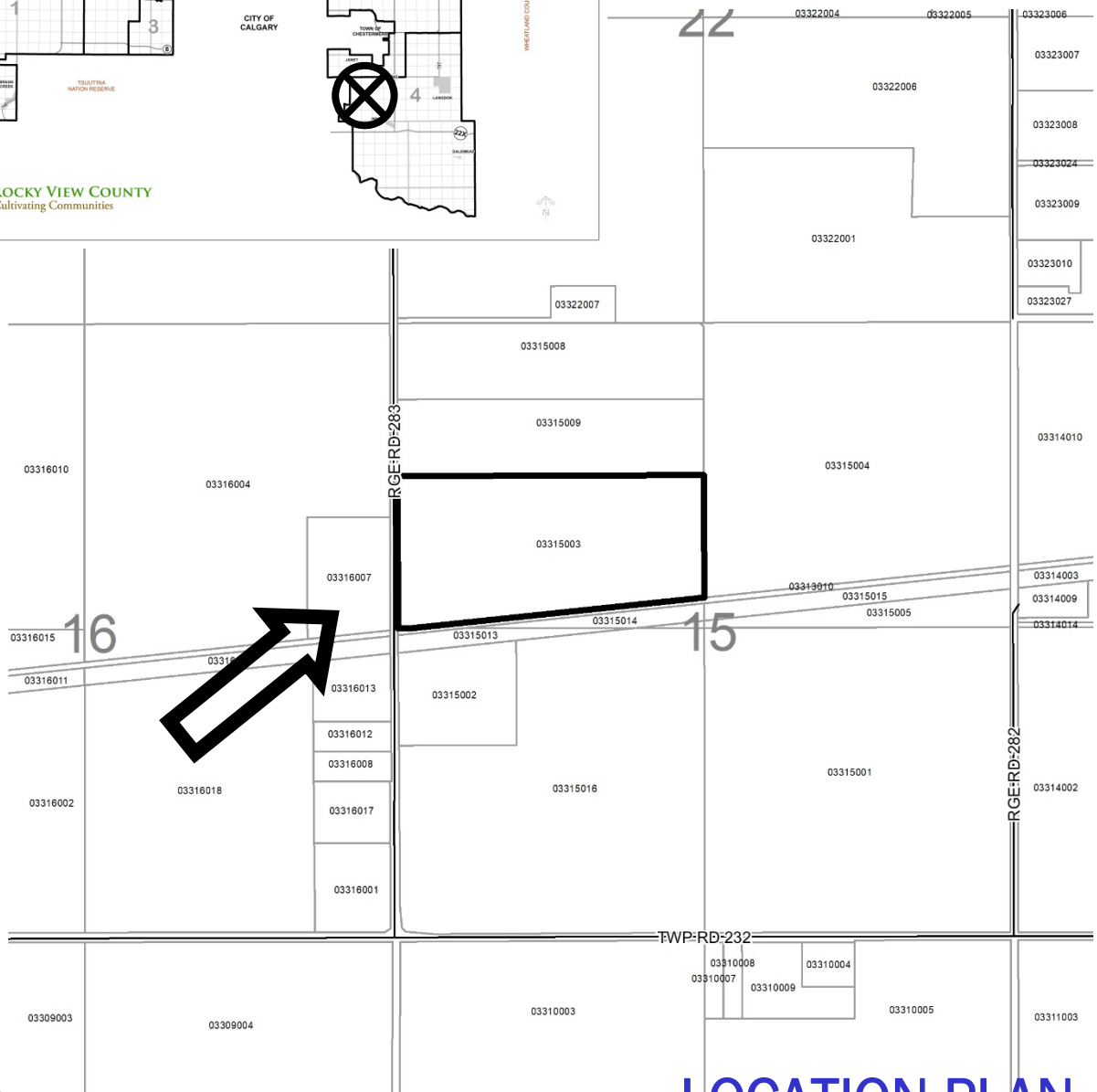
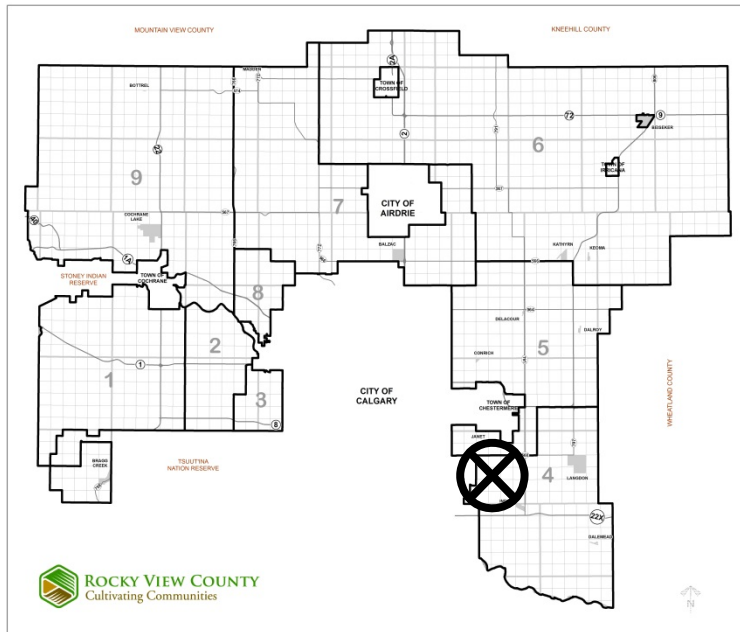
Landowner Consultation Area

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





NW-15-23-28-W04M

Date: 26-Sep-19Division # 4File: 03315003

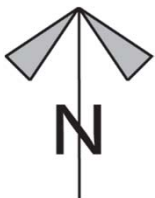
Development Proposal: To redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage yard.

RF → I-IS
± 29.30 ha
(± 72.40 ac)

RGE:RD-283

15

DEVELOPMENT PROPOSAL



NW-15-23-28-W04M

Date: 26-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

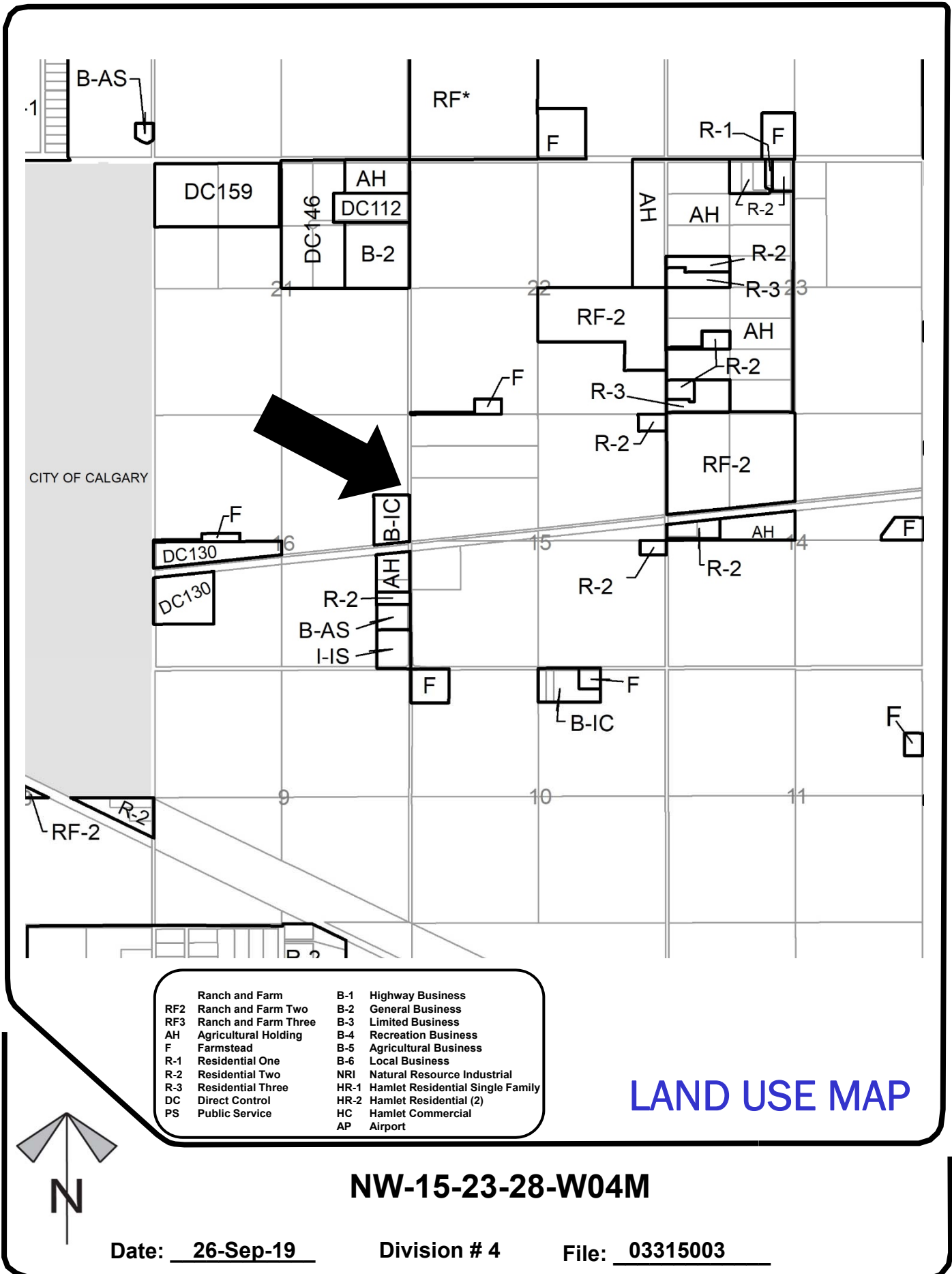
MSDP PROPOSAL

NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

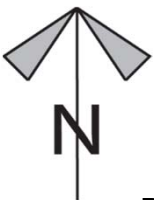
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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

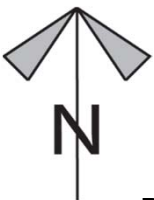
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

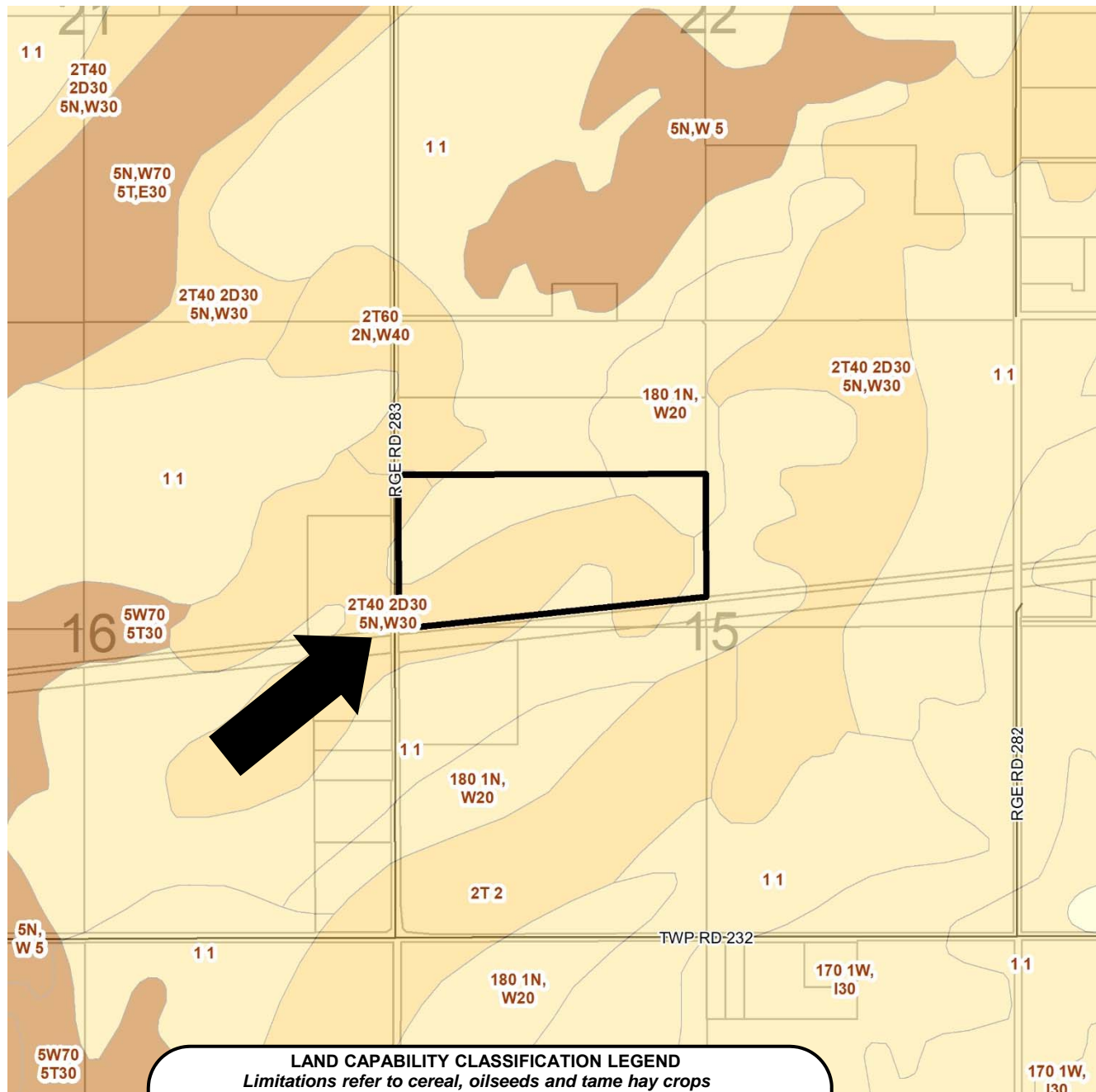


NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

File: 03315003



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

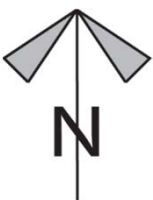
CLI Class

- 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

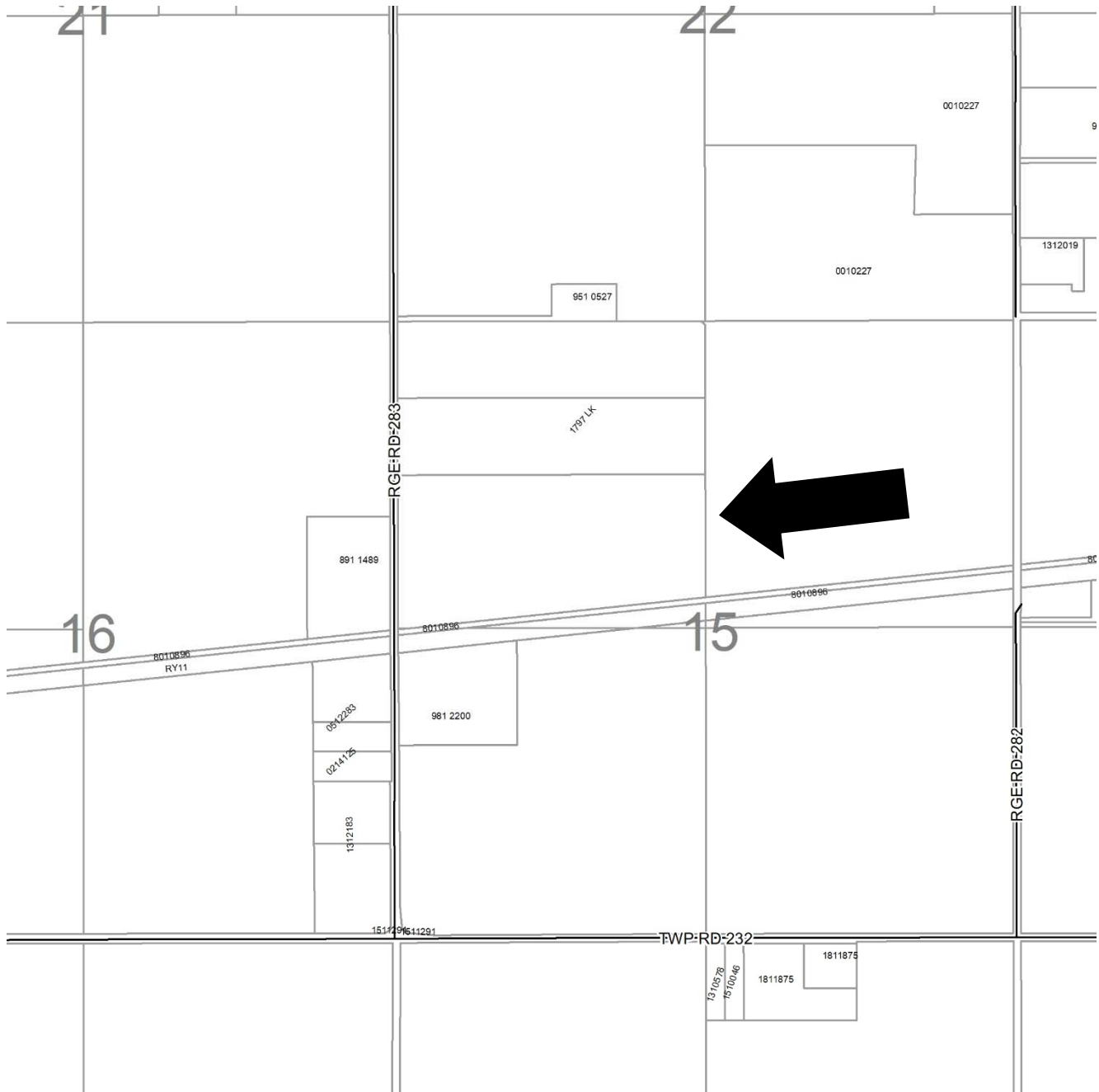


NW-15-23-28-W04M

Date: 26-Sep-19

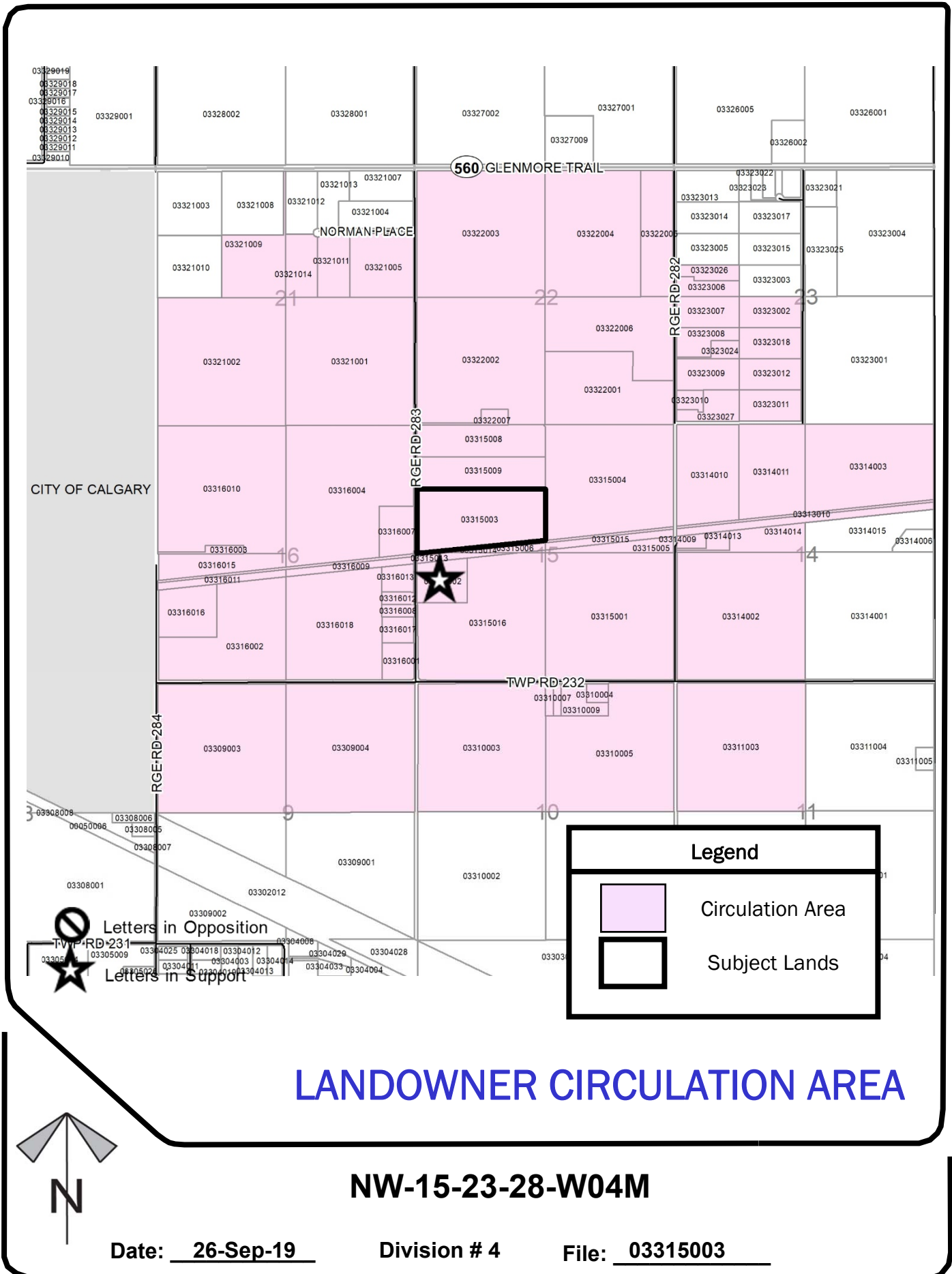
Division # 4

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: 26-Sep-19Division # 4File: 03315003





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 8, 2019
FILE: 03901003
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 1
APPLICATION: PL20190034

PURPOSE:

The purpose of this application is to redesignate Lot 1, Block 9, Plan 0210189 within SE-01-23-05-W05M from Agricultural Holdings District (AH) to Residential One District (R-1) and Residential Three District in order to facilitate the creation of a ± 3.06 acre parcel, a ± 3.31 acre parcel with a ± 13.20 acre remainder.

GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) north of Hwy. 66 and 0.41 km (1/4 mile) west of Hwy 22, approximately 1.15 miles south of Bragg Creek.

APPLICANT: Element Land Surveys Inc.

OWNERS: Stanislav & Mihaela Anguelov

POLICY DIRECTION:

Relevant policies for this application include the Interim Growth Plan (IGP), the Municipal Development Plan (MDP), the Greater Bragg Creek Area Structure Plan (GBCASP) and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7920-2019 be given first reading.

Option #2: THAT Bylaw C-7920-2019 be tabled.

Option #3: THAT application PL20190034 be denied.

APPLICATION REQUIREMENTS:

This application requires submission of a Conceptual Scheme in accordance with the Greater Bragg Creek Area Structure Plan.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Bylaw C-7920-2019 & Schedule A

APPENDIX 'B': Map Set



BYLAW C-7920-2019

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-7920-2019.

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. 39 and No. 39-SE of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 9, Plan 0210189 within SE-01-23-05-W05M from Agricultural Holdings District (AH) to Residential One District (R-1) and Residential Three District (R-3) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 9, Plan 0210189 within SE-01-23-05-W05M is hereby redesignated to Residential One District (R-1) and Residential Three District (R-3) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7920-2019 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*.

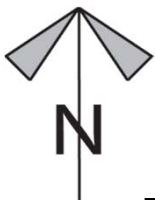
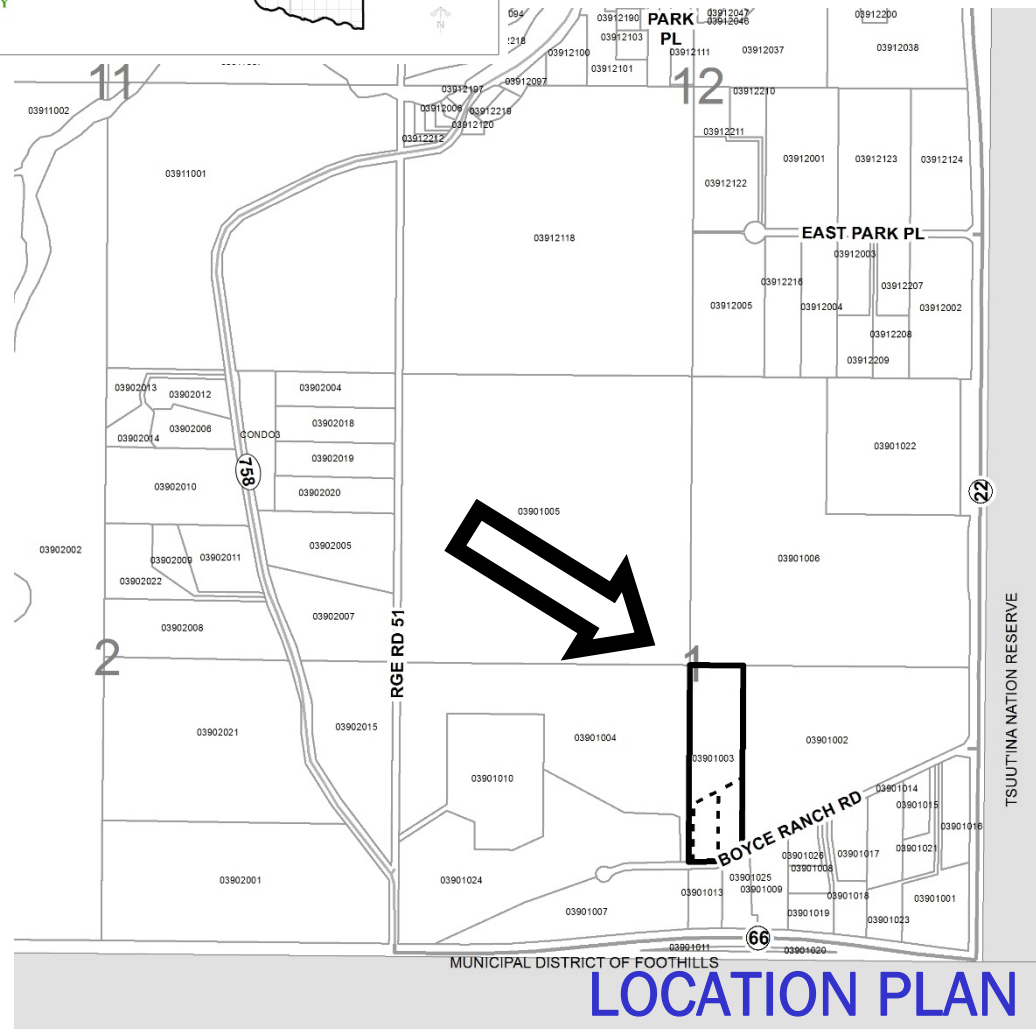
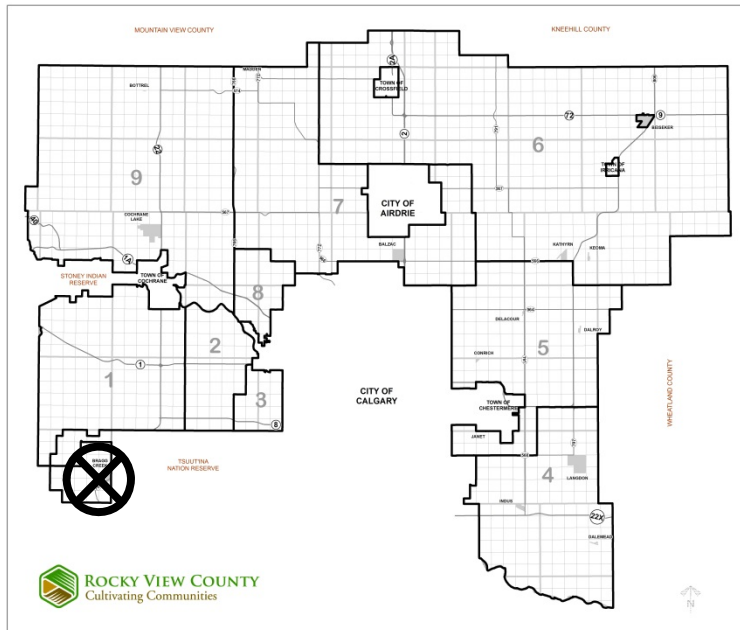
Division: 1
File: 03901003/ PL20190034

