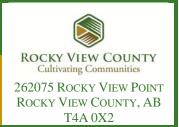
November 26, 2019

9:00 a.m.



CALL MEETING TO ORDER

UPDATES/APPROVAL OF AGENDA

A APPROVAL OF MINUTES

1.	October 22, 2019 Organizational Meeting	Page 8
2.	October 22, 2019 Council Meeting	Page 18
3.	November 4, 2019 Special Council Meeting	Page 55
4.	November 18, 2019 Special Council Meeting	Page 61

B FINANCIAL REPORTS

1. All Divisions – File: 0695 – Financial Statements and Summaries to September 30, 2019

Staff Report Page 63

C APPOINTMENTS/PUBLIC HEARINGS

<u>NOTE:</u> In accordance with the *Municipal Government Act*, the public hearings were advertised in the October 29, 2019 and November 5, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

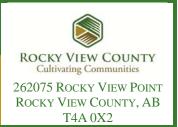
 Division 3 – File: PL20190067 (04606165) – Bylaw C-7935-2019 – Redesignation Item – Site-Specific Amendment to DC-13

Staff Report Page 75

2. Division 4 - File: PL20190108 (03232002) - Bylaw C-7934-2019 - Redesignation Item -Farmstead District to Residential One District

November 26, 2019

9:00 a.m.



AFTERNOON APPOINTMENTS 1:30 P.M.

3. All Divisions – File: N/A – Bylaw C-7860-2019 – Proposed Public Notification Bylaw

Staff Report Page 124

4. Division 2 – File: PL20170170/ PL20170171 (04717004/04717005) – Bylaw C-7863-2019 and Bylaw C-7864-2019 – Conceptual Scheme and Redesignation Item – River Edge Conceptual Scheme – New County Residential Community – Ranch and Farm District to Direct Control District

Staff Report Page 128

5. Division 1 – File: PL20190034 (03901003) – Bylaw C-7920-2019 – Redesignation Item – Agricultural Holdings District to Residential One District and Residential Three District

Staff Report Page 301

D GENERAL BUSINESS

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

Staff Report Page 330

2. All Divisions – File: N/A – Review and Disposal of Surplus Fee Simple County Land

Staff Report Page 333

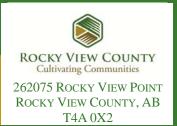
3. All Divisions - File: N/A - Disbursements Policy C-205

Staff Report Page 338

4. All Divisions - File: N/A - Tangible Capital Assets Policy C-216

November 26, 2019

9:00 a.m.



5. All Divisions - File: N/A - Late Tax Payment Penalty Cancellation Policy C-204

Staff Report Page 345

6. All Divisions – File: N/A – Community Recreation Funding Policy C-317

Staff Report Page 353

7. All Divisions – File: N/A – Utility Placement within Municipal Road Allowance Policy C-436

Staff Report Page 383

8. All Divisions - File: N/A - Flood Response Policy C-454

Staff Report Page 389

9. All Divisions - File: 2000-450 - Capital Priorities Policy C-460

Staff Report Page 396

10. All Divisions – File: 2000-450 – Storm Drainage Improvements Policy C-459

Staff Report Page 403

11. All Divisions – File: N/A – Response to Notice of Motion – Bylaw C-6034-2005 Mountain Ridge Place Waterline

Staff Report Page 408

12.All Divisions – File: N/A – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County

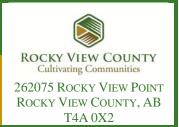
Staff Report N/A

13.All Divisions – File: N/A – Consideration of Motion – Councillor Wright and Councillor Hanson – Recommendation to RMA to Endorse A Letter Writing Campaign Regarding the Creation of Extended Producer Responsibility (EPR) Paper and Packaging Program

Staff Report N/A

November 26, 2019

9:00 a.m.



14. All Divisions – File: N/A – Quarterly Report – Agricultural and Environmental Services

Staff Report Page 420

15. All Divisions - File: N/A - Quarterly Report - Operational Services

Staff Report Page 423

16. All Divisions - File: N/A - Quarterly Report - Planning and Development Services

Staff Report Page 425

E BYLAWS

1. All Divisions – File: N/A – Further Consideration of Bylaw C-7952-2019 - Amendment to the Appeal and Review Panel Bylaw

Staff Report Page 433

2. All Divisions – File: N/A – Bylaw C-7967-2019 and Bylaw C-7968-2019 – Municipal Planning Commission

Staff Report Page 437

3. All Divisions – File: N/A – Bylaw C-7866-2019 – Fire Services Bylaw and Level of Service Policy

Staff Report Page 453

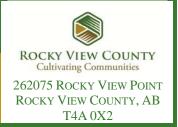
 Division 4 – File: PL20190111 (03223312) – Consideration of First Reading of Bylaw C-7945-2019 – Redesignation Item – Amendment to Direct Control Bylaw (DC-2)

Staff Report Page 500

5. Division 5 – File: PL20190128 (05333004) – Consideration of First Reading of Bylaw C-7946-2019 – Redesignation Item – Residential Redesignation

November 26, 2019

9:00 a.m.



6. Division 8 – File: PL20180089 (06713006) – Consideration of First Reading of Bylaw C-7947-2019 – Conceptual Scheme Item – Rich Hill

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

Staff Report Page 532

7. Division 8 – File: PL20180090 (06713006) – Consideration of First Reading of Bylaw C-7948-2019 – Redesignation Item – Residential Two District to Residential One District

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

Staff Report Page 545

8. Division 4 – File: PL20190133 (07802005) – Consideration of First Reading of Bylaw C-7949-2019 – Redesignation Item – Site-Specific Direct Control District Amendment

Staff Report Page 557

 Division 9 - File: PL20190118 (08922001) - Consideration of First Reading of Bylaw C-7950-2019 - Redesignation Item - Residential Two District to Agricultural Holdings District

Staff Report Page 568

10. Division 8 – File: PL20190107 (06712023) – Consideration of First Reading of Bylaw C-7951-2019 – Redesignation Item – Residential Redesignation

Staff Report Page 579

11. Division 5 – File: PL20190092 (05333083) – Consideration of First Reading of Bylaw C-7953-2019 – Redesignation Item – Residential Redesignation

Staff Report Page 591

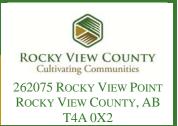
12. Division 6 – File: PL20180029 (06228005) – Consideration of First Reading of Bylaw C-7944-2019 – Redesignation Item – Agricultural Redesignation

Staff Report Page 602

13. Division 8 – File: PL20190139 (06713007/06713071/06713072) – Consideration of First Reading of Bylaw C-7954-2019 – Redesignation Item – Residential Redesignation

November 26, 2019

9:00 a.m.



14. Division 5 – File: PL20190153 (04329003) – Consideration of First Reading of Bylaw C-7957-2019 – Conceptual Scheme Item – Commercial Appendix to Approved Conceptual Scheme – South Conrich

Note: this item should be considered in conjunction with item E-15

Staff Report Page 624

15. Division 5 – File: PL20190021 (04329003) – Consideration of First Reading of Bylaw C-7959-2019 – Redesignation Item – Commercial Redesignation

Note: this item should be considered in conjunction with item E-14

Staff Report Page 672

16. Division 9 – File: PL20180059 (10013010) – Consideration of First Reading of Bylaw C-7807-2018 – Conceptual Scheme Item – Conceptual Scheme Amendment – Cottage Club Ghost Lake

Note: this item should be considered in conjunction with item E-17

Staff Report Page 683

17. Division 9 – File: PL20180060 (10013010) – Consideration of First Reading of Bylaw C-7808-2018 – Direct Control Bylaw Amendment

Note: this item should be considered in conjunction with item E-16

Staff Report Page 696

18. Division 9 – File: PL20180097 (07706005) – Consideration of First Reading of Bylaw C-7848-2018 – Redesignation Item – Agricultural Redesignation

Staff Report Page 707

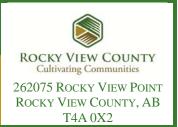
19. Division 5 – File: PL20180102 (03325006) – Consideration of First Reading of Bylaw C-7940-2019 – Redesignation Item – Institutional Redesignation

Staff Report Page 718

20. Division 1 – File: PL20190157 (03913077) – Consideration of First Reading of Bylaw C-7960-2019 – Redesignation Item – Direct Control Bylaw Redesignation

November 26, 2019

9:00 a.m.



- F UNFINISHED BUSINESS
 - None
- G COUNCILLOR REPORTS
- H MANAGEMENT REPORTS
 - None
- I NOTICES OF MOTION
 - None
- J SUBDIVISION APPLICATIONS
 - 1. Division 7 File: PL20190095 Subdivision Item Residential Subdivision

Staff Report Page 746

2. Division 6 - File: PL20190096 - Subdivision Item - Agricultural Business Parcel

Staff Report Page 761

 Division 7 – File: PL20190078 – Subdivision Item – Agriculture Subdivision – Ranch & Farm Three District

Staff Report Page 774

- K CLOSED SESSION
 - 1. RVC2019-25

THAT Council move in camera to consider the confidential item "Board and Committee Code of Conduct" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

Section 24 - Advice from officials

2. RVC2019-26

THAT Council move in camera to consider the confidential item "Personnel Matter" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act:*

Section 19 – Confidential evaluations Section 24 – Advice from officials

Page 1

An organizational 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 October 22, 2019 commencing at 9:00 a.m.

Present:	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor

Division 3 Councillor K. Hanson (arrived at 9:05 a.m.)

Division 4 Councillor A. Schule
Division 5 Councillor J. Gautreau
Division 6 Councillor G. Boehlke
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

M. Wilson, A/Executive Director, Community Development Services

C. Satink, Municipal Clerk, Municipal Clerk's Office

T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office

Call to Order

Chief Administrative Officer Al Hoggan called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor Hanson.

1-19-10-22-01 (A)

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the October 22, 2019 organizational meeting agenda approved as presented.

Carried

Absent: Councillor Hanson

1-19-10-22-02 (B) Voting Procedures

Chief Administrative Officer Al Hoggan outlined the voting procedures outlined in Rocky View County Bylaw C-7907-2019, being the *Procedure Bylaw*, to be used for all elections at the organizational meeting.

1-19-10-22-03 (C)

Appointment of Scrutineers

MOVED by Councillor Schule that Executive Directors Kent Robinson and Byron Riemann be appointed as scrutineers for all elections conducted at the October 22, 2019 organizational meeting.

Carried

Absent: Councillor Hanson

Page 2

1-19-10-22-04 (D) Election of the Reeve

<u> Lioution di tilo ittovo</u>

Chief Administrative Officer Al Hoggan called for nominations for Reeve.

Councillor Schule nominated Councillor Boehlke. Councillor Boehlke accepted the nomination.

Councillor Wright nominated Councillor Kissel. Councillor Kissel accepted the nomination.

MOVED by Councillor Gautreau that nominations cease.

Carried

Absent: Councillor Hanson

Councillor Hanson arrived at the meeting at 9:05 a.m.

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Councillor Boehlke was elected as Reeve.

Municipal Clerk Charlotte Satink administered the Oath of Office for Reeve Boehlke.

Reeve Boehlke assumed the Chair.

1-19-10-22-05 (E)

Election of the Deputy Reeve

Reeve Boehlke called for nominations for Deputy Reeve.

Councillor McKylor nominated Councillor Schule. Councillor Schule accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

MOVED by Councillor Henn that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Councillor Schule was elected as Deputy Reeve.

Municipal Clerk Charlotte Satink administered the Oath of Office for Deputy Reeve Schule.

Deputy Reeve Schule assumed the Vice Chair.

1-19-10-22-06 (F)

Establish 2020 Council and Committee Meeting Dates

MOVED by Deputy Reeve Schule that the 2020 meeting dates meeting dates in Attachment 'A' be amended as follows:

• Switch the April 14, 2020 Council meeting and April 7, 2020 Governance and Priorities Committee meeting dates;

Page 3

- Switch the September 8, 2020 Council meeting and September 1, 2020 Governance and Priorities
- Committee meeting dates; and
- Switch the October 13, 2020 Council meeting and October 6, 2020 Governance and Priorities Committee meeting dates.

Carried

MOVED by Deputy Reeve Schule that the 2020 Rocky View County Council and Committee meeting dates be approved as per the amended Attachment 'A'.

Carried

1-19-10-22-07 (G-1) Governance and Priorities Committee

Chair of the Governance and Priorities Committee

Reeve Boehlke called for nominations for Chair of the Governance and Priorities Committee.

Councillor McKylor nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Henn nominated Councillor McKylor. Councillor McKylor declined the nomination.

Councillor Kissel nominated Councillor Kamachi. Councillor Kamachi declined the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Councillor Gautreau was elected as Chair of the Governance and Priorities Committee by acclamation for a one year term to expire in October, 2020.

Vice Chair of the Governance and Priorities Committee

Reeve Boehlke called for nominations for Vice Chair of the Governance and Priorities Committee.

Councillor Gautreau nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Councillor Kissel nominated Councillor Kamachi, Councillor Kamachi declined the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Councillor McKylor was elected as Vice Chair of the Governance and Priorities Committee by acclamation for a one year term to expire in October, 2020.

1-19-10-22-07 (G-2) Recreation Governance Committee

Chair of the Recreation Governance Committee

Reeve Boehlke called for nominations for Chair of the Recreation Governance Committee.

Councillor Kamachi nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Page 4

The Chair called for a recess at 9:27 a.m. and called the meeting back to order at 9:30 a.m. with all previously mentioned members present with the exception of Councillor Kissel.

MOVED by Councillor Henn that nominations cease.

Carried

Absent: Councillor Kissel

Councillor McKylor was elected as Chair of the Recreation Governance Committee by acclamation for a one year term to expire in October, 2020.

Vice Chair of the Recreation Governance Committee

Reeve Boehlke called for nominations for Vice Chair of the Recreation Governance Committee

Councillor Kamachi nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

Councillor Kissel returned to the meeting at 9:33 a.m.

MOVED by Councillor Henn that nominations cease.

Carried

Councillor Gautreau was elected as Vice Chair of the Recreation Governance Committee by acclamation for a one year term to expire in October, 2020.

1-19-10-22-07 (G-3) Agricultural Service Board

Agricultural Service Board Councillors

Reeve Boehlke called for nominations for three Councillors on the Agricultural Service Board.

Councillor Kamachi nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Councillor McKylor nominated Councillor Kamachi. Councillor Kamachi accepted the nomination.

Councillor McKylor nominated Councillor Henn. Councillor Henn accepted the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Councillor McKylor, Councillor Kamachi, and Councillor Henn were elected as Councillors on the Agricultural Service Board by acclamation for one year terms to expire in October, 2020.

Chair of the Agricultural Service Board

Reeve Boehlke called for nominations for Chair of the Agricultural Service Board.

Councillor McKylor nominated Councillor Henn. Councillor Henn accepted the nomination.

Page 5

MOVED by Councillor Gautreau that nominations cease.

Carried

Councillor Henn was elected as Chair of the Agricultural Service Board by acclamation for a one year term to expire in October, 2020.

Agricultural Service Board Member at Large (east of Highway 2)

Reeve Boehlke called for nominations for one member at large from east of Highway 2 on the Agricultural Service Board.

Councillor Henn nominated Ludwig Reicheneder.

Councillor Hanson nominated Laura Chitwood.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Ludwig Reicheneder was elected as member at large from east of Highway 2 on the Agricultural Service Board by secret ballot for a three year term to expire in October, 2022.

1-19-10-22-07 (G-4)

Family and Community Support Services Board

Family and Community Support Services Board Councillors

Reeve Boehlke called for nominations for two Councillors on the Family and Community Support Services Board.

Councillor Kamachi nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Councillor McKylor nominated Councillor Kamachi. Councillor Kamachi accepted the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Councillor McKylor and Councillor Kamachi were elected as Councillors on the Family and Community Support Services Board by acclamation for one year terms to expire in October, 2020.

Family and Community Support Services Board Members at Large (two year terms)

Reeve Boehlke called for nominations for three members at large (two year terms) on the Family and Community Support Services Board.

Councillor Hanson nominated Dimitri Dimopoulos, Hamish Kerfoot, and Tiffany Fassnidge.

Councillor McKylor nominated Leah Stewart.

Councillor Kamachi nominated Sarita Barrett.

Page 6

MOVED by Councillor Kamachi that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Dimitri Dimopoulos, Tiffany Fassnidge, and Leah Stewart were elected as members at large on the Family and Community Support Services Board by secret ballot for two year terms to expire in October, 2021.

Family and Community Support Services Board Member at Large (three year term)

Reeve Boehlke called for nominations for one member at large (three year term) on the Family and Community Support Services Board.

Councillor Hanson nominated John Lowe.

Councillor McKylor nominated Sarita Barrett.

Councillor Kamachi nominated Hamish Kerfoot.

MOVED by Councillor McKylor that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Sarita Barrett was elected as member at large on the Family and Community Support Services Board by secret ballot for a three year term to expire in October, 2022.

1-19-10-22-07 (G-5)

Subdivision and Development Appeal Board and Enforcement Appeal Committee

Subdivision and Development Appeal Board and Enforcement Appeal Committee Councillor

Reeve Boehlke called for nominations for one Councillor on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Deputy Reeve Schule nominated Councillor Henn. Councillor Henn accepted the nomination.

Councillor Henn nominated Councillor Gautreau. Councillor Gautreau declined the nomination.

MOVED by Councillor McKylor that nominations cease.

Carried

Councillor Henn was elected as Councillor on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by acclamation for a one year term to expire in October, 2020.

Subdivision and Development Appeal Board and Enforcement Appeal Committee Alternate Councillor

Reeve Boehlke called for nominations for one alternate Councillor on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Gautreau nominated Councillor McKylor. Councillor McKylor accepted the nomination.

Page 7

MOVED by Councillor Henn that nominations cease.

Carried

Councillor McKylor was elected as alternate Councillor on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by acclamation for a one year term to expire in October, 2020.

<u>Subdivision and Development Appeal Board and Enforcement Appeal Committee Members at Large (two year terms)</u>

Reeve Boehlke called for nominations for two members at large (two year terms) on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Henn nominated Wendy Metzger and Hazel George.

Councillor Hanson nominated Jason Kirkman and Pam Whitnack.

Councillor Wright nominated Don Kochan.

Councillor McKylor nominated Ian Galbraith.

MOVED by Councillor Kamachi that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Wendy Metzger and Hazel George were elected as members at large on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by secret ballot for two year terms to expire in October, 2021.

<u>Subdivision and Development Appeal Board and Enforcement Appeal Committee Alternate Member at Large (two year term)</u>

Reeve Boehlke called for nominations for one alternate member at large (two year term) on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Kamachi nominated Ian Galbraith.

Councillor Hanson nominated Pam Whitnack.

MOVED by Councillor Henn that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

lan Galbraith was elected as alternate member at large on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by secret ballot for a two year term to expire in October, 2021.

Page 8

<u>Subdivision and Development Appeal Board and Enforcement Appeal Committee Members at Large (three year terms)</u>

Reeve Boehlke called for nominations for two members at large (three year terms) on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Henn nominated Morrie M. Goetjen and Tricia Fehr.

Councillor Hanson nominated Clayton Tychkowsky and Jason Kirkman.

Councillor Wright nominated Don Kochan and Syd Hartley.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Morrie M. Goetjen and Tricia Fehr were elected as members at large on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by secret ballot for three year terms to expire in October, 2022.

Subdivision and Development Appeal Board and Enforcement Appeal Committee Alternate Member at Large (three year term)

Reeve Boehlke called for nominations for one alternate member at large (three year term) on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

Councillor Henn nominated Pam Whitnack.

Councillor McKylor nominated Clayton Tychkowsky.

MOVED by Councillor Gautreau that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Pam Whitnack was elected as alternate member at large on the Subdivision and Development Appeal Board and Enforcement Appeal Committee by secret ballot for a three year term to expire in October, 2022.

MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed to bring forward amendments to the *Appeal* and *Review Panel Bylaw* to reflect that the Chair will be appointed by Council.

Carried

1-19-10-22-07 (G-6)

Assessment Review Boards

MOVED by Deputy Reeve Schule that no members at large be appointed to the Assessment Review Boards for a three year term.

Defeated

Page 9

Assessment Review Boards Members at Large

Reeve Boehlke called for nominations for two members at large on the Assessment Review Boards.

Councillor McKylor nominated Clayton Tychkowsky.

Councillor Henn nominated Wendy Metzger.

Councillor Hanson nominated Robert Doherty.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Executive Directors Kent Robinson and Byron Riemann conducted the election by secret ballot.

Wendy Metzger and Clayton Tychkowsky were elected as member at large on the Assessment Review Boards by secret ballot for three year terms to expire in October, 2022.

1-19-10-22-07 (G-7)

Bragg Creek FireSmart Committee

Reeve Boehlke called for nominations for a minimum of six members at large (four year terms) on the Bragg Creek FireSmart Committee.

Councillor Kamachi nominated Andrea Sparkes, Charlie McLean, Jeff Hughes, Jorge de Freitas, Gary Nikiforuk, Peter Dwan, Roche Herbst, and Ryan LeBoutillier.

MOVED by Councillor Kamachi that nominations cease.

Carried

Andrea Sparkes, Charlie McLean, Jeff Hughes, Jorge de Freitas, Gary Nikiforuk, Peter Dwan, Roche Herbst, and Ryan LeBoutillier were elected as members at large on the Bragg Creek FireSmart Committee by acclamation for four year terms to expire in October, 2023.

1-19-10-22-07 (H-1) Calgary Metropolitan Region Board

Calgary Metropolitan Region Board Councillor

Reeve Boehlke called for nominations for Councillor on the Calgary Metropolitan Region Board.

Deputy Reeve Schule nominated Reeve Boehlke. Reeve Boehlke accepted the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Reeve Boehlke was elected as Councillor on the Calgary Metropolitan Region Board by acclamation for a one year term to expire in October, 2020.

Page	1	0
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Calgary Metropolitan Region Board Alternate Councillor

Reeve Boehlke called for nominations for alternate Councillor on the Calgary Metropolitan Region Board.

Deputy Reeve Schule nominated Councillor Gautreau. Councillor Gautreau accepted the nomination.

MOVED by Deputy Reeve Schule that nominations cease.

Carried

Councillor Gautreau was elected as alternate Councillor on the Calgary Metropolitan Region Board by acclamation for a one year term to expire in October, 2020.

1-19-10-22-07 (H-2) Calgary Airport Authority Board of Directors

MOVED by Councillor McKylor that Randolph Carron be appointed as Rocky View County's representative on the Calgary Airport Authority Board of Directors for a four year term to expire at the October 2023 Organizational Meeting.

Carried

Carried

Adjournment

MOVED by Councillor McKylor that the October 22, 2019 organizational meeting be adjourned at 10:31 a.m.

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

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 October 22, 2019 commencing at 10:45 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
- M. Wilson, A/Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Cochran, Manager, Recreation, Parks & Community Support
- S. Hulsman, Manager, Transportation Services
 D. Hafichuk, Manager, Capital Project Management
 A. Zaluski, Manager, Intergovernmental Affairs
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- A. Bryden, Planner, Planning and Development Services
 J. Anderson, Planner, Planning and Development Services
- J. Kwan, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- P. Simon, Planning and Development Services S. Kunz, Planning and Development Services X. Deng, Planning and Development Services

Call to Order

The Chair called the meeting to order at 10:45 a.m. with all members present.

1-19-10-22-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the October 22, 2019 Council meeting agenda be amended as follows:

- Add emergent business item D-6 Amendment to the Appeal and Review Panel Bylaw;
- Add emergent business item D-7 Rural Policing Resolution for the Fall RMA Convention; and
- Add confidential emergent business item K-1 Condominium Corporation No. 071894, Elbow Valley West Ltd. – Settlement Agreement

Carried

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MOVED by Councillor McKylor that the October 22, 2019 Council meeting agenda be approved as amended.

Carried

1-19-10-22-02 Approval of Minutes

MOVED by Deputy Reeve Schule that the October 8, 2019 Council meeting minutes be approved as presented.

Carried

1-19-10-22-26 (J-2)

Division 7 – Subdivision Item – McLellan Business Park Multi-lot Subdivision File: PL20180133

MOVED by Councillor Henn that Subdivision Application PL20180133 be approved with the conditions noted in Appendix 'B':

- A. PHASE ONE: That the application to create three (3) lots (ranging from 8.68 acres to 17.68 acres in size), public internal road system, and a Public Utility Lot (± 9.39 acres) at SE-03-26-29-W04M, 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.