<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



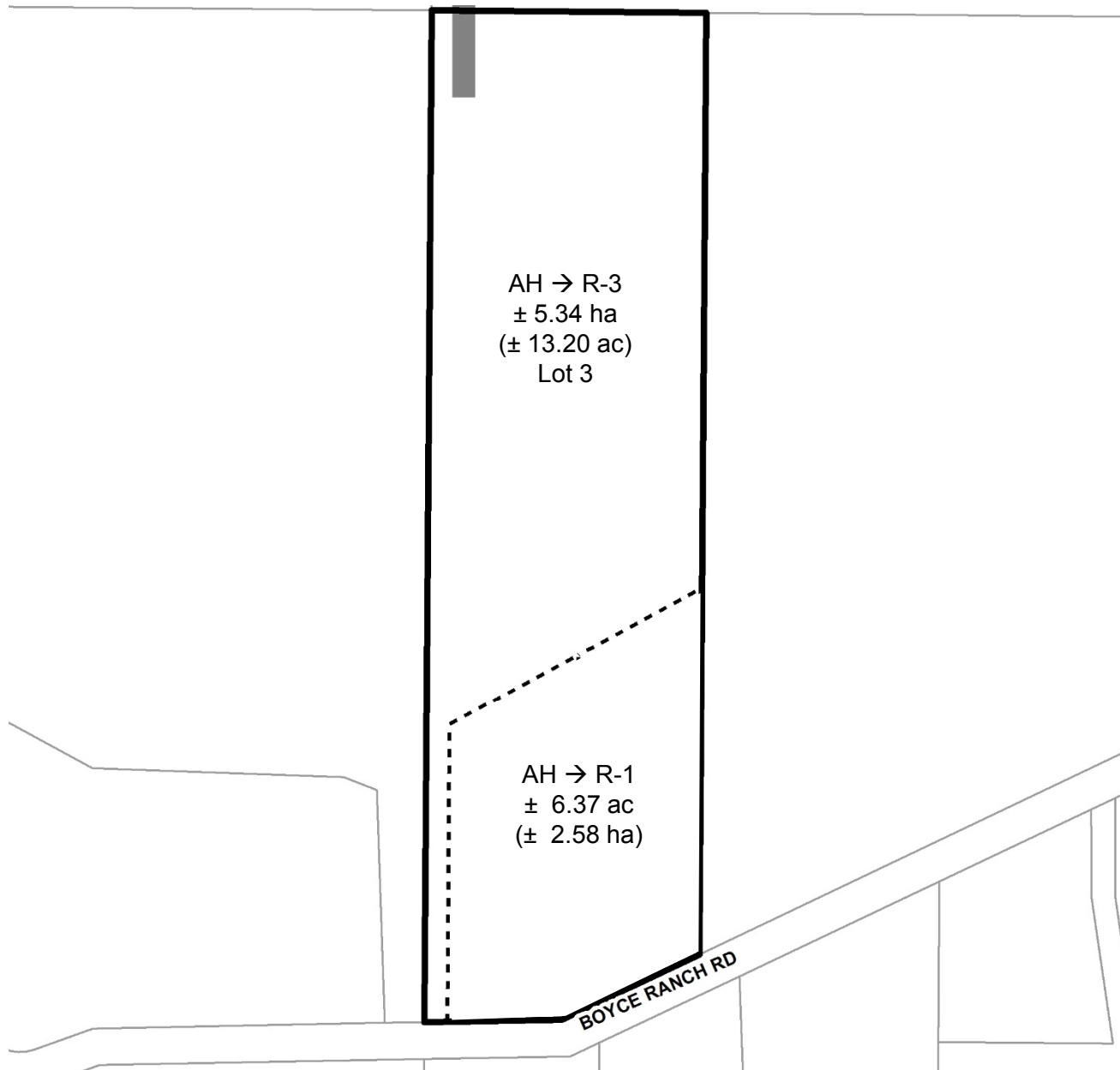
SE-01-23-05-W05M
Lot:1 Block:9 Plan:0210189

Date: March 20, 2019

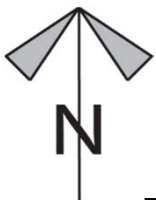
Division # 1

File: 03901003

Redesignation Proposal: To redesignate the subject lands from Agricultural Holdings District to Residential One District and Residential Three District in order to facilitate the creation of a ± 1.24 hectare (± 3.06 acre) parcel, a ± 1.34 hectare (± 3.31 acre) parcel with a ± 5.34 hectare (± 13.20 acre) remainder.



DEVELOPMENT PROPOSAL



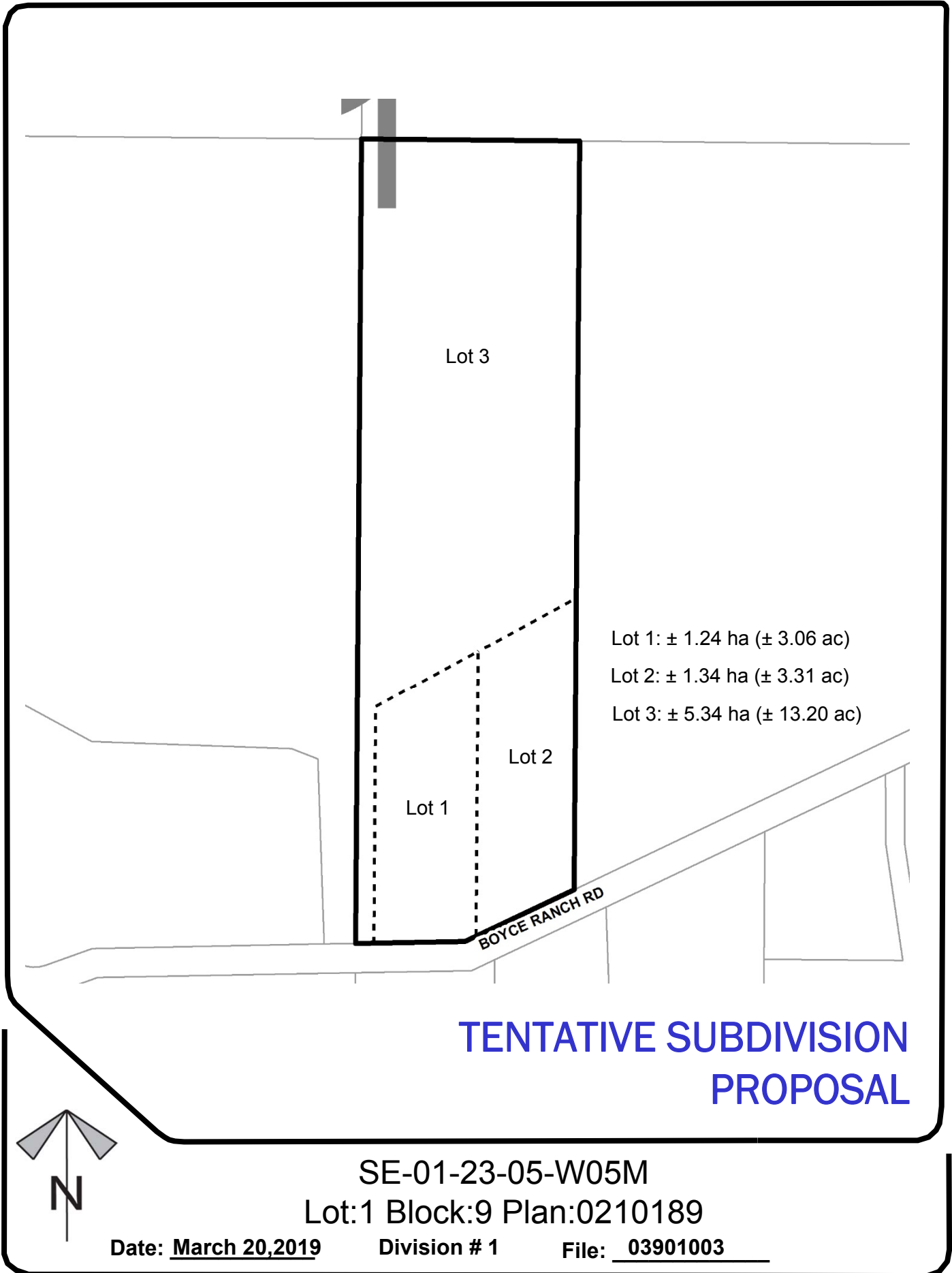
SE-01-23-05-W05M

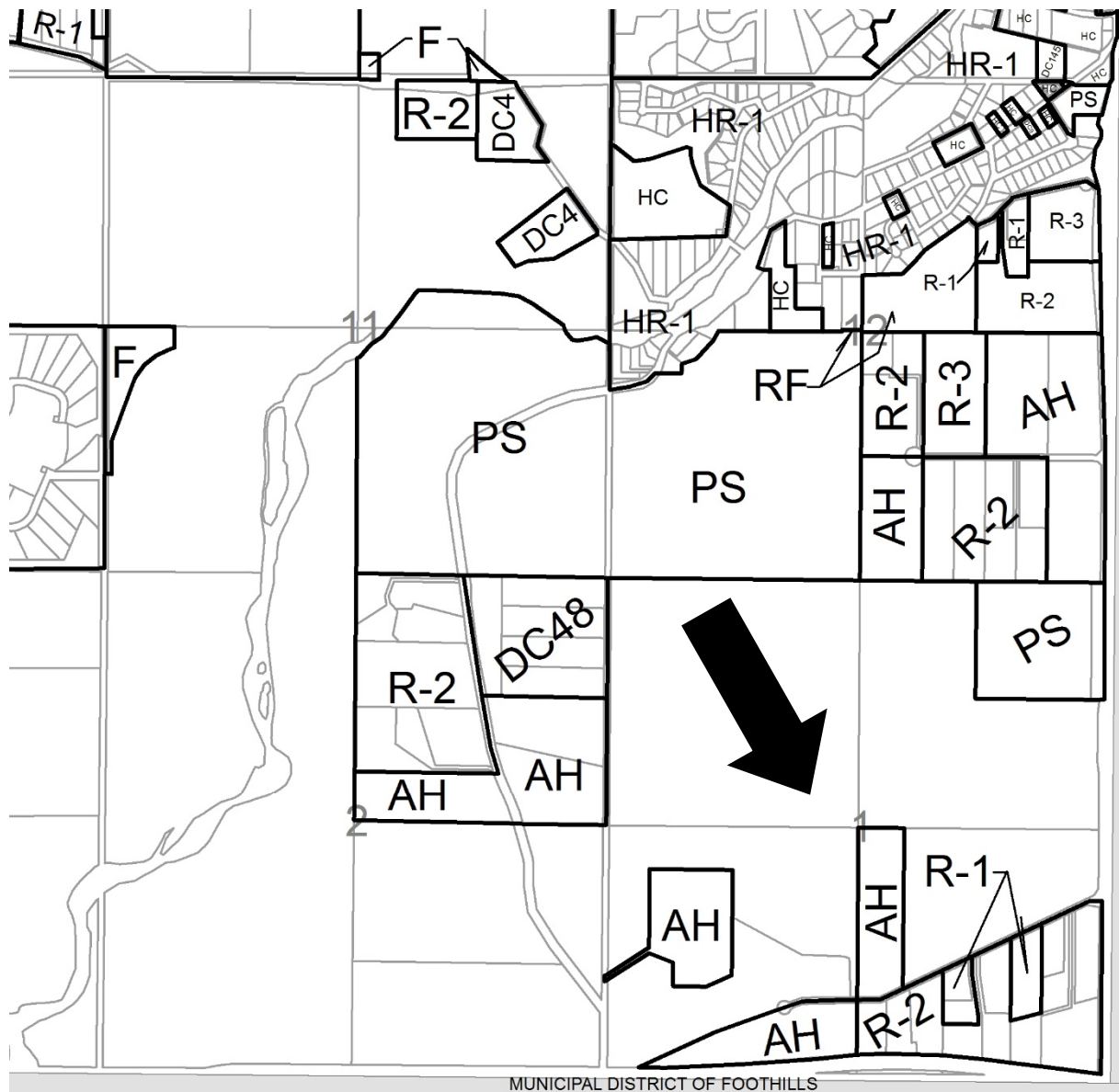
Lot:1 Block:9 Plan:0210189

Date: March 20,2019

Division # 1

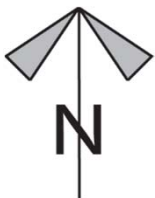
File: 03901003





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

LAND USE MAP



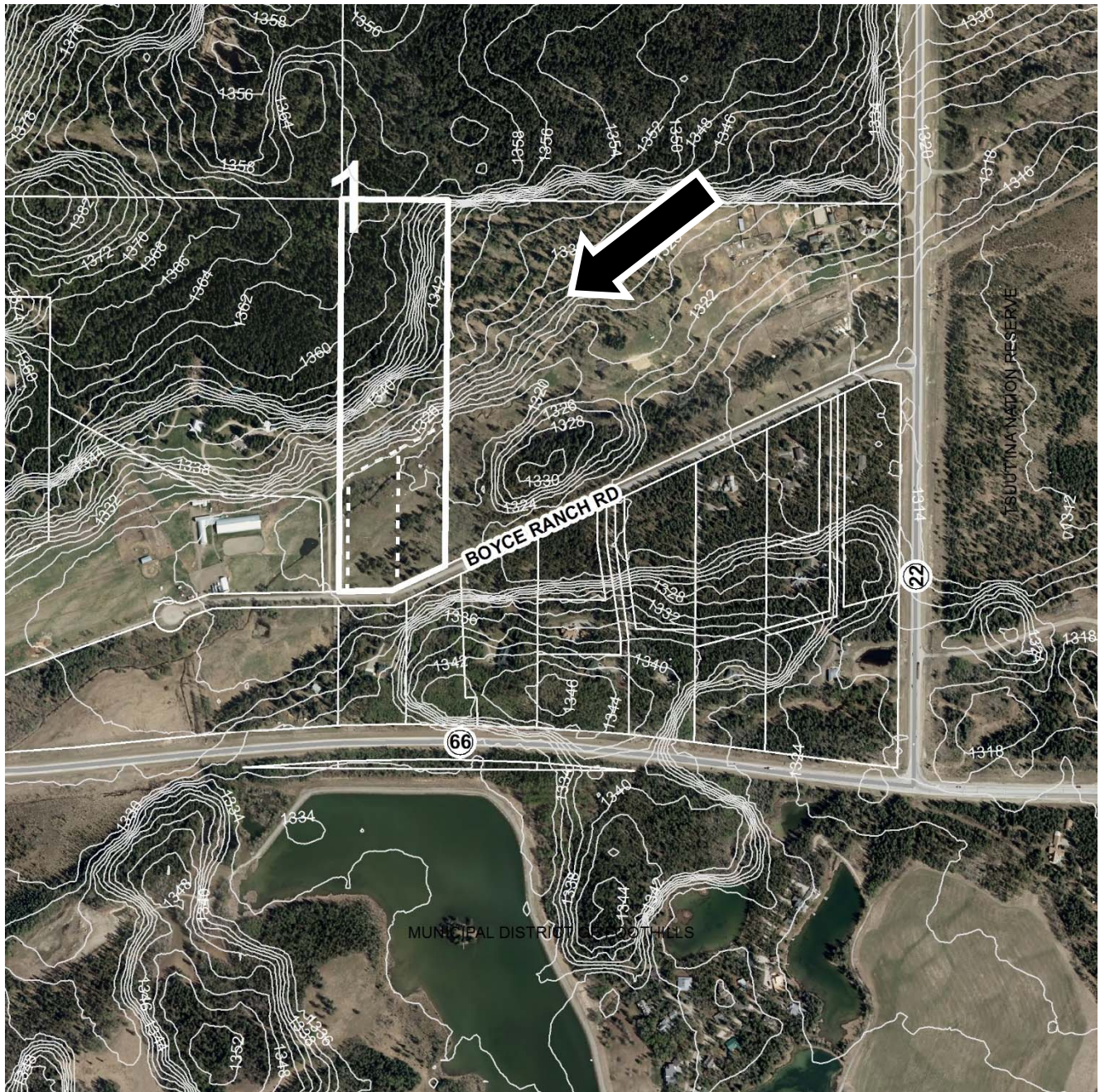
SE-01-23-05-W05M

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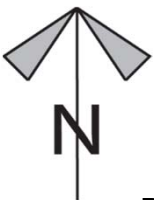
Division # 1

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TOPOGRAPHY
Contour Interval 2 M



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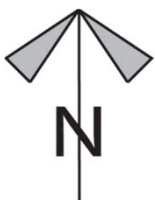
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

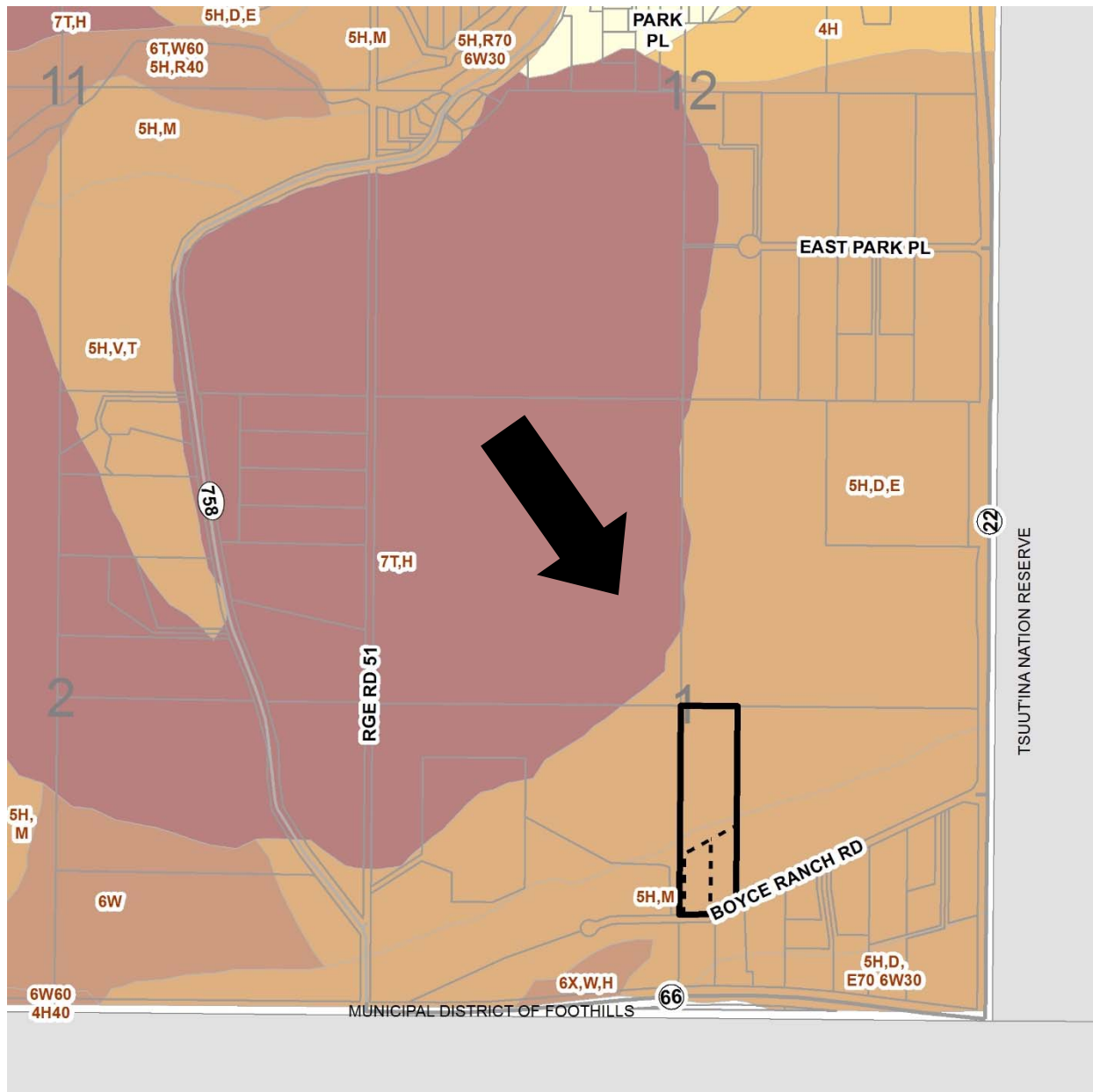


SE-01-23-05-W05M
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LAND CAPABILITY CLASSIFICATION LEGEND
Limitations refer to cereal, oilseeds and tame hay crops

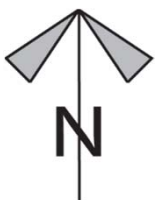
CLI Class

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

Limitations

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

SOIL MAP

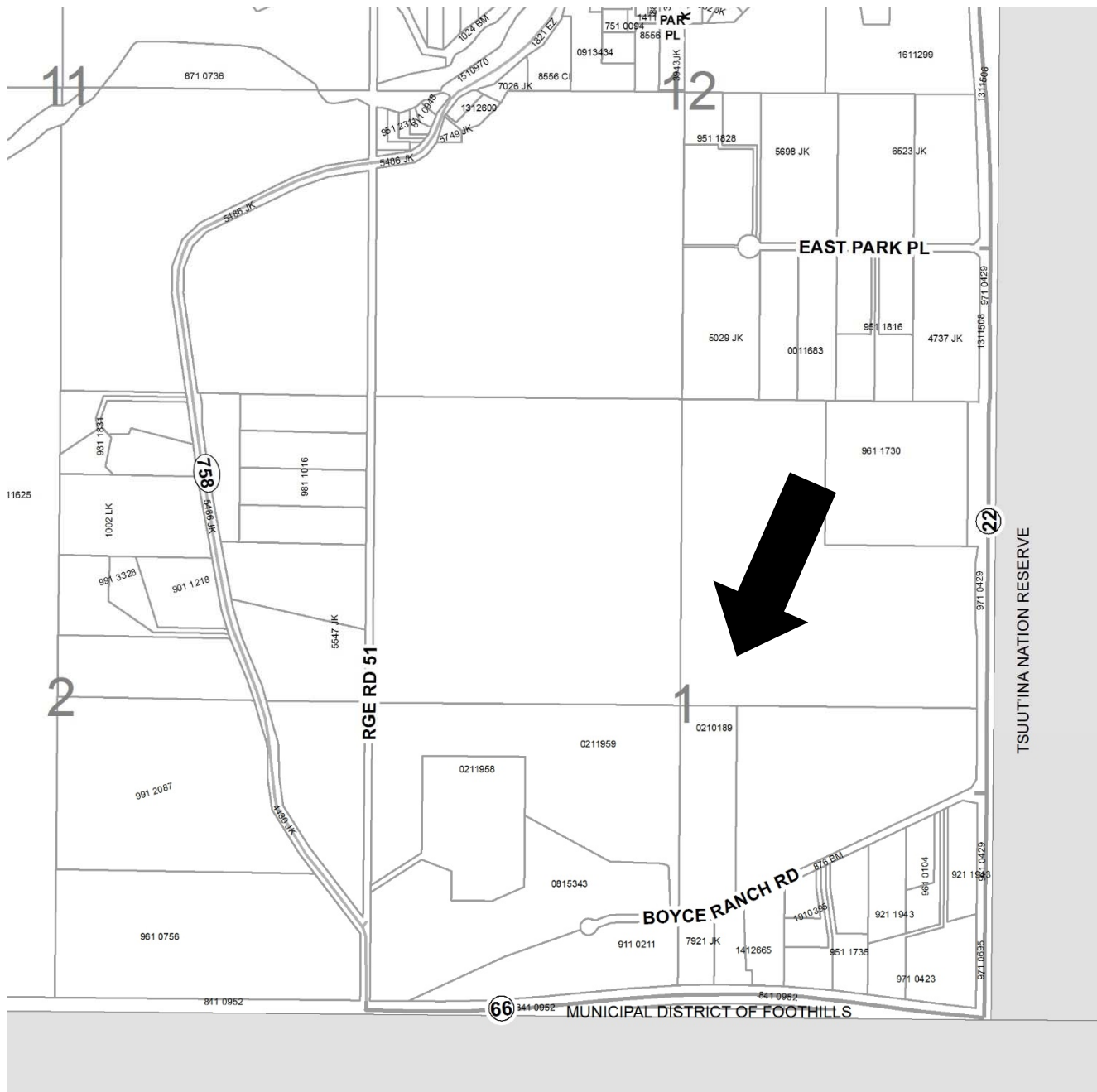


SE-01-23-05-W05M
 Lot:1 Block:9 Plan:0210189

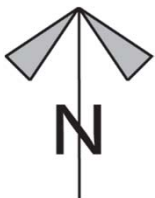
Date: March 20,2019

Division # 1

File: 03901003

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

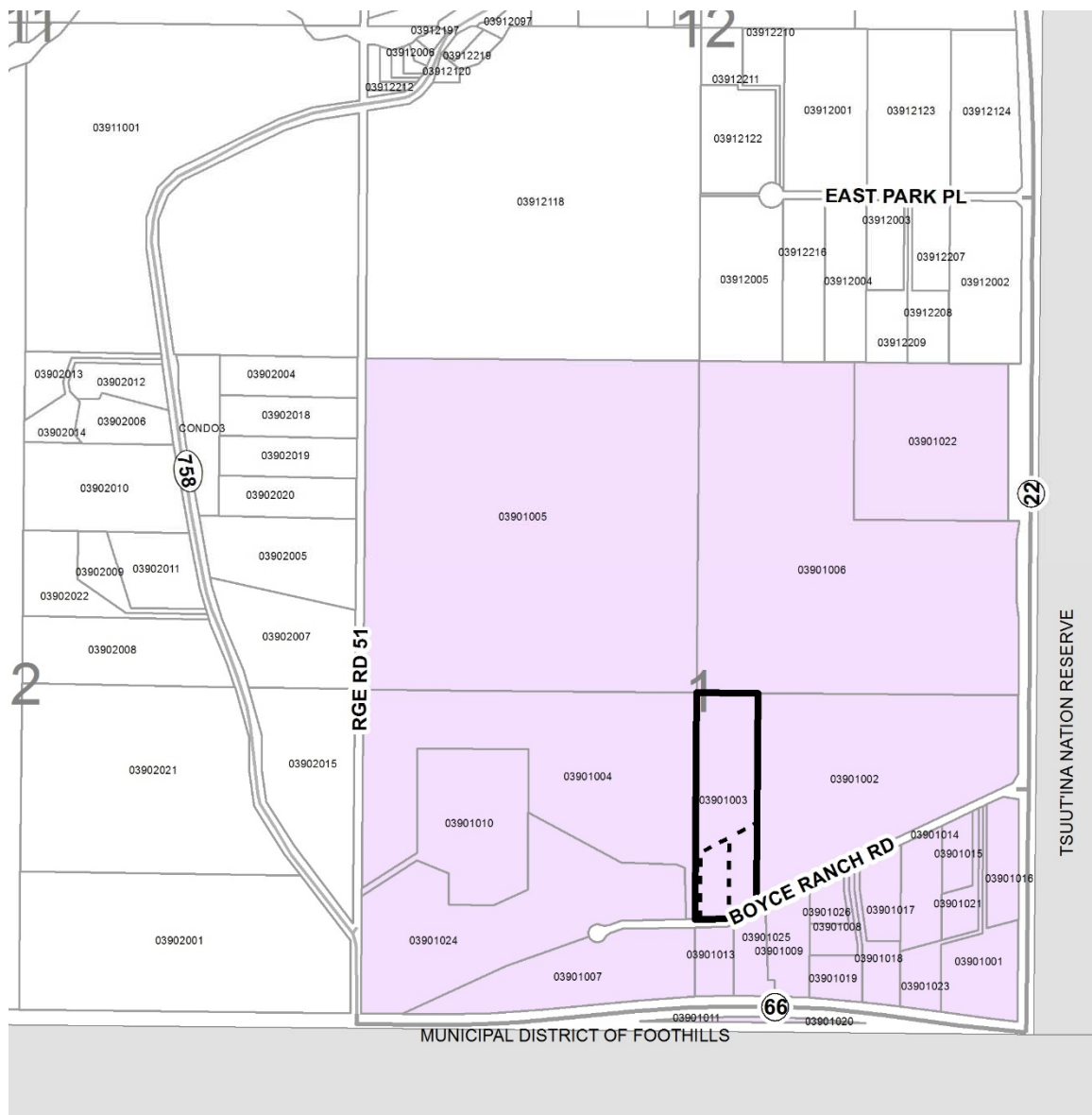
SE-01-23-05-W05M

Lot:1 Block:9 Plan:0210189

Date: March 20,2019

Division # 1

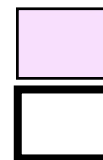
File: 03901003



Letters in Opposition

Letters in Support

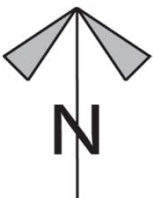
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SE-01-23-05-W05M

Lot:1 Block:9 Plan:0210189

Date: March 20, 2019

Division # 1

File: 03901003



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: October 8, 2019
FILE: 04606165
SUBJECT: First Reading Bylaw – Redesignation Item Site-specific Amendment to DC-13

DIVISION: 3
APPLICATION: PL20190067

PURPOSE:

The purpose of this application is to amend DC-13 to allow for a setback relaxation to an existing deck at Unit 122, Plan 9813459.

GENERAL LOCATION: Located approximately 0.20 kilometres (1/8 mile) east of Misty Morning Drive and 0.20 kilometres (1/8 mile) south of Highway 8.

APPLICANT: Jones Geomatics (Amy Hamilton)

OWNERS: Curtis and Betty Dyck

POLICY DIRECTION:

Relevant policies for this application include the City of Calgary/Rocky View County Intermunicipal Development Plan, Municipal Development Plan, the Elbow Valley Area Structure Plan (ASP), and Direct Control Bylaw C-4763-97 (DC-13).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7935-2019 be given first reading.

Option #2: THAT application PL20190067 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

PS/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7935-2019 & Schedule A

APPENDIX ‘B’: Map Set



BYLAW C-7935-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-4763-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7935-2019.

PART 2 – DEFINITIONS

In this Bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Bylaw C-4763-97, and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-4763-97 is hereby amended to allow for a setback relaxation for an existing deck, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7935-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 3
File: 04606165 / PL20190067

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'**FORMING PART OF BYLAW C-7935-2019**

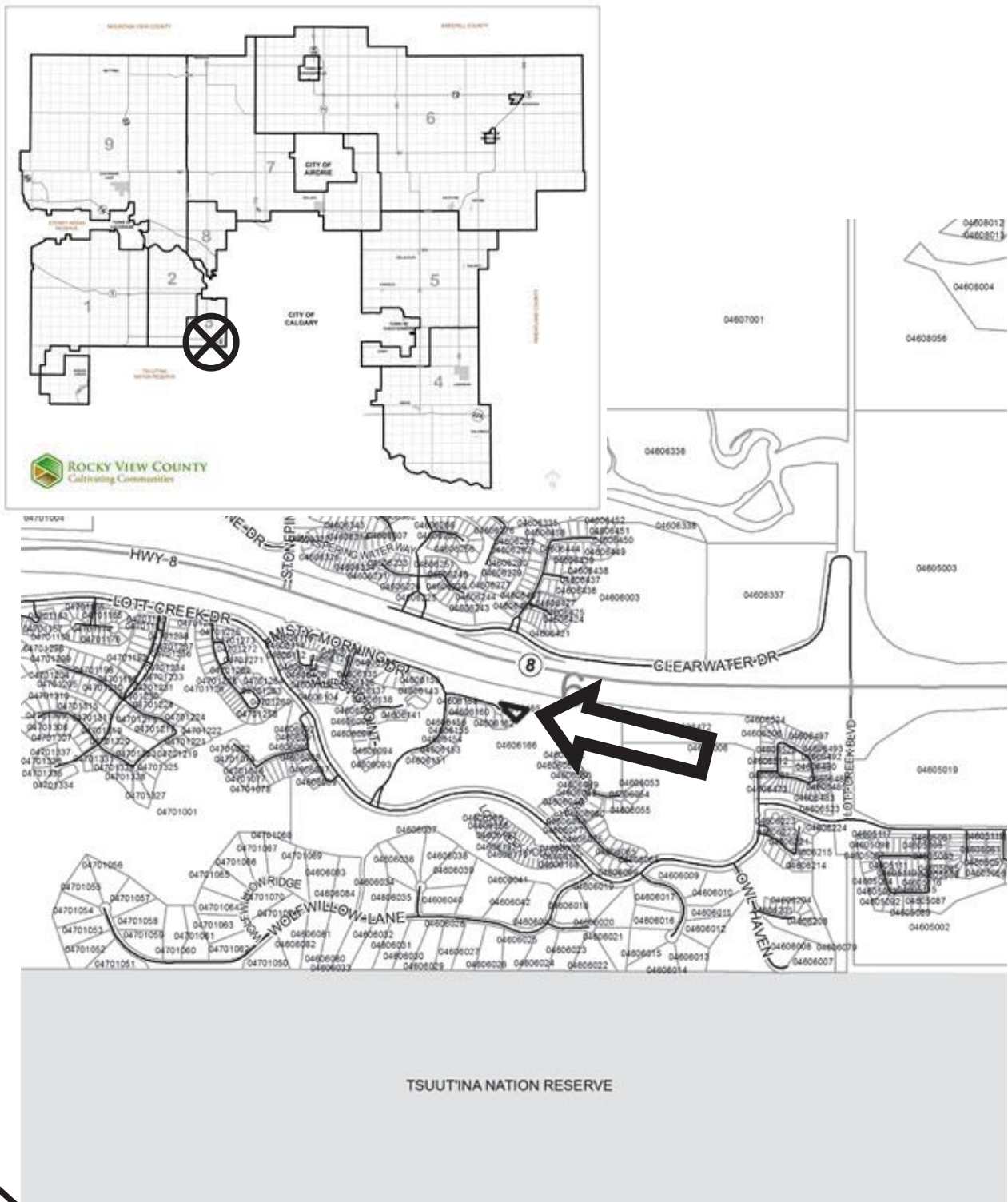
Schedule of textual amendments to Direct Control Bylaw C-4763-97:

Amendment #1: Amend Section 2.9.2 to read:

2.9.2 minimum front/rear yard - 6 m (19.68 ft.)

- (d) notwithstanding section 2.9.2, Unit 122, Plan 9813459 within SW-06-24-02-W5M is permitted to have a deck extending to a maximum of 5.15 m into the required rear yard in order to all the existing deck to remain.

Amendment #2: Minor administrative amendments for formatting and numbering.



LOCATION PLAN



SW-06-24-02-W05M

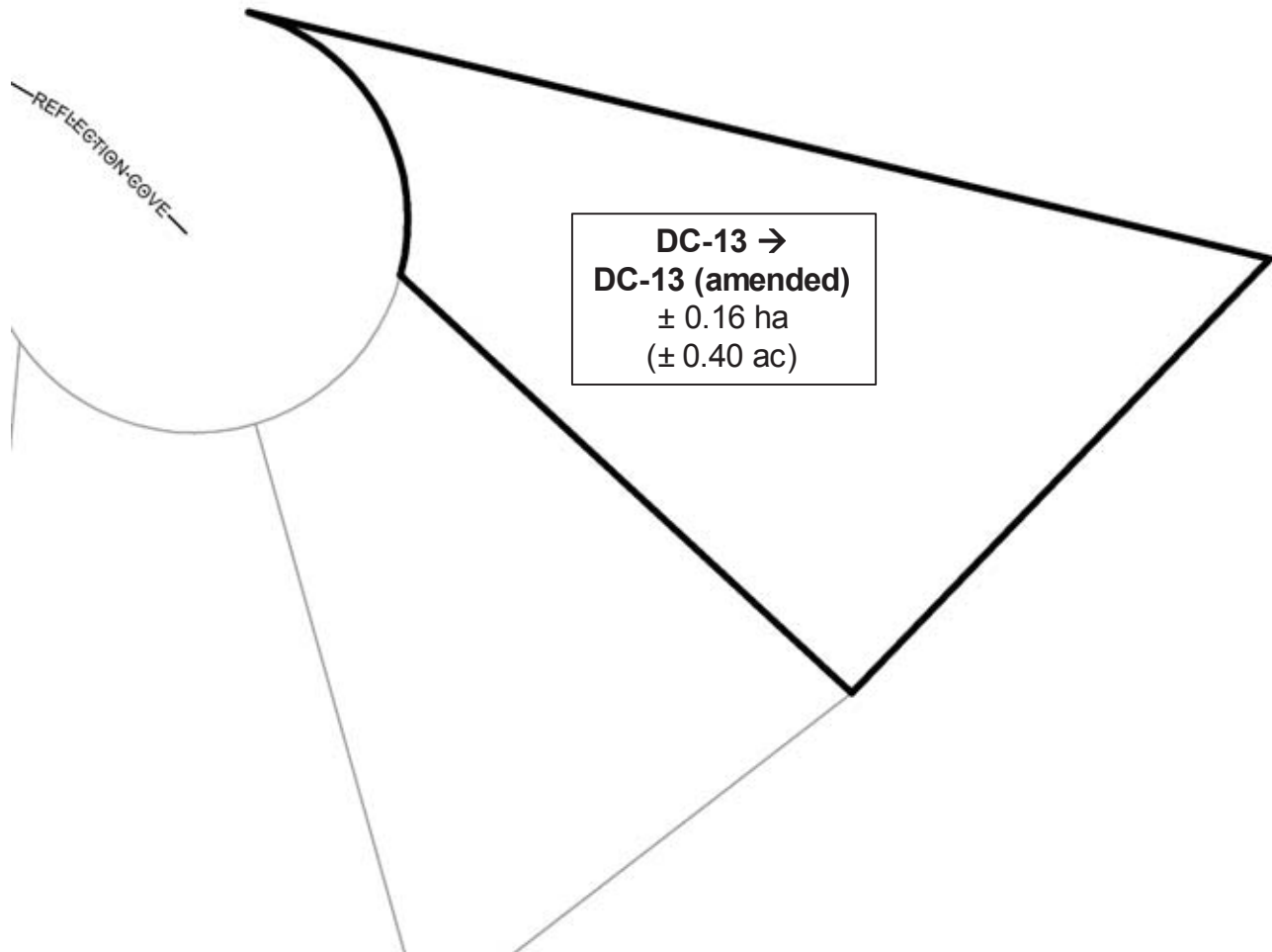
Lot: UNIT 122 Plan:9813459

Date: June 13, 2019

Division # 3

File: 04606165

Development Proposal: A site-specific amendment to Direct Control District 13 to allow for a setback relaxation to a deck, for Unit 122, Plan 9813459.



DEVELOPMENT PROPOSAL



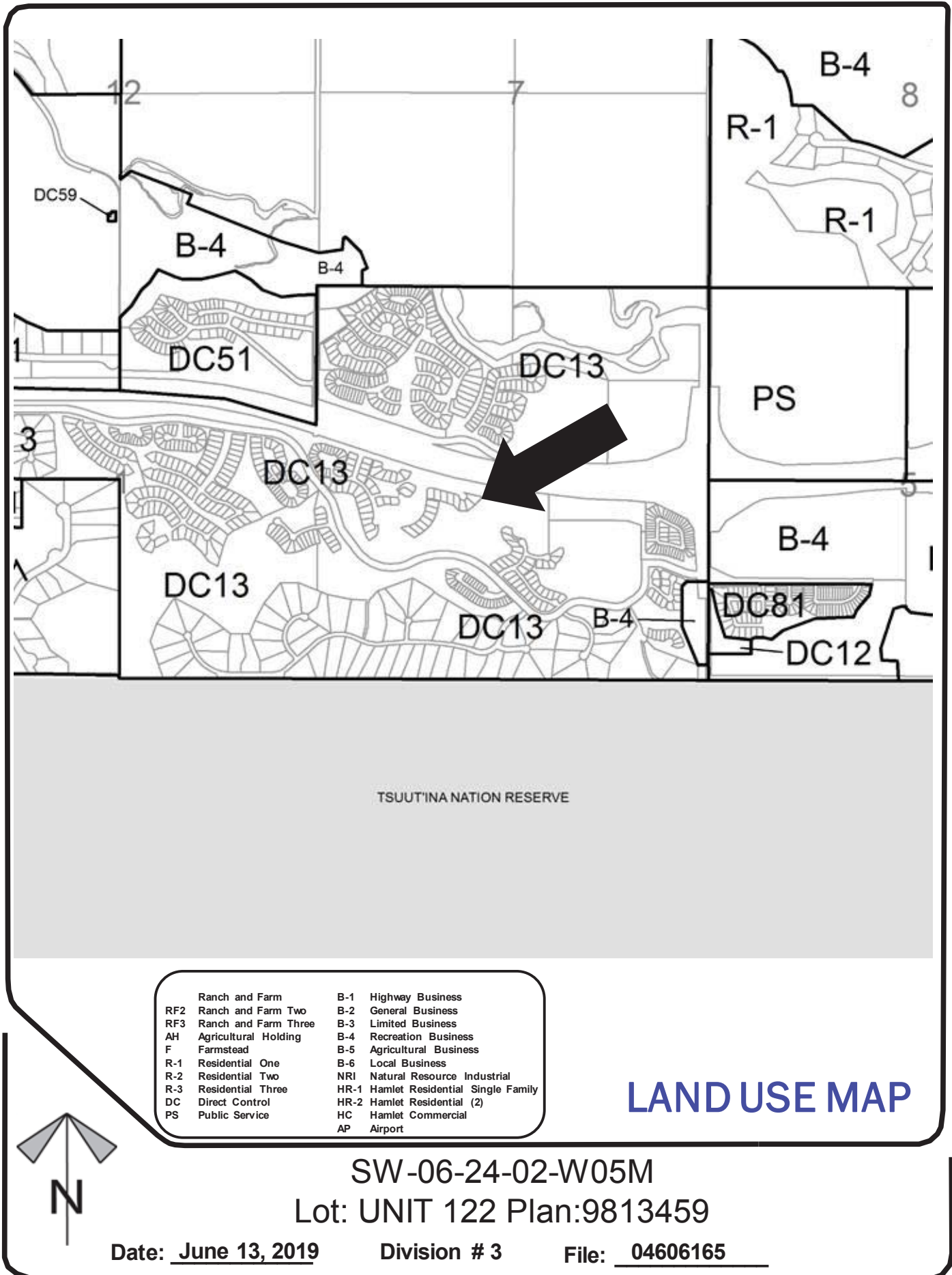
SW-06-24-02-W05M

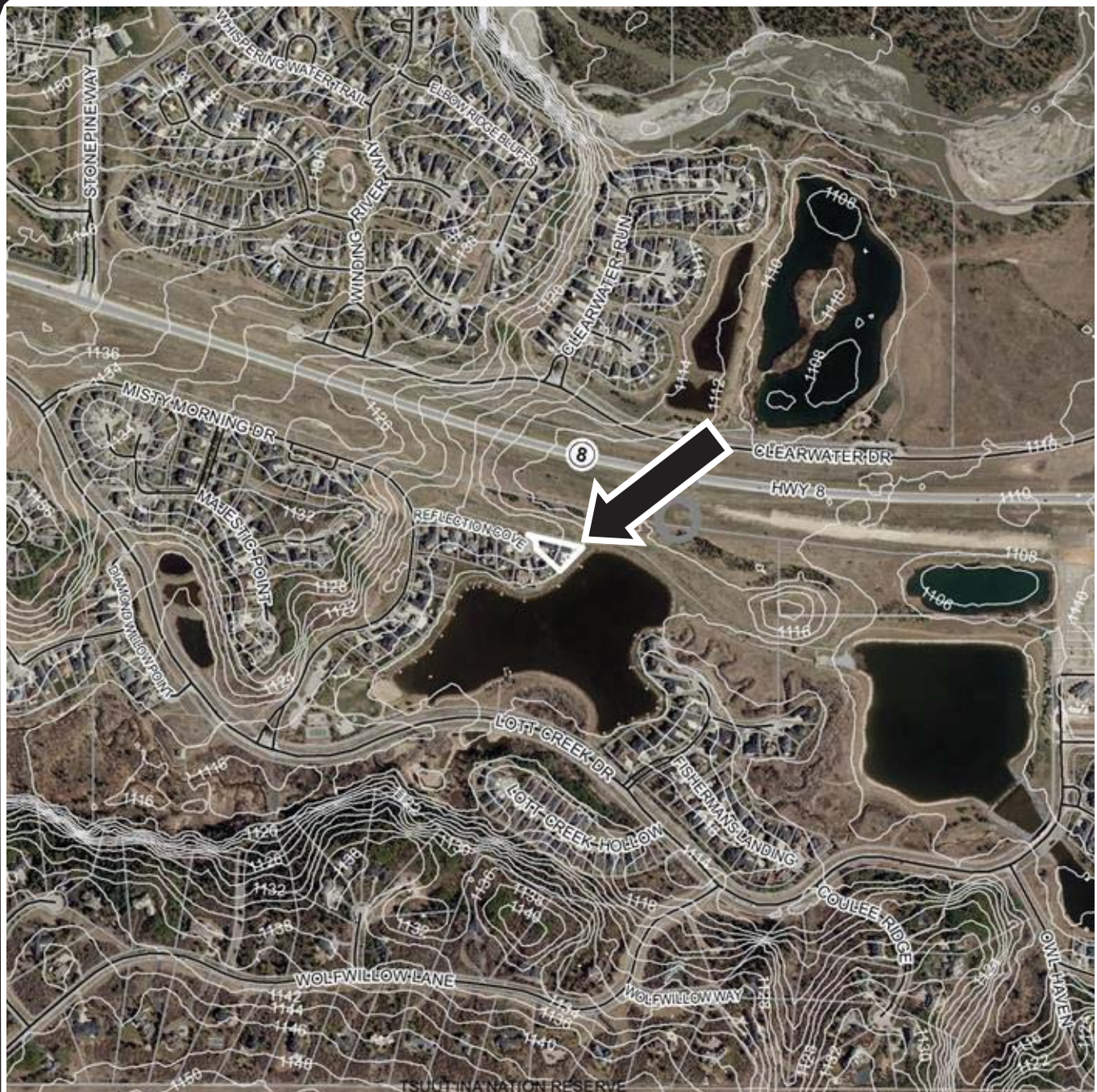
Lot: UNIT 122 Plan:9813459

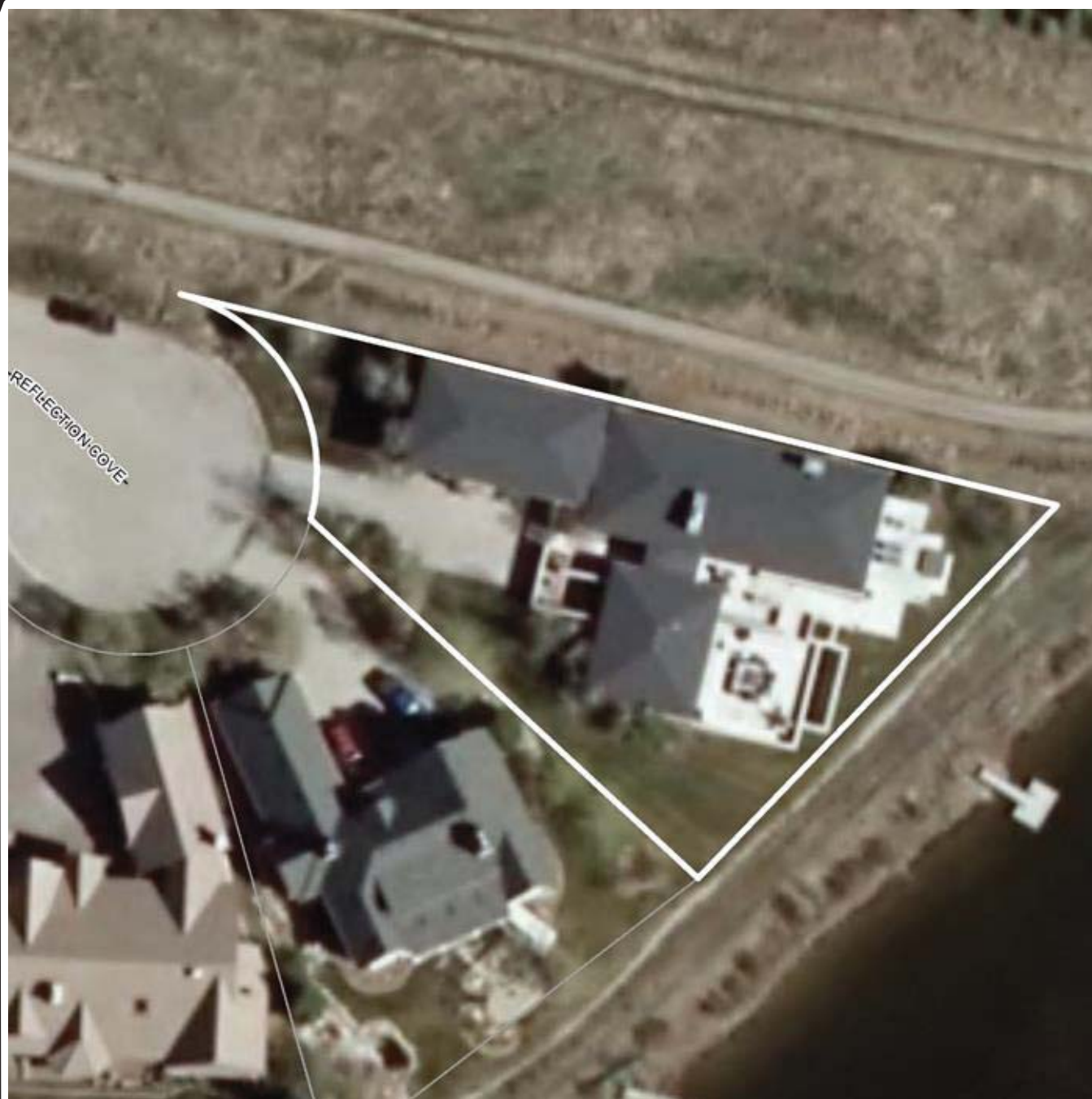
Date: June 13, 2019

Division # 3

File: 04606165







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

AIR PHOTO

Spring 2018

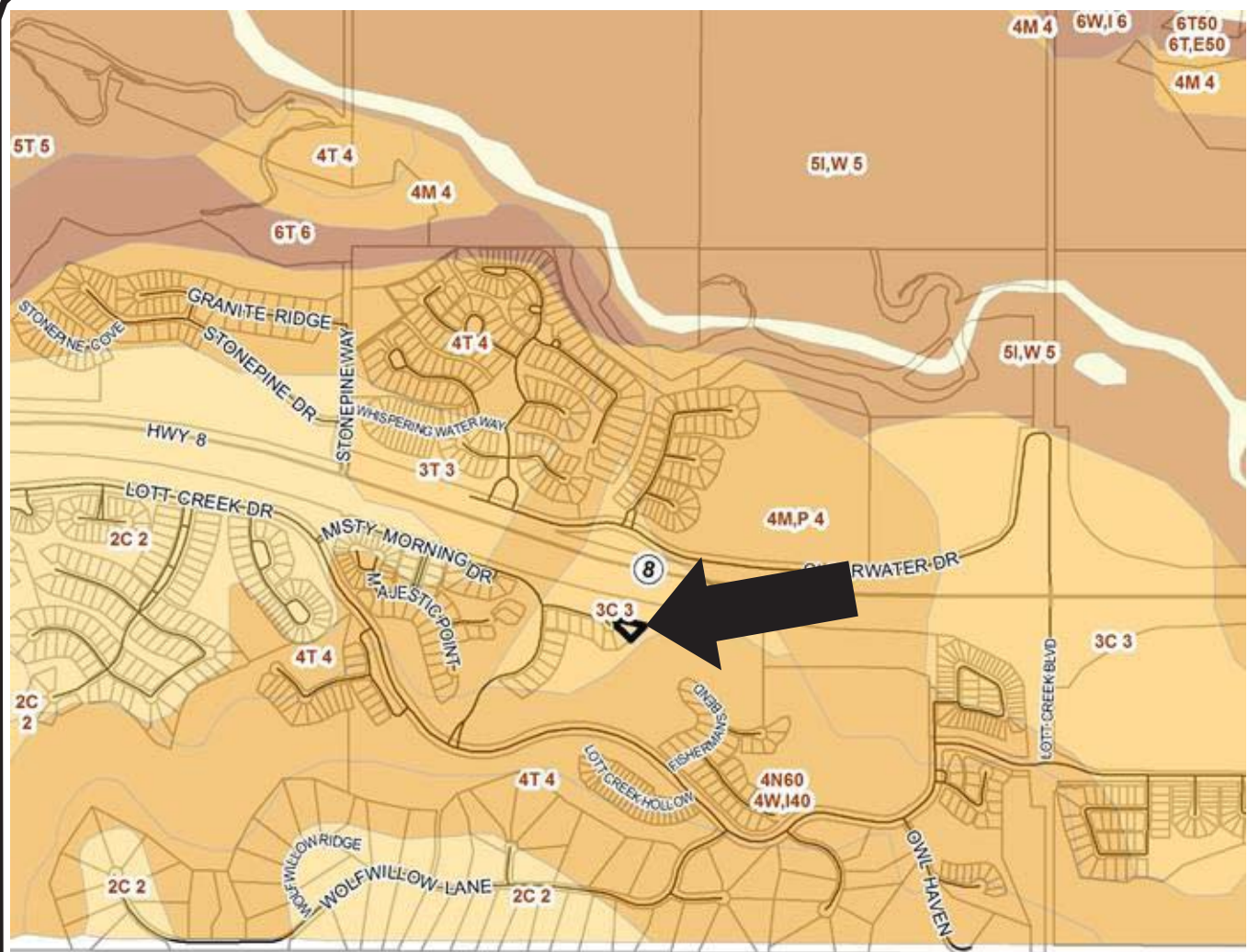


SW-06-24-02-W05M
Lot: UNIT 122 Plan:9813459

Date: June 13, 2019

Division # 3

File: 04606165



TSUUTINA NATION RESERVE

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

CLI Class

- 1 - No significant limitation
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- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP

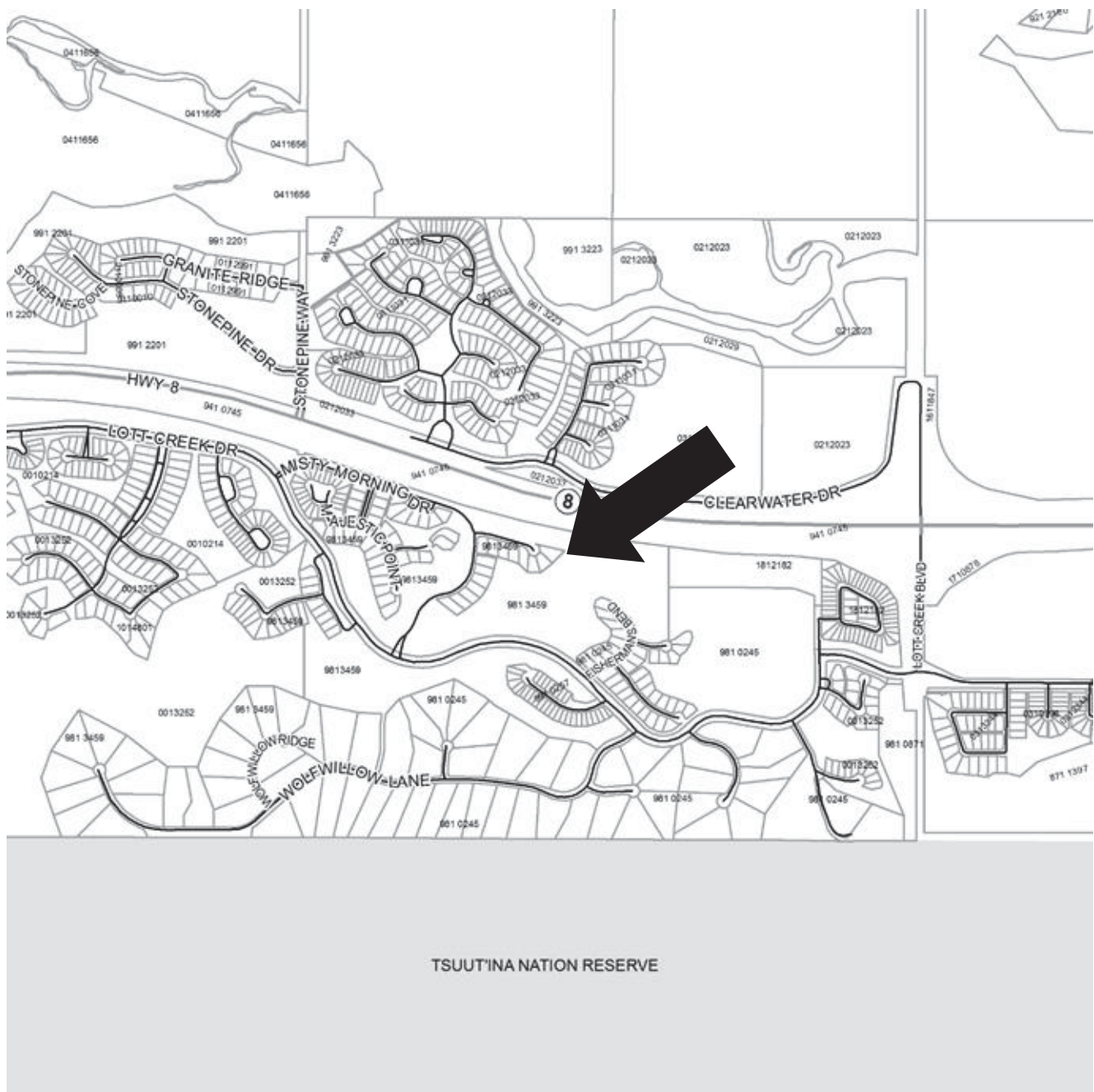
SW-06-24-02-W05M

Lot: UNIT 122 Plan:9813459

Date: June 13, 2019

Division # 3

File: 04606165

**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
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HISTORIC SUBDIVISION MAP

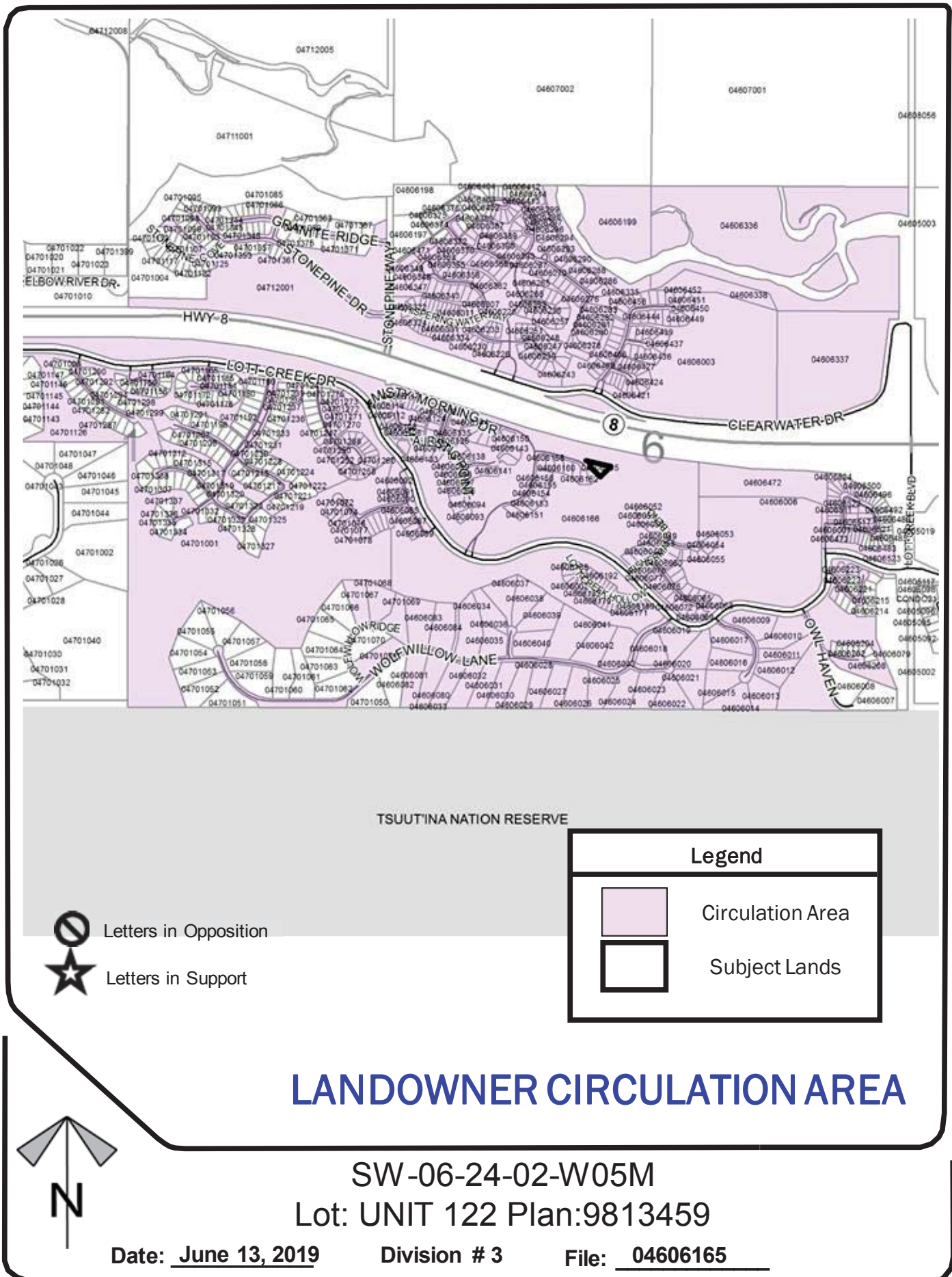
SW-06-24-02-W05M

Lot: UNIT 122 Plan: 9813459

Date: June 13, 2019

Division # 3

File: 04606165



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 8, 2019	DIVISION: 4
FILE:	02336005	APPLICATION: PL20180001
SUBJECT:	Consideration of Three Readings of Bylaw C-7919-2019 to Revise Road Closure Bylaw C-7781-2018	

POLICY DIRECTION:

The road closure application, which was approved at the May 14, 2019 Council meeting, was evaluated against Rocky View County Policy #443, "Road Allowance Closure and Disposal," and the *Municipal Government Act* and was found to be compliant.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends that this application be given three readings in accordance with Option #1 to allow Administration to complete the road closure and consolidation.

OPTIONS:

Option #1:

Motion #1	THAT Bylaw C-7919-2019 be given first reading.
Motion #2	THAT Bylaw C-7919-2019 be given second reading.
Motion #3	THAT Bylaw C-7919-2019 be considered for third reading.
Motion #4	THAT Bylaw C-7919-2019 be given third and final reading.

Option #2: THAT alternative direction be provided.

DISCUSSION:

The Public Hearing for Bylaw C-7781-2018 was held on May 8, 2018. Once closed, Council made motions to give first reading to the Bylaw and to forward the Bylaw to the Minister of Transportation for approval. Administration received the signed Bylaw back from the Minister of Transportation on July 30, 2018.

Administration then obtained an appraisal of the road allowance, which was provided to the applicant for review and approval to proceed with the closure at the appraised value. On May 14, 2019 Council assisted with a decision on the final sale price of the road allowance. The appraisal of the subject lands provided a value of \$5,000.00 for the 1.43 acre portion. At the same meeting, Council then voted to give second and third readings to bylaw C-7781-2018 to complete the road closure.

After second and third readings were given, Administration sent Bylaw C-7781-2018 to Land Titles for registration. The Bylaw was rejected due to the description not being accepted. Land titles advised they would require a plan of survey to describe this portion of road allowance. Administration has now completed a survey plan to accompany Bylaw C-7919-2019.

¹ **Administration Resources**

Angela Pare, Planning and Development Services



Bylaw C-7781-2018 requires the following change to the description:

FROM:

A PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST QUARTER SECTION 36, TOWNSHIP 22, RANGE 28, WEST OF THE FOURTH MERIDIAN, CONTAINING 0.58 HECTARES (1.43 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

AS SHOWN ON SCHEDULE 'A' ATTACHED TO AND FORMING PART OF THIS BYLAW

TO:

PARCEL 1

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. ¼ SEC. 36, TWP. 22, RGE. 28, W.4M, CONTAINING 0.299 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN LOT 1 BLOCK 4 ON PLAN 191 _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW.

PARCEL 2

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. ¼ SEC. 36, TWP. 22, RGE. 28, W.4M, CONTAINING 0.293 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN LOT 2 BLOCK 4 ON PLAN 191 _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

AP/llt

APPENDICES:

APPENDIX 'A' – Bylaw C-7781-2018 & Schedule A

APPENDIX 'B' – Bylaw C-7919-2019 & Schedule A

APPENDIX 'C' – Map Set

ROCKY VIEW COUNTY
Cultivating Communities**BYLAW C-7781-2018**

A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the *Municipal Government Act*, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

WHEREAS

The lands hereafter described are no longer required for public travel; and

WHEREAS

Application has been made to Council to have the highway closed; and

WHEREAS

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

WHEREAS

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*, and was published in the Rocky View Weekly on Tuesday April 10th and Tuesday April 17th 2018, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

WHEREAS

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

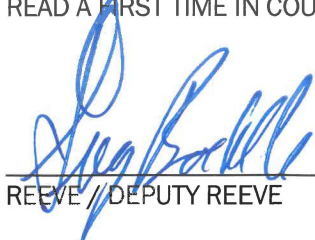
NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

A PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST QUARTER SECTION 36, TOWNSHIP 22, RANGE 28 WEST OF THE FOURTH MERIDIAN, CONTAINING 0.58 HECTARES (1.43 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

Division: 4
File: PL20180001

PUBLIC HEARING WAS HELD IN COUNCIL this 8th DAY OF May, 2018
READ A FIRST TIME IN COUNCIL this 8th DAY OF May, 2018


REEVE / DEPUTY REEVE


CAO or DESIGNATE

APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS 23rd DAY OF July, 2018

Approval Valid for _____ Months


Michael Botros
MINISTER OF TRANSPORTATION

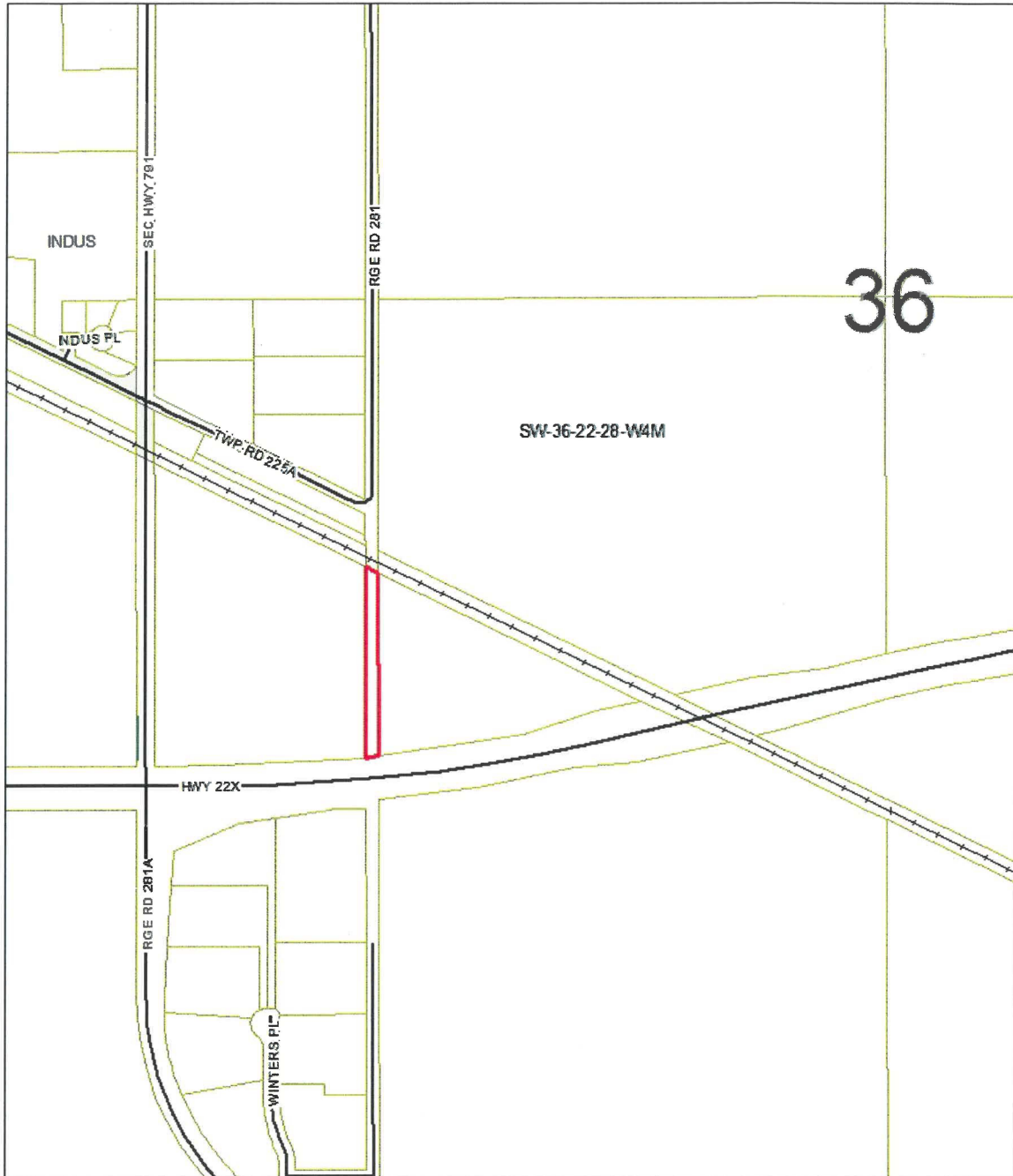
READ A SECOND TIME IN COUNCIL this 14th DAY OF May, 2019

READ A THIRD TIME IN COUNCIL this 14th DAY OF May, 2019


REEVE / DEPUTY REEVE


CAO or DESIGNATE

SCHEDULE 'A'



ROCKY VIEW COUNTY
Cultivating Communities

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

SCHEDULE 'A'
BYLAW C-7781-2018





BYLAW C-7919-2019

A Bylaw of Rocky View County, in the Province of Alberta, to Revise Road Closure Bylaw C-7781-2018.

WHEREAS

The Council of Rocky View County is of the opinion that a revision to Bylaw C-7781-2018 is required to clarify the legal description of the portion of road being closed;

AND WHEREAS

The *Municipal Government Act* permits changes to the substance of the bylaw to bring out more clearly what is considered to be the meaning of Bylaw C-7781-2018 Council;

AND WHEREAS

The Chief Administrative Officer of Rocky View County certifies that the proposed revisions have been prepared in accordance with Section 63(4) of the *Municipal Government Act* as amended from time to time.

NOW THEREFORE

The Council of Rocky View County, duly assembled, does hereby revise the legal description contained in Bylaw C-7781-2018 as follows:

FROM:

A PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST QUARTER SECTION 36, TOWNSHIP 22, RANGE 28, WEST OF THE FOURTH MERIDIAN, CONTAINING 0.58 HECTARES (1.43 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

AS SHOWN ON SCHEDULE 'A' ATTACHED TO AND FORMING PART OF THIS BYLAW

TO:

PARCEL 1

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. ¼ SEC. 36, TWP. 22, RGE. 28, W.4M, CONTAINING 0.299 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN LOT 1 BLOCK 4 ON PLAN 191 _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW.

PARCEL 2

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE S.W. ¼ SEC. 36, TWP. 22, RGE. 28, W.4M, CONTAINING 0.293 HECTARES MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS, LYING WITHIN LOT 2 BLOCK 4 ON PLAN 191 _____ ATTACHED AS SCHEDULE 'A' AND FORMING PART OF THIS BYLAW.

Division: 4
File: PL20180001

Bylaw C-7919-2019 comes into force and effect upon the date of its third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate as per the *Municipal Government Act*.

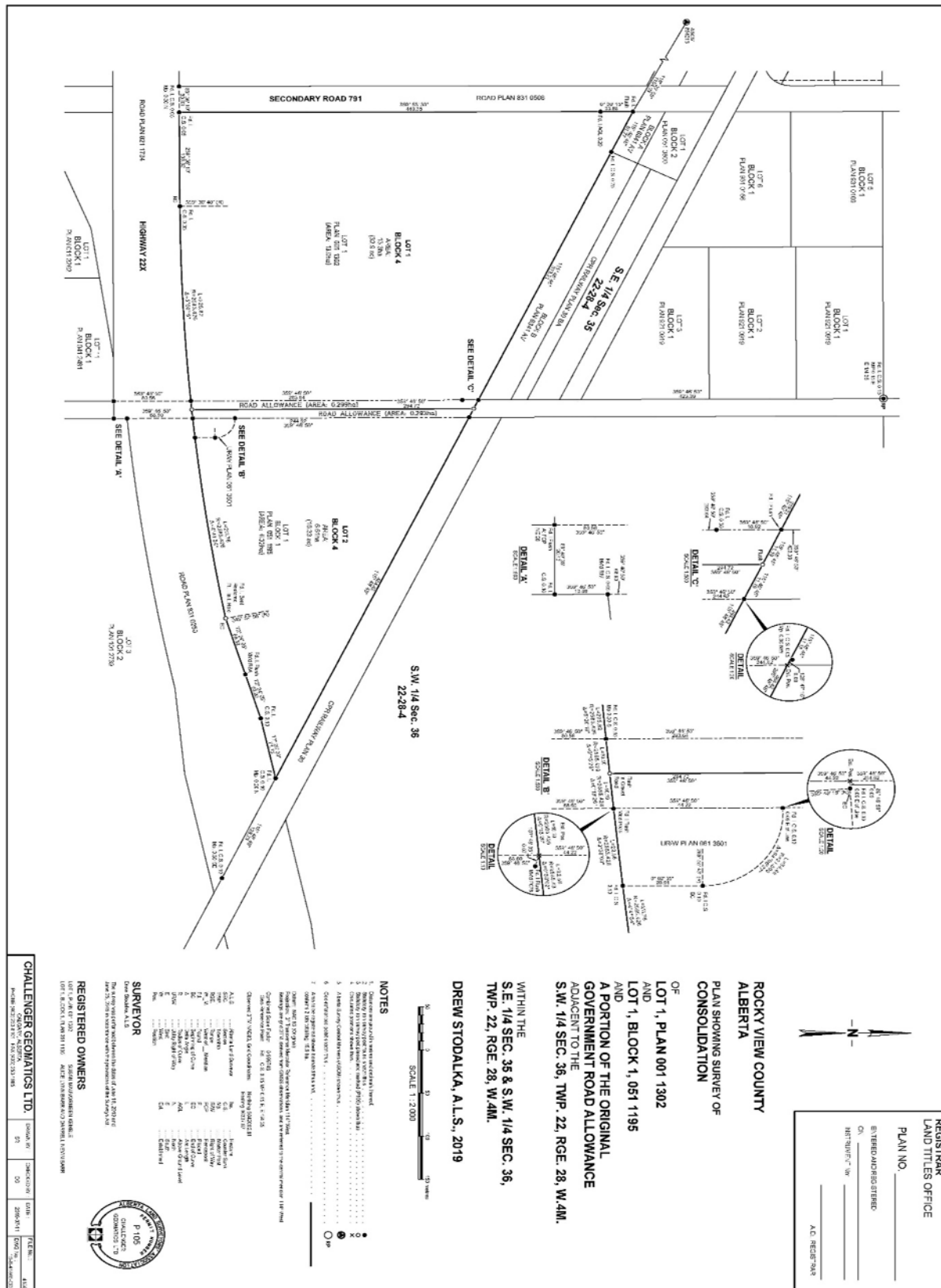


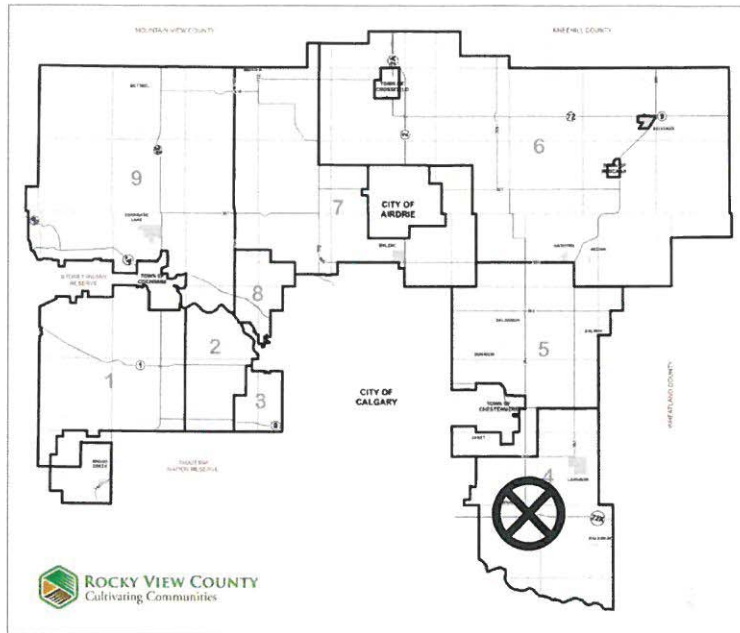
READ A FIRST TIME IN COUNCIL this	_____ day of _____, 2019
READ A SECOND TIME IN COUNCIL this	_____ day of _____, 2019
<i>UNANIMOUS PERMISSION FOR THIRD READING this</i>	_____ day of _____, 2019
READ A THIRD TIME IN COUNCIL this	_____ day of _____, 2019