Development Agreement

- 2) The Owner is to enter into a Development Agreement pursuant to Section 648, 650, 651 and 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include, without restriction, the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:

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- i) Intersection upgrades and treatments in accordance with the approved Transportation Impact Assessment (TIA):
- ii) Installation of Traffic Signals at Dwight McLellan Trail and the proposed access road(s) in accordance with the approved TIA;
- iii) Additional offsite upgrades, if any, in accordance with the approved TIA;
- iv) Approaches to each lot;
- v) Temporary cul-de-sac(s) including access easement(s);
- vi) Sidewalks/Pathways;
- b) Design and construction of Landscaping features for all public pathways, and public roadways and the Public Utility Lot, in accordance with the approved Landscaping Plan;
- Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - i) A detailed sanitary servicing study is required in order to confirm the servicing capacity required for the development of the proposed parcels, and to determine if offsite upgrades to the regional system or additional lift station capacity is required;
 - ii) If offsite upgrades or additional lift station capacity are required than all improvements shall be constructed as part of the Development Agreement;
 - iii) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County policy 406.
- d) Design and construction of a piped water distribution system and fire suppression system;
 - A detailed potable water servicing and hydraulic design study is required in order to ensure the
 pipelines are sized adequately considering existing and future phases, to determine if
 upgrades or additional infrastructure is required, and to confirm servicing requirements for this
 phase are in place and include provision for fire protection in accordance with the County
 Servicing Standards;
 - ii) All improvements shall be constructed as part of the Development Agreement.
- e) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- g) Dedication of necessary easements and right of ways for utility line assignments;
- h) Mailboxes are to be located in consultation with Canada Post;
- i) Installation of power, natural gas, and telephone lines;
- j) Implementation of the recommendations of the Construction Management Plan;
- k) Implementation of the recommendations of the Geotechnical Report;
- I) Implementation of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- m) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- n) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Subdivision Approval.

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- o) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- p) The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands.

Transportation and Access

- 3) The Owner shall provide an update to the Traffic Impact Assessment (2016 and 2019), demonstrating the validity of the previously provided TIA, or identifying any changes and detailing the related required improvements in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.
 - a) Any improvements or additional road right of way required will be at the Owner's expense;
 - b) If the recommendation of the TIA identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements;
 - c) The Owner is to provide for the dedication of land as road widening for the proposed intersection locations on Dwight McLellan Trail in accordance with the approved TIA.
- 4) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Site Servicing

5) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement for servicing allocation to the lot(s) created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study as approved by the County.

Developability

- 6) The Owner shall submit a Stormwater Management Plan and detailed stormwater servicing design, including any improvements related water re-use Low Impact Development measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. Implementation of the Stormwater Management Plan shall include:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then a Development Agreement (Site Improvements/Services Agreement) shall be entered into;
 - b) Registration of any required easements and/or utility Rights-of-Way;
 - c) Provision of necessary approvals and compensation provided to Alberta Environment and Parks for wetland loss and mitigation;
 - d) Provision of necessary Alberta Environment and Parks registration documentation, approvals, and licensing for the stormwater infrastructure system.
- 7) The Owner shall submit an updated Biophysical or Wetland Impact Assessment to confirm the status of regulatory approvals related to the existing wetlands on site.
 - a) The Owners is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation; these approvals are required to be provided for County records prior to issuance of the Development Agreement.
- 8) The Owner shall submit a Geotechnical investigation in accordance with the County Servicing Standards to verify the site is suitable for the proposed buildings, site works, and utilities.

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a) A Deep Fill report is required in accordance with the County Servicing Standards for any areas with greater than 1.2 meters of fill.

Site Construction

- 9) The Owner shall submit a full Erosion and Sediment Control Plan and Report in accordance with the County Servicing standards.
- 10) The Owner shall provide a Construction Management Plan that is to include, but not limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction and management details.

Association and Condominium Association

- 11) The Owner shall legally establish a Lot Owners' Association (LOA) and register an encumbrance against the title of each new lot, requiring that each individual Lot Owner is a member of the LOA, or register an instrument against the title of each lot that is satisfactory to the County, to oversee the management of common infrastructure.
 - a) The instrument shall specify the future obligations of the Lot Owners or others, to manage any common stormwater infrastructure including, but not limited, to irrigation infrastructure.

Municipal Reserves

- 12) The provision of Municipal Reserve in the amount of 10 percent of the gross area to be subdivided for Phase 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group Limited, dated February 21, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves for the remainder lands are to be deferred with Caveat for Phase 2 and 3 pursuant to Section 669(2) of the *Municipal Government Act*. If all phases are to be registered concurrently, the full outstanding balance of Municipal Reserve must be provided.

Payments and Levies

- 13) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with C-7273-2013, for Lot 1 and Lot 2 Block 1, and Lot 1 Block 2.
 - a) If required, the Applicant/Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
- 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 owning:
 - a) From the total gross acreage of all lots and roadways to be subdivided as shown on the Plan of Survey; and
 - b) The Levy shall be deferred on the remainder lands as shown the Lands to be subdivided as shown on the Approved Tentative Plan.
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of four (4) new lot.
- 16) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the *Master Rates Bylaw*, as amended.

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Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the 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*.
- A. PHASE TWO: That the application to create two (2) lots (approximately 17.51 acres and 21.42 acres in size) and public internal road system at SE-03-26-29-W04M, 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:

Phasing

 Prior to the endorsement and registration of a survey plan associated with Phase 2, the survey plan for Phase 1 must be registered and titles issued. Alternatively, Phase 1 and Phase 2 may be registered concurrently.

Survey Plans

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

Development Agreement

- 3) The Owner is to enter into a Development Agreement pursuant to Section 648, 650, 651 and 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include, without *restriction*, the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:

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- i) Upgrade of Range Road 292 to a paved commercial/industrial standard in accordance with the approved TIA and conceptual scheme;
 - ii) Intersection upgrades and treatments in accordance with the approved TIA;
 - iii) Installation of Traffic Signals at Dwight McLellan Trail and the proposed access road(s) in accordance with the approved TIA;
 - iv) Additional offsite upgrades, if any, in accordance with the approved TIA;
 - v) Approaches to each lot;
 - vi) Temporary cul-de-sac(s) including access easement(s);
 - vii) Sidewalks/Pathways;
- b) Design and construction of Landscaping features for all public pathways, and public roadways in accordance with the approved Landscaping Plan;
- c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;
 - A detailed sanitary servicing study is required in order to confirm the servicing capacity required for the development of the proposed parcels, and to determine if offsite upgrades to the regional system or additional lift station capacity is required;
 - ii) If offsite upgrades or additional lift station capacity are required than all improvements shall be constructed as part of the Development Agreement;
 - iii) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County policy 406.
- d) Design and construction of a piped water distribution system and fire suppression system;
 - A detailed potable water servicing and hydraulic design study is required in order to ensure the
 pipelines are sized adequately considering existing and future phases, to determine if
 upgrades or additional infrastructure is required, and to confirm servicing requirements for this
 phase are in place and include provision for fire protection in accordance with the County
 Servicing Standards;
 - ii) All improvements shall be constructed as part of the Development Agreement.
- e) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- g) Dedication of necessary easements and right of ways for utility line assignments;
- h) Mailboxes are to be located in consultation with Canada Post;
- i) Installation of power, natural gas, and telephone lines;
- j) Implementation of the recommendations of the Construction Management Plan;
- k) Implementation of the recommendations of the Geotechnical Report;
- I) Implementation of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
 - i) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.

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- m) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Subdivision Approval.
- n) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- o) The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands.

Transportation and Access

- 4) The Owner shall provide an update to the Traffic Impact Assessment (2016 and 2019), demonstrating the validity of the previously provided TIA, or identifying any changes and detailing the related required improvements in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.
 - a) Any improvements or additional road right of way required will be at the Owner's expense;
 - b) If the recommendation of the TIA identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.
- 5) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Site Servicing

6) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement for servicing allocation to the lot(s) created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study as approved by the County.

Developability

- 7) The Owner shall submit a Stormwater Management Plan and detailed stormwater servicing design, including any improvements related water re-use Low Impact Development measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. Implementation of the Stormwater Management Plan shall include:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then a Development Agreement (Site Improvements/Services Agreement) shall be entered into;
 - b) Registration of any required easements and/or utility Rights-of-Way;
 - c) Provision of necessary approvals and compensation provided to Alberta Environment and Parks for wetland loss and mitigation;
 - d) Provision of necessary Alberta Environment and Parks registration documentation, approval, and licensing for the stormwater infrastructure system.
- 8) The Owner shall submit an updated Biophysical or Wetland Impact Assessment to confirm the status of regulatory approvals related to the existing wetlands on site.
 - a) The Owners remain responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation; these approvals are required to be provided for County records prior to issuance of a Development Agreement.
- 9) The Owner shall submit a Geotechnical investigation in accordance with the County Servicing Standards to verify the site is suitable for the proposed buildings, site works, and utilities.

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a) A Deep Fill report is required in accordance with the County Servicing Standards for any areas with greater than 1.2 meters of fill.

Site Construction

- 10) The Owner shall submit a full Erosion and Sediment Control Plan and Report in accordance with the County Servicing standards.
- 11) The Owner shall provide a Construction Management Plan that is to include, but not limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction and management details.

Municipal Reserves

- 12) The provision of Municipal Reserve in the amount of 10 percent of the area to be subdivided for Phase 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group Limited, dated February 21, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves for the remainder lands are to be deferred with Caveat pursuant to Section 669(2) of the *Municipal Government Act*. If all phases are to be registered concurrently, the full outstanding balance of Municipal Reserve must be provided.

Payments and Levies

- 13) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with C-7273-2013, for Lot 1 Block 3 and Lot 2 Block 2.
 - a) If *required*, the Applicant/Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
- 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 owning:
 - a) From the total gross acreage of all lots and roadways to be subdivided as shown on the Plan of Survey; and
 - b) The Levy shall be deferred on the remainder lands as shown the Lands to be subdivided as shown on the Approved Tentative Plan.
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of two (2) new lot.
- 16) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the *Master Rates Bylaw*, as amended.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

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- A. PHASE THREE: That the application to create five (5) lots (ranging from 7.30 acres to 10.37 acres in size) and public internal road system at SE-03-26-29-W04M, 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:

Phasing

1) Prior to the endorsement and registration of a survey plan associated with Phase 3, the survey *plan* for Phase 1 must be registered and titles issued. Alternatively, Phase 1 and Phase 3 may be registered concurrently.

Survey Plans

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

Development Agreement

- 3) The Owner is to enter into a Development Agreement pursuant to Section 648, 650, 651 and 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include, without restriction, the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - i) Intersection upgrades and treatments in accordance with the approved TIA;
 - ii) Additional offsite upgrades, if any, in accordance with the approved TIA;
 - iii) Approaches to each lot:
 - iv) Temporary cul-de-sac(s) including access easement(s);
 - v) Sidewalks/Pathways;
 - b) Design and construction of Landscaping features for all public pathways, and public roadways in accordance with the approved Landscaping Plan;

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- c) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure:
 - i) A detailed sanitary servicing study is required in order to confirm the servicing capacity required for the development of the proposed parcels, and to determine if offsite upgrades to the regional system or additional lift station capacity is required;
 - ii) If offsite upgrades or additional lift station capacity are required than all improvements shall be constructed as part of the Development Agreement;
 - iii) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County policy 406.
- d) Design and construction of a piped water distribution system and fire suppression system;
 - A detailed potable water servicing and hydraulic design study is required in order to ensure the
 pipelines are sized adequately considering existing and future phases, to determine if
 upgrades or additional infrastructure is required, and to confirm servicing requirements for this
 phase are in place and include provision for fire protection in accordance with the County
 Servicing Standards;
 - ii) All improvements shall be constructed as part of the Development Agreement.
- e) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- g) Dedication of necessary easements and right of ways for utility line assignments;
- h) Mailboxes are to be located in consultation with Canada Post;
- i) Installation of power, natural gas, and telephone lines;
- j) Implementation of the recommendations of the Construction Management Plan;
- k) Implementation of the recommendations of the Geotechnical Report;
- I) Implementation of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
 - i) Alberta Environment and Parks approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- m) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Subdivision Approval.
- n) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services;
- o) The construction of any oversized or excess capacity infrastructure, roads and/or services benefiting the Owner's lands and development and other lands.

Site Servicing

4) The Owner shall enter into a Cost Contribution and Capacity Allocation Agreement for servicing allocation to the lot(s) created in this phase. The agreement shall be based on the servicing need identified in the detailed servicing study as approved by the County.

Transportation and Access

5) The Owner shall provide an update to the Traffic Impact Assessment (2016 and 2019), demonstrating the validity of the previously provided TIA, or identifying any changes and detailing the related required

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improvements in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.

- a) Any improvements or additional road right of way required will be at the Owner's expense.
- b) If the recommendation of the TIA identify improvements are required, then the Owner shall enter into a Development Agreement (on-site upgrades) or a Special Improvement Development Agreement (off-site upgrades) with the County, addressing the design and construction of the required improvements.
- 6) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

Developability

- 7) The Owner shall submit a Stormwater Management Plan and detailed stormwater servicing design, including any improvements related water re-use Low Impact Development measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. Implementation of the Stormwater Management Plan shall include:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then a Site Improvements/Services Agreement shall be entered into;
 - b) Registration of any required easements and/or utility Rights-of-Way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation;
 - d) Necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 8) The Owner shall submit an updated Biophysical or Wetland Impact Assessment to confirm the status of regulatory approvals related to the existing wetlands on site.
 - a) The Owners remain responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation; these approvals are required to be provided for County records prior to issuance of a Development Agreement.
- 9) The Owner shall submit a Geotechnical investigation in accordance with the County Servicing Standards to verify the site is suitable for the proposed buildings, site works, and utilities.
 - a) A Deep Fill report is required in accordance with the County Servicing Standards for any areas with greater than 1.2 meters of fill.

Site Construction

- 10) The Owner shall submit a full Erosion and Sediment Control Plan and Report in accordance with the County Servicing standards.
- 11) The Owner shall provide a Construction Management Plan that is to include, but not limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, traffic accommodation, management of stormwater during construction, weed control, construction and management details.

Municipal Reserves

12) The provision of Municipal Reserve in the amount of 10 percent of the gross area to be subdivided for Phase 3, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group Limited, dated February 21, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

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a) Reserves for the remainder lands are to be deferred with Caveat pursuant to Section 669(2) of the *Municipal Government Act*. If all phases are to be registered concurrently, the full outstanding balance of Municipal Reserve must be provided.

Payments and Levies

- 13) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with C-7273-2013, for Lot 1 and Lot 2 Block 5, Lot 1 Block 6, and Lot 2 and Lot 3 Block 4.
 - a) If required, the Applicant/Owner shall enter into any related agreements for payment of *the* Water and Wastewater Off-Site Levy for the subject lands.
- 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 owning:
 - a) From the total gross acreage of all lots and roadways to be subdivided as shown on the Plan of Survey; and
 - b) The Levy shall be deferred on the remainder lands as shown the Lands to be subdivided as shown on the Approved Tentative Plan.
- 15) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of five (5) new lot.
- 16) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the *Master Rates Bylaw*, as amended.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

1-19-10-22-27 (J-3)

Division 7 – Subdivision Item – Residential Subdivision File: PL20190104

MOVED by Councillor Henn that Subdivision Application PL20190104 be approved with the conditions noted in Appendix 'B':

- A. The application to create a ± 12.5 acre parcel with a ± 141.92 acre remainder at NW-13-28-03-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.

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- 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 Transportation Off-site Levy in accordance with Bylaw C-7356-2014.
- 3) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Municipal Reserve

4) The provision of Reserve in the amount of 10 percent of the area of the subject land as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Black Valuation Group Ltd. dated September 3, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, 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

1-19-10-22-28 (J-4)

Division 8 – Subdivision Item – Bearspaw Area Structure Plan – Residential Two District File: PL20180100

MOVED by Councillor Wright that Subdivision Application PL20180100 be approved with the conditions noted in Appendix 'B':

A. That the application to create a \pm 1.62 hectare (\pm 4.00 acre) parcel with a \pm 6.44 hectare (\pm 15.92 acre) remainder from Block 4, Plan 731167 within NE-32-25-2-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*.

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Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:

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

Plan of Subdivision

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

Development Agreement - Site Improvements

- 2) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County, which shall be registered on Lot 2 and shall include the following:
 - a) Construction of a shallow treatment field with secondary treatment of septic tank effluent in accordance with the Level 3 Site Assessment for PSTS Suitability (Global Engineering and Testing Ltd., August 2019).

Accessibility to a Road

- 3) The Owner shall construct a new paved approach on Burma Road in order to provide access to Lot 2.
- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
 - a) The provision of 25m (+/- 0.5 ha) road acquisition along the western edge of Lot 1; and
 - b) The purchase of land by the County for \$1.
- 5) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 1 that restricts the erection of any structure on or within 15 metres of a future road right-of-way, as shown on the approved Tentative Plan.

Site Servicing

- 6) The Owner is to provide confirmation of tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing information regarding:
 - a) Documentation proving that water supply has been purchased for proposed Lot 2;

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b) 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,

Payments and Levies

- 7) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing.
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.

to the satisfaction of the water supplier and the County.

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

Municipal Reserves

- 9) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by (Altus Group, file 13120.102658.029, dated May 30, 2019), pursuant to Section 666(3) of the *Municipal Government Act*;
 - a) Reserves for Lot 2 are to be deferred with Caveat, pursuant to Section 669(2) of the *Municipal Government Act*;

Taxes

10) 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. <u>SUBDIVISION AUTHORITY DIRECTION:</u>

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

Carried

1-19-10-22-29 (J-5)

Division 7 – Subdivision Item – Balzac East Area Structure Plan – Industrial – Industrial Activity District File: PL20190066

MOVED by Councillor Henn that condition 11 in Appendix 'B' be amended to read as follows:

The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.033, dated July 13, 2019 (inclusive of revisions to the satisfaction of the County), pursuant to Section 666(3) of the *Municipal Government Act*.

Carried

MOVED by Councillor Henn that condition 11 in Appendix 'B' be further amended to add a subsection 11(a) that reads as follows:

Reserves owing on Lot 2 shall be deferred by caveat in accordance with the Municipal Government Act.
 Carried

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40VED by Councillar Hann that Cubdivision Application DI 20100066 be approved with the conditions noted

MOVED by Councillor Henn that Subdivision Application PL20190066 be approved with the conditions noted in Appendix 'B' as amended:

- A. That the application to create a ± 7.50 acre parcel with a ± 23.00 acre remainder from a portion of NW-01-26-29-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the Balzac East Area Structure Plan;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Applicant/Owner is to provide a Traffic Impact Assessment (TIA) in accordance with the Rocky View County 2013 Servicing Standards and the Balzac Global TIA.
 - a) If the recommendations of the Traffic Impact Assessment require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements.

Developability

- 3) The Applicant/Owner shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable provincial regulations, standards, and/or guidelines.
 - a) All improvements shall be constructed under a Development Agreement.
 - b) Acquiring any related provincial licensing and registration requirements are the responsibility of the developer.

Site Servicing

4) The Applicant/Owner shall submit a Detailed Sanitary Servicing Study to support this phase of the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and determine if offsite upgrades to the regional system are required.

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- a) If offsite upgrades or additional lift station capacity are required, then all improvement shall be constructed under a Development Agreement.
- b) Improvements that benefit other lands will qualify for cost recovery in accordance with Rocky View County Policy 406.
- 5) The Applicant/Owner shall submit a Detailed Potable Water Servicing and Hydraulic Design Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
 - a) If upgrades or improvements are identified in the potable water servicing and hydraulic design study, then the Applicant/Owner shall enter into a Development Agreement.
- 6) The Applicant/Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the lot created in this Phase based upon the servicing need identified in the potable water servicing and sanitary servicing reports.

Association Information

7) The Owner is to prepare a Solid Waste Management Plan, which will outline the responsibility of the Lot Owners' Association for the management of solid waste.

Payments and Levies

- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy (including the Base Levy and the Special Area Levy) in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
 - a) From the total gross acreage of Lot 1 as shown on the Plan of Survey.
- 9) The Applicant/Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013, for Lot 1.
 - a) If required, the Applicant/Owner shall enter into any related agreements for payment of the Water and Wastewater Off-Site Levy for the subject lands.
- 10) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new Lot.

Municipal Reserve

- 11) The provision of Reserve in the amount of 10 percent of the area of Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Altus Group, project number 13120.102658.033, dated July 13, 2019 (inclusive of revisions to the satisfaction of the County), pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves owing on Lot 2 shall be deferred by caveat in accordance with the *Municipal Government Act*.

Taxes

12) 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*.

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D. <u>SUBDIVISION AUTHORITY DIRECTION:</u>

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

Carried

1-19-10-22-30 (J-6) Division 9 – Subdivision Item – Boundary Adjustment File: PL20190042

MOVED by Councillor Kissel that Subdivision Application PL20190042 be approved with the conditions noted in Appendix 'B':

- A. That the application to adjust the boundaries between a ± 160.00 acre parcel and a ± 107.29 acre parcel in order to create a ± 50.00 acre parcel and a ± 217.29 acre parcel at NW-29-26-05-W05M and SW-32-26-05-W05M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations*. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1) The application is consistent with the County Plan;
 - 2) The subject lands hold the appropriate land use designation;
 - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Fees

2) The Owner shall pay the County subdivision endorsement fee, in accordance with the *Master Rates Bylaw*, for a boundary adjustment affecting two parcels.

Taxes

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

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D. <u>SUBDIVISION AUTHORITY DIRECTION:</u>

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

Carried

1-19-10-22-07 (D-1)

All Divisions – Quarterly Report – Transportation Services File: N/A

MOVED by Councillor Kissel that the Transportation Services Quarterly Report be received for information.

Carried

1-19-10-22-08 (D-2)

Division 5 – Request to Waive the Development Permit Six-Month Waiting Period File: 05325001

MOVED by Councillor Gautreau that the requirement of a six-month waiting period for re-application under Section 16 of Land Use Bylaw C-4841-97 for a development permit of a cannabis cultivation facility at SE-25-28-W4M be denied.

Carried

1-19-10-22-09 (D-3)

All Divisions – Response to Notice of Motion – Termination of 1998 Reserves Agreement File: N/A

MOVED by Councillor McKylor that as per the terms of the Reserves Agreement, Administration be directed to formally terminate the 1998 Reserves Agreement by providing the required 12-month written notice.

Carried

1-19-10-22-10 (D-4)

Division 1 – Connection of Wintergreen Woods to the Bragg Creek Water Treatment Plant File: 5045-275

MOVED by Councillor Kamachi that a budget adjustment for the connection of Wintergreen Woods Water Coop to the Bragg Creek water supply system be approved as described in the revised Attachment 'A'.

Carried

1-19-10-22-11 (D-5)

All Divisions – Consideration of Motion – Rescind Motion – RMA Conference and Expenses <u>File: N/A</u>

MOVED by Councillor Henn that Council Rescind the motion approved on September 24, 2019 that read as:

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

Carried

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:49 a.m. with all previously mentioned members present.

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1-19-10-22-31 (D-6)

All Divisions – Emergent Business Item – Amendment to the *Appeal and Review Panel Bylaw* File: N/A

MOVED by Deputy Reeve Schule that Bylaw C-7952-2019 be given first reading

Carried

MOVED by Councillor Gautreau that Bylaw C-7952-2019 be given second reading

Carried

MOVED by Councillor Henn that Bylaw C-7952-2019 be considered for third reading.

Defeated

1-19-10-22-12 (E-1)

All Divisions – Consideration of First Reading for a *Public Notification Bylaw* (C-7860-2019) File: N/A

MOVED by Councillor Gautreau that the *Public Notification Bylaw* C-7860-2019 be given first reading.

Carried

1-19-10-22-13 (E-2)

Division 5 – Consideration of First Reading of Bylaw C-7923-2019 – Redesignation Item – Residential Redesignation

File: PL20190071 (03231019)

MOVED by Councillor Gautreau that Bylaw C-7923-2019 be given first reading.

Carried

1-19-10-22-14 (E-3)

Division 7 – Consideration of First Reading of Bylaw C-7938-2019 – Redesignation Item – Residential Redesignation

File: PL20190036 (06421007)

MOVED by Councillor Henn that Bylaw C-7938-2019 be given first reading.

Carried

1-19-10-22-15 (E-4)

Division 2 – Consideration of First Reading of Bylaw C-7941-2019 – Redesignation Item – Site-Specific Amendment to Direct Control Bylaw 27 (DC-27) File: PL20190113 (05704005)

Councillor McKylor declared a pecuniary interest on redesignation application PL20190113 and recused herself from discussion and abstained from voting on the motion. Councillor McKylor proceeded to leave the meeting at 11:50 a.m.

MOVED by Deputy Reeve Schule that Bylaw C-7941-2019 be given first reading.

Carried

Abstained: Councillor McKylor

Councillor Kamachi left the meeting at 12:00 p.m.

Councillor Kamachi and Councillor McKylor returned to the meeting at 12:00 p.m.

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1-19-10-22-16 (E-5)

Division 4 – Consideration of First Reading of Bylaw C-7862-2019 – Redesignation Item – Site-Specific Direct Control District Amendment

File: PL20180149 (03214108)

MOVED by Deputy Reeve Schule that Bylaw C-7862-2019 be given first reading.

Carried

The Chair called for a recess at 12:02 p.m. and called the meeting back to order at 1:00 p.m.

1-19-10-22-17 (E-6)

Division 4 – Consideration of First Reading of Bylaw C-7939-2019 – Redesignation Item – Site-Specific Direct Control District Amendment

File: PL20190101 (03222172)

MOVED by Deputy Reeve Schule that Bylaw C-7939-2019 be given first reading.

Carried

1-19-10-22-18 (E-7)

Division 6 – Consideration of First Reading of BylawC-7943-2019 – Kneehill County and Rocky View County Intermunicipal Development Plan

File: PL20190084

MOVED by Deputy Reeve Schule that Bylaw C-7943-2019 be given first reading.

Carried

1-19-10-22-19 (E-8)

Division 9 – Consideration of First Reading of Bylaw C-7942-2019 – Conceptual Scheme Item Camden Heights

File: PL20180113 (06826028)

1-19-10-22-20 (E-9)

Division 9 – Consideration of First Reading of Bylaw C-7679-2017 – Redesignation Item – Ranch and Farm District to Residential Two District

File: PL20170045 (06826028)

MOVED by Councillor Kissel that Bylaw C-7942-2019 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7679-2017 be given first reading.

Carried

1-19-10-22-27 (J-3)

Division 7 - Subdivision Item - Residential Subdivision

File: PL20190104

MOVED by Councillor Henn that the following motion passed on October 22, 2019 be reconsidered by Council:

"MOVED by Councillor Henn that Subdivision Application PL20190104 be approved with the conditions noted in Appendix 'B'."

Carried

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MAIN MOTION:

MOVED by Councillor Henn that Subdivision Application PL20190104 be approved with the conditions noted in Appendix 'B'.

AMENDING MOTION:

MOVED by Deputy Reeve Schule that the main motion be amended as follows:

THAT Subdivision Application PL20190104 be approved with the conditions noted in Appendix 'B' with the following amendment to condition 4:

The provision of Reserve in the amount of 10 percent of the area of the subject land Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Black Valuation Group Ltd. dated September 3, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Henn that Subdivision Application PL20190104 be approved with the conditions noted in Appendix 'B' with the following amendment to condition 4:

The provision of Reserve in the amount of 10 percent of the area of the <u>subject land Lot 1</u> as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Black Valuation Group Ltd. dated September 3, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

- A. The application to create a ± 12.5 acre parcel with a ± 141.92 acre remainder at NW-13-28-03-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:

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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 Transportation Off-site Levy in accordance with Bylaw C-7356-2014.
- 3) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of one new lot.

Municipal Reserve

4) The provision of Reserve in the amount of 10 percent of the area of the subject land Lot 1 as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Black Valuation Group Ltd. dated September 3, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

1) Prior to final endorsement of the subdivision, 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

1-19-10-22-21 (I-1)

All Divisions - Notice of Motion - Councillor Gautreau and Deputy Reeve Schule - Highway 8 Area Structure Plan

File: N/A

Read at the October 22, 2019 Council Meeting To be debated at the December 10, 2019 Council Meeting

Title: The Highway 8 Area Structure Plan

Presented By: Councillor Jerry Gautreau, Division 5

Seconded By: Deputy Reeve Schule, Division 4

WHEREAS The County Plan establishes a vision for sustainable community development that balances

agriculture with diverse residential, recreational and business opportunities;

AND WHEREAS The Rocky View / Calgary Intermunicipal Development Plan identifies the Highway 8 area as

a residential growth corridor;

AND WHEREAS The Elbow Valley community includes a series of attractive and highly-desirable country

residential neighborhoods within and adjacent to the Elbow Valley Area Structure Plan;

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AND WHEREAS Notwithstanding, the neighborhoods within the Elbow Valley community have reached or are nearly at full build out, the area lacks essential services such as schools, recreation and commercial amenities: AND WHEREAS Opportunity to accommodate a more complete range of housing, increased residential densities, recreation and institutional facilities, and appropriately-scaled commercial amenities within the Highway 8 area could enhance the Elbow Valley community and support the County in achieving its fiscal, social, and environmental objectives; Capacity of the Highway 8 area to accommodate continued growth has been enhanced due AND WHEREAS to recent infrastructure investment including: The Province's construction of the West Calgary Ring Road and twinning of a portion of Highway 8; and The County's construction of the Elbow Valley Fire Station 101. AND WHEREAS The Calgary Metropolitan Regional Board (CMRB) Interim Growth Plan and an Interim Regional Evaluation Framework provides a regional policy framework to consider continued growth within the Highway 8 area: AND WHEREAS Recent amendments to the Municipal Government Act could enable the County and the City of Calgary to jointly-adopt offsite levy Bylaws to fund regional infrastructure projects such as expanded use of libraries and community recreation facilities; AND WHEREAS The County Plan directs review of an Area Structure Plan (ASP) if: Available residential capacity is reaching build-out; Multiple applications are received for development forms that are inconsistent with the ASP: Changes in major infrastructure servicing policies or conditions occur; and External planning changes affecting the ASP. AND WHEREAS It is timely and prudent for the County to assess opportunity for continued growth in the Highway 8 area; The County acknowledges expressed landowner/developer interest to advance and fund AND WHEREAS comprehensive planning within the Highway 8 area; A landowner/developer-funded Area Structure Plan (ASP), would mitigate financial risk to the AND WHEREAS County relative to the costs of preparing an Area Structure Plan (ASP); AND WHEREAS To support preparation of an Area Structure Plan (ASP), landowner/developers should be required to provide:

- A funding strategy and water licensing for a community potable water system;
- A funding strategy for a community wastewater system or connection to a regional wastewater utility;
- A funding strategy for continued upgrades to Highway 8 area; and
- A Fiscal Impact Analysis to demonstrate the County's net fiscal position would not be negatively impacted.

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AND WHEREAS The TsuuTina Nation shall be consulted, and their future plans and servicing requirements shall be considered.

THEREFORE BE IT RESOLVED THAT Administration initiate a landowner/developer funded Area Structure Plan (ASP) to accommodate continued growth within the Highway 8 Area in accordance with the County Plan's triple-bottom line objectives as well as the principals, policies and objectives of the Calgary Metropolitan Regional Board's (CMRB) Interim Growth Plan and Interim Regional Evaluation Framework.

MOVED by Councillor Gautreau that Administration be directed to prepare a report in response to this Notice of Motion for a Highway 8 Area Structure Plan for Council's consideration and debate on December 10, 2019.

Carried

1-19-10-22-22 (I-2)

All Divisions – Notice of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County File: N/A

Read in at the October 22, 2019 Council Meeting To be debated at the November 26, 2019 Council Meeting

Title: Creation of authorized truck routes/truck haul agreements in Rocky View County

Presented By: Councillor Samanntha Wright, Division 8

Seconded By: Councillor Crystal Kissel, Division 9

WHEREAS the safety of the community is a priority;

AND WHEREAS the safety of motorists/cyclists/pedestrians is often jeopardized by the volume of large

trucks using roads not designed for such traffic;

AND WHEREAS while it is recognized that, although municipal roads are public roads, frequent heavy hauling

by commercial / industrial users impose not only significant safety risks on other road users but disproportionate damage to the municipality's transportation infrastructure, when there

is often provincial infrastructure available in close proximity;

AND WHEREAS the traffic issues/noise complaints associated with heavy truck use impose significant

negative impacts on other users of the County roads and that the County has a responsibility

to minimize these impacts;

AND WHEREAS roads in many communities in Rocky View are not conducive to truck traffic, such as those

designated residential/country residential;

AND WHEREAS there has been an increased industrial truck presence in Bearspaw, Weedon Trail and Horse

Creek Rd and other areas of the County;

AND WHEREAS the City of Calgary, after another recent incident involving a gravel truck in the city's NW, is

exploring alternative haul routes and other potential restrictions;

AND WHEREAS in the case of truck hauls from gravel pits in other municipalities, the generated CAP levies

go to the other municipality for road maintenance;

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AND WHEREAS there have been numerous complaints by local residents to the County;

AND WHEREAS many municipalities, including our neighbour, the City of Calgary, have identified truck routes;

AND WHEREAS roads that already have signs indicating "LOCAL TRAFFIC ONLY" should never be considered

as acceptable truck routes;

NOW THEREFORE BE IT RESOLVEDTHAT Administration assess the feasibility of creating authorized truck haul routes and/or truck haul agreements to minimize the negative impacts from heavy truck traffic on County roads, both for the safety of the travelling public and for the on-going maintenance of these County roads, and explore identifying certain roads in the County as unsuitable for truck traffic. And, that such solutions include, but not be limited to, introducing weight restrictions to detour heavy truck traffic onto the provincial highway network, as well as, sub-regional collaboration with our municipal neighbours;

AND THEREFORE BE IT RESOLVED THAT this matter be referred to Administration for a report no later than February 15, 2020.

MOVED by Councillor Wright that Administration be directed to prepare a report in response to this Notice of Motion for the November 26, 2019 Council meeting.

Defeated

TABLING MOTION:

MOVED by Councillor Wright that item I-2 be tabled until after the public hearings.

Carried

1-19-10-22-03 (C-1)

Division 6 – Bylaw C-7928-2019 –Redesignation Item – Ranch and Farm District to Business-Highway Frontage District

File: PL20190072 (08112002)

Reeve Boehlke vacated the Chair as the redesignation application was located in Division 6 and he wished to participate in debate and voting on the matter. Deputy Reeve Schule assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-1 be opened at 1:36 p.m.

Carried

Person(s) who presented: Manu Chugh, Manu Chugh Architect Ltd. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Reeve Boehlke that the public hearing for item C-1 be closed at 1:45 p.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7928-2019 be given second reading.

Carried

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MOVED by Reeve Boehlke that Bylaw C-7928-2019 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Reeve Boehlke that Administration be directed to put possible tax gifting or exchange on the next IMC meeting with the Village of Beiseker.

Carried

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

1-19-10-22-04 (C-2)

Division 9 – Bylaw C-7912-2019 – Redesignation Item – Ranch and Farm District to Ranch and Farm Three District

File: PL20190049 (07808011)

MOVED by Councillor Kissel that the public hearing for item C-2 be opened at 1:48 p.m.

Carried

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

Person(s) who spoke in favour: Nicole Henson (Owner)

Person(s) who spoke in opposition: None

The Chair called for a recess at 2:05 p.m. and called the meeting back to order at 2:08 p.m. with all previously mentioned members present.

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

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

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7912-2019 be given third and final reading.

Carried

1-19-10-22-05 (C-3)

Division 7 – Bylaw C-7930-2019 – Redesignation Item – Site-Specific Amendment to DC-99 File: PL20180139 (06403002)

1-19-10-22-06 (C-4)

Division 7 – Bylaw C-7929-2019 – Conceptual Scheme Item – Interlink Logistics Park File: PL20180140 (06403002)

MOVED by Councillor Henn that the public hearing for item C-3 and C-4 be opened concurrently at 2:14 p.m.

Carried

Person(s) who presented: Kate Beatson, Kellam Berg Engineering & Surveys Ltd. (Applicant)

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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 items C-3 and C-4 be closed at 2:26 p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7930-2019 be given second reading.

Carried

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

2.5.0 Cell C - List of Uses

2.5.30 The following uses are allowed within a portion of SW-03-26-29-W4M as shown on Schedule 'F':

- Auctioneering Services
- Automotive Services
- Cannabis Facility
- Dealership/Rental Agency Automotive
- Indoor Participant Recreation Service
- Health Care Service
- Mini Storage
- Personal Service Business
- Religious Assembly

Carried

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

Carried

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

Carried

MOVED by Councillor Henn that Bylaw C-7929-2019 be given third and final reading.

Carried

1-19-10-22-25 (J-1)

Division 7 - Subdivision Item - Industrial Subdivision

File: PL20180088

MOVED by Councillor Henn that Subdivision Application PL20180088 be approved with the conditions noted in Appendix 'B':

A. The application to create a ± 18.27 hectare (± 45.13 acre) parcel, a ± 8.94 hectare (± 22.08 acre) parcel, with a ± 24.53 hectare (± 60.61 acre) remainder, dedication of a public utility lot and internal road at SW-03-26-29-W4M 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:

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- 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.

Development Agreement

- 2) The Owner is to enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
 - a) Design and construction of a public road system with associated infrastructure which includes the following:
 - i) Construction of Nose Creek Boulevard to a 4 lane arterial paved commercial/industrial standard in accordance with the approved TIA and conceptual scheme;
 - ii) Upgrade of Range Road 293, from the future John Ware Drive to the southern property boundary, to a paved commercial/industrial standard in accordance with the approved TIA and conceptual scheme:
 - iii) Intersection treatments in accordance with the approved TIA;
 - iv) Installation of Traffic Signals at Dwight McLellan Trail and the proposed access road(s) in accordance with the approved TIA;
 - v) Additional offsite upgrades, if any, in accordance with the approved TIA;
 - vi) Approaches to each lot; and
 - vii) Sidewalks/Pathways.
 - b) Registration of private access easements in favor of proposed Lot 1, over proposed Lot 2, to provide for access to Nose Creek Boulevard;
 - c) Design and construction of Landscaping features for all public pathways, and public roadways and the Environmental Reserve, in accordance with the approved Landscaping Plan;
 - d) Design and construction of a piped wastewater system with connection to the East Rocky View Wastewater System and related infrastructure;

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- e) A detailed sanitary servicing study is required in order to determine if upgrades or additional lift station capacity is required. All improvements shall be constructed as part of the Development Agreement;
- f) Design and construction of a piped water distribution system and fire suppression system;
- g) A detailed hydraulic network analysis is required in order to determine if upgrades or additional infrastructure is required. All improvements shall be constructed as part of the Development Agreement;
- h) Design and construction of a fire suppression system in accordance with Bylaw C-7259-2013, as amended;
- i) Design, construction and implementation of the recommendations of the approved Stormwater Management Plan;
- j) Dedication of necessary easements and right of ways for utility line assignments;
- k) Mailboxes are to be located in consultation with Canada Post;
- I) Installation of power, natural gas and telephone lines;
- m) Implementation of the recommendations of the Construction Management Plan;
- n) Implementation of the recommendations of the Geotechnical Report;
- o) Implementation of the recommendations of the Biophysical Impact Assessment and/or Wetland Impact Assessment;
- p) Alberta Environment approvals are required for disturbance to any onsite wetlands, prior to signing of the Development Agreement.
- q) Payment of any applicable off-site levies, at the then applicable rates, as of the date of the Development Agreement.
- r) Payment of all applicable contributions to the County or third parties for oversized or excess capacity infrastructure, roads and/or services; and
- s) The construction of any oversized or excess capacity infrastructure, roads and/or services benefitting the Owner's lands and development and other lands.

As contemplated by and in accordance with Section 650, 655, 651 and 648 of the MGA and Council policies respecting infrastructure and cost recovery.

Transportation and Access

- 3) The Owner shall submit an updated Traffic Impact Assessment (TIA) in accordance with the County Servicing Standards and the Balzac Global TIA.
 - a) Any improvements identified or road right-of-way that is required will be constructed and dedicated at the Owner's expense;
 - b) If the recommendations of the updated TIA require additional improvements to the existing roadway and intersection network, then the Development Agreement shall address these improvements; and
 - c) The Owner is to provide for the dedication of land as road widening for the proposed intersection locations on Dwight McLellan Trail, as generally shown on the tentative plan, in accordance with the approved TIA.

Site Servicing

4) The Owner shall submit a detailed wastewater servicing study to support the development. The study shall confirm the servicing capacity required for the development of the proposed parcel and

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determine if offsite upgrades to the regional system are required.

- a) If offside upgrades or additional lift station capacity are required, then all improvements shall be constructed under a Development Agreement; and
- b) Improvements that benefit other lands will qualify for Cost Recovery in accordance with Rocky View County Policy 406.
- 5) The Owner shall submit a detailed potable water servicing and hydraulic design study to ensure the pipelines are adequately sized considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with the County Servicing Standards.
- 6) The Owner shall enter into a Capacity Allocation Agreement for servicing allocation to the Lots created in this development. The agreement shall be based on the servicing need identified in the wastewater and potable water servicing studies approved under Conditions 4 and 5.

Developability

- 7) The Owner shall submit a Stormwater Management Report and detailed stormwater servicing design, including any improvements related to water re-use, LID measures, purple pipe system, and irrigation system for the proposed development in accordance with the County Servicing Standards and any applicable Provincial regulations, standards, and/or guidelines. Implementation of the report shall include:
 - a) All improvements shall be constructed under a Development Agreement;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
 - d) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
- 8) The Owner shall submit an updated Biophysical or Wetlands Impact Assessment to confirm the status of regulatory approvals related to the existing wetlands onsite.
 - a) The Owner is responsible for securing any approvals related to Provincial and Federal environmental regulations or legislation; these approvals are required to be provided to the County prior to issuance of the Development Agreement.
- 9) The Owner shall submit a Geotechnical Investigation in accordance with the County Servicing Standards to verify that the site is suitable for the proposed buildings, site works, and utilities.
 - a) A Deep Fill report shall be submitted for any areas with greater than 1.20 m of fill.

Site Construction

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

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Association and Condominium Association

- 12) The Owner shall legally establish a Lot Owners' Association (LOA) and register an encumbrance against the title of each new lot, requiring that each individual Lot Owner is a member of the LOA, or register an instrument against the title of each lot that is satisfactory to the County, to oversee the management of common infrastructure.
 - a) The instrument shall specify the future obligations of the Lot Owners or others, to manage any common stormwater infrastructure including but not limited to irrigation infrastructure.

Municipal Reserve

13) The provision of Municipal Reserve in the amount of 10 percent of the gross area of the subject lands, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Altus Group Limited, dated July 18, 2019, pursuant to Section 666(3) of the *Municipal Government Act*.

Payments and Levies

- 14) The Owner shall pay the Water and Wastewater Off-Site Levy in accordance with Bylaw C-7273-2013. The County shall calculate the total amount owing:
 - a) Based on the engineering assessment of the projected usage.
- 15) The Owner shall pay the Transportation Off-Site Levy (including the Base Levy and Special Area) in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:
 - a) From the total gross acreage of the lands to be subdivided as shown on the Plan of Survey.
- 16) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the *Master Rates Bylaw*, for the creation of three new lots.
- 17) The Owner shall be responsible for all required payments of third party reviews and/or inspection as per the *Master Rates Bylaw*, as amended.

Taxes

18) 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

The Chair called for a recess at 2:36 p.m. and called the meeting back to order at 2:43 p.m. with all previously mentioned members present.

1-19-10-22-22 (I-2)

All Divisions – Notice of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County File: N/A

The Chair called for a recess at 2:50 p.m. and called the meeting back to order at 3:00 p.m. with all previously mentioned members present.

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MOTION TO LIFT FROM THE TABLE

MOVED by Councillor Wright that item I-2 be lifted from the table.

Carried

MOVED by Councillor McKylor that the motion defeated by Council on October 22, 2019 be reconsidered by Council:

MOVED by Councillor Wright that Administration be directed to prepare a report in response to this Notice of Motion for the November 26, 2019 Council meeting

Carried

MOVED by Councillor Wright that Administration be directed to prepare a report in response to this Notice of Motion for the November 26, 2019 Council meeting.

Defeated

1-19-10-22-23 (I-3)

All Divisions – Notice of Motion – Councillor Wright and Councillor Hanson – Recommendation to RMA to Endorse A Letter Writing Campaign Regarding the Creation of Extended Producer Responsibility (EPR) Paper and Packaging Program

File: N/A

Read at the October 22, 2019 Council Meeting To be debated at the November 26, 2019 Council Meeting

Title: Recommendation to RMA to endorse a letter writing campaign regarding the creation of

Extended Producer Responsibility (EPR) paper and packaging program

Presented By: Councillor Samanntha Wright, Division 8

Seconded By: Councillor Kevin Hanson, Division 3

WHEREAS Rocky View County is a non-voting Associate Member of the Alberta Urban Municipalities

Association (AUMA);

AND WHEREAS AUMA wants municipalities to write to their Members of the Legislative Assembly (MLA) about

modernizing Alberta's regulatory framework to develop a provincial EPR program; expand current recycling programs to accept new materials that are currently going to our landfills but can be recycled; and, amend the regulations to give the Alberta Recycling Management

Authority (Alberta Recycling) the flexibility to change the recycling fees;

AND WHEREAS Alberta is currently the only province in Western Canada that does not have an EPR paper

and packaging program.; and EPR programs shift the cost of managing recyclable materials

from municipalities to producers;

AND WHEREAS Alberta Recycling manages the province's used oil, scrap tires, paint, and end-of-life

electronic programs; and in spite of the variety of products having increased exponentially,

today's programs are still accepting the same items they did two decades ago;

AND WHEREAS the increasing costs for recycling/eliminating such variety of materials is increasingly being

borne by local governments;

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AND WHEREAS Alberta Recycling does not have the authority to determine recycling fees for the programs it

operates, and the fees are no longer sufficient to cover the costs; and AUMA believes a workable and straightforward solution is to provide Alberta Recycling with the ability to adjust

the fees according to the cost of operation;

AND WHEREAS municipalities have highlighted the need to have an EPR paper and packaging program since

2013;

NOW THEREFORE BE IT RESOLVEDTHAT Rocky View County recommends that the RMA initiate a similar letter writing program asking the Government of Alberta to develop and Extended Producer Responsibility (EPR) paper and packaging program.

MOVED by Councillor Hanson that Administration be directed to prepare a report in response to this Notice of Motion for the November 26, 2019 Council meeting.

Defeated

1-19-10-22-24 (I-4)

All Divisions – Notice of Motion – Councillor Kissel and Councillor Wright – Bylaw C-6034-2005 – Mountain Ridge Place Waterline Construction File: N/A

Read at the October 22, 2019 Council Meeting

To be debated at the November 26, 2019 Council Meeting

Title: Bylaw C-6034-2005 Mountain Ridge Place Waterline Construction

Presented By: Councillor Crystal Kissel, Division 9

Seconded By: Councillor Samanntha Wright, Division 8

WHEREAS Bylaw C-6034-2005 is exclusively for the 22 properties on the West side of Mountain Ridge

Place;

AND WHEREAS the 22 Mountain Ridge property owners paid the initial unfunded portion totalling

\$122,200.00 to have the Engineer Design, Surveys and Construction quote for the

construction of the waterline;

AND WHEREAS financing for construction of the waterline was facilitated by the County via a \$700,000

debenture which was distributed equally amongst those 22 properties and attached to the

individual property taxes;

AND WHEREAS the cost included a tie-in to the waterline on the east side of Mountain Ridge Place, a

mainline throughout the Mountain Ridge Place area, and one single valve connection tie-in

for each of the 22 original parcels;

AND WHEREAS there was no mechanism put in place within the Bylaw to share the initial cost of the Bylaw

for the water line construction with any future development;

AND WHEREAS In October of 2011, then Councillor, Paul McLean contacted Rocky View County regarding a

requirement to have the bylaw amended with a cost recovery clause regarding any new

participant connecting to the water line; this was never completed;

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AND WHEREAS the new Glenbow Ranch ASP has now been approved and there is a growing interest in developing the Mountain Ridge Place area that may require access to the existing water supply line;

NOW THEREFORE BE IT RESOLVEDTHAT Administration be directed to work with the residents of Mountain Ridge Place to amend Bylaw C-6034-2005 to include mechanisms to allow all original users to receive a cost recovery credit that is a proportionate share of the Tax Bylaw C-6034-2005 and that this be implemented on all new tie-ins/users.

MOVED by Councillor Kissel that Administration be directed to work with the residents of Mountain Ridge Place to amend Bylaw C-6034-2005 to include mechanisms to allow all original users to receive a cost recovery credit that is a proportionate share of the Tax Bylaw C-6034-2005 and that this be implemented on all new tie-ins/users.

Carried

MOTION TO RESCIND:

MOVED by Councillor McKylor that the motion passed by Council at the October 22, 2019 Council meeting be rescinded:

MOVED by Councillor Kissel that Administration be directed to work with the residents of Mountain Ridge Place to amend Bylaw C-6034-2005 to include mechanisms to allow all original users to receive a cost recovery credit that is a proportionate share of the Tax Bylaw C-6034-2005 and that this be implemented on all new tie-ins/users.

Carried

MOVED by Councillor Kissel that Administration be directed to prepare a report in response to this Notice of Motion for the November 26, 2019 Council meeting.

Carried

1-19-10-22-32 (D-7)

All Divisions – Emergent Business Item – Rural Municipalities of Alberta Resolution on Rural Policing File: N/A

MOVED by Councillor Gautreau that Council approve the resolution to submit to the Rural Municipalities of Alberta for the Fall 2019 Resolution Session, as provided in Attachment 'A'.