Reeve

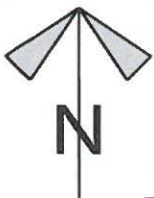
CAO or Designate

Date Bylaw Signed





LOCATION PLAN

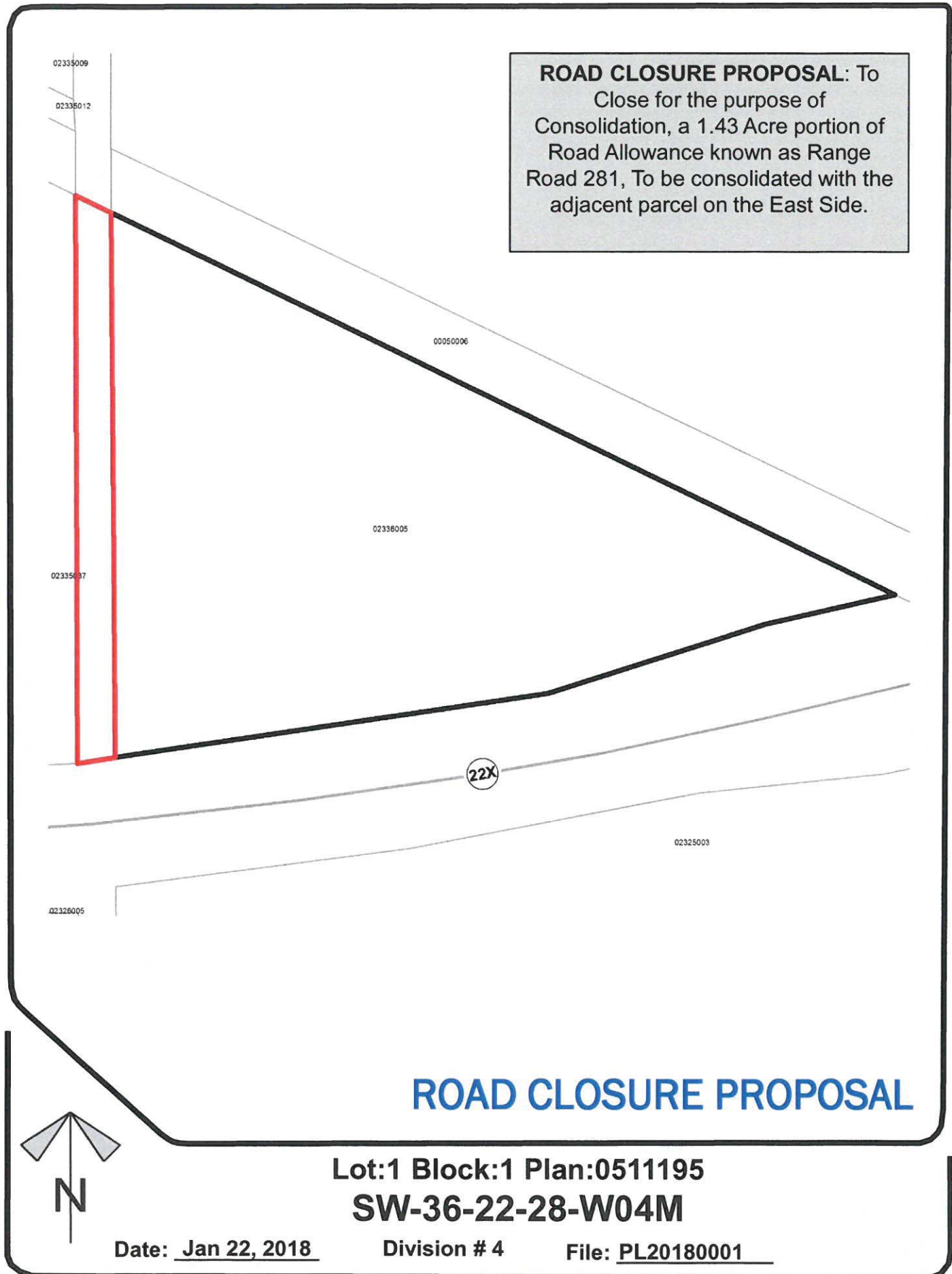


Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001





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

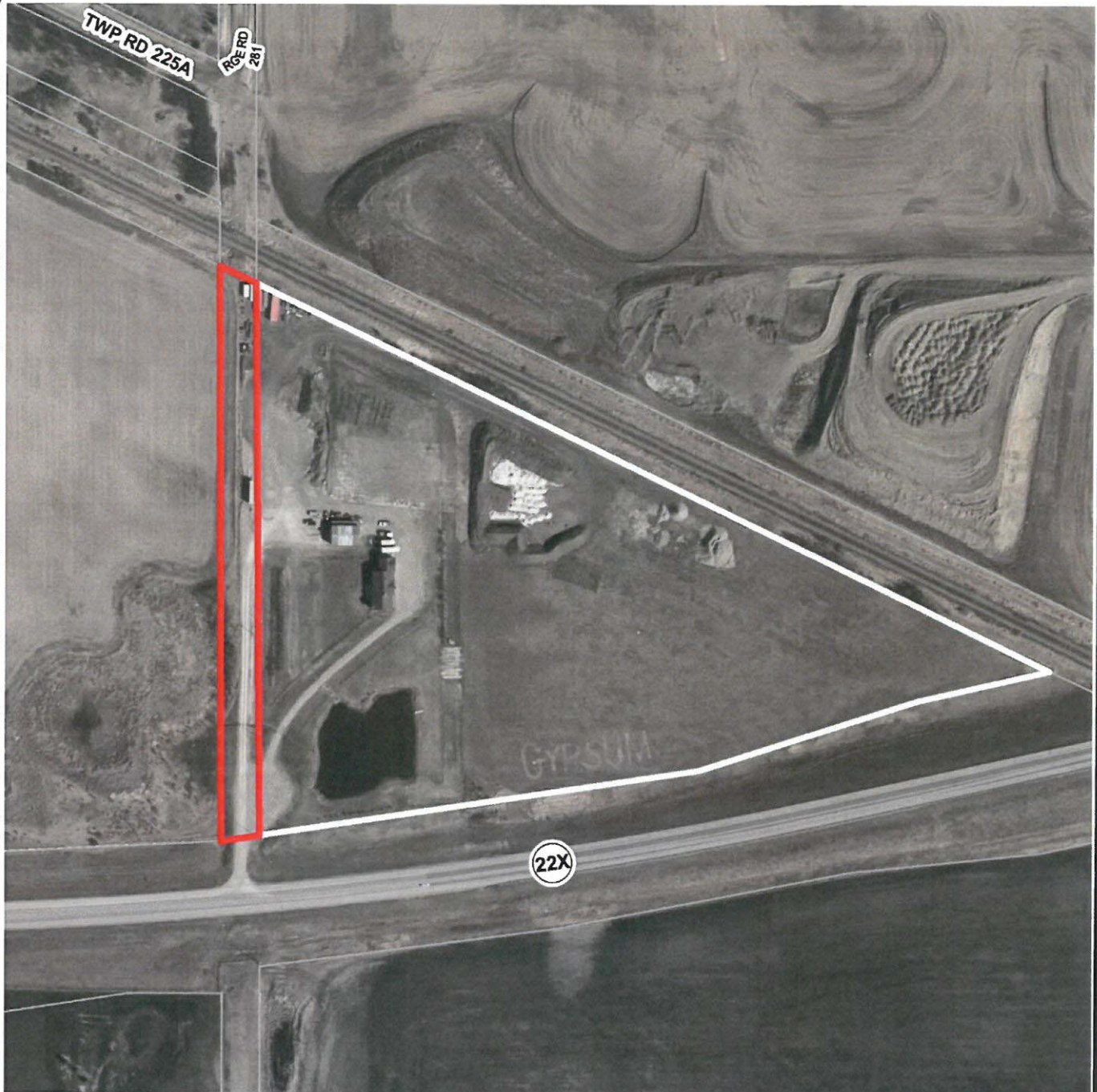
Lot:1 Block:1 Plan:0511195

SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



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

AIR PHOTO
Spring 2016



Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

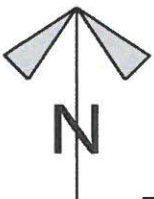
Division # 4

File: PL20180001



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

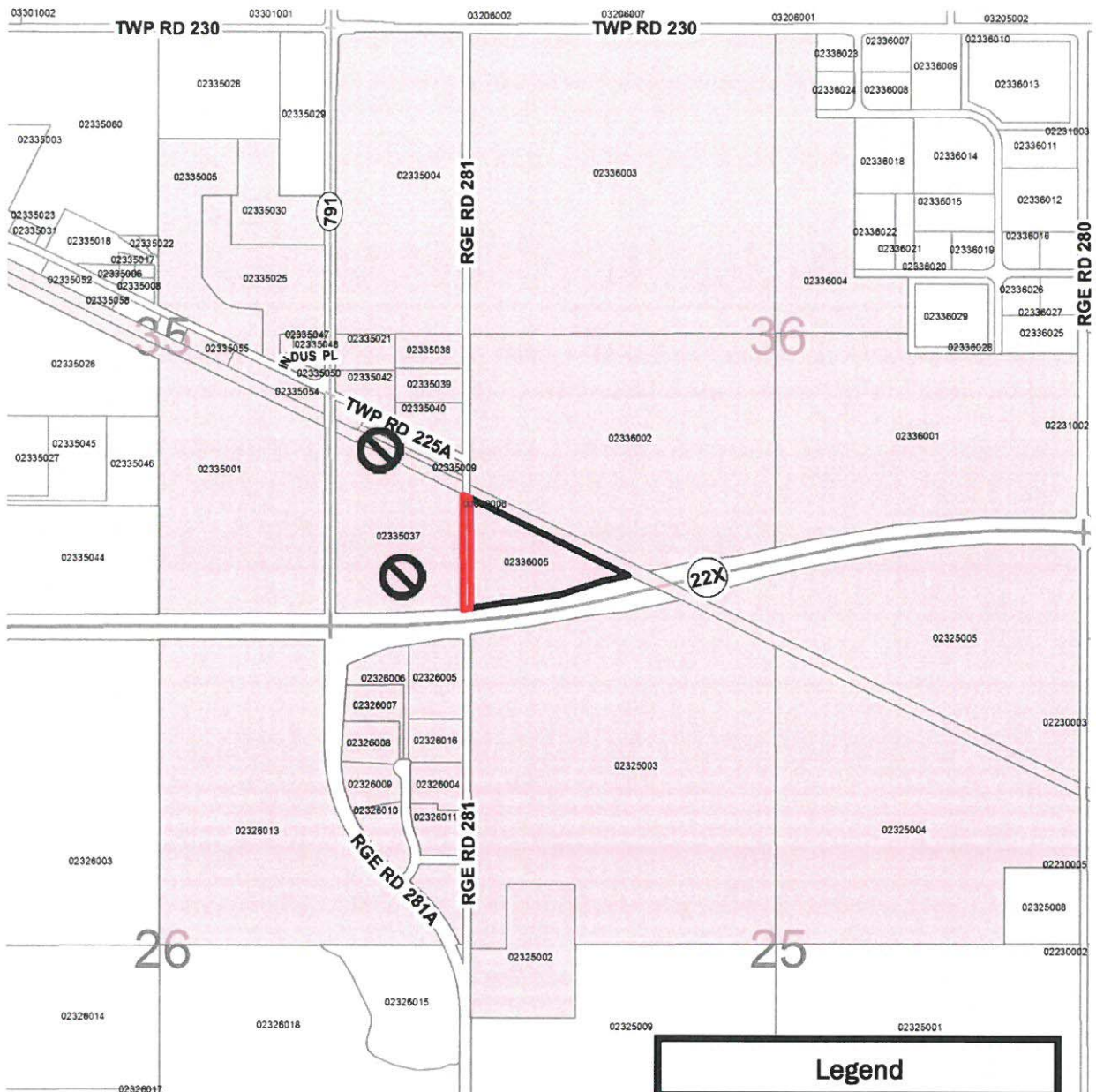


Lot:1 Block:1 Plan:0511195
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



 Letters in Opposition
 Letters in Support

Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

Lot:1 Block:1 Plan:0511195

SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: October 8, 2019 **DIVISION:** 6

FILE: 06108003/004, 06109001/003 **APPLICATION:** PL20180125

SUBJECT: Consideration of Second and Third Readings of Road Closure Bylaw C-7865-2019

POLICY DIRECTION:

The road closure application was evaluated against Rocky View County Policy #443, "Road Allowance Closure and Disposal" and the *Municipal Government Act* and was found to be compliant.

¹ ADMINISTRATION RECOMMENDATION

Administration recommends that this application be given second and third readings in accordance with Option # 1 to allow Administration to complete the road closure and consolidation.

OPTIONS:

- Option #1:
- Motion #1 THAT Bylaw C-7865-2019 be given second reading.
 - Motion #2 THAT Bylaw C-7865-2019 be given third reading.
 - Motion #3 THAT the 8.00 acres of land be transferred to the applicant 705370 Alberta Ltd. subject to:
 - a) Sales agreement being signed at the appraised value of \$17,500.00, plus \$2,500 for the cost of the appraisal, and all applicable taxes;
 - b) That all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicant; and
 - c) The terms of the sales agreement shall be completed within one year after bylaw C-7865-2019 receives third and final reading.

Option #2: THAT alternative direction be provided.

DISCUSSION:

The Public Hearing for Bylaw C-7781-2018 was held on February 26, 2019. Once closed, Council made motions to give first reading to the bylaw and to forward the bylaw to the Minister of Transportation for approval. Administration received the signed bylaw back from the Minister of Transportation on June 12, 2019.

Administration then obtained an appraisal of the Road allowance, which was provided to the applicant for review and approval to proceed with the closure at the appraised value. The appraisal of the subject lands provided a value of \$17,500.00 for the 8.00-acre portion. The applicant is in support of the appraised value and wishes to proceed with the second and third readings of the bylaw and the purchase of the lands.

¹ Administration Resources

Angela Pare, Planning and Development Services



Respectfully submitted,

“Richard Barss”

Acting Executive Director
Community Development Services
AP/lt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’ – Bylaw C-7865-2019 & Schedule A
APPENDIX ‘B’ – Map Set



BYLAW C-7865-2019

A Bylaw of Rocky View County in the Province of Alberta for the purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the *Municipal Government Act*, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.

The Council of Rocky View County enacts as follows:

- WHEREAS** The lands hereafter described are no longer required for public travel; and
- WHEREAS** Application has been made to Council to have the highway closed; and
- WHEREAS** Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and
- WHEREAS** Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the *Municipal Government Act*, and was published in the Rocky View Weekly on Tuesday, January 29, 2019, and Tuesday, February 5, 2019, the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and
- WHEREAS** Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

NOW THEREFORE BE IT RESOLVED that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE WEST HALF OF SECTION 9, TOWNSHIP 26, RANGE 26, WEST OF THE 4TH MERIDIAN, CONTAINING 8.00 ACRES (3.24 HECTARES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

Division: 6
File: PL20180125

PUBLIC HEARING WAS HELD IN COUNCIL this 26th day of February, 2019

READ A FIRST TIME IN COUNCIL this 26th day of February, 2019

Reeve

CAO or Designate

Date Bylaw Signed



APPROVED BY
ALBERTA TRANSPORTATION:

APPROVED THIS

23rd day of May, 2019


MINISTER OF TRANSPORTATION

Approval Valid for _____ Months

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

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

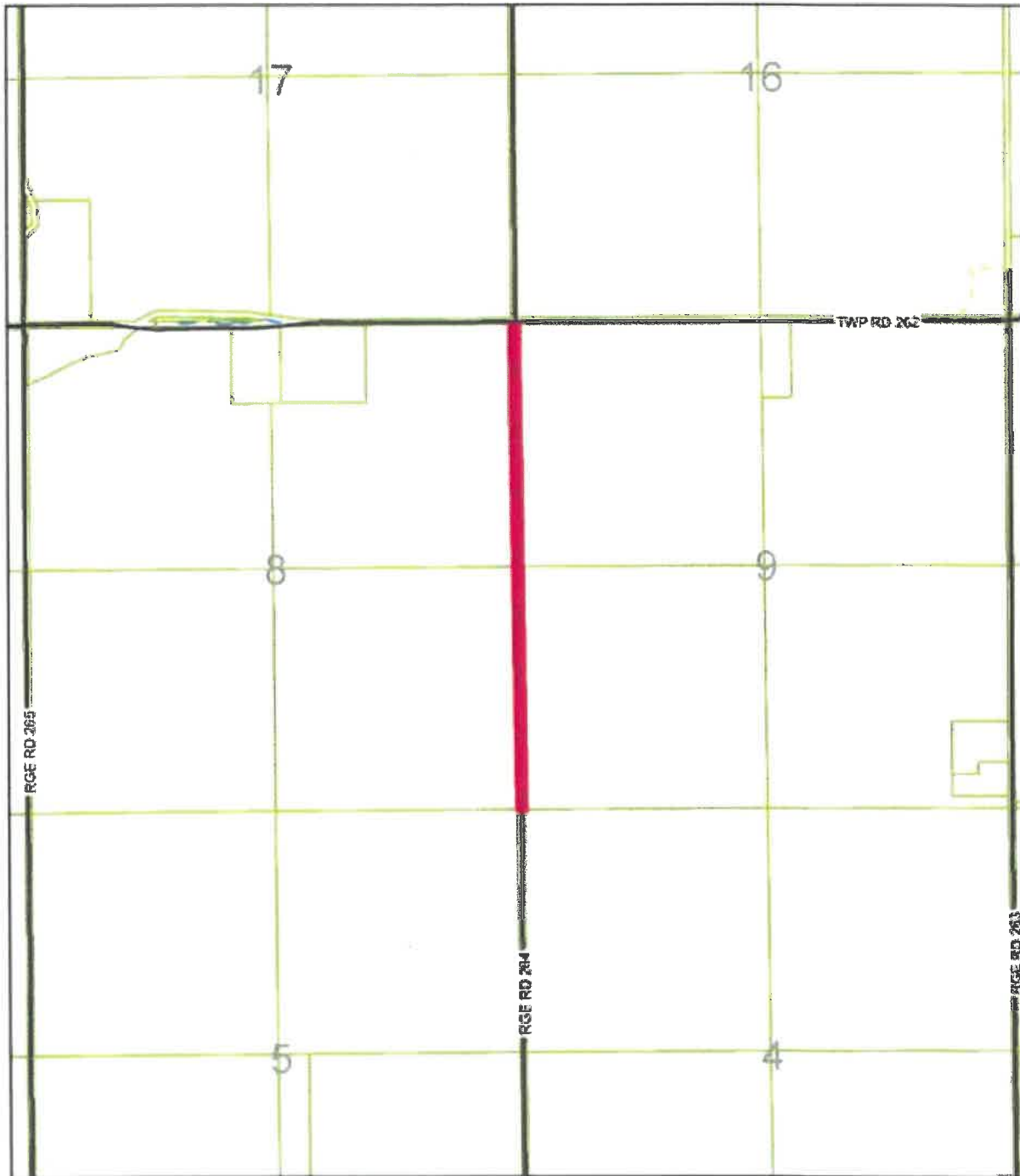
Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'



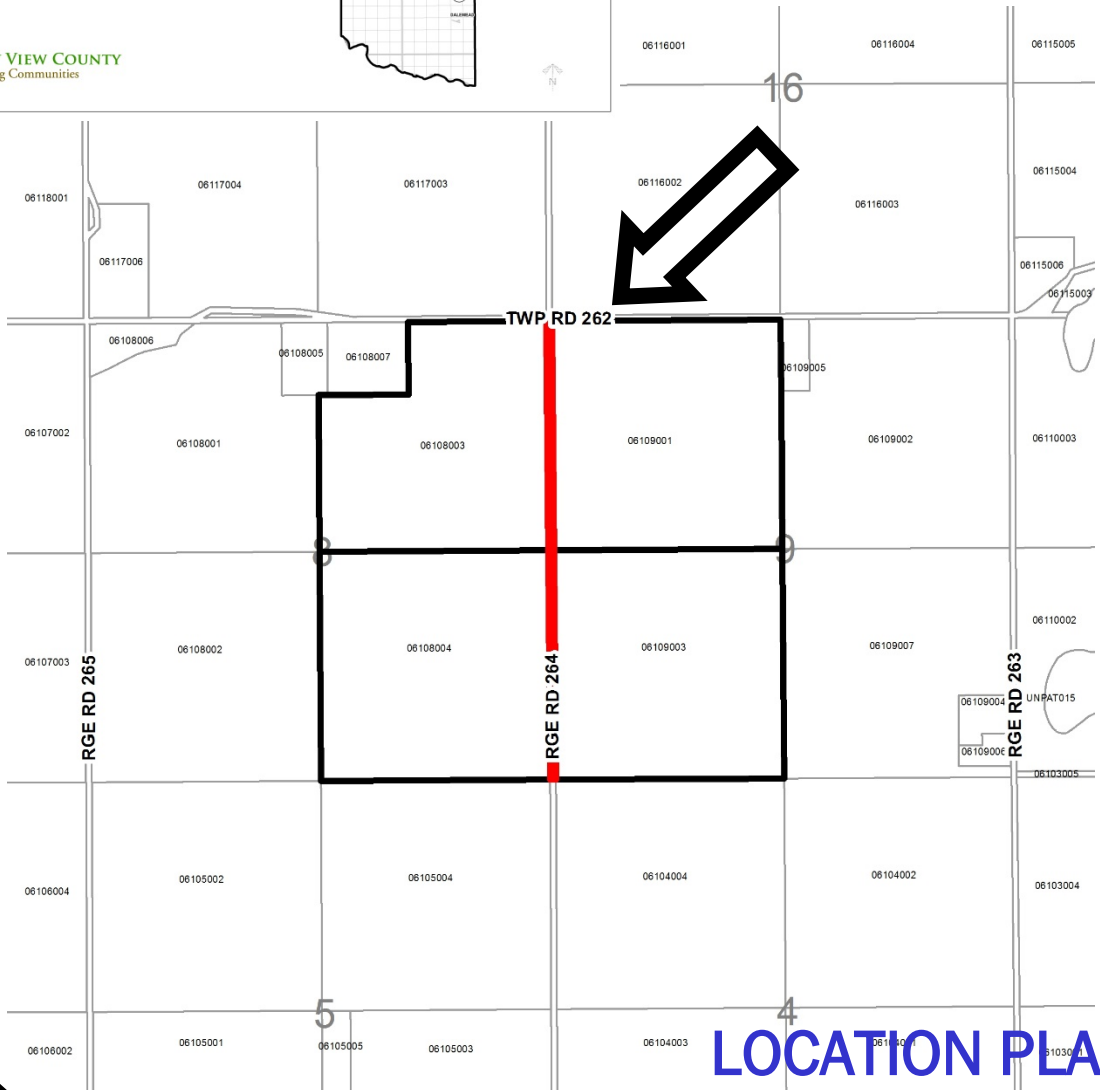
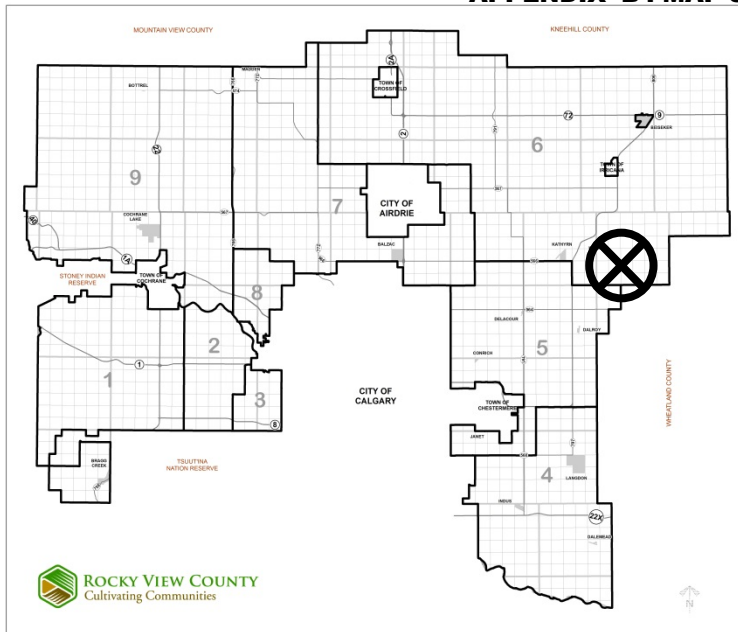


ROCKY VIEW COUNTY
Cultivating Communities

Information provided is subject to change. Therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

SCHEDULE 'A'
BYLAW C-7865-2019



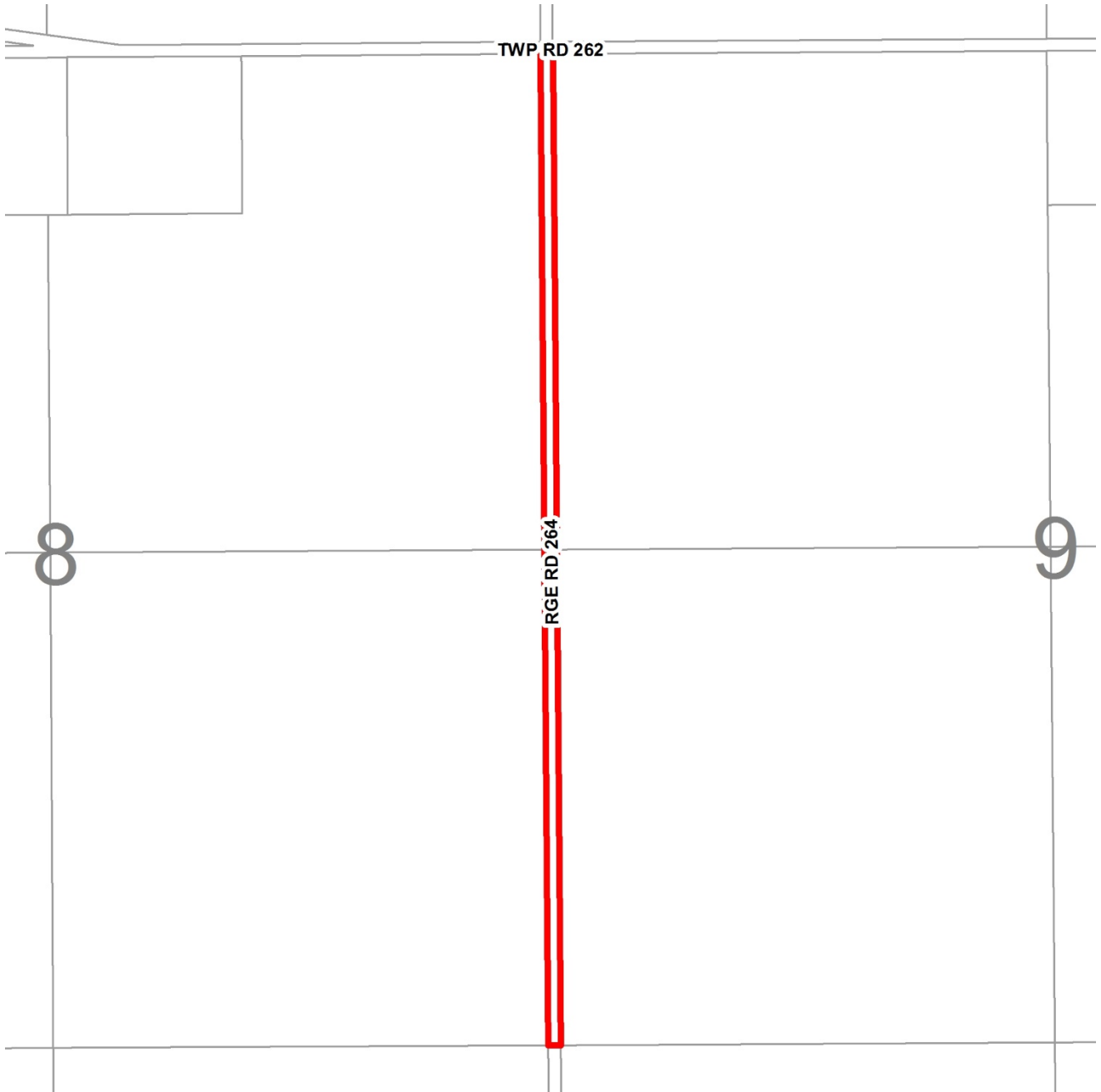


LOCATION PLAN

**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Road Closure Proposal: To close for the purpose of consolidation, 2 portions of undeveloped road allowance known as Range Road 264 located between sections 8 and 9, 26-26-W4M for consolidation with the adjacent lands (both sides)

Page 7 of 11



ROAD CLOSURE PROPOSAL



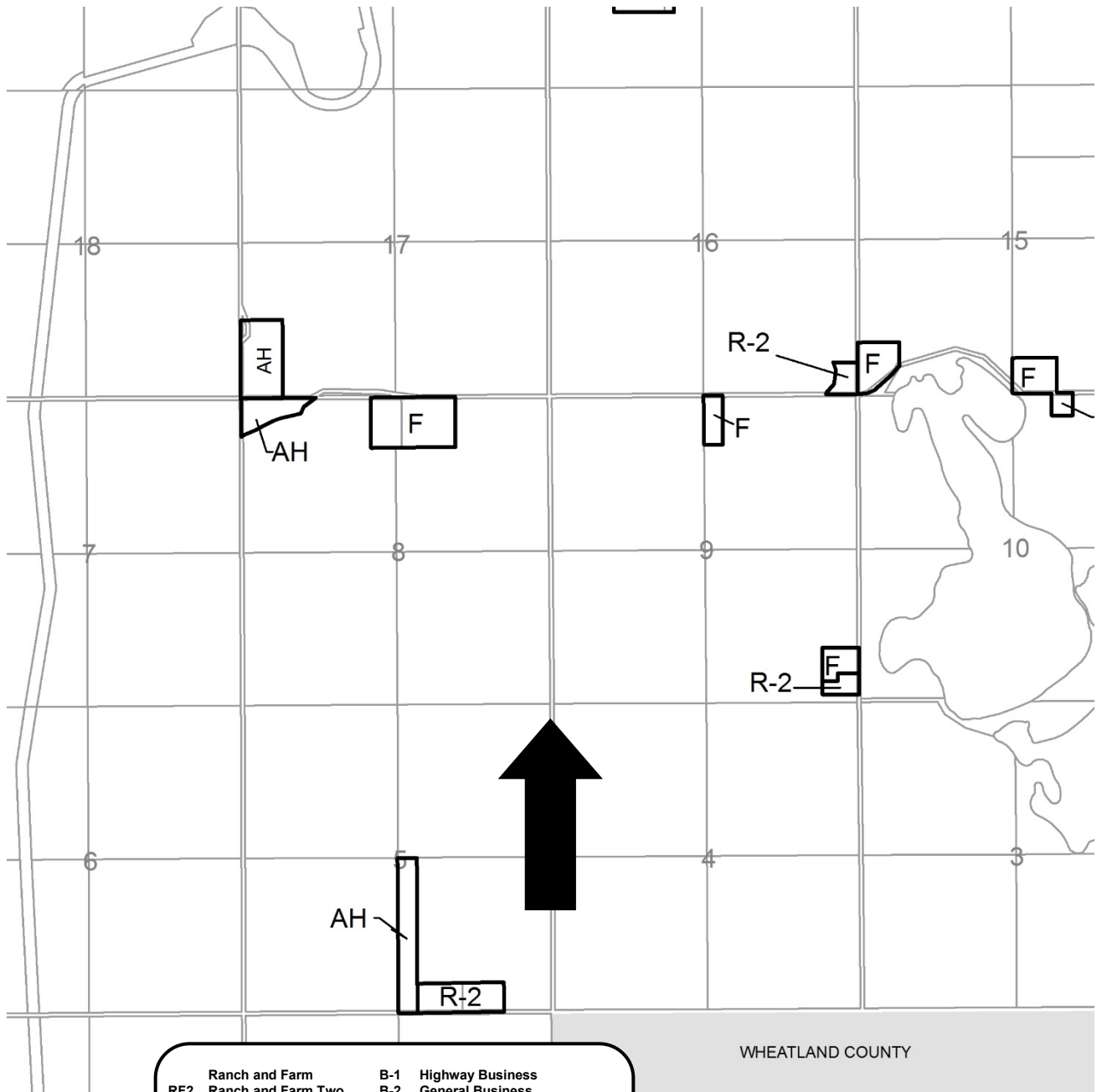
**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125**AGENDA**

Page 198 of 254



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

Road Closure of 2 Quarter Sections of Range Road 264 Located between Sections 8 and 9, 26-26-W4M

Date: Oct 23, 2018

Division # 6

File: PL20180125

AGENDA

Page 199 of 254



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

AIR PHOTO

Spring 2018



**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125

AGENDA

Page 200 of 254



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



Road Closure of 2 Quarter Sections of Range Road 264 Located between Sections 8 and 9, 26-26-W4M

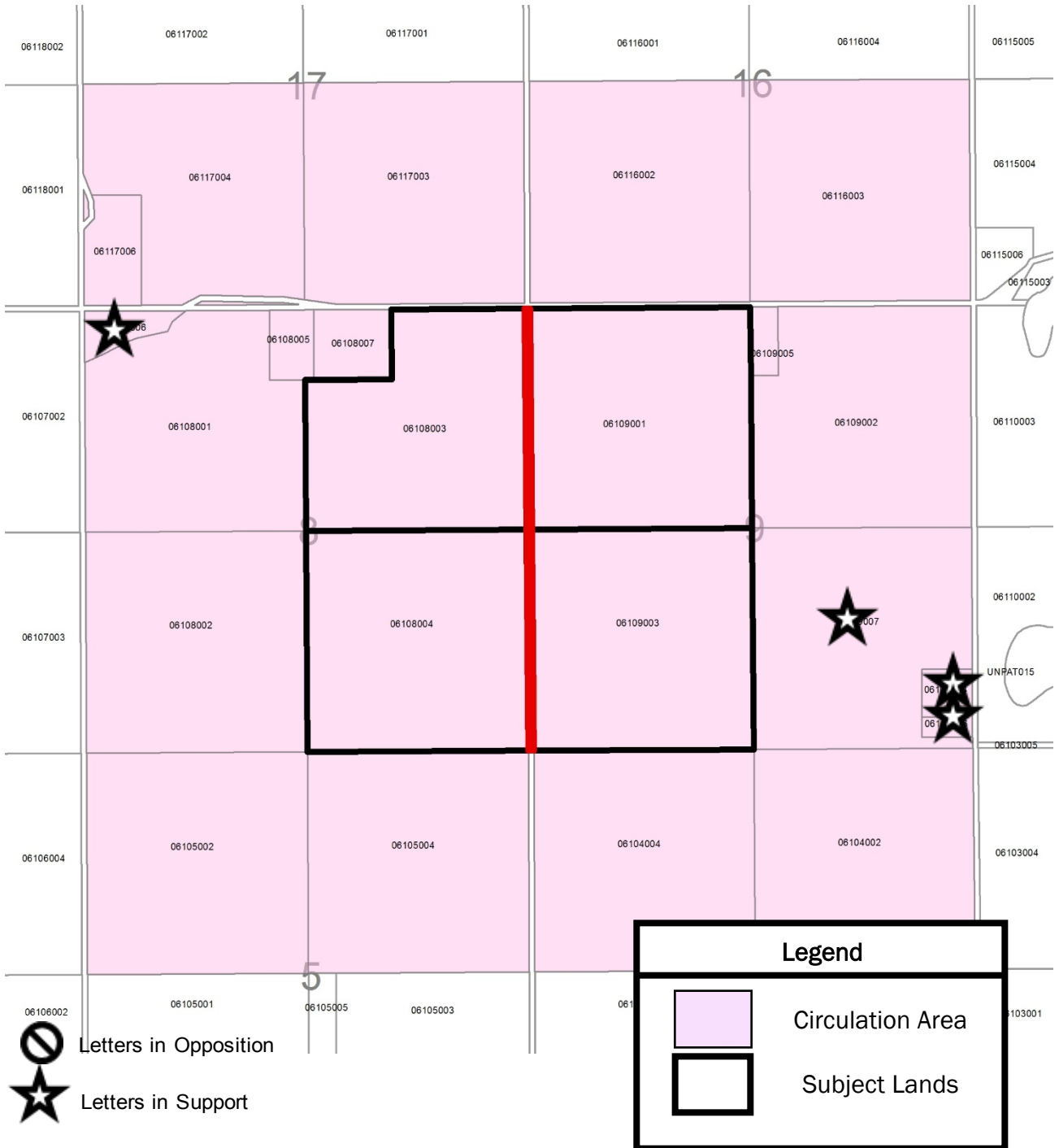
Date: Oct 23, 2018

Division # 6

File: PL20180125

AGENDA

Page 201 of 254



LANDOWNER CIRCULATION AREA

**Road Closure of 2 Quarter Sections of Range Road 264
Located between Sections 8 and 9, 26-26-W4M**

Date: Oct 23, 2018

Division # 6

File: PL20180125

AGENDA

Page 202 of 254



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	October 8, 2019	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	03315003	APPLICATION: PL20190017
SUBJECT:	Consideration of third reading to Bylaw C-7921-2019 - 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-12)	

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 report is to bring the proposed redesignation application before Council for consideration of third reading. On September 24, 2019, Council considered the proposed redesignation and granted first and second reading; however, unanimous permission for third reading was not passed. Council elected to table the related Singer Transportation Industrial Storage Yard Master Site Development Plan (PL20190018) for consideration with third reading as well.