Carried

1-19-10-22-33 (K-1)

Division 3 – Closed Session – Confidential Emergent Business Item – Condominium Corporation No. 071894, Elbow Valley West Ltd. – Settlement Agreement File: RVC2019-24

MOVED by Councillor Hanson that Council move into closed session at 3:07 p.m. to consider the confidential emergent business item "Condominium Corporation No. 071894, Elbow Valley West Ltd. – Settlement Agreement" pursuant to the following sections of the Freedom of Information and Protection of Privacy Act:

- Section 24 Advice from officials
- Section 27 Privileged information

Carried

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Council held the closed ses attendance to provide a rep	ssion for confidential emergent business item K-1 with the following people in bort and advice to Council:	
Rocky View County:	A. Hoggan, Chief Administrative OfficerK. Robinson, Executive Director, Corporate ServicesB. Riemann, Executive Director, OperationsG. Kaiser, Executive Director, Community and Business	
MOVED by Councillor Hans	on that Council move into open session at 3:25 p.m. Carr	ed
MOVED by Councillor Hans per Attachment 'A'.	on that Council authorize Administration to execute the Settlement Agreement as Carr	ed
<u>Adjournment</u>		
MOVED by Deputy Reeve S	chule that the October 22, 2019 Council meeting be adjourned at 3:27 p.m.	
	Carr	ed
	Reeve or Deputy Reeve	

Chief Administrative Officer or Designate

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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 November 4, 2019 commencing at 9:00 a.m.

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

Absent: Division 5 Councillor J. Gautreau

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

T. Cochran, Executive Director, Community Development Services R. Smith, Fire Chief, Fire Services and Emergency Management

C. Satink, Municipal Clerk, Municipal Clerk's Office

B. Woods, Manager, Financial Services T. Boyda, Manager, Assessment Services

C. Morrice, Manager, Legal and Land Administration

B. Beach, Manager, Building Services

M. Wilson, Manager, Planning and Development Services J. Fleischer, Manager, Agricultural and Environmental Services

S. Hulsman, Manager, Transportation Services

S. Jewison, Manager, Utility Services S. Racz, Manager, Operational Services

L. Plante, Manager, Information and Technology Services C. Nelson, Manager, Corporate Business Development

D. Kalinchuk, Manager, Economic Development

B. Goemans, Manager, Marketing and Communications

L. Wesley-Riley, Manager, Municipal Enforcement

T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office M. Mitton, Legislative Coordinator, Municipal Clerk's Office

Call to Order

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

1-19-11-04-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the November 4, 5 and 6, 2019 special Council meeting agenda be approved as presented.

Carried

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1-19-11-04-02 (C-1)

All Divisions - Draft 2020 Operating & Capital Base Budget

File: N/A

Executive Director Kent Robinson and Financial Services Manager Barry Woods provided an introductory presentation on the draft 2020 Operating and Capital Base Budget.

1-19-11-04-03 (C-2)

All Divisions - Rocky View County Council

File: N/A

MOVED by Deputy Reeve Schule that the Rocky View County Council budget presentation be received as information.

Carried

1-19-11-04-04 (C-3)

All Divisions - Office of the Chief Administrative Officer

File: N/A

MOVED by Deputy Reeve Schule that the Office of the Chief Administrative Officer budget presentation be received as information.

Carried

1-19-11-04-05 (C-4)

All Divisions - Employee Relations

File: N/A

MOVED by Deputy Reeve Schule that the Employee Relations budget presentation be received as information.

Carried

The Chair called for a recess at 9:51 a.m. and called the meeting back to order at 9:59 a.m. with all previously mentioned members present with the exception of Councillor McKylor.

1-19-11-04-06 (C-5)

All Divisions - Financial Services

File: N/A

Councillor McKylor returned to the meeting at 10:00 a.m.

MOVED by Deputy Reeve Schule that the Financial Services budget presentation be received as information.

Carried

1-19-11-04-07 (C-6)

All Divisions - Municipal Clerk's Office

File: N/A

MOVED by Deputy Reeve Schule that the Municipal Clerk's Office budget presentation be received as information.

Carried

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1-19-11-04-08 (C-7)

All Divisions - Assessment Services

File: N/A

MOVED by Deputy Reeve Schule that the Assessment Services budget presentation be received as information.

Carried

The Chair called for a recess at 10:25 a.m. and called the meeting back to order at 10:32 a.m. with all previously mentioned members present.

1-19-11-04-09 (C-8)

All Divisions - Legal and Land Administration

File: N/A

MOVED by Deputy Reeve Schule that the Legal and Land Administration budget presentation be received as information.

Carried

1-19-11-04-10 (C-9)

All Divisions - Building Services

File: N/A

MOVED by Deputy Reeve Schule that the Building Services budget presentation be received as information.

Carried

1-19-11-04-11 (C-10)

All Divisions - Planning and Development Services

File: N/A

MOVED by Deputy Reeve Schule that the Planning and Development Services budget presentation be received as information.

Carried

The Chair called for a recess at 11:13 a.m. and called the meeting back to order at 11:24 a.m. with all previously mentioned members present.

1-19-11-04-23 (C-22)

All Divisions - Customer Care and Support

File: N/A

MOVED by Deputy Reeve Schule that the Customer Care and Support budget presentation be received as information.

Carried

1-19-11-04-21 (C-20)

All Divisions - Business and Economic Development

File: N/A

MOVED by Deputy Reeve Schule that the Business and Economic Development budget presentation be received as information.

Carried

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The Chair called a recess at 11:55 a.m. and called the meeting back to order at 1:00 p.m. with all previously mentioned members present.

1-19-11-04-15 (C-14)

All Divisions – Agricultural and Environmental Services File: N/A

MOVED by Deputy Reeve Schule that the Agricultural and Environmental Services budget presentation be received as information.

Carried

1-19-11-04-16 (C-15)

All Divisions – Transportation Services

File: N/A

MOVED by Councillor McKylor that the Transportation Services budget presentation be received as information.

Carried

1-19-11-04-12 (C-11)

All Divisions - Municipal Enforcement

File: N/A

MOVED by Deputy Reeve Schule that the Municipal Enforcement budget presentation be received as information.

Carried

1-19-11-04-17 (C-16)

All Divisions - Utility Services

File: N/A

MOVED by Deputy Reeve Schule that the Utility Services budget presentation be received as information.

Carried

1-19-11-04-14 (C-13)

All Divisions - Recreation, Parks, and Community Support

File: N/A

MOVED by Councillor Kissel that the Recreation, Parks, and Community Support budget presentation be received as information.

Carried

The Chair called for a recess at 1:55 p.m. and called the meeting back to order at 2:05 p.m. with all previously mentioned members present.

Page 5

1-19-11-04-19 (C-18)

All Divisions - Operational Services File: N/A

MOTION ARISING:

MOVED by Councillor Wright that Administration be directed to look at the feasibility of cemetery services and investigate potential options for Council's consideration.

Carried

MOVED by Councillor Wright that the Operational Services budget presentation be received as information.

Carried

1-19-11-04-20 (C-19)

All Divisions – Information and Technology Services File: N/A

MOVED by Deputy Reeve Schule that the Information and Technology Services budget presentation be received as information.

Carried

1-19-11-04-13 (C-12)

All Divisions – Fire Services and Emergency Management Services File: N/A

MOVED by Councillor Wright that the Fire Services and Emergency Management Services budget presentation be received as information.

Carried

1-19-11-04-18 (C-17)

All Divisions – Capital Projects Management

File: N/A

MOVED by Councillor Kissel that the Capital Projects Management budget presentation be received as information.

Carried

1-19-11-04-22 (C-21)

All Divisions - Marketing and Communications

File: N/A

MOVED by Deputy Reeve Schule that the Marketing and Communications budget presentation be received as information.

Carried

Adjournment

MOVED by Councillor Wright that the November 4, 2019 special Council meeting be adjourned at 3:26 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate

Page 1

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 November 18, 2019 commencing at 9:00 a.m.

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

Absent: Division 1 Councillor M. Kamachi

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

T. Cochran, Executive Director, Community Development Services

C. Satink, Municipal Clerk, Municipal Clerk's Office

B. Woods, Manager, Financial Services

T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:03 a.m. with all members present with the exception of Councillor Kamachi.

1-19-11-18-01

Updates/Acceptance of Agenda

MOVED by Councillor Gautreau that the November 18, 2019 special Council meeting agenda be approved as presented.

Carried

1-19-11-18-02 All Divisions – Public Budget Input File: N/A

MOVED by Councillor Gautreau that public budget input at the November 18, 2019 special Council meeting be conducted in accordance with the following procedures:

- Presentations from individuals are limited to a maximum of 5 minutes, which may be extended by resolution, in accordance with section 185(1) of the *Procedure Bylaw*.
- Presentations from group are limited to a maximum of 10 minutes, which may be extended by resolution, in accordance with section 185(2) of the *Procedure Bylaw*.

Carried

Persons who presented: Kim Magnuson

Phil Perry Ian Galbraith

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Adjournment

MOVED by Deputy Reeve Schule that the November 18, 2019 special Council meeting be adjourned at 9:24 p.m.

	Carried
Reeve or Deputy Reeve	
Chief Administrative Officer or Des	ignate



FINANCIAL SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: 0695

SUBJECT: Financial Statements and Summaries to September 30, 2019

EXECUTIVE SUMMARY:

Financial statements and summaries are prepared and presented to Council on a quarterly and yearend basis. Administration has included the following financial statements and supporting summaries for the period ending September 30, 2019, for Council's review:

- Operating Revenue and Expense Report These reports outline the current revenues
 collected and the expenses incurred by the County to September 30, 2019. On an ongoing
 basis, all revenue and expense allocations are consistently monitored by individual
 departments.
- Capital Budget Report This report illustrates the current status of the capital budget.
- **Balance Sheet** This report is a snapshot of the County's overall financial position at a specific date. On a historic valuation basis, it outlines assets such as vehicles, property, cash/investments, and payment obligations to external parties.
- **Investment Report** This report shows the investments that are held by the County at a specific point in time.
- **Debt Summary** This report shows the amount of debt outstanding as of September 30, 2019. It should be noted that the majority of budgeted debt payments is paid at year-end and is based on offsite levies collected during the year.
- Reserves Report As part of the ongoing operations of the County, various Reserve funds
 are held for specific initiatives and purposes. Funds held in Reserves are typically utilized in
 future years to assist with financing expenditures included in the annual operating and capital
 budgets.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the financial statements and summaries as presented be received for information in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time; all subsequent adjustments would considered and approved by Council after approval of the base budget.

OPTIONS:

Option #1 THAT the financial statements and summaries to September 30, 2019, be

received for information.

Option #2 THAT alternative direction be provided.

Barry Woods, Manager, Financial Services

¹ Administration Resources



Respectfully submitted,	Concurrence,
"Kent Robinson"	"Al Hoggan"
Executive Director Corporate Services	Chief Administrative Officer
ATTACHMENTS:	

Attachment 'A' - Financial Statements and Summaries to September 30, 2019

ROCKY VIEW COUNTY

Financial Statements and Summaries for the period ending September 30, 2019

ROCKY VIEW COUNTY OPERATING REVENUE REPORT As of September 30, 2019

DEPARTMENT	ACTUAL TO DATE	CURRENT BUDGET	CURRENT ACT vs BUD	PRIOR YEAR TO DATE	PRIOR YEAR BUDGET	PRIOR YEAR ACT vs BUD
Council	_	-	0%	-	_	0%
Office of the Chief Administrative Officer						
Chief Administrative Officer	-	-	0%	85,000	85,000	100%
Intergovernmental Affairs	-	30,000	0%	58,000	58,000	100%
Executive Director, Corporate Services	_	-	0%	-	-	0%
Executive Director, Community Development Services	-	400,000	0%	-	-	0%
Executive Director, Operations	40,000	40,000	100%	-	=	0%
Executive Director, Community & Business Connections	-	-	0%	-	-	0%
Corporate & Strategic Planning	-		0%	-	_	0%
Total Office of the Chief Administrative Officer	40,000	470,000		143,000	143,000	100%
Corporate Services Division						
Employee Relations	20,833	36,600	57%	95,943	100,600	95%
Financial Services	82,265	97,100		76,145	92,000	83%
Assessment Services	82,938	83,300	100%	139,702	179,900	78%
Municipal Clerk's Office	30,487	50,000	61%	180,464	224,000	81%
Legal & Land Administration	13,199,472	100,000		-		0%
General Operations	3,467,350	2,332,800		3,018,212	2.681.900	113%
Amortization	-	24,242,700		5,0.0,2.2	22,820,600	0%
Long Term Debt	872,421	4,921,700		867,269	4,883,600	18%
Public Reserve (Cash - In - Lieu)	782,025	2,681,100		2,345,559	4,646,000	50%
Total Corporate Services Division	18,537,791	34,545,300		6,723,295	35,628,600	19%
Community Development Services Division						
Building Services	2,199,302	3,082,000	71%	2,995,517	2,939,500	102%
Planning & Development Services	3,775,659	5,887,600		6,839,739	13,034,200	52%
Fire Services & Emergency Management	327,562	2,215,300		475,540	543,000	88%
Municipal Enforcement	824,564	894,800		721,713	942,000	77%
Recreation, Parks & Community Support	021,001	55 1,555		121,719	0 12,000	
Community Support Administration	88,591	532,900	17%	88.611	597,700	15%
Family / Community Social Services	667,328	854,100		667,328	854,100	78%
Recreation Administration	24,100	24,100		40,000	40,000	100%
Recreation Districts / Board		,	0%	-	-	0%
Total Recreation, Parks & Community Support	780,019	1,411,100	E DOTE	795,939	1,491,800	53%
Total Community Development Services Division	7,907,105	13,490,800		11,828,448	18,950,500	62%

ROCKY VIEW COUNTY OPERATING REVENUE REPORT As of September 30, 2019

DEPARTMENT	ACTUAL TO DATE	CURRENT BUDGET	CURRENT ACT vs BUD	PRIOR YEAR TO DATE	PRIOR YEAR BUDGET	PRIOR YEAR ACT vs BUD
Operations Division						
Agriculture & Environmental Services	317,361	776,800	41%	489,067	1,070,000	46%
Transportation Services	273,574	1,491,500	18%	329,695	1,654,500	20%
Capital Project Management	435,541	10,564,700	4%	324,147	1,909,200	17%
Utility Services	4,142,900	6,975,400	59%	4,035,766	6,417,100	63%
Operational Services						
Corporate Properties	11,692	845,600	1%	192,973	1,172,100	16%
Fleet	4,335,586	6,548,800	66%	4,705,262	6,263,100	75%
Cemetery	417,791	934,800	45%	318,687	755,500	42%
Total Operational Services	4,765,069	8,329,200	57%	5,216,922	8,190,700	64%
Total Operations Division	9,934,446	28,137,600	35%	10,395,596	19,241,500	54%
Community & Business Connections Division						
Information & Technology Services	204,252	209.900	97%	184,305	179,200	103%
Business & Economic Development	40,400	40,400	100%	-	10,000	0%
Marketing & Communications	_	_	0%	30,000	30,000	100%
Customer Care & Support	4,130	7,000	59%	3,625	6,000	60%
Total Community & Business Connections Division	248,782	257,300	97%	217,930	225,200	97%
Other						
Property Taxes	106.735.502	106,881,700	100%	101,272,247	101,019,400	100%
Emergency Services Levy	15,205,390	15,233,400	100%	14,326,580	14,359,700	100%
Recreation Levy	2,141,800	2,141,800	100%	2,141,800	2,141,800	100%
Total Others	124,082,692	124,256,900	100%	117,740,626	117,520,900	100%
TOTAL REVENUES	160,750,817	201,157,900	80%	147.048.896	191,709,700	77%
101/12111111111111111111111111111111111	,,	,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	

ROCKY VIEW COUNTY OPERATING EXPENSES REPORT As of September 30, 2019

DEPARTMENT	ACTUAL TO DATE	CURRENT BUDGET	CURRENT ACT vs BUD	PRIOR YEAR TO DATE	PRIOR YEAR BUDGET	PRIOR YEAR ACT vs BUD
Council	697,763	1,074,300	65%	575,204	850,100	68%
Office of the Chief Administrative Officer						
Chief Administrative Officer	423,640	584,500	72%	408,059	684,700	60%
Intergovernmental Affairs	175,607	334,200	53%	180,586	336,700	54%
Executive Director, Corporate Services	264,939	373,400	71%	232,635	321,700	72%
Executive Director, Community Development Services	428,462	786,700	54%	207,835	332,400	63%
Executive Director, Operations	346,428	904,400	38% 30%	348,284	857,100	41%
Executive Director, Community & Business Connections	138,332	456,100 139,000		62,429	126,100	0% 50%
Corporate & Strategic Planning Total Office of the Chief Administrative Officer	1,777,408	3,578,300	50%	1,439,829	2,658,700	
Total Office of the Chief Administrative Officer	1,777,400	3,370,300	3070	1,435,025	2,030,700	3470
Corporate Services Division						
Employee Relations	1,330,612	1,873,200	71%	1,020,974	1,851,700	55%
Financial Services	1,047,367	1,453,900	72%	1,065,652	1,511,500	71%
Assessment Services	937,597	1,526,400	61%	914,036	1,489,000	61%
Municipal Clerk's Office	844,186	1,241,300	68%	1,780,375	2,720,300	65%
Legal & Land Administration	1,154,304	1,804,800	64%	-	-	0%
General Operations	(289,333)	1,344,100	-22%	887,039	2,894,300	31%
Amortization	-	24,242,700	0%	-	22,820,600	0%
Long Term Debt	1,852,973	6,651,100	28%	1,784,137	6,630,900	27%
Public Reserve (Cash - In - Lieu)	1,000,682	2,681,100	37%	2,382,541	4,646,000	51%
Total Corporate Services Division	7,878,390	42,818,600	18%	9,834,754	44,564,300	22%
Community Development Services Division						
Building Services	2,185,762	3,231,800	68%	2,287,736	3,334,900	69%
Planning & Development Services	3,138,175	9,211,900	34%	3,648,224	16,385,800	22%
Fire Services & Emergency Management	8,177,717	14,473,700	57%	7,526,544	12,425,400	61%
Municipal Enforcement	1,312,281	2,325,300	56%	1,315,263	2,107,200	62%
Recreation, Parks & Community Support						
Community Support Administration	1,035,323	1,232,800	84%	968,472	1,151,300	84%
Family / Community Social Services	843,260	1,143,300	74%	771,271	1,070,500	72%
Recreation Administration	314,790	631,800	50%	203,020	426,800	48%
Recreation Districts / Board	1,407,676	2,157,200	65%	1,269,442	2,151,100	59%
Total Recreation, Parks & Community Support	3,601,050	5,165,100		3,212,205	4,799,700	67%
Total Community Development Services Division	18,414,985	34,407,800	54%	17,989,972	39,053,000	46%

ROCKY VIEW COUNTY OPERATING EXPENSES REPORT As of September 30, 2019

DEPARTMENT	ACTUAL TO DATE	CURRENT BUDGET	CURRENT ACT vs BUD	PRIOR YEAR TO DATE	PRIOR YEAR BUDGET	PRIOR YEAR ACT vs BUD
Operations Division						
Agriculture & Environmental Services	1,262,049	1,776,900	71%	1,700,990	2,788,200	61%
Transportation Services	12,180,708	20,949,200	58%	12,414,737	19,227,500	65%
Capital Project Management	3,697,259	16,078,200	23%	3,001,795	6,466,600	46%
Utility Services	5,460,515	9,807,100	56%	4,907,676	8,952,200	55%
Operational Services						
Corporate Properties	2,658,473	4,150,500	64%	2,162,886	3,785,700	57%
Fleet	3,007,233	6,718,200	45%	3,383,624	6,449,300	52%
Cemetery	1,173,941	1,710,200	69%	1,005,030	1,685,100	60%
Total Operational Services	6,839,647	12,578,900	54%	6,551,539	11,920,100	55%
Total Operations Division	29,440,178	61,190,300	48%	28,576,738	49,354,600	58%
Community & Business Connections Division Information & Technology Services Business & Economic Development Marketing & Communications Customer Care & Support	3,258,610 316,513 459,848 757,370	4,669,000 613,300 804,000 886,400	70% 52% 57% 85%	2,792,871 204,469 430,537 588,585	5,112,700 325,800 786,400 830,600	55% 63% 55% 71%
Total Community & Business Connections Division	4,792,342	6,972,700	69%	4,016,463	7,055,500	57%
Other ASFF - BASIC Calgary R.C.S.S.D. #1 Rocky View Foundation Designated Industrial Property Tax	32,987,129 2,802,776 673,285 84,234 36,547,424	46,419,700 3,875,300 673,300 147,600 51,115,900	71% 72% 100% 57% 71%	33,009,970 2,804,110 663,342 - 36,477,422	43,730,100 3,717,200 663,400 62,800	75% 75% 100% 0% 76%
Total Others	30,547,424	51,115,900	71%	30,477,422	48,173,500	76%
TOTAL EXPENSES	99,548,489	201,157,900	49%	98,910,382	191,709,700	52%

ROCKY VIEW COUNTY CAPITAL EXPENDITURES INCURRED TO DATE As of September 30, 2019

	Budget	Actual	Budget Remaining
Information Technology	122,000	116,927	5,073
Fire Services and Emergency Management	686,900	190,043	496,857
Planning and Development	2,670,400	724,099	1,946,301
Agricultural and Environmental Services	-	32,068	(32,068)
Capital Project Management	56,661,600	10,089,043	46,572,557
Utility Services	-	108,264	(108,264)
Transportation Services	7,860,200	952,565	6,907,635
Operational Services	3,774,800	1,406,482	2,368,318
Total Capital Expenditures Incurred to Date	\$ 71,775,900	\$ 13,619,490	\$ 58,156,410

ROCKY VIEW COUNTY BALANCE SHEET As of September 30, 2019

	September 2019	September 2018	September 2019/2018 YOY Variance
ASSETS			
Current Assets			
Cash	15,944,923	(270,895)	16,215,818
Investments	140,005,068	131,209,332	8,795,736
Accounts Receivables	15,670,016	15,370,150	299,866
Inventories	1,071,554	1,465,209	(393,655)
Other	106,157	16,250	89,907
	172,797,718	147,790,046	25,007,672
	222 722	507.000	05.000
Trust Funds - Invested	602,762	507,396	95,366
Recoverable Receivable	887,594	1,033,893	(146,299)
Fixed Assets	636,760,456	600,833,613	35,926,843
-	638,250,812	602,374,902	35,875,910
TOTAL ASSETS	\$811,048,530	\$750,164,948	\$60,883,582
TOTAL ASSETS	φ011,0 4 0,330	\$150,104,540	400,003,302
LIABILITIES Current Liabilities			
Accounts Payable	2,409,007	4,492,992	(2,083,985)
Other Liabilities	47,789,912	54,657,984	(6,868,072)
L.	50,198,919	59,150,976	(8,952,057)
Lava Tama Daht			
Long Term Debt	51,811,783	53,114,981	(1,303,198)
Capital Debentures Operating Debentures	1,054,401	1,125,204	(70,803)
Operating Dependines	52,866,184	54,240,185	(1,374,001)
-	32,000,104	34,240,103	(1,374,001)
TOTAL LIABILITIES	\$103,065,103	\$113,391,161	(\$10,326,058)
FOULTY			
EQUITY	04 044 440	C7 700 F70	10.514.040
Reserves	81,314,419	67,799,570	13,514,849
Equity in Fixed Assets	584,496,866	547,252,320	37,244,546
Clearing	(141,791)	(107,907) (26,308,710)	(33,884)
Net Capital Surplus (Deficit) Net Operating Surplus (Deficit)	(18,888,395) 61,202,328	48,138,514	7,420,315 13,063,814
Net Operating Surplus (Delicit)	01,202,320	40,130,314	13,003,014
TOTAL EQUITY	\$707,983,427	\$636,773,787	\$71,209,640
TOTAL LIABILITIES & EQUITY	\$811,048,530	\$750,164,948	\$60,883,582

NOTE: Other Liabilities contain Unearned Revenue, Refund Deposits Developments, and other Miscellaneous Liabilities.

ROCKY VIEW COUNTY INVESTMENT SUMMARY As of September 30, 2019

AUTHODIZED DANK	BANK ACCOUNT	AMOUNT INVESTED	INTEREST RATE	MATURITY DATE	AMOUNT
AUTHORIZED BANK	BANK ACCOUNT	INVESTED	KAIE	DATE	RETURN
General Investment					
Alberta Municipal Finance Corp		260			
United Farmers of Alberta		3,057			
Calgary CO-OP		1,750			
Bank of Montreal	General	6,000,000	2.36%	7-Oct-2019	34,527
Canadian Western Bank	General	8,000,000	2.45%	8-Nov-2019	64,438
Bank of Montreal	General	13,000,000	2.46%	6-Dec-2019	130,548
Bank of Montreal	General	12,000,000	2.49%	30-Dec-2019	141,623
Bank of Montreal	General	4,000,000	2.49%	6-Jan-2020	49,118
Bank of Montreal	General	3,000,000	2.51%	7-Feb-2020	43,736
Bank of Montreal	General	5,000,000	2.52%	9-Mar-2020	83,885
Bank of Montreal	General	12,000,000	2.52%	30-Mar-2020	218,722
Bank of Montreal	General	2,000,000	2.54%	9-Apr-2020	38,135
Bank of Montreal	General	5,000,000	2.54%	8-May-2020	105,427
Bank of Montreal	General	5,000,000	2.55%	8-Jun-2020	116,671
Connect First Credit Union	General	12,000,000	2.57%	29-Jun-2020	299,106
Connect First Credit Union	General	33,000,001	2.55%	6-Jul-2020	832,278
Connect First Credit Union	General	2,000,000	2.55%	6-Jul-2020	50,441
Connect First Credit Union	General	2,000,000	2.55%	6-Jul-2020	50,441
Connect First Credit Union	General	2,000,000	2.55%	6-Jul-2020	50,441
Connect First Credit Union	General	2,000,000	2.55%	6-Jul-2020	50,441
Connect First Credit Union	General	2,000,000	2.55%	6-Jul-2020	50,441
	Sub-Total	130,005,068		Sub-Total _	2,410,421
Public Reserve					
Bank of Montreal	Public Reserve	4,000,000	2.36%	9-Oct-2019	23,535
Connect First Credit Union	Public Reserve	6,000,000	2.55%	6-Jul-2020	151,323
	Sub-Total	10,000,000		Sub-Total _	174,859
		,,		_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Non-Trust Funds	Total	140,005,068			
Trust Funds - Invested Servus Credit Union	Perpetual Care	602,762	2.30%	20-Dec-2019	5,393
	Total Investment	\$ 140 607 830			

Total Investment \$ 140,607,830

ROCKY VIEW COUNTY DEBT SUMMARY As of September 30, 2019

			Debenture Balance YTD	Principal Payments YTD	Interest Payments YTD	Debt Services YTD
Capital	Fire Trucks Fire Station Water Waste Water Lease	TOTAL Capital	702,350 238,528 16,004,464 34,866,441 	54,973 236,592 123,630 - 36,307 451,502	13,673 3,548 371,245 964,893 501 1,353,860	68,646 240,140 494,875 964,893 36,808 1,805,362
Operating	Local Improvement Recoverable*	TOTAL Operating	909,941 144,460 1,054,401	26,937 106,004 132,941	20,675	47,612 106,004 153,616
TOTAL Capital & Operating		\$ 52,866,184	\$ 584,443	\$ 1,374,535	\$ 1,958,978	

*recoverable from Community Groups

ROCKY VIEW COUNTY RESERVES SUMMARY As of September 30, 2019

	2019 BEGINNING			2019 YTD
DESCRIPTION	BALANCE	ADDITIONS	REDUCTIONS	BALANCE
Facility Reserve	10,000	_	-	10,000
Election Reserve	39,315	-	-	39,315
Census Reserve	3,558	-	-	3,558
RVC Library Reserve	391,583	-	-	391,583
Fire Services Reserve	182,372	-	_	182,372
Burnco Financial Agreement Reserve	256,822	-		256,822
Public Works Equipment Reserve	4,450,677	-	=	4,450,677
Transportation Offsite Levy	24,836,522	-	-	24,836,522
Community Aggregate Program (CAP)	1,246,848	-	×	1,246,848
East Balzac Water Reserve	174,675	-	-	174,675
East Rocky View Utilities Reserve	173,493	=	·	173,493
Elbow Valley / Pinebrook Capital Reserve	515,835	-	-	515,835
Langdon Waste/Recycling Carts Reserve	48,294	-	-	48,294
Regional Transportation Network Reserve	68,263	-	-	68,263
Public Reserve	16,136,680	480,033	332,518	16,284,195
Voluntary Recreation Contribution	836,737	-	; -	836,737
Municipal Tax Stabilization Reserve	29,328,989	-	-	29,328,989
Operating Carry Over Reserve	2,074,643	= ,	2,074,643	-
Stormwater Offsite Levy Reserve	1,320,146	· -		1,320,146
Stormwater Mitigation Measures Reserve	1,146,095			1,146,095
TOTAL RESERVES	\$83,241,546	\$480,033	\$2,407,161	\$81,314,419



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 3

TIME: Morning Appointment

FILE: 04606165 **APPLICATION**: PL20190067

SUBJECT: Redesignation Item: Site-Specific Amendment to DC-13

POLICY DIRECTION:

The application was evaluated against the policies of 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).

EXECUTIVE SUMMARY:

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. Council granted first reading of the Bylaw on October 8, 2019.

The following is a summary of the application assessment:

- The amendments are consistent with the purpose and intent of DC-13;
- The amendments are consistent with the provisions for development within the Elbow Valley ASP; and
- All other technical matters required at this stage of the application process are satisfactory.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: May 29, 2019 **DATE DEEMED COMPLETE:** May 29, 2019

PROPOSAL: A site-specific amendment to Direct Control District 13 for

Unit 122, Plan 9813459, to allow for a setback relaxation

to a deck.

LEGAL DESCRIPTION: SW-06-24-02-W05M

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

EXISTING LAND USE DESIGNATION: DC-13

PROPOSED LAND USE DESIGNATION: DC-13 (amended)

Lisa Mrozek and Bianca Duncan, Planning and Development Services

¹ Administration Resources



GROSS AREA: ± 0.40 acres

SOILS (C.L.I. from A.R.C.): Class 3C –Moderate limitations due to climate related

factors.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 533 adjacent landowners, to which no letters in support or opposition were received. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

No relevant development history.

POLICY ANALYSIS:

Interim Growth Plan

The Interim Growth Plan requires residential development to be planned for through a statutory plan. This application is consistent with the intent of the applicable statutory plan.

City of Calgary / Rocky View County Intermunicipal Development Plan

The subject lands fall within the Intermunicipal Development Plan (IDP) with the City of Calgary in an identified Rocky View County growth corridor. Policy 8.1.2 of the IDP states that development within these areas should be done in accordance with statutory and local area plans. The application was evaluated in accordance with the provisions of the applicable statutory plan.

Municipal Development Plan

The County's Municipal Development Plan directs development within comprehensively planned areas. The Elbow Valley ASP provides for residential development and is the appropriate document to evaluate the proposed amendments.

Elbow Valley Area Structure Plan

The Elbow Valley ASP provides for residential development. This application is consistent with intent of the ASP.

Direct Control Bylaw 13

The purpose of DC-13 is to provide for residential development. The proposed amendment allows the existing residential development form to be brought into compliance with the Direct Control Bylaw.

CONCLUSION:

The application was reviewed based on applicable statutory policy and was found to be compliant.

OPTIONS:

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

Motion #2 THAT Bylaw C-7935-2019 be given third and final reading.

Option # 2: THAT application PL20190067 be refused



Respectfully submitted,

Concurrence,

"Theresa Cochran"	"Al Hoggan"
Director	Chief Administrative Officer

Executive Director Community Development Services

LM/IIt

APPENDICES:

APPENDIX 'A': Application Referrals APPENDIX 'B': Bylaw C-7935-2019 & Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D": Direct Control Bylaw 13 - Redline Version



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
School Authority	
Rocky View Schools	No objections.
Calgary Catholic School District	No objections.
Province of Alberta	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Transportation	Alberta Transportation has no concerns or requirements with respect to this proposal, which is greater than 1600 metres from a provincial highway.
Alberta Energy Regulator	No comments received.
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. We do not have any concerns with the information as provided.
Public Utility	
ATCO Gas	No objection to the proposed.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No objection to the proposal and no easement is required by FortisAlberta at this time.
Telus Communications	No objections to the above mentioned circulation.
TransAlta Utilities Ltd.	No comments received.
Other External Agencies	
EnCana Corporation	No comments received.
City of Calgary	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.



AGENCY	COMMENTS	
Rocky View County Boards and Committees		
ASB Farm Members	No comments received.	
Recreation Board	As Municipal Reserves are not required for this application but will be considered at the Subdivision stage, the Rocky View West Recreation Board provided no comments at the moment.	
Internal Departments		
Recreation, Parks and Community Support	The Parks office of the Recreation, Parks and Community Support department has no concerns with this redesignation application as County sanctioned parks, open space, or active transportation networks are not affected.	
Development Authority	No comments received.	
Agriculture & Environment Services	No comments received.	
GIS Solutions	No comments received.	
Building Services	No comments received.	
Fire Services & Emergency Management	No comments at this time.	
Development Compliance	Development Compliance has no recommendations or concerns regarding this application at this time.	
Planning and Development	General	
Services - Engineering	 The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. 	
	Geotechnical - Section 300.0 requirements:	
	Engineering has no requirements at this time.	
	Transportation - Section 400.0 requirements:	
	 Engineering has no requirements at this time. 	
	 The lot is accessible via road approach off of Reflection Cove. 	
	Sanitary/Waste Water - Section 500.0 requirements:	
	 Engineering has no requirements at this time. 	



AGENCY	COMMENTS			
	Water Supply And Waterworks - Section 600.0 & 800.0 requirements:			
	 Engineering has no requirements at this time. 			
	Storm Water Management – Section 700.0 requirements:			
	 Engineering has no requirements at this time. 			
	 The proposed development is not expected to impact existing drainage conditions since the proposed development is located within an already developed area. 			
	Environmental – Section 900.0 requirements:			
	 Engineering has no requirements at this time. 			
	 The proposed development is not expected to impact any wetlands or valuable environmental components since the proposed development is located within an already developed area. 			
Maintenance Services	No comments received.			
Utility Services	No concerns.			
Capital Project Management	No concerns.			
Transportation	No comments received.			
Solid Waste & Recycling	No comments received.			

Circulation date: July 5, 2019 – July 26, 2019



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*.

File: 04606165 / PL20190067 8th day of READ A FIRST TIME IN COUNCIL this October, 2019 PUBLIC HEARING WAS HELD IN COUNCIL this , 20XX day of READ A SECOND TIME IN COUNCIL this day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

Division: 3

SCHEDULE 'A'

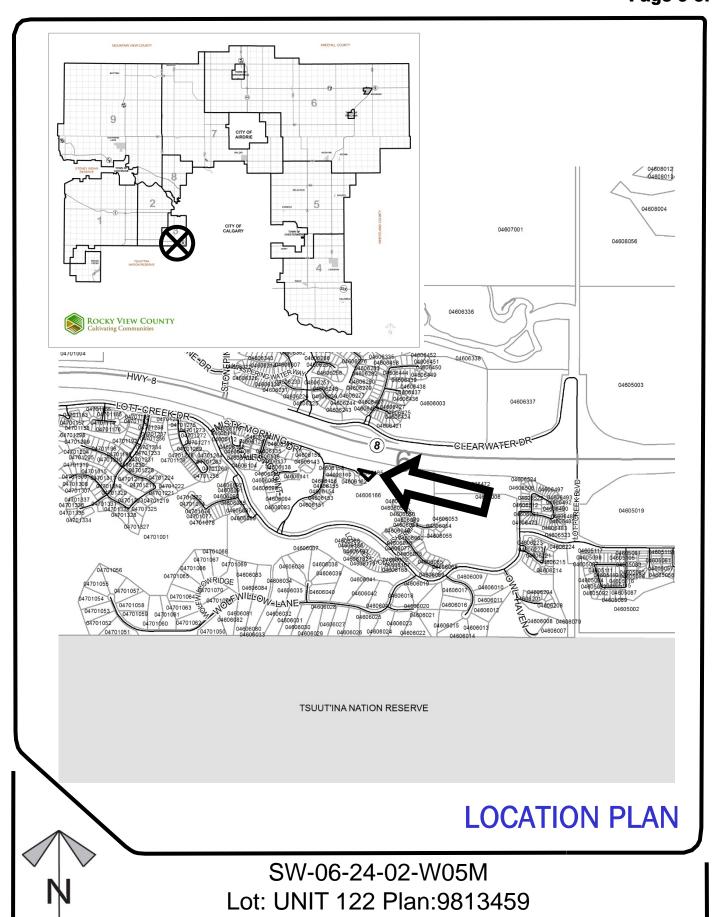
FORMING PART OF BYLAW C-7935-2019

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.

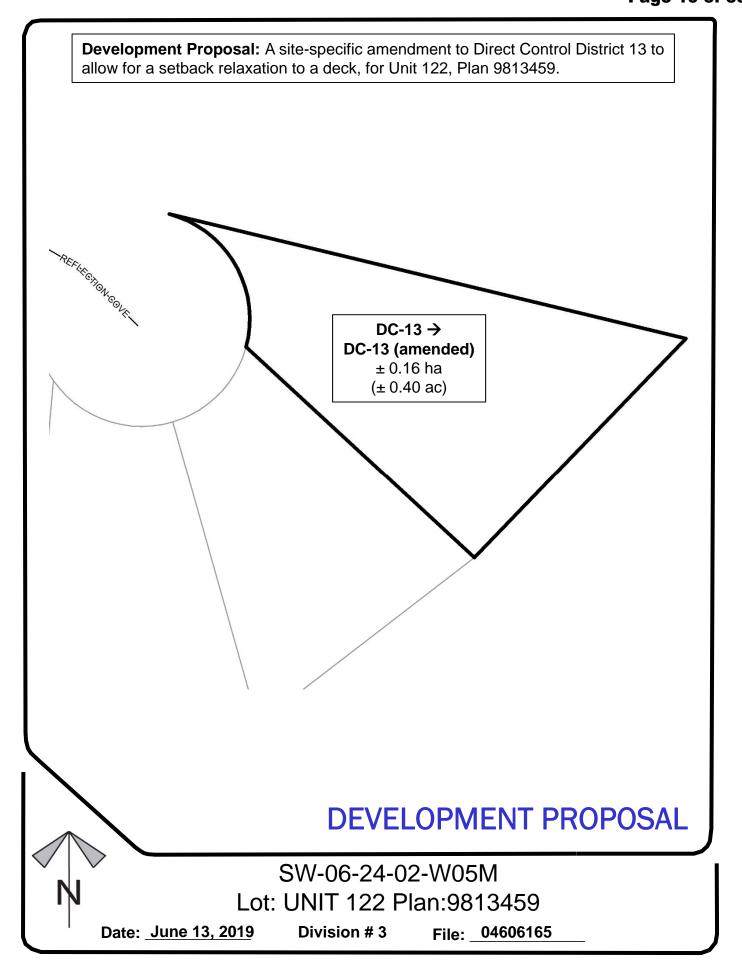
Amendment #2: Minor administrative amendments for formatting and numbering.

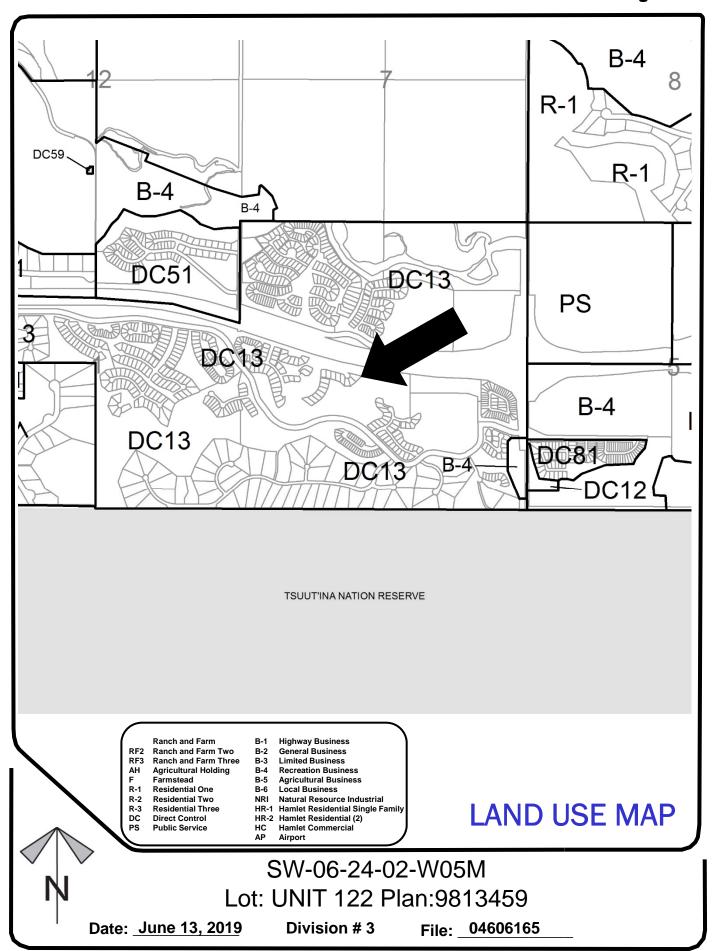


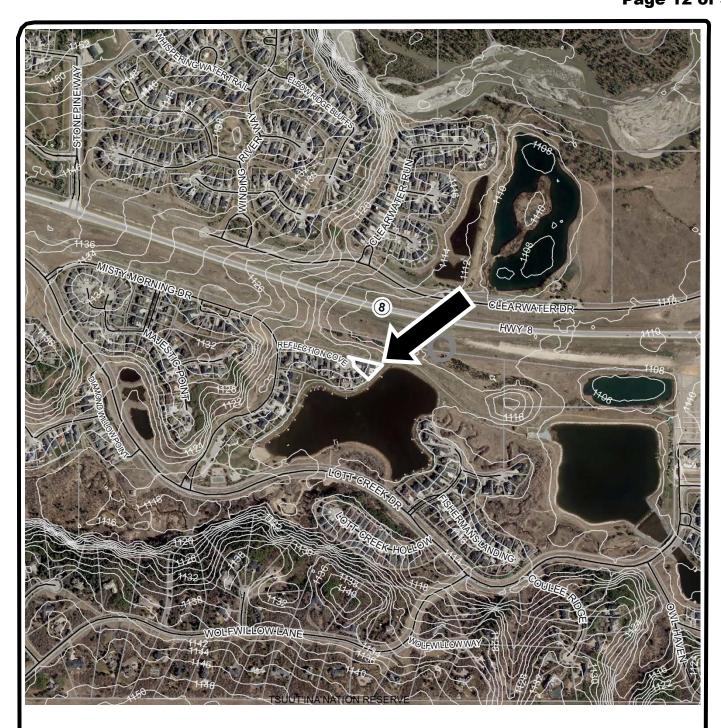
Division # 3

Date: June 13, 2019

File: 04606165







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.

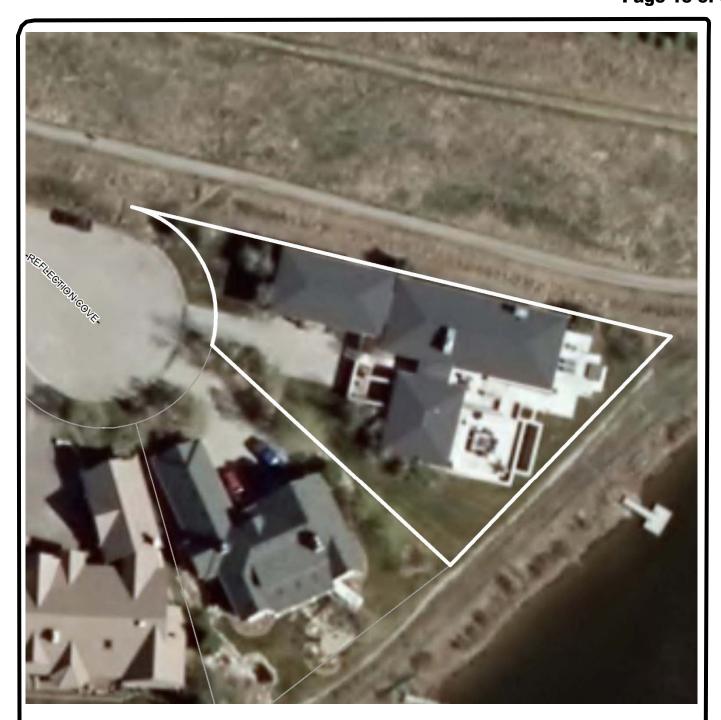
TOPOGRAPHY

Contour Interval 2 M

SW-06-24-02-W05M

Lot: UNIT 122 Plan:9813459

Date: <u>June 13, 2019</u> Division # 3 File: <u>04606165</u>



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

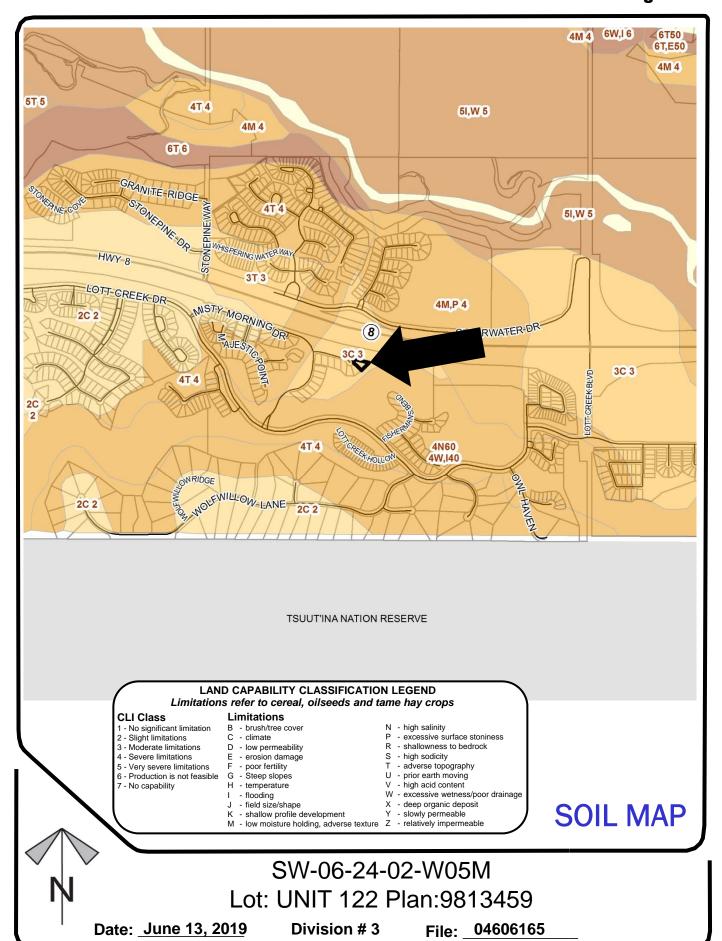
AIR PHOTO

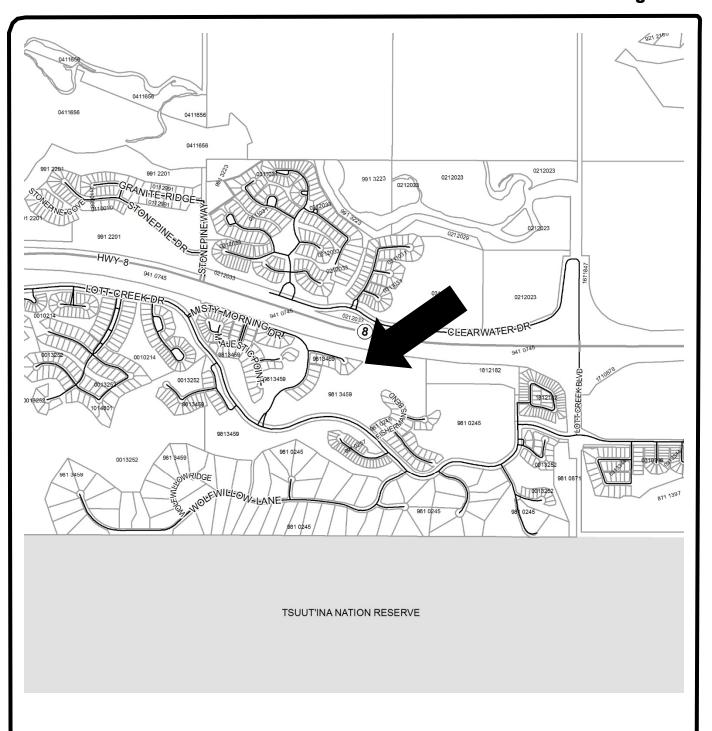
Spring 2018

SW-06-24-02-W05M

Lot: UNIT 122 Plan:9813459

Date: <u>June 13, 2019</u> Division # 3 File: 04606165





Legend - Plan numbers

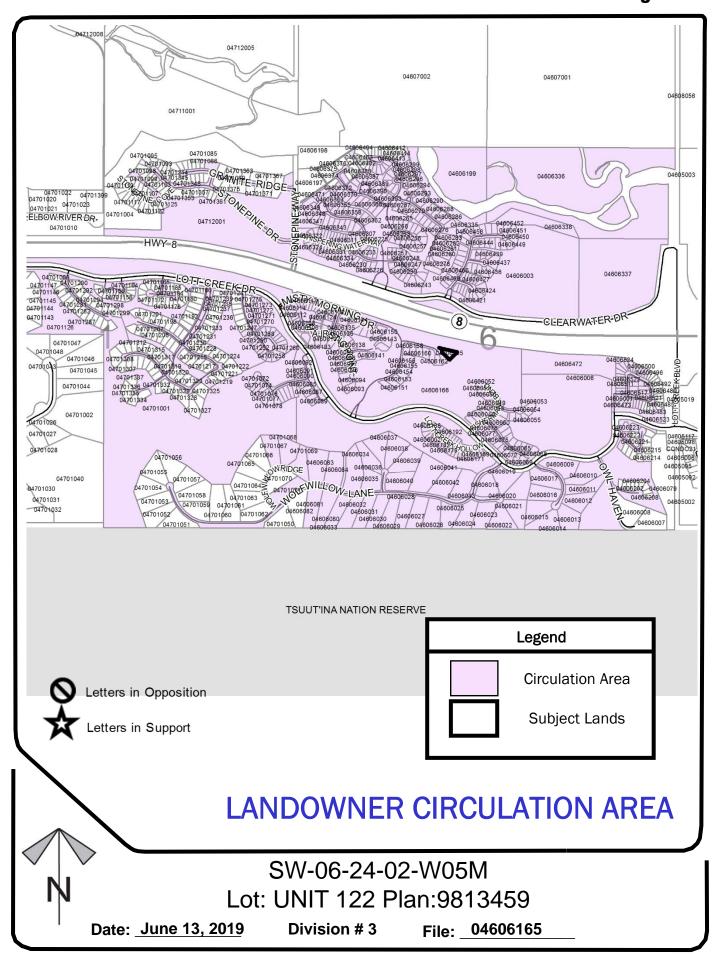
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP

SW-06-24-02-W05M

Lot: UNIT 122 Plan:9813459

Date: <u>June 13, 2019</u> Division # 3 File: 04606165





ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval	
C-4763-97	Original DC Bylaw	June 17, 1997	
C-5052-99	Replace Schedule "A" and insert/amend/delete certain Sections	May 4, 1999	
C-5335-01	Replace Schedule "A" and insert/amend certain Sections.	April 10, 2001	
C-5879-04	Also known as DC-92, replace Schedule "A" Delete Section 4 $\&5.$	March 9, 2004	
C-6694-08	Insert text in section 2.6.0 and 9.0.0	October 28, 2008	
C-6846-09	Insert site specific private swimming pool as a Permitted Use.	November 3, 2009	
C-6896-10	Add a provision to Section 2.9.2 - b) - minimum setbacks	April 13, 2010	
C-7060-11	Add a provision to Section 2.9.2 - c) - minimum setbacks	June 14, 2011	
C-7194-12	Add a provision to Section 2.2.6	October 30, 2012	
C-7476-2015	Amend Section 1.16.0 and 7.3.11	June 14, 2016	
C-7631-2016	Add a provision to Section 2.6.7 and amend Section 9.14.0	February 28, 2017	
C-7935-2019	Add a provision to Section 2.9.2 - d) - minimum setbacks	INSERT DATE (OF



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

DC-13

DIRECT CONTROL BYLAW REGULATIONS

1.0.0 GENERAL REQUIREMENTS

- 1.1.0 The General Land Use Regulations as contained in Section 8 of the Land Use Bylaw do not apply except where specifically noted in this bylaw.
- 1.2.0 Except where it is specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those uses that are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 1.0.0 and 8.0.0 of this Bylaw are completed in form and substance satisfactory to the Municipality.
- 1.3.0 For the purposes of this Bylaw the Lands shall be notionally divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule "A" attached to and forming part of this bylaw, except as otherwise approved by Council.
- 1.4.0 The size and shape of each Development Cell is approximate, but shall generally comply with Bylaw C-4762-97 (Elbow Valley Area Structure Plan) and will be more precisely determined by a Tentative Plan in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.5.0 All Residential Development Cells shall consist exclusively of Developable Land as determined by Council in its sole and unfettered discretion.
- 1.6.0 No development shall take place within the area shown as Floodway of the Elbow River or Lott Creek as shown in Bylaw C-4762-97 (Elbow Valley ASP), except for:
 - (a) roads and bridges;
 - (b) flood or erosion protection measures or devices;
 - (c) pathways that are constructed level with the existing natural grades; and
 - (d) recreation facilities provided there are no buildings, structures, or other obstructions to flow in the floodway (excepting water control apparatus or structures).
- 1.7.0 That all buildings or additions constructed within the lands shown as:
 - (a) Flood Fringe in Bylaw C-4762-97 (Elbow Valley ASP) shall be placed on compacted fill that is 0.6 meters above the 1:100 flood elevation as shown in AGRA Elbow River Flood M.D. of Rocky View Flood Risk Mapping Study of February 9, 1996, Drawing 1444-106 Map as revised March 1997, as amended by Flood Risk Management Map No. 96029-F01, dated December, 1998, and shown on Map No. 6 and No. 6a of the Elbow Valley Area Structure Plan (bylaw C-4762-97), as amended.
 - (b) That all development within the Floodway as shown in Bylaw C-4762-97 (Elbow Valley ASP) shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels or water flow velocity upstream and downstream of the site.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- (c) That all development within the Floodway and Flood Fringe as shown in Bylaw C-4762-97 (Elbow Valley ASP) is discretionary.
- 1.8.0 The use of any portion of the Lands for private man-made ponds or lakes shall only be permitted if their design and construction is in accordance with plans and specifications prepared by a qualified professional to the satisfaction of the municipality and Alberta Environmental Protection.
- 1.9.0 In addition to the "Permitted Uses" contemplated by Section 2 of this Bylaw, the following shall be discretionary uses in all Development Cells subject to the approval by Council of a Development Permit, and pursuant to Bylaw C-4762-97:
 - 1.9.1 roads necessary for access; and
 - 1.9.2 utility distribution and collection systems necessary to service the Development.
- 1.10.0 For the purposes of this Bylaw the following shall apply to Residential Development Cells:
 - 1.10.1 Section 8.6.0 of Land Use Bylaw C-1725-84 shall apply to the siting of accessory buildings on the Lands provided that no accessory building shall exceed 5 metres (16.40 feet) in height or 69.7 metres (750 square feet) in area;
 - 1.10.2 Section 8.7.3 of Land Use Bylaw C-1725-84 shall apply to the height of any fences on the Lands;
 - 1.10.3 Section 8.15.1 of Land Use Bylaw C-1725-84 shall apply to the owner(s) of any interest in the Lands;
 - 1.10.4 Section 8.4.0 of Land Use Bylaw C-1725-84 shall apply to the height of all buildings on the Lands.
- 1.11.0 No subdivision shall be approved and no Development Permit shall be issued for the lands until a historical resources impact assessment prepared by the Developer has been submitted and is satisfactory in both form and substance to each of Council and Alberta Community Development.
- 1.12.0 No subdivision linen shall be endorsed and no Development Permit shall be issued for the lands until the Municipality and the Developer have executed a Development Agreement(s) (the "Development Agreement") where required, in form and substance satisfactory to Council or the Development Officer in its or his/her own sole and unfettered discretion.
- 1.13.0 Council may, through the Development Agreement(s) required by this Bylaw, specify any development regulation, criteria or condition necessary to ensure all Subdivision and Development on the Lands conform to the development proposals and representations upon which this Bylaw is based, as determined by and to the satisfaction of the Council in its sole and unfettered discretion.
- 1.14.0 No use shall be made of all or any portion of the Lands for Development without and until a Hydrogeological Study prepared by the Developer that establishes existing groundwater chemistry, the rate and direction of groundwater flow, a long term plan for groundwater monitoring, a chemical management plan for fertilizers, herbicides, pesticides and irrigation and the facilities that will be provided by the Developer to implement the monitoring program and chemical management plan,



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

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has been submitted and is satisfactory in both form and substance to each of Council and Alberta Environmental Protection.

- 1.15.0 There shall be not more than 1 dwelling unit per condominium lot.
- 1.16.0 Notwithstanding anything to the contrary in this Bylaw and particularly sections 2.3.1; 2.8.1; 7.4.10, there is an overall maximum of 750 total aggregate dwelling units permitted within the lands.

2.0.0 RESIDENTIAL DEVELOPMENT CELLS

The purpose and intent of the Residential Development Cells is to provide for the use of portions of the Lands for residential development.

2.1.0 RESIDENTIAL DEVELOPMENT CELLS 1 AND 5

2.2.0 Permitted Uses

- 2.2.1 dwellings, single detached
- 2.2.2 accessory buildings
- 2.2.3 fences
- 2.2.4 trails and open space
- 2.2.5 home-based business type 1
- 2.2.6 private swimming pool on the lands described, at the time of the passage of this Bylaw:
 - (a) Unit 6, Plan 9810245,
 - (b) Unit 112, Plan 0311031.

2.3.0 Minimum and Maximum Requirements

- 2.3.1 maximum number of dwelling units:
 - (a) Cell 1 30 units,
 - (b) Cell 5 70 units.
- 2.3.2 maximum area:
 - (a) Cell 1 14.2 ha (35.09 ac.),
 - (b) Cell 5 60.7 ha (149.99 ac.).
- 2.3.3 minimum titled area of lots: 4,046 m² (43,552.21 sq.ft.)
- 2.3.4 minimum average lot width: 30.0 m (98.42 ft.)



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 2.3.5 minimum habitable floor area (principal building): 140 m² (1507.00 sq.ft.)
- 2.3.6 maximum building height (principal building): 10.67 m (35.01 ft.)
- 2.3.7 minimum parking spaces: 2 per dwelling unit
- 2.4.0 <u>Building Setbacks (principal building)</u>
 - 2.4.1 minimum side yard 1.5 m (4.92 ft.)
 - 2.4.2 minimum front yard/rear yard 6 m (19.68 ft.)
- 2.5.0 RESIDENTIAL DEVELOPMENT CELLS 2, 3 AND 4
- 2.6.0 Permitted Uses
 - 2.6.1 dwelling, single detached (where all of the parcel is out of the flood fringe)
 - 2.6.2 dwellings, semi-detached (where all of the parcel is out of the flood fringe)
 - 2.6.3 accessory buildings
 - 2.6.4 fences
 - 2.6.5 trails and open space
 - 2.6.6 home-based business type 1
 - 2.6.7 Private swimming pool on the lands described, at the time of passage of this Bylaw:
 - (a) Unit 64, Plan 0013252 within SE 1-24-3-W5M
 - (b) Unit 62, Plan 0013252 within SE 1-24-3-W5M
- 2.7.0 Discretionary Uses
 - 2.7.1 dwelling, single detached (where any portion of the parcel is in the Flood Fringe)
 - 2.7.2 dwellings, semi-detached (where any portion of the parcel is in the Flood Fringe)
- 2.8.0 Minimum and Maximum Requirements
 - 2.8.1 maximum number of dwelling units:
 - (a) Cell 2 280 units
 - (b) Cell 3 290 units
 - (c) Cell 4 90 units



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 2.8.2 maximum area:
 - (a) Cell 2 50.5 ha (124.78 ac.)
 - (b) Cell 3 32.5 ha (80.31 ac.)
 - (c) Cell 4 10.5 ha (25.95 ac.)
- 2.8.3 maximum number of dwelling units in a multi-unit building: 2
- 2.8.4 minimum lot area for single detached dwellings on a condominium lot: 464 m² (4,994.62 sq.ft.)
- 2.8.5 minimum lot area for a semi-detached dwelling on a condominium lot: 362.3 m² (3,899.89 sq. ft.)
- 2.8.6 minimum lot width for single detached dwellings: 13.72 m (45 ft.)
- 2.8.7 minimum lot width for dwelling units part of a semi-detached building: 11 m (36.09 ft.)
- 2.8.8 minimum habitable floor area (dwelling in a semi-detached building): 112 m² (1205.60 sq.ft.)
- 2.8.9 minimum habitable floor area (single detached dwelling): 140 m² (1507 sq.ft.)
- 2.8.10 maximum building height (principal building): 10.67 m (35.01 ft.)
- 2.8.11 minimum parking spaces: 2 per dwelling unit
- 2.9.0 <u>Minimum Building Setbacks (principal buildings)</u>
 - 2.9.1 minimum side yard 1.5 m (4.92 ft).
 - 2.9.2 minimum front/rear yard 6 m (19.68 ft.)
 - (a) notwithstanding section 2.9.2, Unit 44, Plan 0212033 within NW-02-24-02-W5M is permitted a front yard setback to be a minimum of 5.67m, in order to allow the existing dwelling to remain.
 - (b) notwithstanding section 2.9.2, Unit 16, Plan 0311031 within NW-06-24-02-W5M is permitted a front yard setback to be a minimum of 5.87m, in order to allow the existing dwelling to remain.
 - (c) notwithstanding section 2.9.2, Unit 34, Plan 0010214 within NE-01-24-03-W5M is permitted to have decks extending to a maximum of 2.16m into the required rear yard in order to allow the existing deck to remain.
 - (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.



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2.9.3 no minimum where a fire separation is built on a bareland condominium property line which separates units within a semi-detached building

2.10.0 Outline Plan

Each Tentative Plan for the development of a portion of a Residential Development Cell shall be accompanied by an outline plan for the entire Residential Development Cell in order to illustrate the context of the Tentative Plan with approved plans and any future plans for the remainder of the Residential Development Cell.

2.11.0 Special Fill Guidelines

Notwithstanding Sections 1.6.0 and 1.7.0 the filling of any area within Residential Development Cell 3 that requires erosion control and/or flood-proofing measures, shall occur only within Residential Development Cell 3 and shall not be allowed in areas identified as Floodway or Flood-fringe as shown on Maps 6 and 6A contained within the Elbow Valley Area Structure Plan, as amended.

3.0.0 RECREATIONAL DEVELOPMENT CELL

The purpose and intent of the Recreational Development Cell is to provide for the use of a certain portion of the Lands for recreational development subject to the approval of Council.

3.1.0 RECREATIONAL DEVELOPMENT CELL 6

3.2.0 <u>Discretionary Uses</u>

- 3.2.1 accessory buildings
- 3.2.2 private clubhouse/community centre
- 3.2.3 signs identification
- 3.2.4 nature interpretive area and associated facilities
- 3.2.5 private recreational lake area and associated facilities
- 3.2.6 trails and open space

3.3.0 Minimum Building Setbacks - all buildings

3.3.1 Front/side/rear yard - minimum 60 m (196.84 ft.) from any primary or secondary highway, 30 m (98.42 ft.) from any municipal road and 6 m (19.68 ft.) in all other cases.

3.4.0 Minimum Lake Area

- 3.4.1 Minimum number of required lakes 2
- 3.4.2 Minimum area of each required lake 15 acres

6.0.0 RESIDENTIAL BALANCE DEVELOPMENT CELL



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The purpose and intent of the Residential Balance Development Cell is to provide for the park and open space development, where Council issues the Development Permit(s).

6.1.0 RESIDENTIAL BALANCE DEVELOPMENT CELL 9

6.2.0 <u>Discretionary Uses</u>

- 6.2.1 roads
- 6.2.2 walking paths or trails
- 6.2.3 private lakes
- 6.2.4 parks/pastures
- 6.2.5 signs identification

6.3.0 Special Requirements

- 6.3.1 The removal of trees or disturbance of the site is prohibited except where necessary to permit the installation of uses listed under 6.2.0 above.
- 6.3.2 Extensive agricultural pursuits, with the maximum number of cattle and/or horses not exceeding 1 animal per 4 acres at any time, subject to a Development Permit to be issued by Council.

6.4.0 Minimum Lake Area

- 6.4.1 Minimum number of required lakes 1
- 6.4.2 Minimum area of required lake 5 acres

7.0.0 SPECIAL DEVELOPMENT AREA/SETTLEMENT CENTRE DEVELOPMENT CELL

The purpose and intent of Cell 10 is to provide for a Special Development Area, subject to Development Permit(s) being issued by Council.

7.1.0 SPECIAL DEVELOPMENT AREA/SETTLEMENT CENTRE DEVELOPMENT CELL 10

7.2.0 <u>Discretionary Uses</u>

7.2.1 Conference/recreation settlement centre including but not limited to the following features: conference facilities, lodging facilities, meeting and banquet, food and beverage, recreation, maintenance, administration and parking facilities.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 7.2.2 Commercial uses, such as retail sales and services of recreation-related uses, such as, but not limited to specialty shops for golf, tennis and water-related activities.
- 7.2.3 Local commercial and institutional uses, intended to serve the Elbow Valley Residential Settlement, such as, but not limited to convenience grocery stores, gas station, mini-bank, post office, offices and business support facilities, spiritual and social facilities, public and quasi-public buildings, personal, medical, educational or daycare facilities.
- 7.2.4 Recreation Support, Clubhouse/Community Centre and uses accessory to the clubhouse/community centre.
- 7.2.5 Accessory buildings; fences; trails and open space.
- 7.2.6 dwelling, single detached
- 7.2.7 dwellings, semi-detached
- 7.2.8 home based business type 1
- 7.3.0 Minimum and Maximum Requirements
 - 7.3.1 maximum area of site: 12.1 ha (30.0 ac.)

Commercial Uses:

- 7.3.2 minimum number of parking spaces per 92.9 m² (1000 sq.ft.) of gross leasable space: 7
- 7.3.3 maximum 8,175 m^2 (88,000 sq.ft.) of commercial/retail/non-conference centre building space
- 7.3.4 maximum number of guest rooms in lodging facility: 200
- 7.3.5 minimum number of parking spaces per guest room in lodging facility: 1.5
- 7.3.6 maximum number of seats for food and beverage facilities: 300
- 7.3.7 maximum number of seats for meeting facilities: 400
- 7.3.8 maximum number of seats for banquet facilities: 440
- 7.3.9 maximum conference/settlement centre building size: 14,150 m² (152,300 sq.ft.)

Residential Uses:

- 7.3.10 maximum number of dwelling units: 50
- 7.3.11 Sections 2.8.3 to 2.8.11 inclusive and Sections 2.9.1 to 2.9.3 inclusive shall apply hereto.
- 7.4.0 Minimum Building Setbacks Commercial Uses



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 7.4.1 Front/side/rear yard minimum 60 m (196.84 ft.) from any primary or secondary highway, 30 m (98.42 ft.) from any municipal road and 6 m (19.68 ft.) in all other cases
- 7.5.0 Special Requirements
- 7.5.1 Notwithstanding section 9.8.0, all buildings or structures within this cell shall require a development permit, to be issued by Council.
- 7.5.2 Approval of this bylaw does not constitute or in any way imply approval of a development permit for any buildings or structures within this (or any) cell. Comprehensive site plans shall be submitted and be subject to Council's approval as part of a development permit(s) application(s) and prior to the approval of any plan of subdivision for this Cell 10 pursuant to Bylaw C-4762-97 (Elbow Valley ASP).

8.0.0 UTILITY DEVELOPMENT CELLS

The purpose and intent of the Utility Development Cells is to provide for the subdivision and development of two utility lots, one of which is intended to accommodate a well pump house, and the other to accommodate a water reservoir, treatment and distribution facility.

- 8.1.0 <u>UTILITY DEVELOPMENT CELL 11</u>
- 8.2.0 Discretionary Uses
 - 8.2.1 water well pump house
 - 8.2.2 access driveways and utility distribution and collection systems necessary to service the development
- 8.3.0 Maximum requirements
 - 8.3.1 number of pump houses 1
 - 8.3.2 parcel size 10.10 ha (25 acres)
 - 8.3.3 pump house size 37.16 m² (400 ft²)
 - 8.3.4 number of parcels 1
 - 8.3.5 building height 5.5 metres (18 feet)
- 8.4.0 <u>Minimum requirements</u>
 - 8.4.1 front, side and rear yard setback 30 metres (98.4 feet)
- 8.5.0 UTILITY DEVELOPMENT CELL 12
- 8.6.0 Discretionary Uses
 - 8.6.1 water reservoir, treatment and distribution building.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 8.6.2 access driveways and utility distribution and collection systems necessary to service the development.
- 8.6.3 parking in accordance with the Land use Bylaw.
- 8.6.4 office uses ancillary and subordinate to the uses listed in section 8.6.1 of this bylaw.

8.7.0 <u>Maximum requirements</u>

- 8.7.1 number of water reservoir, treatment and distribution buildings 1
- 8.7.2 parcel size 1.151 ha (2.84 acres)
- 8.7.3 water reservoir, treatment and distribution building size 295 m² (3,175.4 ft²)
- 8.7.4 number of parcels 1
- 8.7.5 building height 5.0 metres (16.4 feet)

8.8.0 Minimum requirements

8.8.1 front, side and rear yard setbacks - 15 metres (49.2 feet)

8.9.0 Special Requirements

- 8.9.1 The removal of trees or disturbance of the land identified in Section 8.0.0 is prohibited except where necessary to permit the installation of uses listed under 8.2.0 and 8.5.0 above.
- 8.9.2 Agriculture, General, with no buildings allowed, and the maximum number of cattle and/or horses not exceeding 1 animal per 4 acre at any time in Utility Development Cell 11 only, subject to a Development Permit to be issued by the Development Authority.
- 8.9.3 No Development Permit shall be issued for any of the uses listed in sections 8.2.0 and 8.6.0, nor shall any subdivision linen be endorsed by the municipality, until a stormwater management plan has been completed by a qualified professional engineer and approved by the municipality and Alberta Environmental Protection.
- 8.9.4 No Development Permit shall be issued for any of the uses listed in section 8.2.0 or 8.5.0, nor shall any subdivision linen be endorsed by the municipality, until direct developed road access to the parcels of land contemplated by section 8.0.0 of this bylaw are approved by the municipality and Alberta Transportation and Utilities and are developed or financially secured.
- 8.9.5 No Development Permit shall be issued for the use listed in section 8.2.1 of this bylaw, nor shall any subdivision linen be endorsed by the municipality, until a qualified professional engineer has certified that the building contemplated in section 8.2.1 of this bylaw will not affect or change the floodway or flood fringe limits of the Elbow River, and that such certification is approved by Alberta Environmental Protection and the municipality.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

DC-13

9.0.0 DEVELOPMENT

- 9.1.0 No development of the Lands for residential use shall be permitted, no Development Permits or Building Permits for residential use shall be issued by Council and/or the Development Officer and the endorsement of the final plan of subdivision of the Lands shall not occur until:
 - a) the Developer has prepared and submitted to Council a Construction Management Plan in form and substance satisfactory to Council.
 - b) the requirements of water supply and wastewater collection and disposal systems necessary to service the Lands or portions of it have been satisfied by the following:
 - the Developer has received from Council a Development Permit for a water supply and distribution system and for wastewater disposal to service the proposed subdivision and/or development, for a connection to the City of Calgary water supply system and sanitary sewer infrastructure and the Developer has submitted to Council agreement(s) for servicing satisfactory to the Council in its sole and unfettered discretion, with complete plans and specifications respecting the connection(s) thereto and the said connection(s) have been completed in accordance therewith, provided however, that the Municipality may, through Council, in its sole and unfettered discretion endorse the final plan of subdivision of the Lands or portions thereof (provided it is otherwise satisfactory) or the Council issue Development Permits for residential development if the Developer first enters into Development Agreement(s) contemplated by Section 1.13.0 hereto, and deposits with the Municipality a Letter(s) of Credit equivalent to the estimated total cost to complete the subject connections.
 - c) all necessary easements and rights-of-way related to the supply and distribution of power, water, gas and wastewater disposal have been approved by Council and registered concurrently with the final plan of subdivision by the Developer against title to the Lands or portions thereof.
 - d) an Elbow Valley Homeowner's Association has been legally established by the Developer and a restrictive covenant confirming that each owner of an interest in the Lands will be a member of the Homeowner's Association, and that said Homeowner's Association is responsible for all off-site and on-site sewer and water facilities and appurtenances thereto which restrictive covenant shall be in form and substance satisfactory to the Council, and the said restrictive covenant has been executed by the Developer and registered against title to the Lands prior to any registered financial encumbrances and registered concurrently with the plan of survey.
 - e) all Development Cells have been surveyed as required by Section 1.5.0 of this bylaw and the boundary of each Development Cell has been fenced with temporary snow fencing. Recreation lake area development and the development of the water distribution and wastewater, collection and disposal facilities may proceed at the discretion of Council, notwithstanding this provision.
 - f) the developer has first submitted to Council and received Council approval for development of the private recreational lakes as identified in Bylaw C-4762-97 (Elbow Valley ASP.), and the



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

Developer has received Council approval and entered into a Development Agreement as contemplated by Section 1.12.0 and 1.13.0 hereto, with respect to the development of the private recreational lake(s) area, as established and in accordance with the Elbow Valley Area Structure Plan, and has submitted to Council complete plans and specifications pertaining to the recreational lake(s) and the same have been substantially completed in accordance with those plans;