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.

Where Council has provided direction on the application and granted first and second readings; Administration recommends that the application be approved and third reading be granted.

¹ADMINISTRATION RECOMMENDATION:

Motion #1 THAT Bylaw C-7921-2019 be given third and final reading.

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

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.
------------------	--

¹ **Administration Resources**

Jessica Anderson and Milan Patel, Planning and Development Services



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; however, Council has provided direction by granting second and third readings therefore Administration recommends approval and that third reading be granted.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7921-2019 be given third and final reading.

Option #2: THAT Application PL20190017 be refused.

Respectfully submitted,

Concurrence,

"Richard Barss"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

JA/

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>. 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</p>

AGENCY	COMMENTS
	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.
<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>	
	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.
	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.
	Comments pertaining to Application # PL20190017/018 may be forthcoming, pending a review of the Stormwater Report by The City of Calgary.
	Pursuant to my email from March 22, 2019, please see the comments and questions below from The City of Calgary for PL2019-0017/0018.
	Water Resources Comments:
	Water and Wastewater:
	No comments
	Stormwater:
	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

AGENCY	COMMENTS
	<p>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.</p> <p>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.</p>
Calgary Airport Authority	
<i>Rocky View County Boards and Committees</i>	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	
<i>Internal Departments</i>	<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>
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.

AGENCY	COMMENTS
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, conducted by a qualified geotechnical professional, to determine the site's suitability to support the proposed development for Phase II. <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.

AGENCY	COMMENTS
	<p>Dated January 1, 2019.</p> <ul style="list-style-type: none"> • 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.

Sanitary/Waste Water

- 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.
- 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.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> Engineering has no requirements at this time <p>Water Supply And Waterworks</p> <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 <p>Storm Water Management</p> <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 <p>Environmental</p> <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.
Legal and Land Administration	No concerns.
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>24 day of September, 2019</i>
READ A FIRST TIME IN COUNCIL this	<i>24 day of September, 2019</i>
READ A SECOND TIME IN COUNCIL this	<i>24 day of September, 2019</i>
READ A THIRD TIME IN COUNCIL this	day of _____, 2019

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

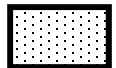
BYLAW: C-7921-2019

± 29.30 ha
(± 72.40 ac)

·RGE-RD-283·

AMENDMENT

FROM Ranch and Farm District **TO** Industrial – Industrial Storage District



Subject Land _____

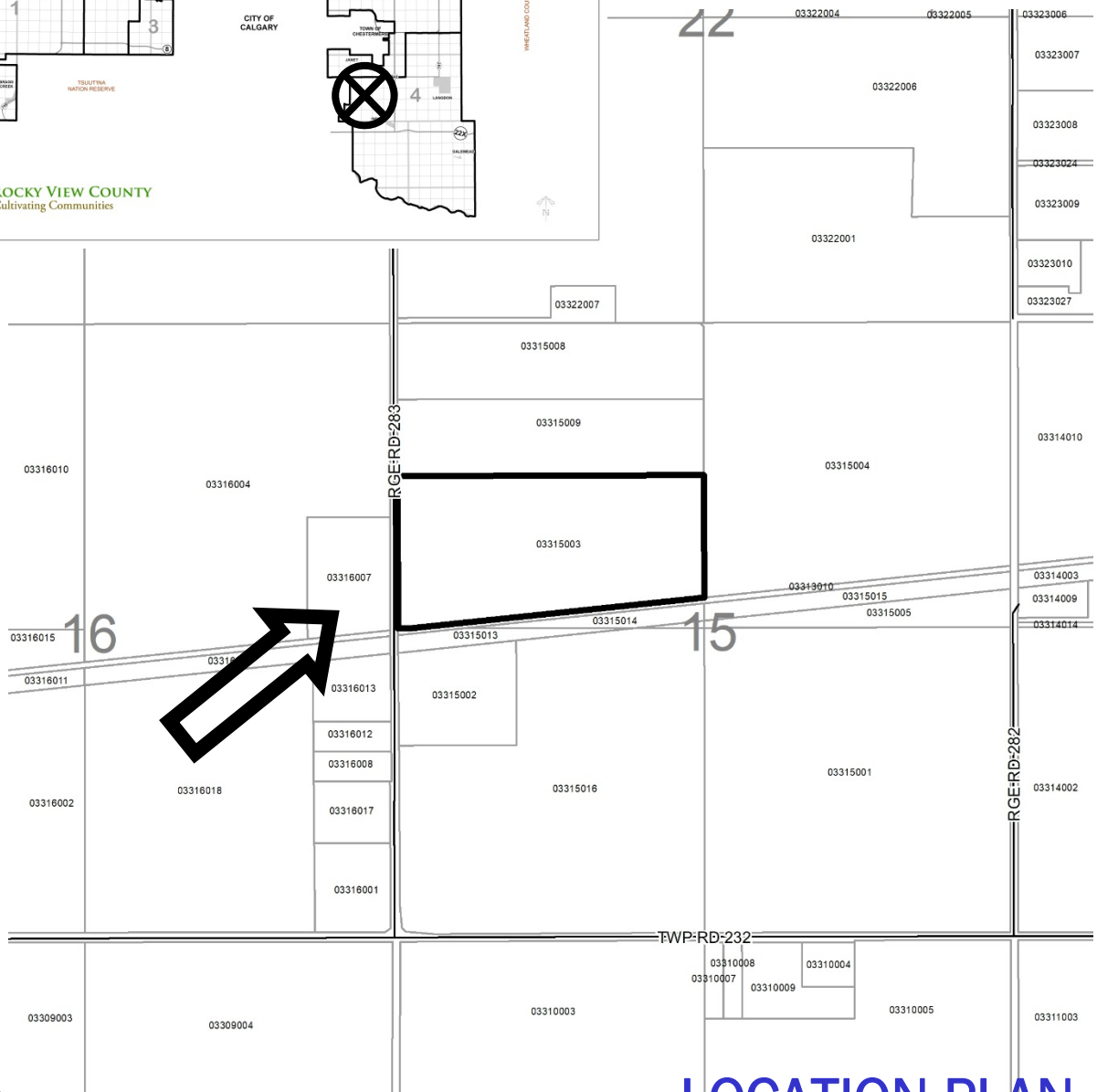
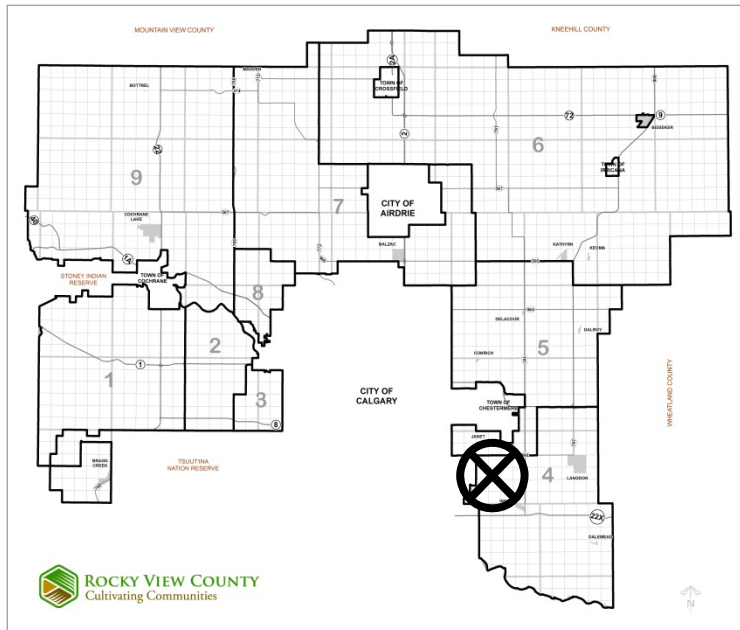
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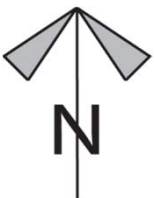
ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03315003

DIVISION: 4



LOCATION PLAN



NW-15-23-28-W04M

Date: 26-Sep-19Division # 4File: 03315003

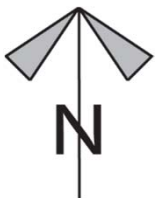
Development Proposal: To redesignate the subject lands from Ranch and Farm District to Industrial – Industrial Storage District to accommodate an industrial storage yard.

RF → I-IS
± 29.30 ha
(± 72.40 ac)

RGE:RD-283

15

DEVELOPMENT PROPOSAL



NW-15-23-28-W04M

Date: 26-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

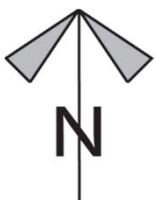


----- Subject Lands

Singer Transportation Industrial Storage Yard - MSDP - February 2019

13

MSDP PROPOSAL

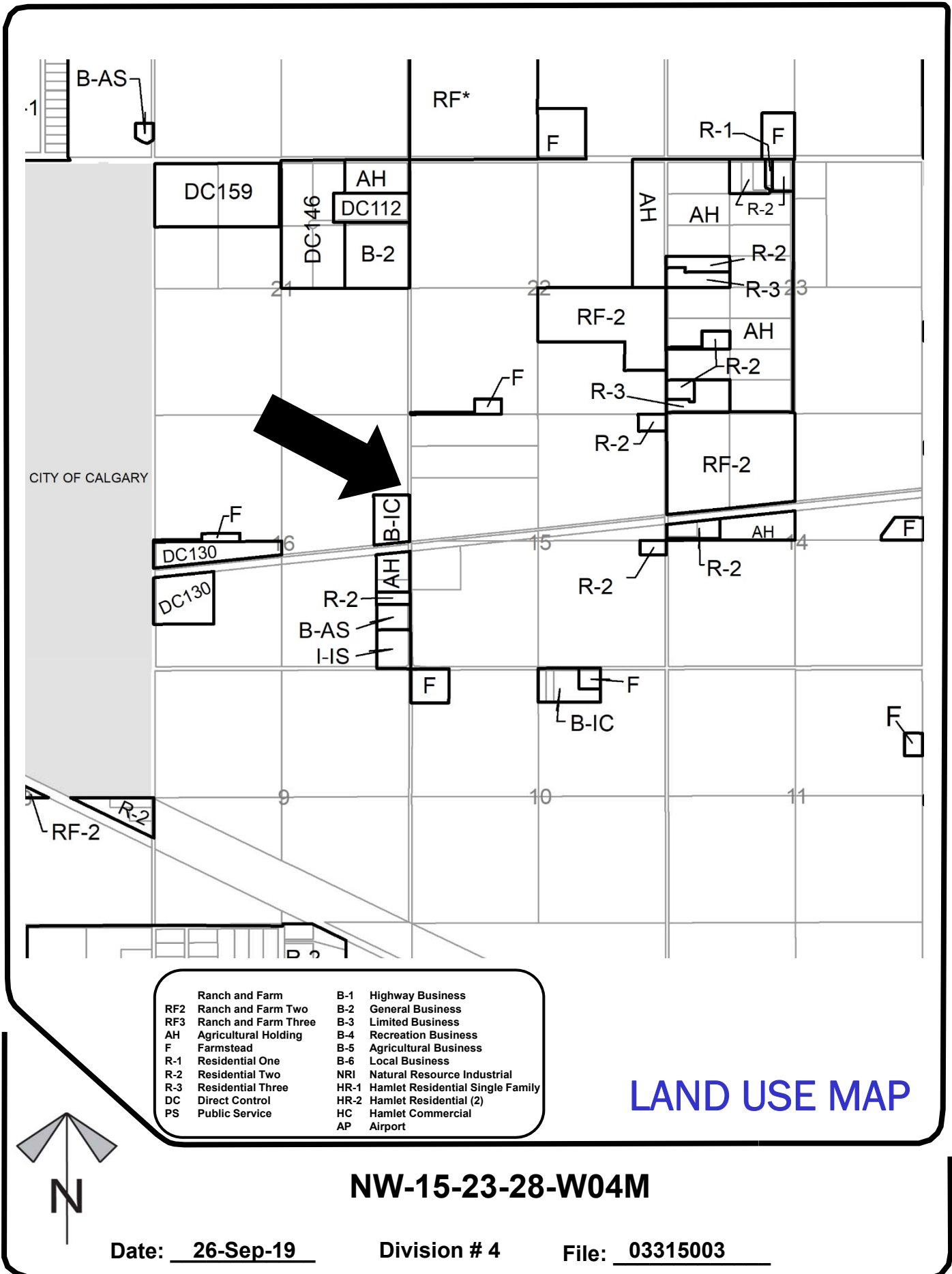


NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

File: 03315003

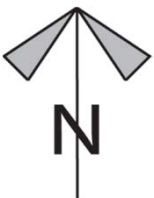




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

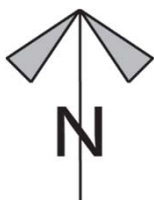
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

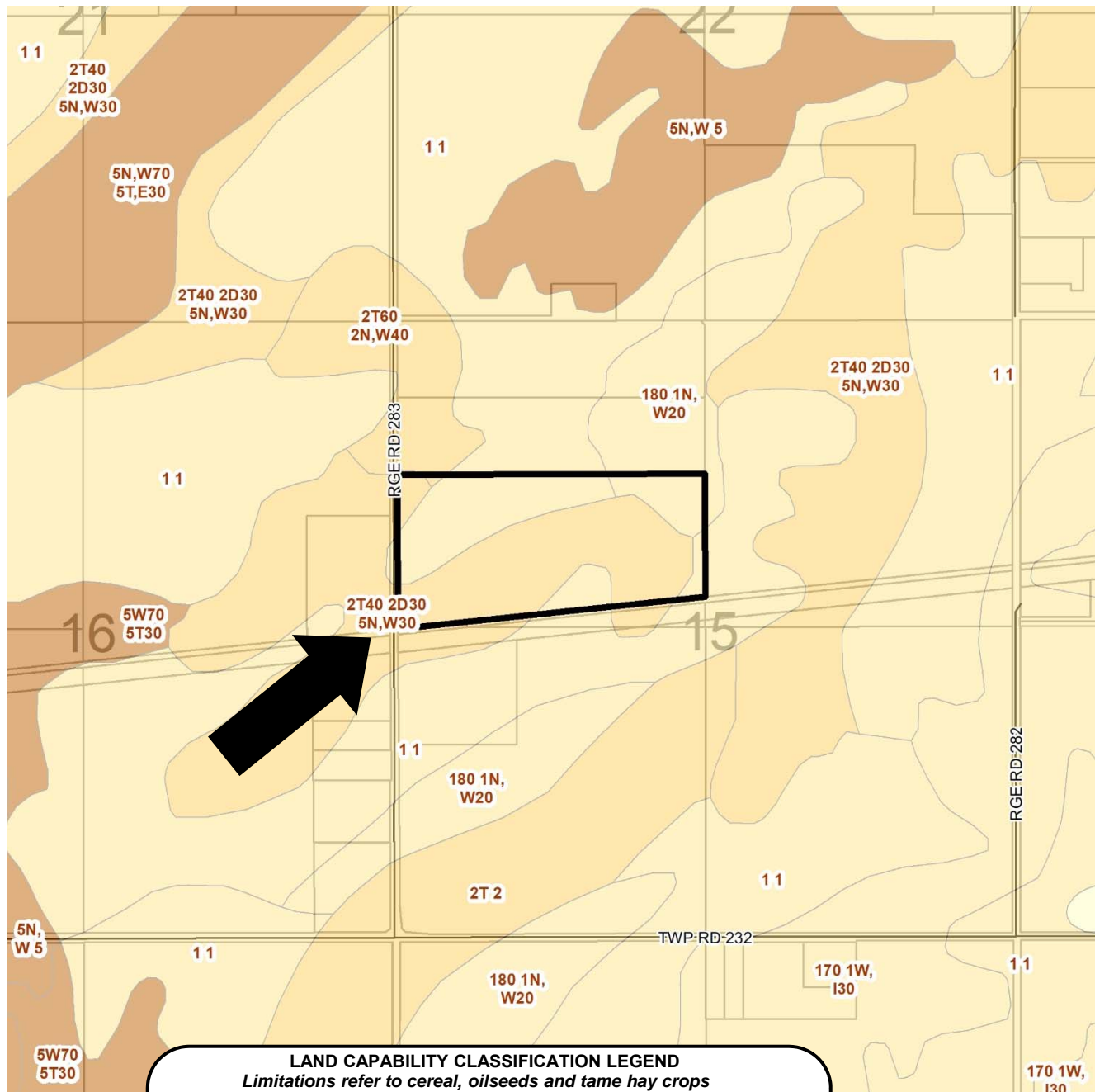


NW-15-23-28-W04M

Date: 26-Sep-19

Division # 4

File: 03315003



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

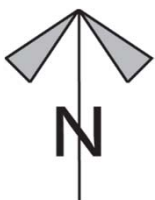
CLI Class

- 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

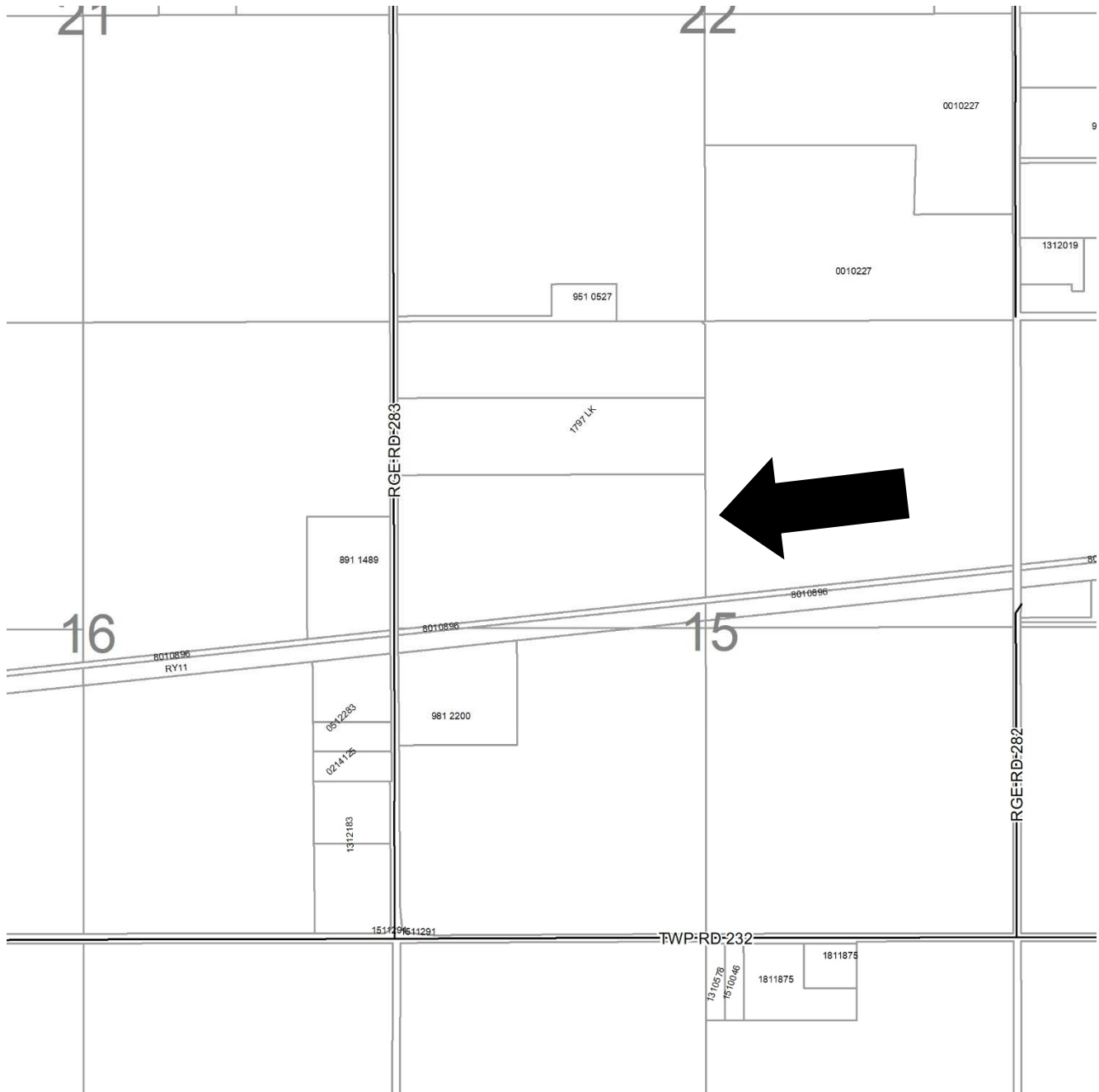


NW-15-23-28-W04M

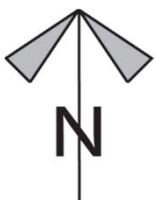
Date: 26-Sep-19

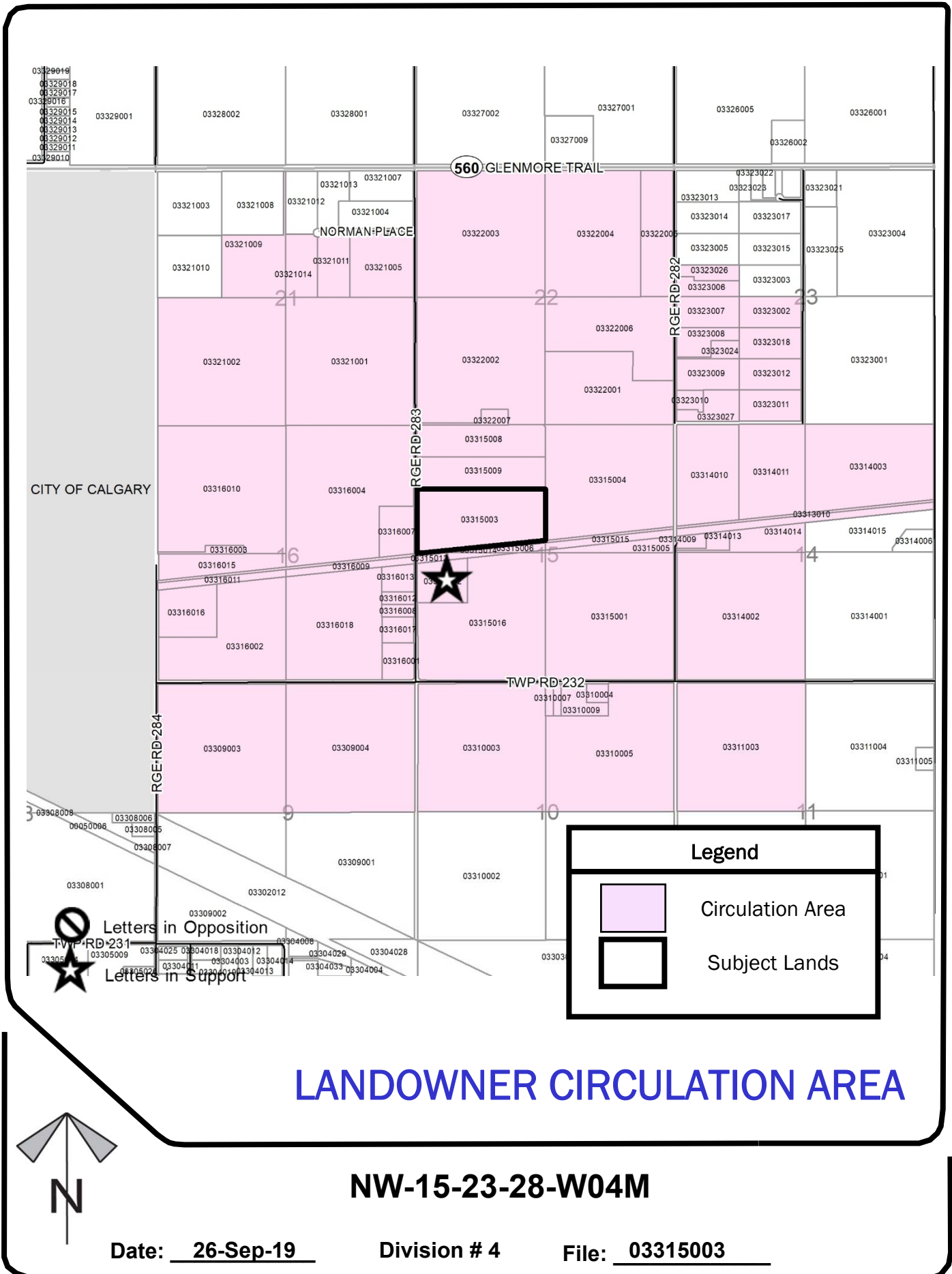
Division # 4

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: 26-Sep-19Division # 4File: 03315003



Notice of Motion: To be read in at the October 8, 2019 Council Meeting
To be debated at the October 22, 2019 Council Meeting

Title: Rescind Motion – RMA Conference and Expenses

Presented By: Councillor Henn, Division 7
Seconded By: Councillor Kamachi, Division 1

WHEREAS On June 11, 2019, Rocky View County Council passed resolutions that it may authorize representation or travel on behalf of, or expensed to Rocky View County for Councillors Kissel, Hanson, and Wright through a Council resolution;

AND WHEREAS On September 24, 2019, Council was presented with a Motion from Councillor Kissel requesting that Councillors Hanson, Wright, and Kissel be allowed to attend the fall RMA conference and have their travel expenses covered;

AND WHEREAS On September 24, 2019, Council passed a resolution allowing Councillors Kissel, Hanson, and Wright to attend the fall RMA conference and have their travel expenses covered;

AND WHEREAS The majority of Council have reconsidered their positions and would like the motion rescinded;

THEREFORE BE IT RESOLVED THAT Council Rescind the motion approved on September 24, 2019 as noted below:

“MOVED by Councillor Kissel that Councillors Hanson, Wright, and Kissel be allowed to attend the fall RMA conference and have their expenses covered”.