- g) Notwithstanding section 9.1.0 f), the development of up to 326 residential units may proceed, at the sole and unfettered discretion of Council, providing:
 - the developer has submitted to Council and received Council and Alberta Environmental Protection approval for a two-phase development of the private recreational lakes as established in Bylaw C-4762-97 (the Elbow Valley ASP), with the first phase to comprise at least one-half of the total recreational lake area (one complete lake), based on plans and specifications pertaining to the lake area;
 - the Developer has received Council and Alberta Environmental Protection approval and entered into a Development Agreement as contemplated by Section 1.12.0 and 1.13.0 hereto, with respect to the development of the first phase of the private recreational lake area, as established and in accordance with Bylaw C-4762-97 (Elbow Valley ASP) and has submitted to Council complete plans and specifications pertaining to the first phase of the recreational lake area and the same have been substantially completed in accordance with those plans; and,
 - 3) the provisions of Section 9.1.0 a), b), c), d), e), f) have been completed in form and substance satisfactory to the Council.
- 9.2.0 Wastewater treatment and disposal systems using septic tanks and attendant fields are not permitted within the Lands unless otherwise approved by Council.
- 9.3.0 Separate Development Permits and/or Development Agreements shall be required for each of the Development Cells or portions of them, and each Development Permit and/or Agreement shall provide that:
 - a) no stripping, excavation or construction on any of the Lands shall occur until appropriate Letter(s) of Credit acceptable in form and substance to the Council has been deposited with the Municipality.
 - b) no occupancy of any dwelling unit shall occur until the construction of all roads and utilities required to serve the Residential Development Cells or portions of them, have been completed to specifications satisfactory to the Municipality.
 - c) the development of the cells will be in accordance with a Building Scheme satisfactory to Council which has been prepared and submitted by the Developer to the Municipality and which includes, but is not limited to, proposed bareland condominium property lines, architectural guidelines, and Building Envelope boundaries which coincide with the relevant subdivision plans as approved by Council. This Scheme will be registered as a Restrictive Covenant against the Lands.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 9.4.0 All development upon the Lands shall be in accordance with all plans and specifications submitted as part of this Bylaw and all licenses, permits and approvals pertaining to the Lands, and shall be carried out generally in phases as contemplated by the "Residential Phasing Plan" contained in Bylaw C-4762-97 (Elbow Valley ASP).
- 9.5.0 Prior to any development that will alter natural storm drainage into the Elbow River or Lott Creek, the Developer shall prepare and submit a Storm Water Management Plan in form and substance satisfactory to Council and obtain the prior approval of Alberta Environmental Protection pursuant to Bylaw C-4762-97 (Elbow Valley ASP). Such plan shall also include reclamation details for the former pond and wastewater treatment site(s) north of Hwy #8 and west of 117 St. S.W.
- 9.6.0 Private roads shall be constructed in accordance with geometric design guidelines and standards submitted by the Developer to the satisfaction of the Municipality, and in accordance with Bylaw C-4762-97 (Elbow Valley Area Structure Plan).
- 9.7.0 All Letters of Credit referred to in this Bylaw shall be calculated in accordance with current Municipal Policy and the estimate upon which the amount is to be based shall be certified by a qualified professional(s) or as determined by Council in its sole and unfettered discretion.
- 9.8.0 Except for 7.5.1, notwithstanding anything to the contrary in this bylaw, development permits shall not be required for individual residential buildings unless they are to be located within the flood fringe of the Elbow River or Lott Creek as defined by Alberta Environmental Protection pursuant to 1.7.0. No Development Permits for residential construction of any kind, nor any buildings or structures shall be permitted anywhere in the floodway of the Elbow River or Lott Creek, as defined by Alberta Environmental Protection pursuant to 1.7.0 (excepting water control apparatus or structures).
- 9.9.0 Show homes may be considered by the Development Officer as a discretionary use on the lands for up to five residential dwelling units per Residential Development Cell prior to the endorsement of a plan of subdivision provided that conditional approval for subdivision has been granted by Council for that cell, and further, that no occupancy of the said show homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately useable by residents of said dwellings and the plan of subdivision has been registered.
- 9.10.0 A Development Permit may be issued by the Development Authority for the removal of surplus loam from the Lands to an off-site location provided that the Developer demonstrates that the loam is surplus to the site and that removal of the loam is required in accordance with an approved site grading plan.
- 9.11.0 A temporary sales/information centre may be considered by the Development Officer as a discretionary use on the lands, provided it is not located within the Floodway of the Elbow River or Lott Creek.
- 9.12.0 Notwithstanding anything to the contrary in this Bylaw, Council in its sole and unfettered discretion, may issue Development Permits:
 - a) for stripping and grading of land, provided that for any lands within the Floodway or Flood Fringe of the Elbow River and/or Lott Creek as defined in Bylaw C-4762-97, a permit and/or approvals have first been received from Alberta Environmental Protection; and



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- b) for recreational lake(s) construction provided that the provisions of 9.1.0 g) 1) and 1.8.0 of this Bylaw have been met.
- 9.13.0 Cantilever extensions into yards shall not exceed 0.6 m (2.0 ft.) and the cantilever that extends into the minimum side yard shall not exceed 30% of the length of the wall adjacent to the applicable yard. Decks shall not extend further than 2.0 m (6.6 ft.) into the required minimum side or rear yard and the resulting required minimum side or rear yard shall not be less than 1.2 m (3.9 ft.).
- 9.14.0 Draining of a private swimming pool to the existing sanitary sewer system is prohibited.

10.0.0 DEFINITIONS

- 10.1.0 **Area Structure Plan (ASP)** means the Elbow Valley Area Structure Plan, Bylaw C-4762-97, as amended.
- 10.2.0 **Building** includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway.
- 10.3.0 **Building Envelopes** means that portion of the Lands upon which construction of a Building is located or identified in plans submitted to Council by the Developer and which are in form and substance satisfactory to the Council.
- 10.4.0 **Clubhouse/Community Centre** means a building that is used solely by the community in the plan area for social and community gatherings and events.
- 10.5.0 **Construction Management Plan** means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust, site erosion, sedimentation control, noise control and traffic control.
- 10.6.0 **Developable Lands** means that portion of the Lands which is considered to be suitable for Development by the Council and the Development of which is not precluded by this Bylaw.
- 10.7.0 **Developer** means that party which owns or has a right to own all of the Lands excepting only any roadway plan therein.

10.8.0 **Development** - means:

- a) any excavation or stockpile and the creation of either of them, a Building or an addition to, or replacement, or repair of a Building and the construction of placing in, on, over or under land of any of them,
- b) a change of use of land or a Building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or Building, or
- c) a change in the intensity of use of land or a Building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or Building.



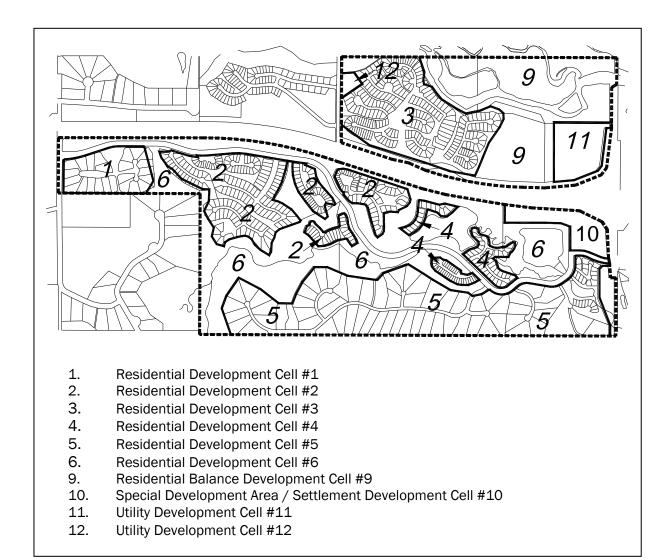
ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

- 10.9.0 **Development Agreement** is an agreement between the Developer and the Municipality specifying development regulations, criteria or conditions necessary to ensure all developments and subdivisions on the land conform to municipal approvals.
- 10.10.0 **Development Cells** means an area of land that may contain a number of uses as defined in this Bylaw and which are numerically identified in Schedule `A'.
- 10.11.0 **Letter of Credit** means an Unconditional, Irrevocable, Letter of Credit issued by a Canadian chartered bank at the request of the Developer naming the municipality as the sole beneficiary thereof.
- 10.12.0 Utilities means water treatment and distribution and wastewater collection, treatment and disposal facilities, gas, electricity, cable and telephone transmission lines and related facilities and relevant appurtenances necessary to service the development cells or portions thereof in the area covered by the Bylaw. For the purpose of this Bylaw, a system utilizing sewage holding tanks is not considered a utility.
- 10.13.0 **Residential Development Cells** means those Development Cells which shall be used exclusively for residential purposes and associated open space.
- 10.14.0 **Building Scheme** for the purpose of this Bylaw means a scheme to be registered against title of the Developable Land pursuant to a Restrictive Covenant describing, <u>inter alia</u>, the location of all proposed dwellings within the building envelopes and architectural controls pertaining to the Development thereof.
- 10.15.0 **Qualified Professional** is a professional engineer who is a member in good standing with the Association of Professional Engineers, Geologists and Geophysicists of Alberta (APEGGA).
- 10.16.0 **Substantial Completion** means Construction Completion Certificates have been issued by the Municipality.
- 10.17.0 Terms not defined above have the same meaning as defined in Section 8 and Section 21 of the Land Use Bylaw C-4762-97, as amended, The Elbow Valley Area Structure Plan.



ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4763-97

SCHEDULE "A"





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 4

TIME: Morning Appointment

FILE: 03232002 **APPLICATION:** PL20190108

SUBJECT: Redesignation Item: Farmstead District to Residential One District

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan and the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Farmstead District (F) to Residential One District (R-1), in order to facilitate the creation of a \pm 3.00 acre parcel (Lot 1) with a \pm 3.52 acre remainder (Lot 2). Council granted first reading of the Bylaw on September 24, 2019.

The following is a summary of the application assessment:

- The existing Farmstead parcel was created as a first parcel out subdivision in 1992. Further subdivision on this parcel does not meet the intent of the first parcel out policy of the County Plan.
- The proposed residential development is inconsistent with country residential policies of the County Plan.
- The lands are located within the vicinity of the city of Chestermere; therefore, the application was circulated to the municipality for comment in accordance with the policies of Section 27 of the County Plan.

¹ ADMINISTRATION RECOMMENDATION

As the application is inconsistent with the applicable policies of the County Plan, Administration recommends refusal in accordance with Option 3.

DATE APPLICATION RECEIVED: August 1, 2019 **DATE DEEMED COMPLETE:** August 1, 2019

PROPOSAL: To redesignate the subject land from Farmstead District (F)

to Residential One District (R-1), in order to facilitate the creation of a \pm 3.00 acre parcel (Lot 1) with a \pm 3.52 acre

remainder (Lot 2)

LEGAL DESCRIPTION: Block 1, Plan 9211808, SW-32-33-27-W04M

GENERAL LOCATION: Located approximately 1 mile north of Highway 560 and

immediately east of Range Road 275

APPLICANT: Konschuk Consulting

OWNERS: Ashok & Gurpreet Minhas, Nitenjit & Piara Panag

EXISTING LAND USE DESIGNATION: Farmstead District

Xin Deng and Nathan Madigan, Planning and Development Services

¹ Administration Resources



PROPOSED LAND USE DESIGNATION: Residential One District

GROSS AREA: ± 6.52 acres

SOILS (C.L.I. from A.R.C.): Class 3M,D,H70 7W, N30 — The subject land contains soil

with moderate limitations for crop operation due to low moisture holding, adverse texture, low permeability, temperature, excessive wetness/poor drainage and high

salinity.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 54 landowners in the area between August 7 and August 29, 2019. No letters in response were received. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

September 24, 2019 Council gave first reading on Bylaw C-7934-2019, in order to allow the Applicant

to present their planning rationale at this public hearing.

May 27, 2008 A redesignation application was submitted 2008-RV-195 to redesigate the subject

land from Farmstead District to Residential One District in order facilitate the creation of three 2 acre parcels. The application was closed in 2012, as the file

was inactive since February 2009.

March 24, 1992 Council approved subdivision application 1991-RV-199 to create a ± 6 acre

parcel with a ± 154 acre remainder parcel.

March 10, 1992 Council approved redesignation application 1991-RV-199 to redesignate the

subject land from Agricultural Conservation (1) District to Agricultural

Conservation (2) District in order to create $a \pm 6$ acre parcel with $a \pm 154$ acre

remainder parcel.

BACKGROUND:

The property contains a dwelling and an accessory building. If redesignation is approved, the applicant proposes to subdivide the land, build a new house on the new parcel (Lot 2), and build a new house on Lot 1 after demolishing the existing one.

The existing dwelling is serviced by the existing water well and septic tank and field system. The property is accessed by the existing approach off Range Road 275. The proposed new lot would be serviced via a new water well and a private sewage treatment system. The existing approach would be upgraded to a mutual standard to provide access to both lots.

The surrounding lands include large agricultural lands to the east, south, and north, and small agricultural parcels and acreages to the west. The city of Chestermere is located approximately 2 miles to the northwest.

POLICY ANALYSIS:

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

Interim Growth Plan



The Interim Growth Plan provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land use, infrastructure, and services. The proposed second parcel out development is not considered regionally significant. Therefore, the Interim Growth Plan does not apply, and the application was evaluated in accordance with the County Plan.

County Plan

Section 8 Agriculture supports first parcel out subdivision and small-scale agricultural subdivision. As the proposed second parcel out would not be used for agricultural purpose and does not meet the intent of the first parcel out policy of the County Plan.

Section 10 Country Residential Development provides policies to guide residential development in area structure plans, new community areas, compact residential development, and fragmented country residential areas. The subject land does not fall within the above areas, and therefore, the proposed residential development is inconsistent with country residential policies of the County Plan.

Section 27 Intergovernmental Relationships provides policies for co-ordination between municipalities when there is no Intermunicipal Development Plan (IDP) with the adjacent municipality. Presently, there is no IDP between the County and Chestermere, and the land is located in the notification zone. The application was circulated to the city of Chestermere as suggested by the policy. The City had no comments.

Land Use Bylaw

The proposed Residential One District meets the parcel size requirements of the Land Use Bylaw.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The proposed residential development is inconsistent with the agricultural policies and country residential development policies of the County Plan. Therefore, Administration recommends refusal in accordance with Option 3.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7934-2019 be given second reading.

Motion #2 THAT Bylaw C-7934-2019 be given third and final reading.

Option #2: THAT application PL20190108 be tabled until the new Municipal Development Plan is adopted by Council.

Option #3: THAT application PL20190108 be refused.

	,
"Theresa Cochran"	"Al Hoggan"
Executive Director Community Development Services	Chief Administrative Officer

Concurrence.

XD/IIt

APPENDICES

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7934-2019 and Schedule A

APPENDIX 'C': Map Set

Respectfully submitted.

APPENDIX A: APPLICATION REFERRALS



AGENCY	COMMENTS
School Authority	
Rocky View Schools	No response.
Calgary Catholic School District	No concerns.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
Province of Alberta	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	No response
Alberta Energy Regulator	No response.
Alberta Health Services	At this time we do not have any concerns with the information as provided.
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No concerns.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No response.
Other External Agencies	
EnCana Corporation	No response.
City of Cherstermere	No response.

Rocky View County



AGENCY	COMMENTS	
Boards and Committees		
ASB Farm Members	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the surrounding agricultural land. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.	
Internal Departments		
Recreation, Parks and Community Support	No concerns with this land use redesignation application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.	
Development Authority	No response.	
GIS Services	No response.	
Development Compliance	No response.	
Building Services	No response.	
Fire Services & Emergency Management	No response.	
Planning and Development	General:	
Services – Engineering	 The review of this file is based upon the application submitted These conditions/recommendations may be subject to change to ensure best practices and procedures. 	
	Geotechnical:	
	 Engineering has no requirements at this time. 	
	Transportation:	
	 The subject lands gain access off of Range Road 275 which is a gravel standard road. The proposed R-1 parcel has an existing approach and driveway to the existing residence and the remainder parcel gains access via the same approach. As a condition of future subdivision stage, the applicant is required to enter into a mutual access easement with associated right of way plan for the continued use of the shared approach for both the existing lot and the proposed lot. As a condition of future subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. The current Transportation Offsite Levy Bylaw C-7356-2014 would require payment of TOL on 6.52 acres of the lands. 	



AGENCY COMMENTS

Sanitary/Waste Water:

- As there is no existing dwelling or residence on the new lot, prior to future subdivision, the applicant is required to provide a level I assessment in accordance with County Servicing Standard.
- The applicant will be required to submit a Level I Assessment Variation for the existing septic field describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection.

Water Supply And Waterworks:

 As a condition of future subdivision, the applicant will be required to drill a new well within the boundaries of the new lot in accordance with County Servicing Standard.

Storm Water Management:

- Given the size of the purposed parcels, as a condition of future subdivision, the applicant will be required to provide a Storm Water Management Report, prepared by a qualified professional, plan assessing the storm water management and impacts due to the creation of the new parcel and to identify any drainage easements or required improvements. The report shall be prepared by a qualified professional and be in accordance with all applicable Master Drainage Plans in the area and the County Servicing Standards.
- If the findings of the plan require onsite improvements, the applicant will be required to enter into a Site Improvements Services Agreement with the County to ensure the all future owners of the parcel are aware and held responsible for the proper implementation, management and control of the required storm water management infrastructure of the parcel.

Environmental:

Engineering have no requirements at this time.

Utility Services

No concerns.

Capital Project Management

No response.

Transportation Services

Applicant to confirm access to development / subdivided lots
 NOTE: Confirmed via a mutual approach

Circulation Period: August 08, 2019 – August 29, 2019



BYLAW C-7934-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7934-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- THAT Part 5, Land Use Map No.32 & No.32 N of Bylaw C-4841-97 be amended by redesignating Block 1, Plan 9211808, SW-32-33-27-W04M from Farmstead District (F) to Residential One District (R-1), as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Block 1, Plan 9211808, SW-32-33-27-W04M, is hereby redesignated to Residential One District (R-1), as shown on the attached Schedule 'A' forming part of this Bylaw.

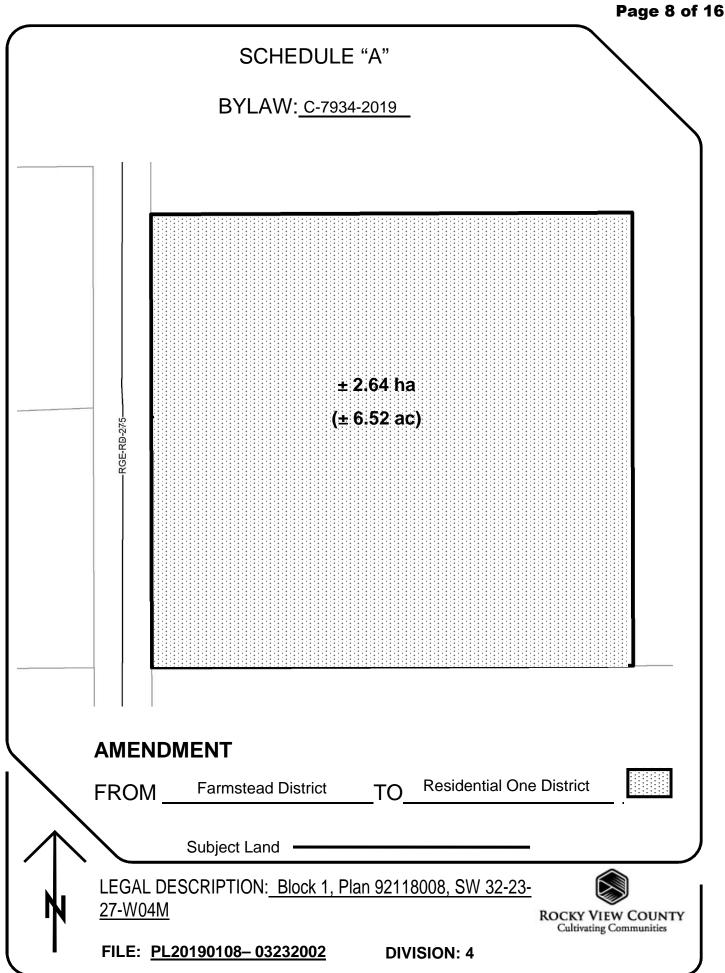
PART 4 - TRANSITIONAL

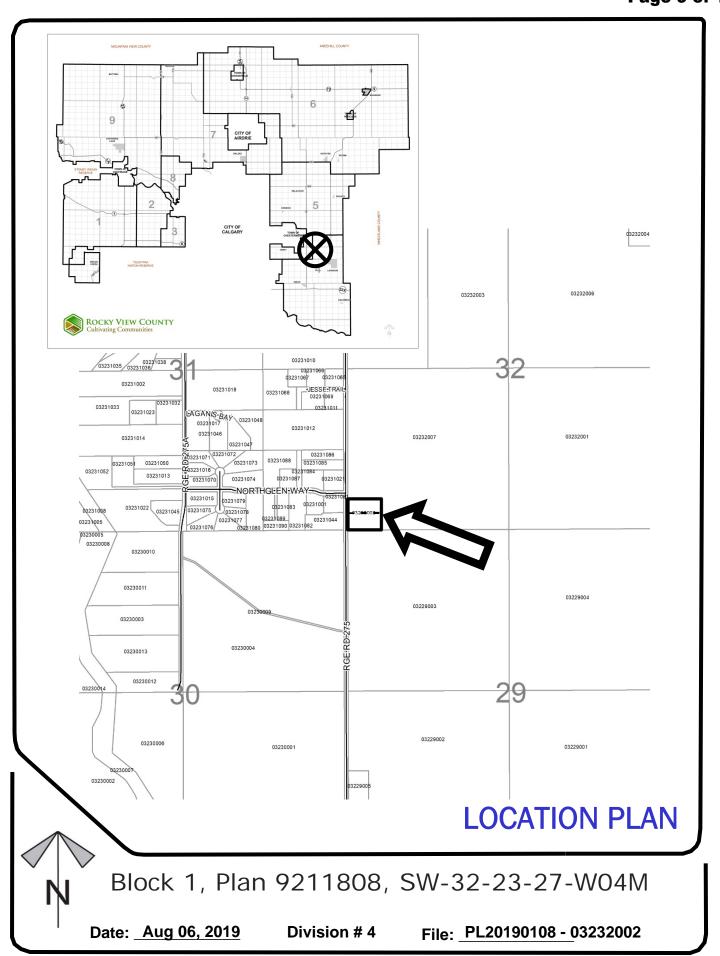
Bylaw C-7934-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

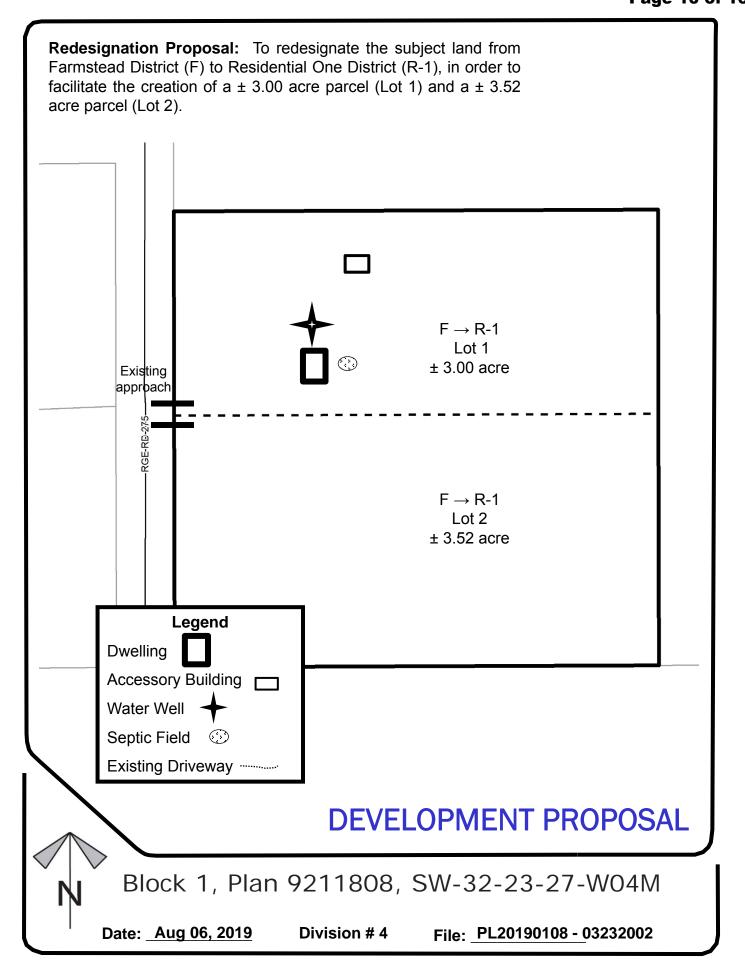
Division: 04 File: 03232002 / PL20190108