AND THAT an Administration report is not required in response to this Notice of Motion as it will be debated by Council on October 22, 2019.

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: October 8, 2019

DIVISION: 7

APPLICATION: PL20190088

SUBJECT: Subdivision Item: Residential Subdivision – Residential Two District

APPLICATION: To create a \pm 2.00 acre parcel (Lot 1) with a \pm 2.00 acre remainder (Lot 2).

GENERAL LOCATION: Approximately $\frac{1}{4}$ mile north of the City of Calgary and Secondary Highway 566 and on the west side of Sunset Ridge Drive.

LAND USE DESIGNATION: Residential Two (R-2) District

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application #PL20190088 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application #PL20190088 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ **Administration Resources**

Andrea Bryden and Nathan Madigan – Planning and Development Services



APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: Peter & Annette Bona

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

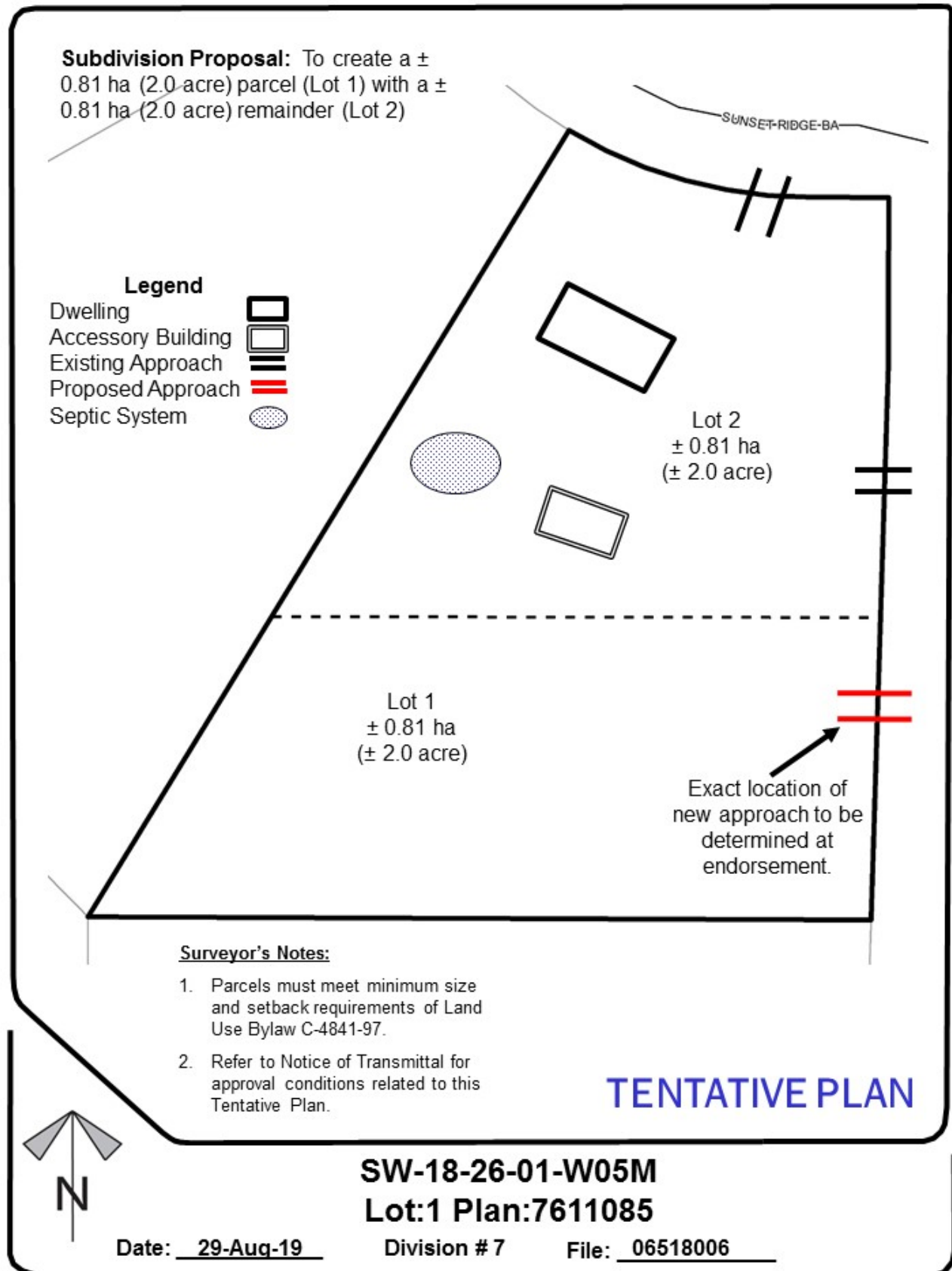
<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Rocky View County/City of Calgary Intermunicipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Level I Private Sewage Treatment System Site Assessment Evaluation (Strom Engineering – June, 2019)
--	--

PAYMENTS AND LEVIES

ESTIMATED APPLICABLE FEE/LEVY	AMOUNT \$
TRANSPORTATION OFFSITE LEVY	\$18,380.00



Tentative Plan





CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for Option #1.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

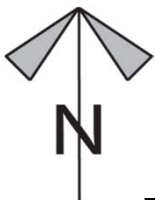
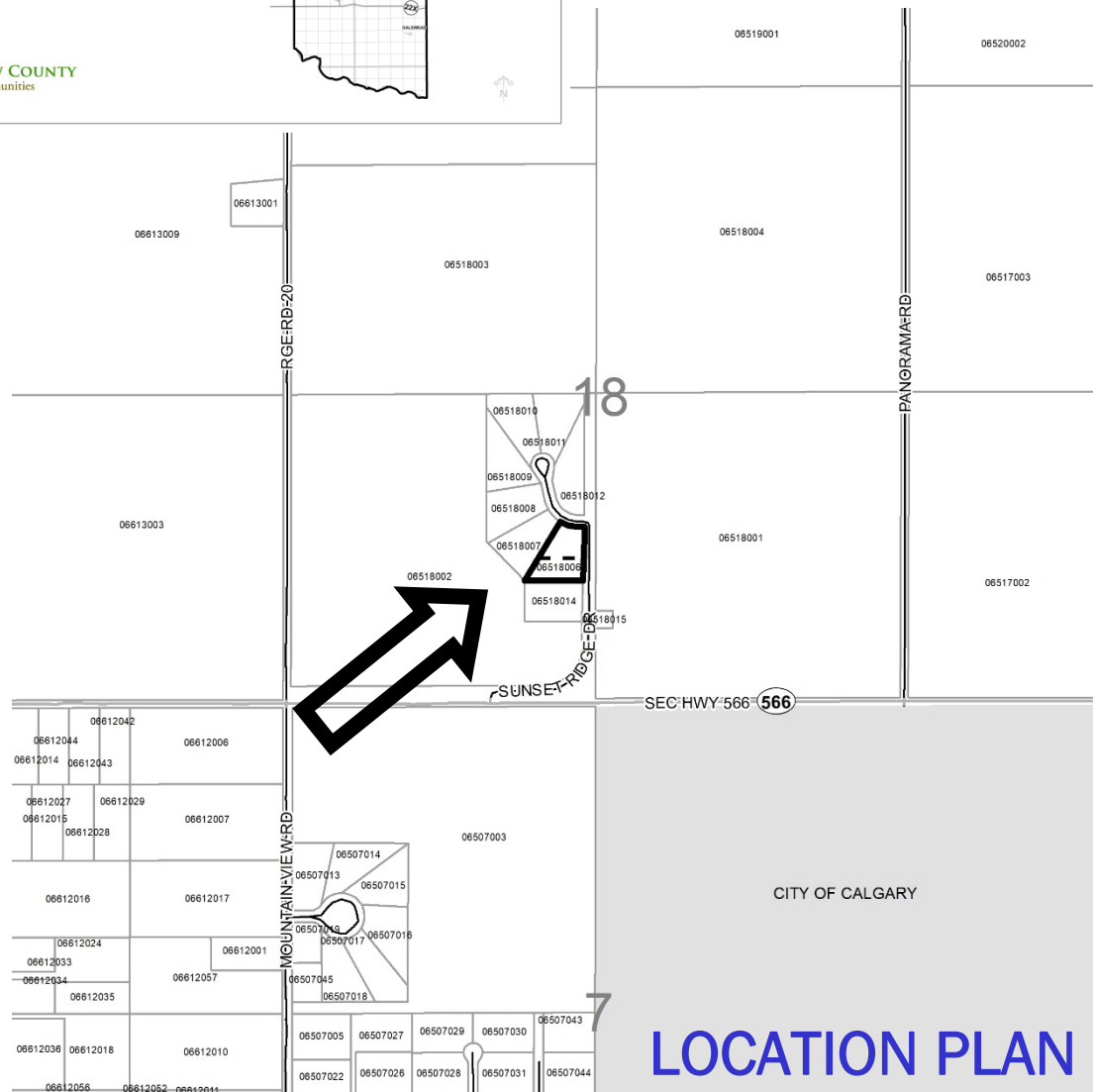
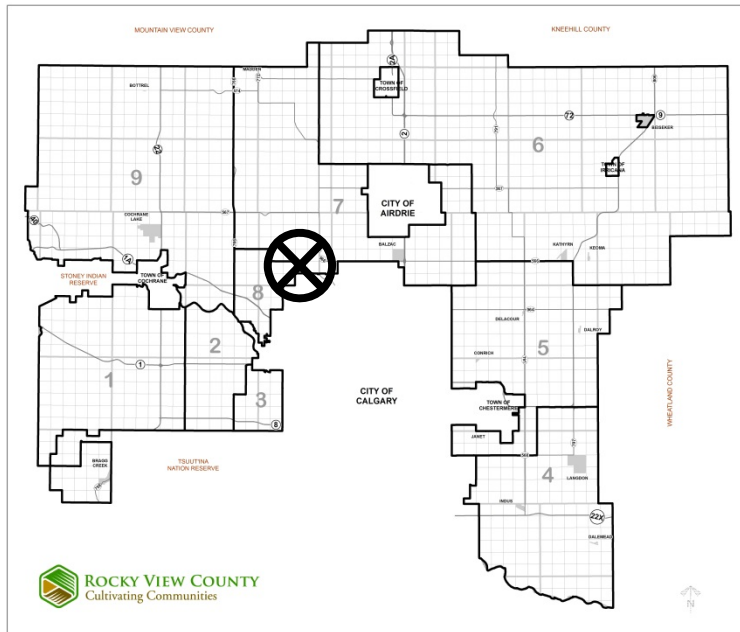
APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: June 18, 2019	DATE DEEMED COMPLETE: June 18, 2019
GROSS AREA: ± 1.62 HECTARES (± 4.00 ACRES)	LEGAL DESCRIPTION: Lot 1, Plan 7611085 within SW-18-26-01-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: FEBRUARY 26, 2019: Application PL20170172 was approved to redesignate the land from Residential Two (R-2) District to Residential One (R-1) District was approved.	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to twenty-six (26) adjacent landowners and zero (0) responses 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>	



SW-18-26-01-W05M
Lot:1 Plan:7611085






Date: 24-Sep-19

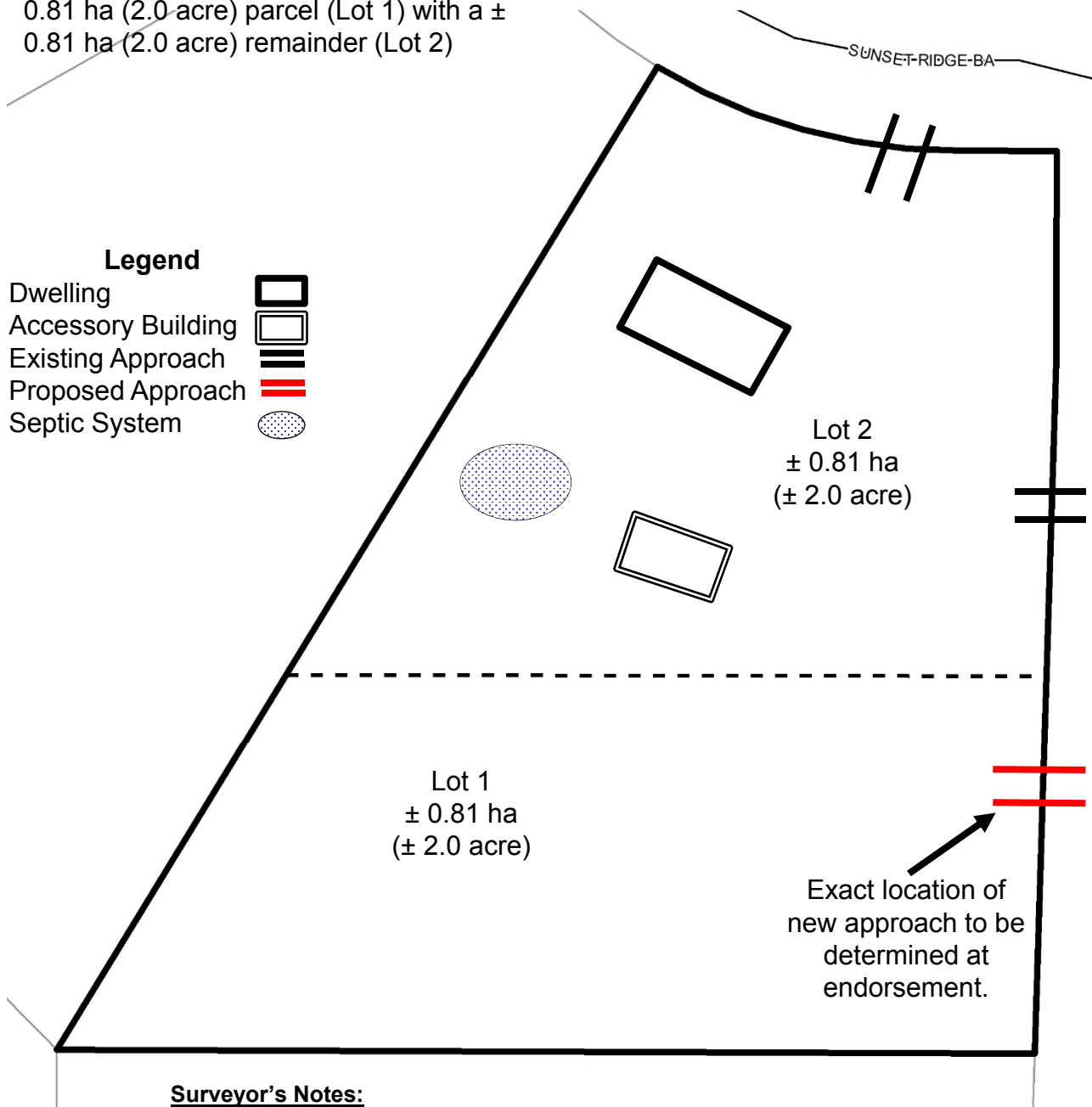
Division # 7

File: 06518006

Subdivision Proposal: To create a \pm 0.81 ha (2.0 acre) parcel (Lot 1) with a \pm 0.81 ha (2.0 acre) remainder (Lot 2)

Legend

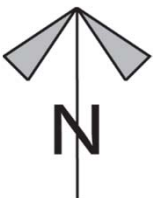
Dwelling 
 Accessory Building 
 Existing Approach 
 Proposed Approach 
 Septic System 



Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN



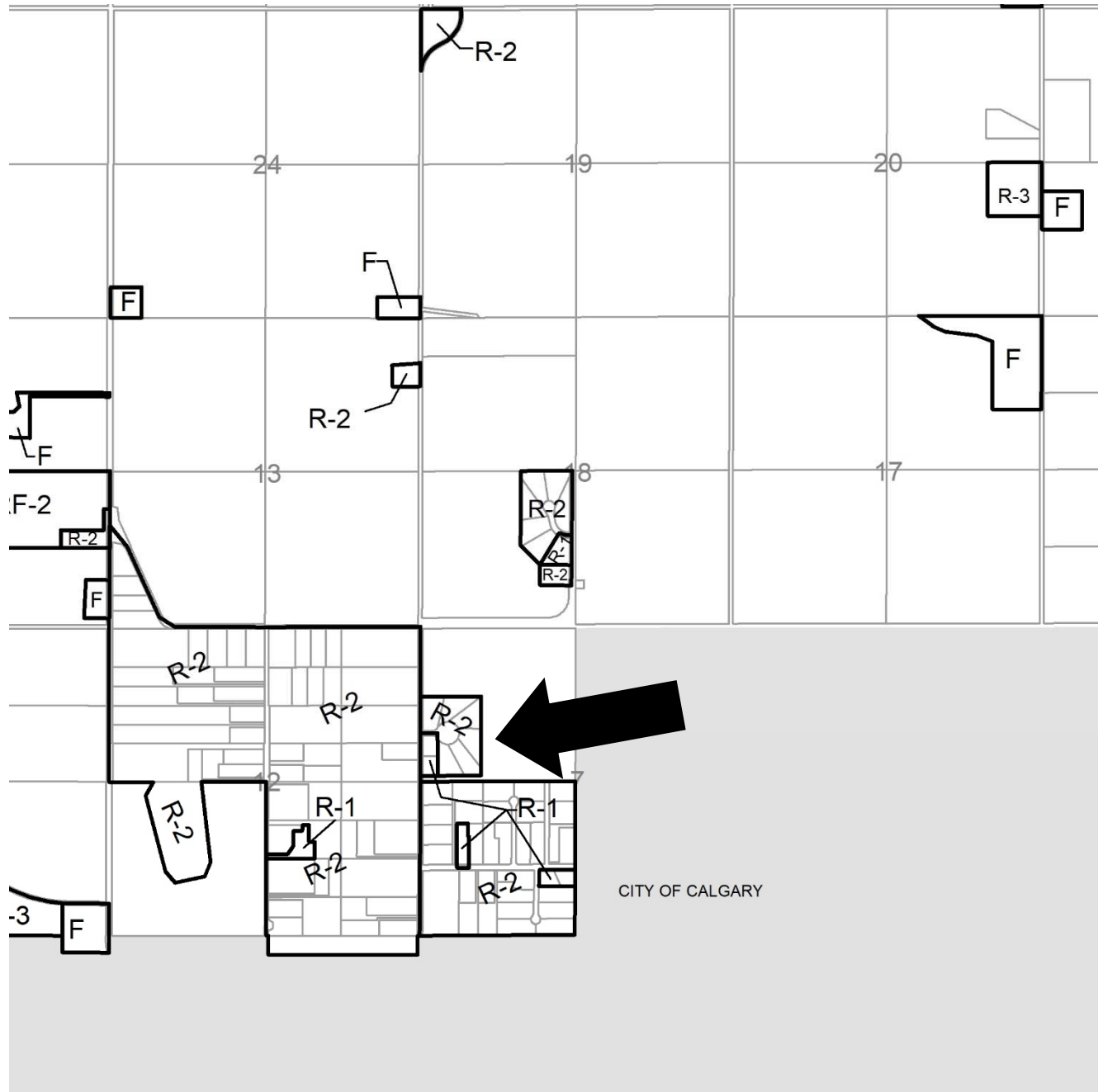
SW-18-26-01-W05M

Lot:1 Plan:7611085

Date: 24-Sep-19

Division # 7

File: 06518006



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

LAND USE MAP

SW-18-26-01-W05M

Lot:1 Plan:7611085

Date: 24-Sep-19

Division # 7

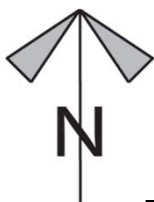
File: 06518006



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

TOPOGRAPHY

Contour Interval 2 M



SW-18-26-01-W05M

Lot:1 Plan:7611085

Date: 24-Sep-19

Division # 7

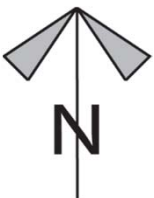
File: 06518006



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

AIR PHOTO

Spring 2018



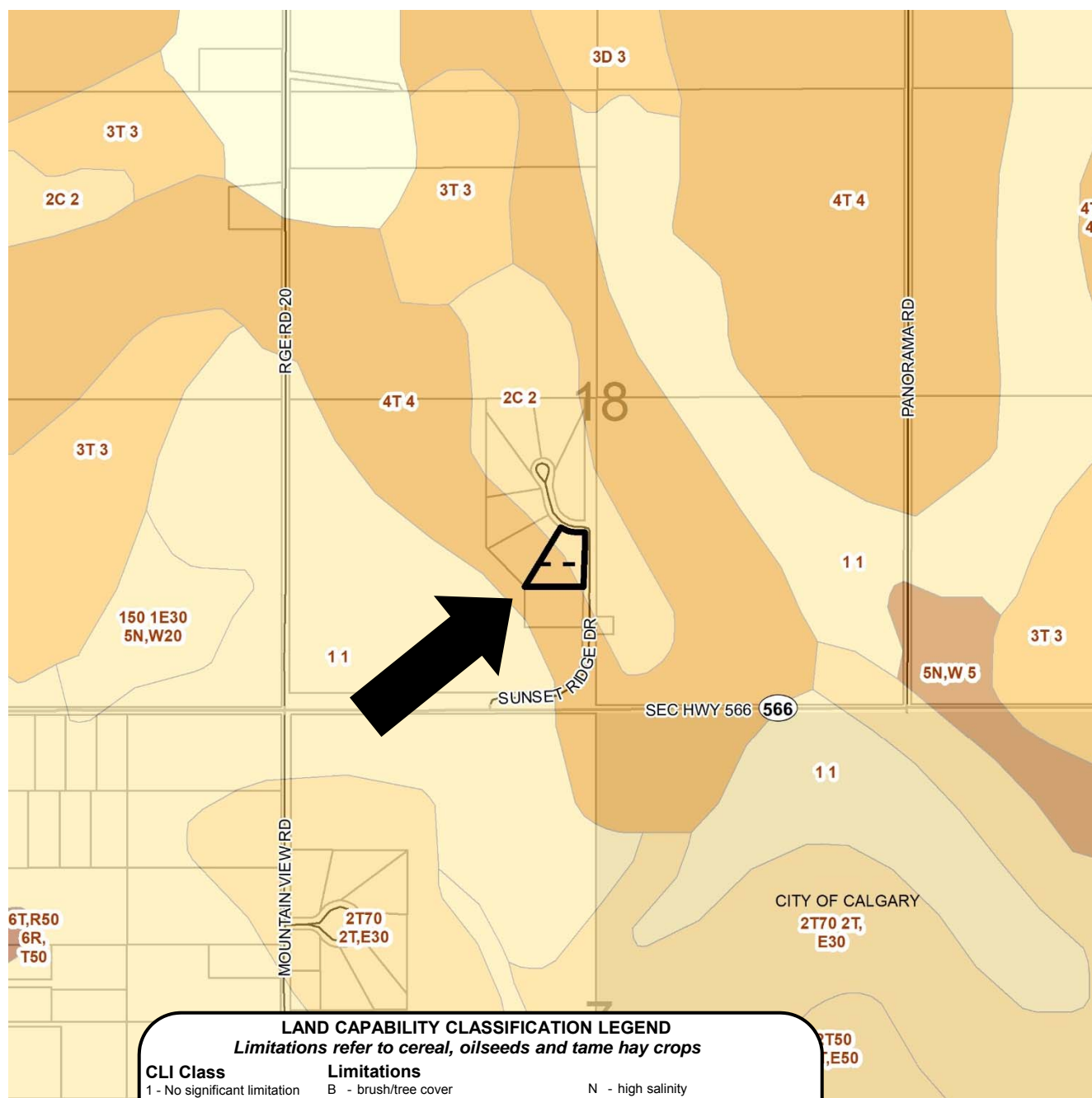
SW-18-26-01-W05M

Lot:1 Plan:7611085

Date: 24-Sep-19

Division # 7

File: 06518006



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

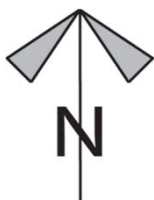
CLI Class

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

Limitations

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

SOIL MAP



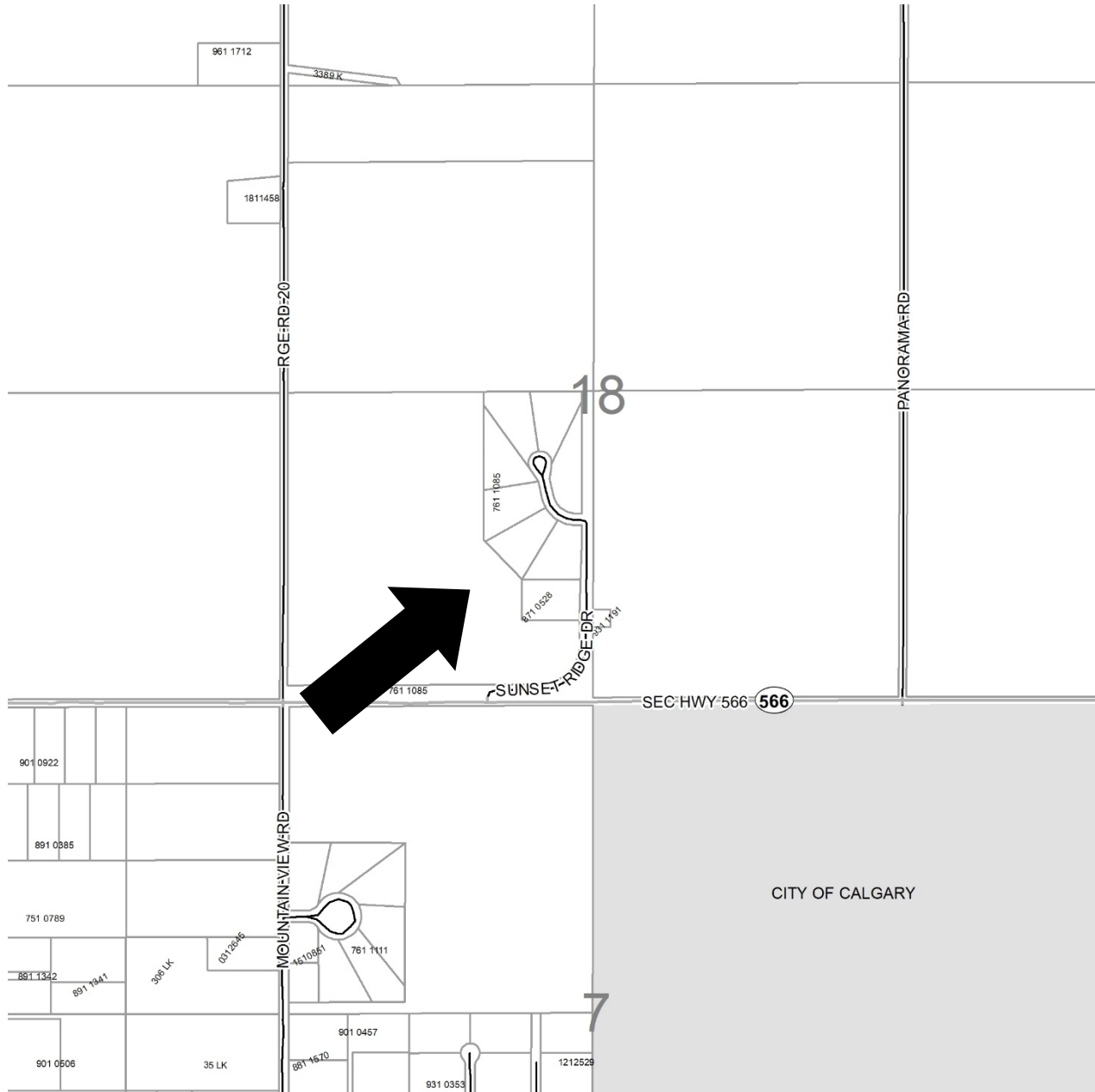
SW-18-26-01-W05M

Lot:1 Plan:7611085

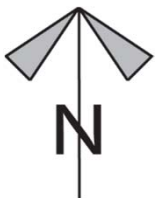
Date: 24-Sep-19

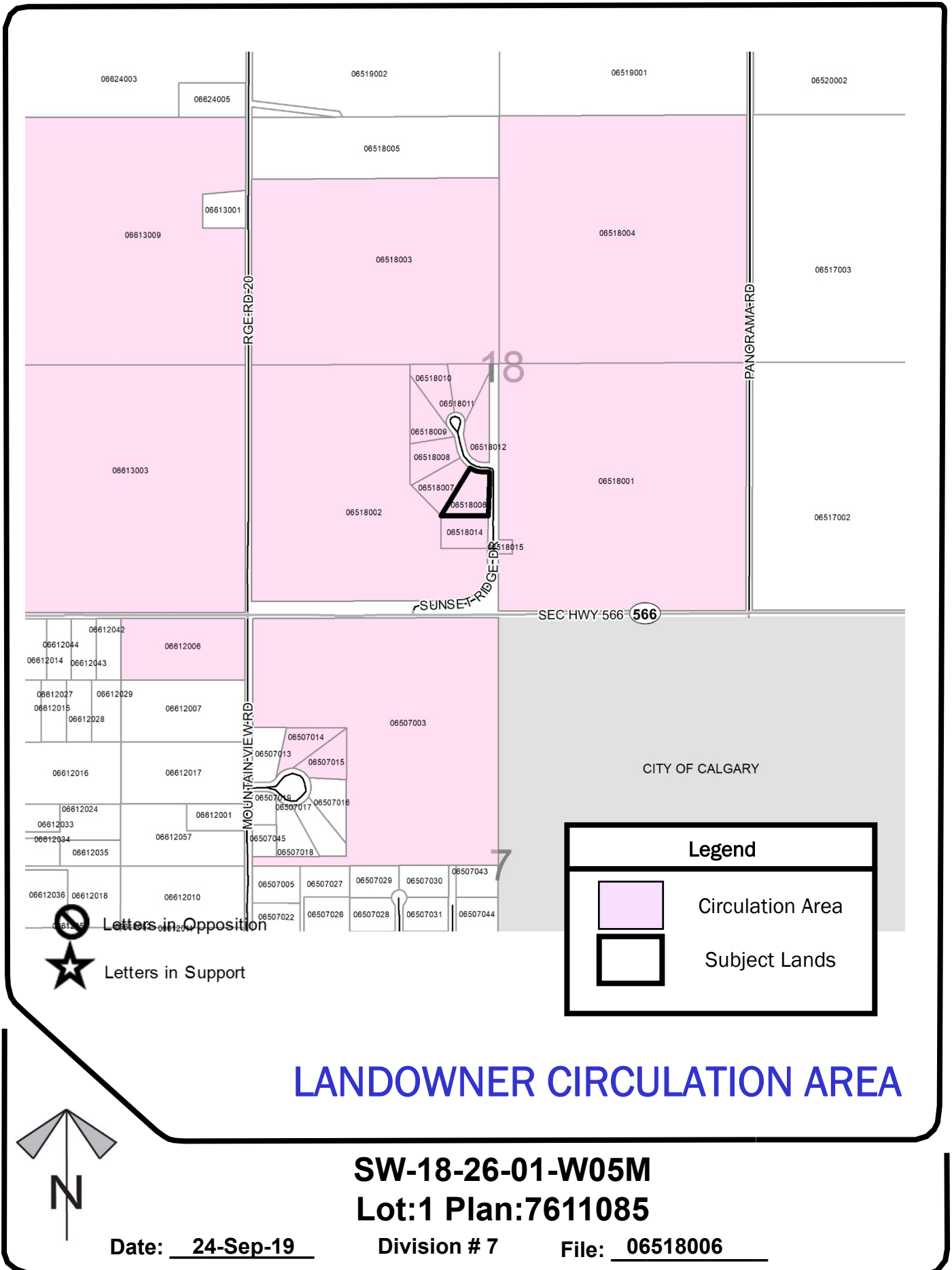
Division # 7

File: 06518006

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**SW-18-26-01-W05M****Lot:1 Plan:7611085**Date: 24-Sep-19Division # 7File: 06518006





APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 0.81 ha (± 2.00 acre) parcel (Lot 1) with a ± 0.81 ha (± 2.00 acre) remainder (Lot 2) at Lot 1, Plan 7611085 within SW-18-26-01-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Applicant/Owner shall construct a new paved approach on Sunset Ridge Drive in order to provide access to Lot 1. If a mutual approach is constructed the Applicant/Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Applicant/Owner shall provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier for Lot 1, as shown on the approved Tentative Plan. This includes providing the following information:
 - a) Confirmation for the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 1;
 - b) Documentation proving that water supply has been purchased for proposed Lot 1;
 - c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



Developability

- 4) The Applicant/Owner shall provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the area specific Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
 - c) If the Site Specific Stormwater Management Plan indicates that improvements area required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Payments and Levies

- 5) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - a) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 6) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX 'C': LETTERS

NO LETTERS RECEIVED

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 1
SUBJECT: Subdivision Item: First Parcel Out

DATE: October 8, 2019

APPLICATION: PL20190014

APPLICATION: To create a 70.0 acre parcel with a 90.0 acre remainder.

GENERAL LOCATION: Approximately 15 km south of Cochrane; located 0.81 km (1/2 mile) north of Highway 8 and 1.61 km (1 mile) east of Highway 22.

LAND USE DESIGNATION: Ranch and Farm

¹ADMINISTRATION RECOMMENDATION:

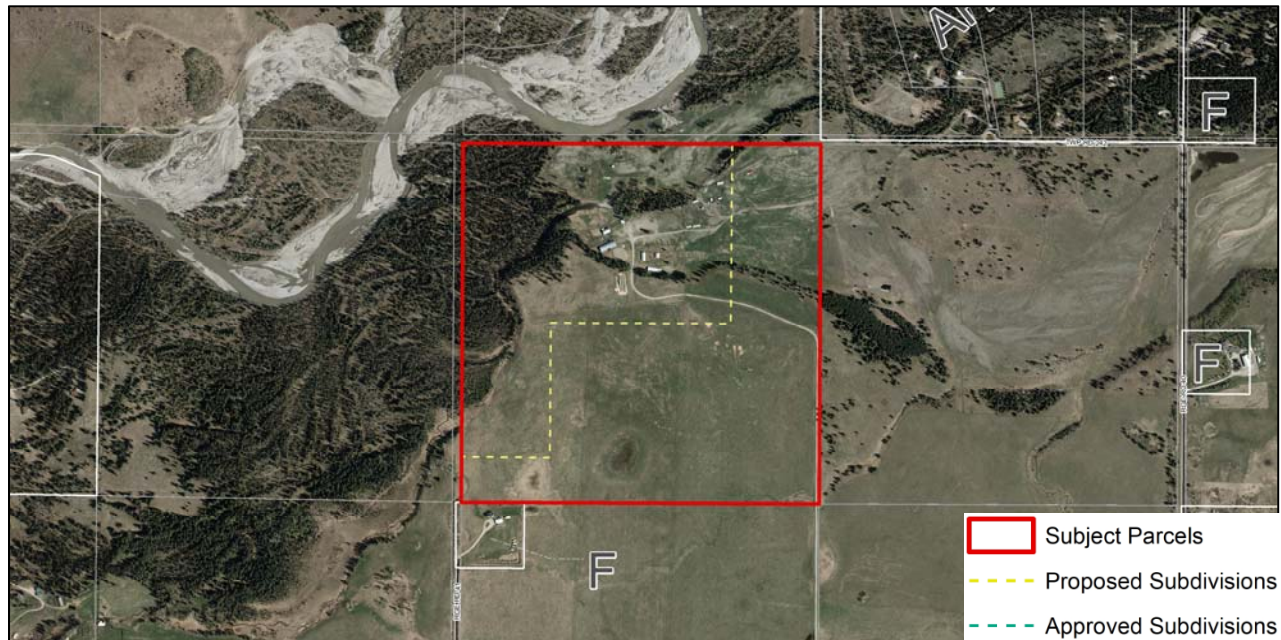
Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20190014 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190014 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ **Administration Resources**

Oksana Newmen and Bianca Duncan – Planning and Development Services



APPLICANT: Campion Swartout

OWNER: 2013401 Alberta Ltd.

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
--	---

Payments and Levies

No payments or levies required. The applicant is not subject to municipal reserve per the Municipal Government Act, nor to transportation offsite levies.

Site Construction

The applicant will be required to prepare an erosion and sediment control plan and construction management plan to be implemented during the extension of Range Road 41.

It should be noted that no development shall occur in the Elbow River floodway, and any development within the Elbow River flood fringe shall be flood proofed, not contain building materials that could be damaged by immersion in water, and shall not contain electrical panels, gas meters, and heating appliances as per the Land Use Bylaw.

Development Agreement

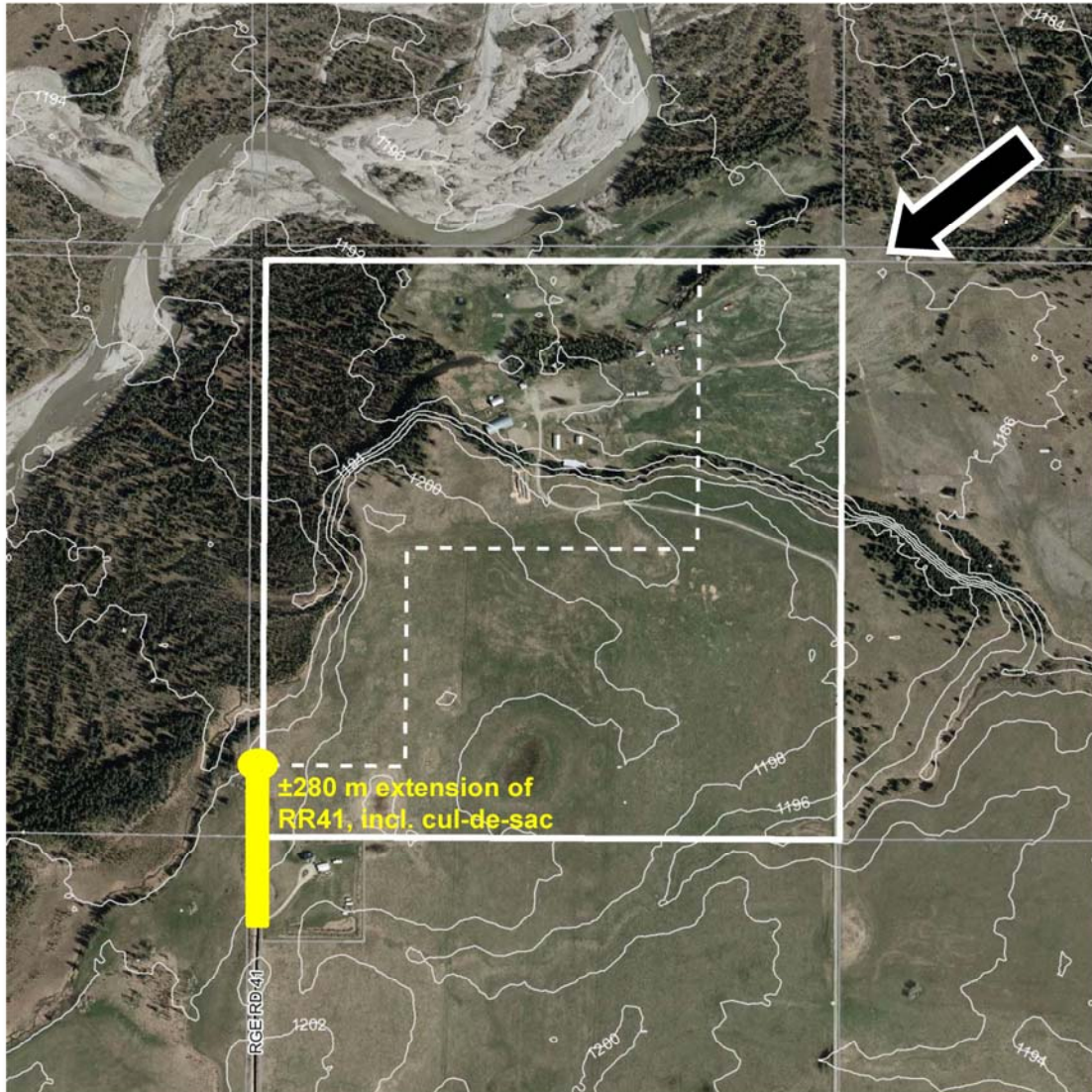
The applicant will be required to enter into a development agreement with the County to extend Range Road 41 northward approximately 280 m. (see *Transportation and Access*, below).

Transportation and Access

Current access to the subject land is provided through an access road located outside of a municipal road allowance. The applicant will be required to enter into a development agreement with the County to extend Range Road 41 northward approximately 280 m. This will also include the requirement to construct other required road infrastructure such as one road approach for each lot, and a cul-de-sac at the termination point of the road in accordance with the County's Servicing Standards.



Road Extension





Tentative Plan

PROPOSAL: To create a ± 28.33 hectare (70.0 acre) parcel with a ± 36.42 hectare (90.0 acre) remainder.

Lot 1:
 ± 28.33 ha
(70.0 ac)




Remainder:
 ± 36.42 ha
(90.0 ac)

± 280 m extension of
RR41, incl. cul-de-sac

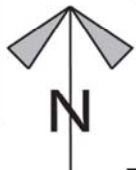
Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

Legend

Accessory Building 
Proposed Approach 
Existing Approach 

TENTATIVE PLAN



NW-12-24-04-W05M

Date: 5-Sep-19

Division # 1

File: 04812003



CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: February 11, 2019	DATE DEEMED COMPLETE: February 19, 2019
GROSS AREA: ± 64.75 HECTARES (± 160 ACRES)	LEGAL DESCRIPTION: NW-12-24-04-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: None	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 12 adjacent landowners. No responses were received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a \pm 28.33 hectare (70.00 acre) parcel with a \pm 36.42 hectare (90.00 acre) remainder at NW-12-24-04-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Payments and Levies

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

Accessibility to a Road

- 3) The Owner shall enter into a Development Agreement pursuant to Section 657 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction of Range Road 41 from the current termination point to the access point of the subject lands to a Regional Low Volume Gravel Standard in accordance with the County Servicing Standards as shown in the Tentative Plan which includes but is not limited to:
 - i) Complete with a cul-de-sac bulb at the termination point of the road;
 - ii) Road approach(es);
 - iii) Dedication of necessary easements and rights-of-ways;
 - iv) Implementation of the recommendations of the ESC Plan;
 - v) Implementation of the recommendations of the Construction Management Plan; and
 - vi) Appropriate signage.



- 4) The Owner shall enter into an Encroachment Agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
- 5) The Owner shall construct a new gravel approach on Range Road 41 in order to provide access to Lot 1. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Construction

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

Site Servicing

- 7) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of ATCO Gas, Fortis Alberta, and Telus Communications.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



NO LETTERS RECEIVED

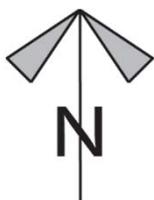
APPENDIX 'C': LETTERS



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

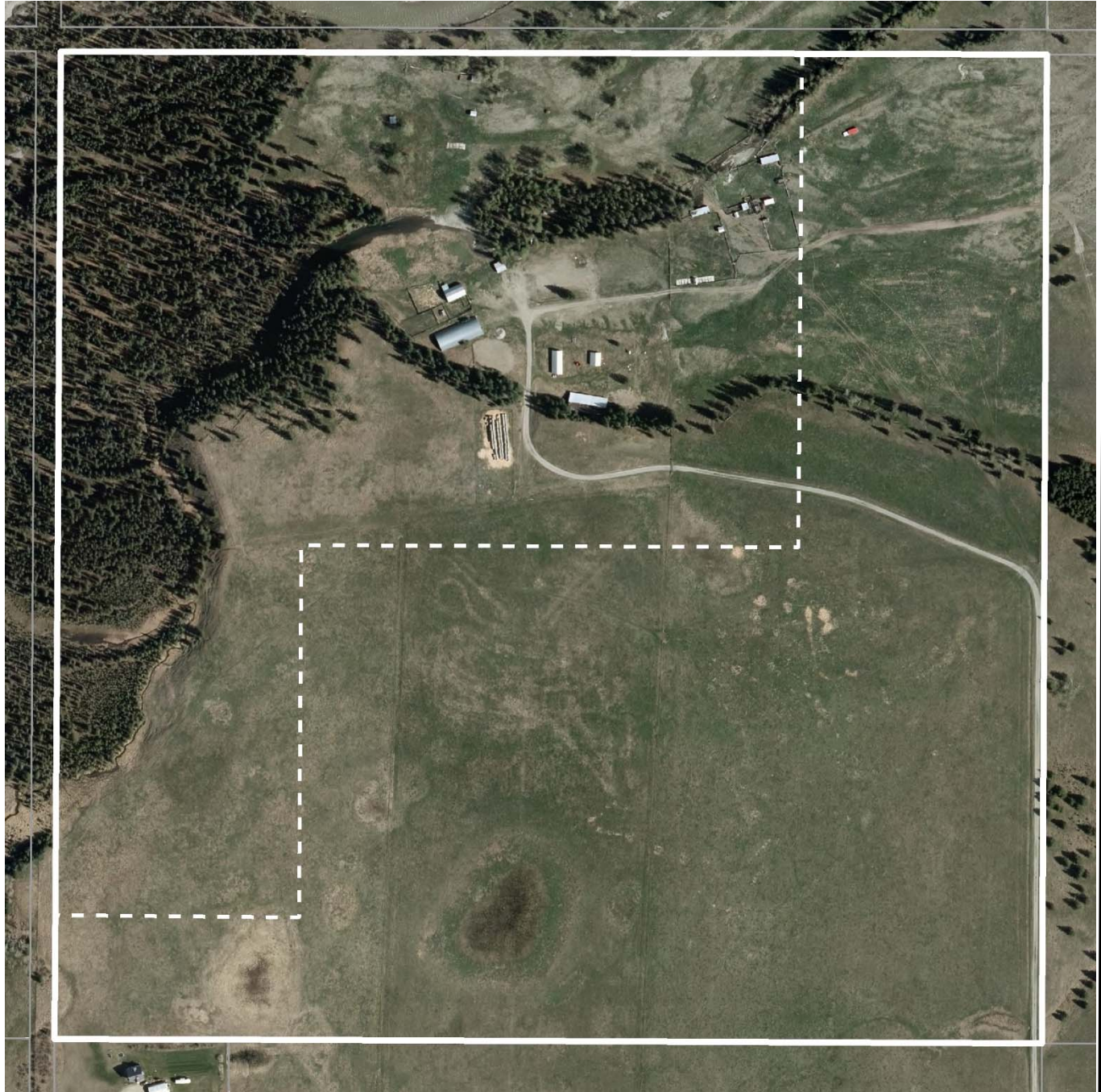


NW-12-24-04-W05M

Date: 24-Sep-19

Division # 1

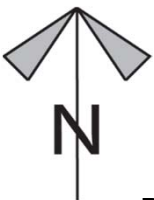
File: 04812003



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

AIR PHOTO

Spring 2018

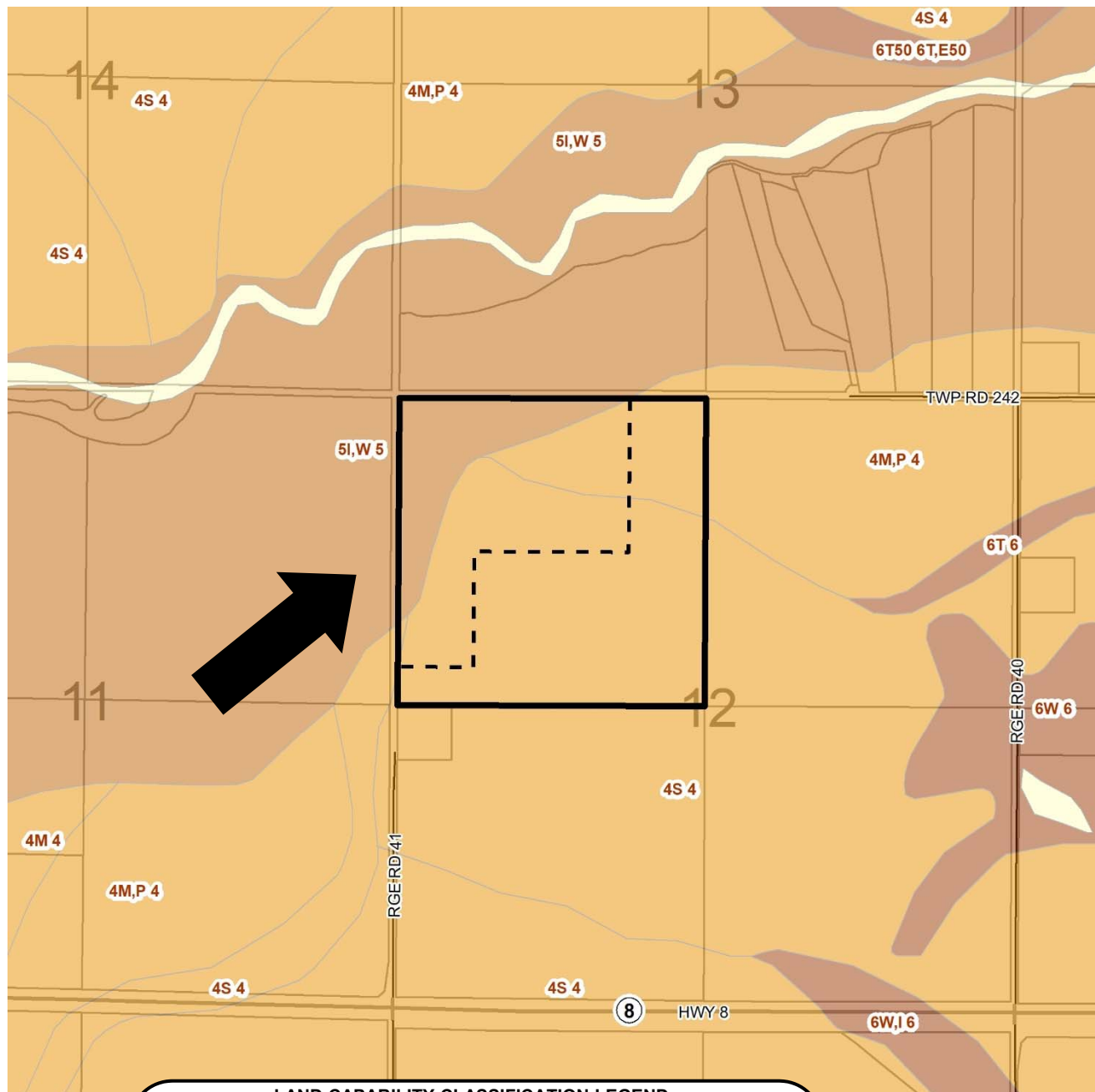


NW-12-24-04-W05M

Date: 24-Sep-19

Division # 1

File: 04812003



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

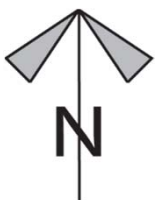
CLI Class

- 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

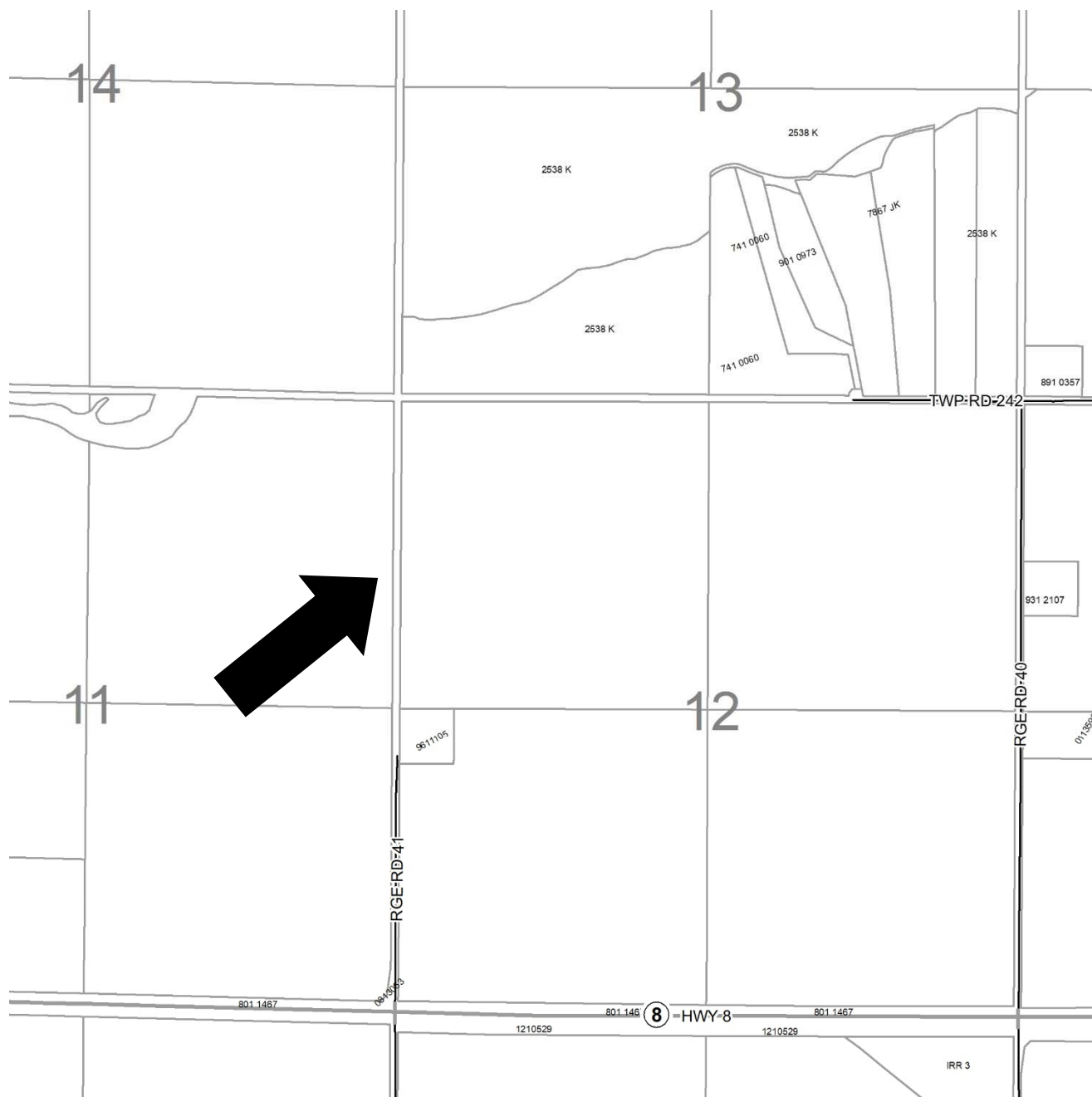


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**Legend – Plan numbers**

- 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**NW-12-24-04-W05M**Date: 24-Sep-19

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