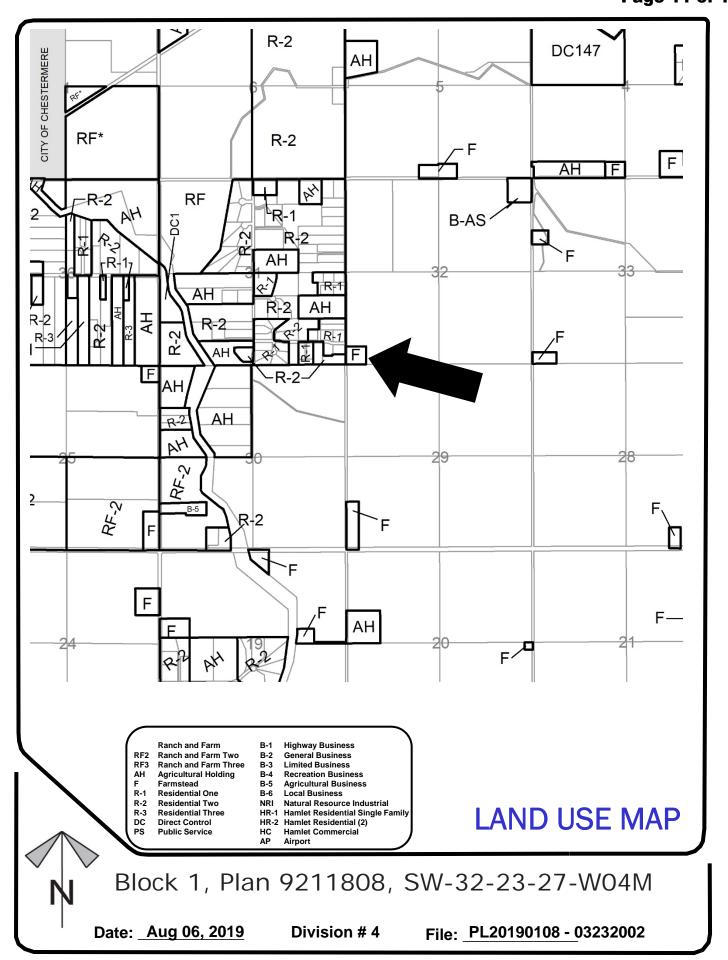
READ A FIRST TIME IN COUNCIL this	24 th	day of	September,	2019	
PUBLIC HEARING WAS HELD IN COUNCIL this		day of		, 20XX	
READ A SECOND TIME IN COUNCIL this		day of		, 20XX	
READ A THIRD TIME IN COUNCIL this		day of		, 20XX	
	Re	eeve			
	C/	AO or Des	signate		
	Da	ate Bylaw	Signed		

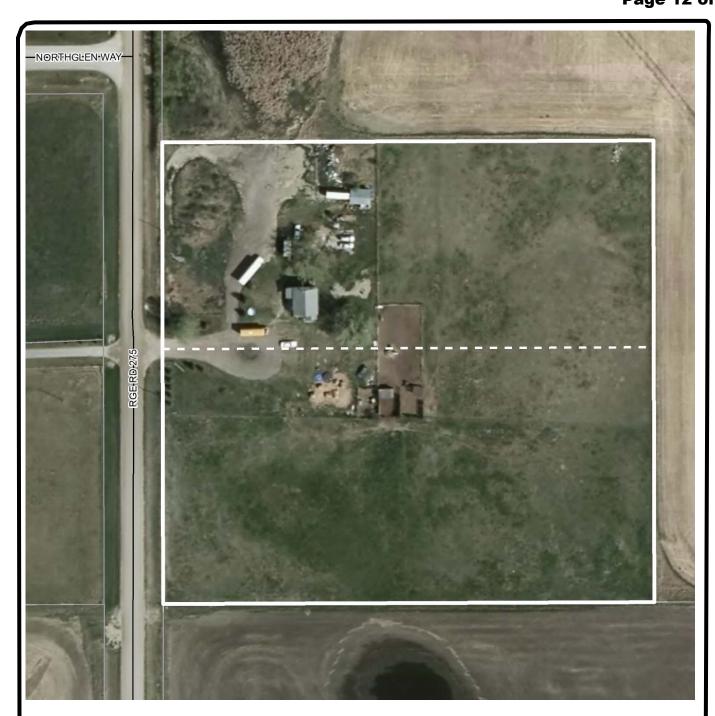
Bylaw C-7934-2019 Page 1 of 1











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

AIR PHOTO

Spring 2018

Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019 Division # 4 File: PL20190108 - 03232002



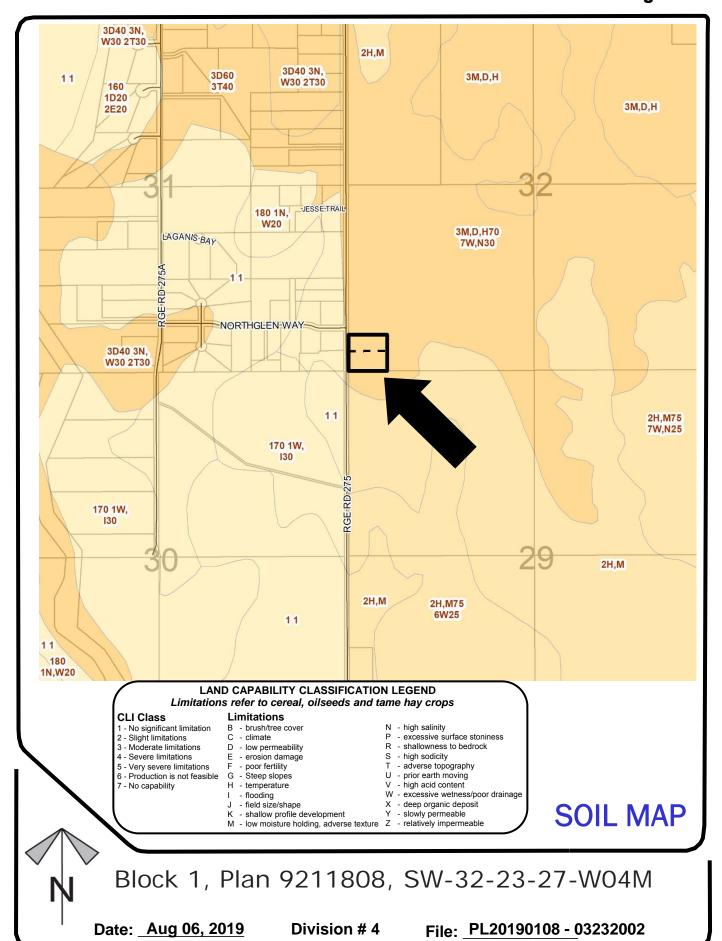
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

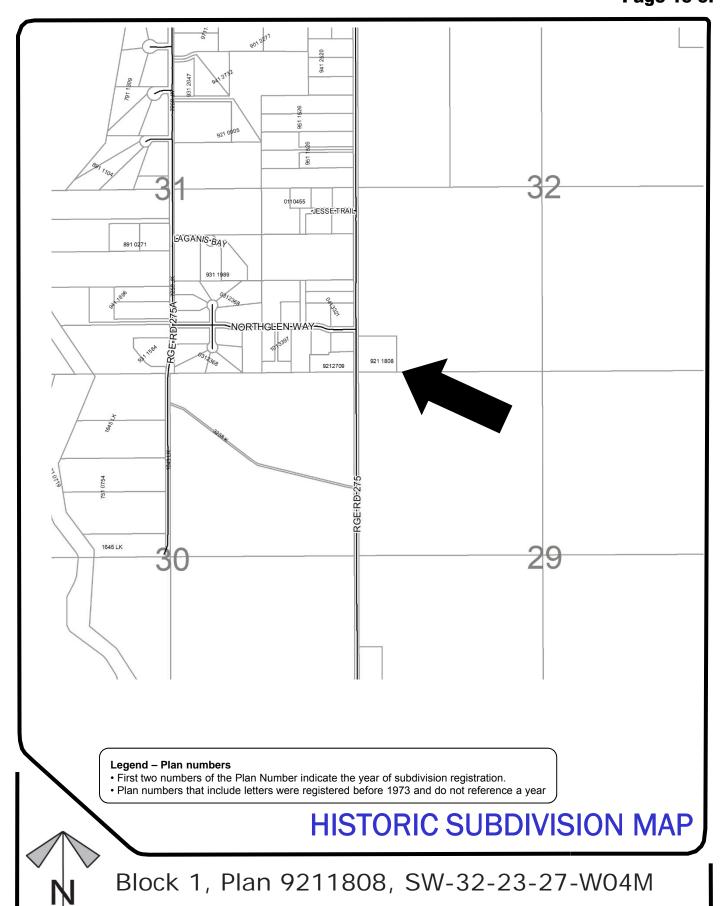
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Block 1, Plan 9211808, SW-32-23-27-W04M

Date: Aug 06, 2019 Division # 4 File: PL20190108 - 03232002

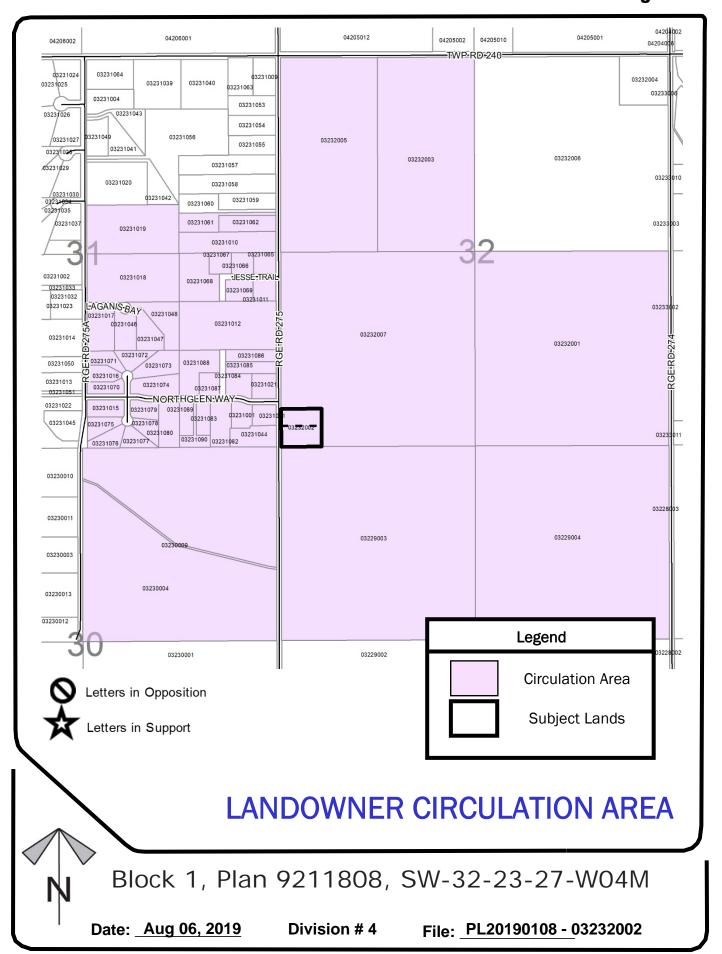




Division #4

Date: Aug 06, 2019

File: PL20190108 - 03232002





MARKETING & COMMUNICATIONS

TO: Council

DATE: November 26, 2019 **DIVISION:** All

TIME: Afternoon Appointment

FILE: N/A

SUBJECT: Public Hearing for a *Public Notification Bylaw* (C-7860-2019)

POLICY DIRECTION:

Section 606.1(1) of the *Municipal Government Act* provides that Council may pass a public notification bylaw that provides for one or more methods for advising proposed bylaws, resolutions, meetings, public hearings, and other things referred to in Section 606.

EXECUTIVE SUMMARY:

The *Municipal Government Act* requires public notification matters to be advertised in a newspaper or through direct mail or delivery to every residence in the area to which the matter relates. Passing a public notification bylaw allows a municipality to choose other methods to advertise these matters.

Rocky View County's *Public Notification Bylaw* (C-7860-2019):

- names the County's website as the primary public notification channel;
- continues to allow for the use of newspaper advertising and mail or delivery notifications as notification channels; and
- adds the ability to use email, social media, and other emerging digital technology as notification channels.

First Reading of the *Public Notification Bylaw* was passed by Council on October 22, 2019.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BACKGROUND:

How citizens consume news and information has changed dramatically in the past decade. Online and social media play an increasingly prominent role in people's lives. Readership of traditional newspapers and the audience for broadcast television and radio have been in decline. With these evolving trends in mind, the County would benefit from having greater flexibility in how it notifies residents on matters of public interest.

In recognition of the changing communications landscape, the *Municipal Government Act* was amended on October 1, 2017 to allow municipalities to choose how to communicate with residents about proposed bylaws, public hearings, resolutions and meetings, and similar things. Under the *Act*, a council must be satisfied that the method provided for in the bylaw is likely to bring matters to the attention of substantially all residents in the relevant area. Over three dozen Alberta municipalities

Grant Kaiser, Community and Business Connections

¹ Administration Resources



have now passed such a bylaw, and Rocky View County's approach reflects the best practices from those efforts and from Alberta Urban Municipalities Association guidance.

DISCUSSION:

The Rocky View County *Public Notification Bylaw* gives the County greater choice in its communication channels, and positions the County to adapt to possible future events beyond its control, such as the closure or consolidation of a newspaper. The Bylaw also allows the County to be more responsive to emergent issues that arise during a public notification period. For example, the ability to make real-time digital updates to statutory notices rather than be bound by a third-party publishing schedule will result in fewer procedural delays. By providing for an expanded suite of options that can be used in tandem, residents can be served more effectively.

The County currently uses a variety of methods to notify the public of statutory matters. All of these methods will continue to be used in the immediate future, and Rocky View County bylaws and policies will continue to guide the County's communication and advertising approach. For example, mailed or delivered notification letters will still be sent unless Council makes changes to the *Circulation and Notification Standards Policy*.

Rocky View County's *Public Notification Bylaw* (C-7860-2019) names the County's website as the primary public notification channel; continues to allow the use of newspaper advertising and mail or delivery notifications as notification channels; and adds the ability to use email, social media, and other emerging digital technology as notification channels.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

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Option # 1:	Motion #1	THAT the <i>Public Notification Bylaw</i> (C-7860-2019) be given Sec Reading.		n Second
	Motion #2	ŭ	cation Bylaw (C-7860-2019) be giver	n Third and
Option # 2:	THAT alternative direction be provided.			
Respectfully	submitted,		Concurrence,	
"(Grant Kaiser"		"Al Hoggan"	
Executive Di	rector and Business (Connections	Chief Administrative C	Officer

APPENDICES:

Attachment "A" - Rocky View County Public Notification Bylaw



APPENDIX "A"

Public Notification Bylaw (C-7860-2019)

A Bylaw of Rocky View County, in the Province of Alberta, to establish alternate methods for advertising statutory notices.

WHEREAS Rocky View County is required to advertise certain bylaws, resolutions, meetings, public hearings, and other things in accordance with section 606 of the *Municipal Government Act*;

AND WHEREAS Section 606.1 of the *Municipal Government Act* allows Rocky View County Council to pass a bylaw to provide for one or more alternate methods to advertise certain bylaws, resolutions, meetings, public hearings, and other things as required under section 606;

AND WHEREAS Rocky View County Council is satisfied that the advertising methods set out in this Bylaw are likely to bring a matter to the attention of substantially all residents in the relevant area;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as the *Public Notification Bylaw*.

Definitions

- Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except as follows:
 - (1) "Council" means the duly elected Council of Rocky View County;
 - (2) "County" means Rocky View County;
 - (3) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.
 - (4) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;
 - (5) "**Detailed notice**" means a notice containing all of the information required under section 606 of the *Municipal Government Act*;
 - (6) **"Social media"** means any electronic online form of communication through which groups of users share information and content.



Methods of Advertising

- Rocky View County will advertise bylaws, resolutions, meetings, public hearings, and other things as required under the *Municipal Government Act* by publishing detailed notices on the County's website.
- 4 Rocky View County may also choose to use one or more of the following methods to advertise or to advertise detailed notices or summaries of website notices:
 - (1) Newspaper(s).
 - (2) The County's social media sites.

READ A FIRST TIME IN COUNCIL this 22nd day of October, 2019

- (3) The County's electronic opt-in communications.
- (4) Other methods as may be directed by County policy.
- 5 Rocky View County will make detailed notices available at the County Hall.

Severability

If any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Effective Date

Bylaw C-7860-2019, being the *Public Notification Bylaw*, is passed and comes into full force and effect when it receives third reading and is signed by the Reeve and the Chief Administrative Officer or their designate pursuant to the *Municipal Government Act*.

	,	
PUBLIC HEARING WAS HELD IN COUNCIL this	_ day of	_, 2019
READ A SECOND TIME IN COUNCIL this	_ day of	_, 2019
READ A THIRD TIME IN COUNCIL this	_ day of	_, 2019
	Reeve	
	Chief Administrative Office	r or Designate
	Date Bylaw Signed	



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 2

TIME: Afternoon Appointment

FILE: 04717004 / 04717005 APPLICATIONS: PL2017017 / PL20170171

SUBJECT: 2nd and 3rd Readings:

Conceptual Scheme Item - River Edge Conceptual Scheme

New County Residential Community

Redesignation Item – Ranch and Farm District to Direct Control District

POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

The purpose of this report is to bring the proposed redesignation application and Conceptual Scheme before Council to consider new technical information prior to consideration of second and third readings. On June 25, 2019, Council considered the proposal and granted first reading to both applications. Following first readings, the following motions were passed:

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

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

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

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

The Applicant has since submitted further information with respect to servicing and stormwater management.

¹ADMINISTRATION RECOMMENDATION:

Council provided direction by granting first reading following a public hearing and provided direction to the Applicant to provide further information. Therefore, if Council is satisfied with the new technical information provided, Option #1 is presented below.

¹ Administration Resources



PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to twelve (12) adjacent landowners; five (5) letters in support were received in response and are attached to the original redesignation report (PL20170171 Appendix 'D'). Following advertisement of the public hearing for the 2nd and 3rd readings, five (5) letters were received in opposition. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'D' and 'E'.

BACKGROUND:

The purpose of application PL20170170 is to adopt the River Edge Conceptual Scheme (RECS) to provide a policy framework to guide the development of a 49-lot country residential community on the subject lands. The RECS was submitted in conjunction with redesignation application PL20170171 to redesignate the subject lands from Ranch and Farm District to Direct Control District. On June 25, 2019, Council considered the proposal and granted first reading to both applications, but requested that the applicant address a number of items before granting second and third readings. Below is a summary of the items requested and the response from the Applicant.

RESPONSE TO MOTION:

The Applicant has provided the following in response to the Councils motions:

Stormwater

The applicant submitted a conceptual level stormwater management report with revised drawings to support the proposed development. Stormwater is proposed to be managed by overland drainage infrastructure that is directed into a stormwater pond located towards the east side of the proposed development. The pond discharges into the roadside ditch of Range Road 34, which eventually discharges into the Elbow River. Administration has reviewed the report and has no further concerns at this time; however, further detail in regards to peak discharge rates, volume and water quality are required to be addressed at the subdivision stage.

Servicing

The Applicant provided a letter detailing their response with respect to servicing arrangements (Appendix B).

Wastewater is proposed to be managed via a new wastewater treatment plant (Orenco system) from which treated, effluent is pumped into a subsurface disposal field. The proposed location for the effluent drain field as well as preliminary sizing (total acreage) of the field has not been provided nor was soil testing conducted to assess the suitability of the lands to accept treated effluent. Should the application proceed to the subdivision stage, the Applicant/Owner shall be required to address all outstanding requirements in accordance with AEP and the County Servicing Standards.

County Policy 449 "Requirements for Wastewater Treatment Systems" and Policy 430 "Communal Wastewater System Management" provide direction on acceptable types of wastewater treatment systems (regional, decentralized, and private) as well as the County's practices regarding the ownership, operation and maintenance of communal wastewater systems. Both policies state that wastewater systems are to be transferred to the County under a Transfer Agreement; however, the Applicant/Owner is proposing to retain ownership of the system. Administration has assessed this proposal and determined that a transfer to the County is not feasible given the low density of the proposed development (49 lots) and high projected operational costs associated with the system. Further, a Franchised Utility model is not feasible for this proposal due to the lack of expandability of the system (land for the drain field).

Should Council wish to set aside certain sections of both Policy 449and Policy 430 in this case, Option #1 is presented below.



Water is proposed to be serviced by either the construction of a new water treatment plant or connection to Calalta Waterworks' water distribution system. Connection to the Calalta system is the County's preferred option as the County is in the process of signing a franchise agreement with Calalta and the subject lands fall within their proposed service area. The option to connect to the Calalta system aligns with County Policy C-415 "Domestic Potable Water System Servicing" as it relates to the ownership, operation and maintenance of new potable water systems.

Transportation and Access

The Applicant/Owner had provided further details in regards to secondary access to the proposed development. Further, the Applicant/Owner previously provided a Transportation Impact Assessment, which assessed the impacts to the offsite road network due to the proposed development. Administration has reviewed the proposal and has no further concerns at this time.

At the future subdivision stage, emergency access arrangements (including easements) and provision for road widening would be required in accordance with the County Servicing Standards. This may affect the size, orientation, and developability of lots 24, 25 and 49.

Revisions to direct control district

The applicant is satisfied that the direct control district accommodates the proposed development and does demand revision of the bylaw and associated mapping.

Consistency with relevant statutory plans

A thorough assessment of the development proposal's consistency with the relevant statutory plans was provided in the June 25, 2019 Council report (see Appendix 'E').

Revisions to Conceptual Scheme

At the time of application, the Applicant had understood that there was no available potable water capacity from Calalta. As of September 2019, the Applicant was made aware that Calalta has water capacity and may be in a position to providing potable water servicing to the proposed River Edge development. Policies 5.1.1 to 5.1.3 of the proposed conceptual scheme have been revised to reflect the opportunity for servicing via Calalta. Administration has no concerns with the proposed changes.

No other changes were proposed to the document.

CONCLUSION:

Administration reviewed the proposals against the policies found within the Interim Growth Plan, the South Saskatchewan Regional Plan, the County Plan, and the Rocky View County / City of Calgary Intermunicipal Development Plan and County Servicing Standards and determined that the proposed conceptual scheme and redesignation are not consistent with these plans. However, Council provided direction by granting first reading following a public hearing and provided direction to the Applicant to provide further information. Therefore, if Council is satisfied with the new technical information provided, Administration recommends Option 1 as presented below.



OPTIONS:

Option #1: [Approval of conceptual scheme as amended – Applicant preference]

Motion #1 THAT Council set aside policy 9 of Policy 449 and policies 3 and 4 of

Policy 430.

Motion #2 THAT Bylaw C-7863-2019 be amended in accordance with Appendix C.

Motion #3 THAT Bylaw C-7863-2019 be given second reading.

Motion #4 THAT Bylaw C-7863-2019 be given third and final reading.

[Approval of redesignation]

Motion #5 THAT Bylaw C-7864-2019 be given second reading.

Motion #6 THAT Bylaw C-7864-2019 be given third and final reading.

Option #2: [Approval of conceptual scheme]

Motion #1 THAT Bylaw C-7863-2019 be given second reading.

Motion #2 THAT Bylaw C-7863-2019 be given third and final reading.

[Approval of redesignation]

Motion #3 THAT Bylaw C-7864-2019 be given second reading.

Motion #4 THAT Bylaw C-7864-2019 be given third and final reading.

Option #3: [Refusal of both applications]

Motion #1: THAT Application PL20170170 be refused.

Motion#2: THAT Application PL20170171 be refused.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Chief Adeliciated Communication Communicatio

Executive Director Chief Administrative Officer Community Development Services

JA/IIt

APPENDICES:

APPENDIX 'A': Amended Engineering Comments APPENDIX 'B': Applicant Submission on Servicing

APPENDIX 'C': Applicant Revisions to Conceptual Scheme

APPENDIX 'D': Original June 25, 2019 Staff Report Package – Conceptual Scheme (PL20170170)

APPENDIX 'E': Original June 25, 2019 Staff Report Package – Redesignation (PL20170171)

APPENDIX 'F': Landowner Comments



APPENDIX A: AMENDED ENGINEERING COMMENTS

AGENCY

COMMENTS

Planning and Development Services - Engineering

General

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

Geotechnical

- The applicant submitted a Geotechnical Investigation Report (Nichols Environmental Canada Ltd. – May 4, 2018), which concludes that the subject lands are suitable for the proposed development.
 - o The report includes a Slope Stability Assessment which determines that the slopes along the Elbow River are stable. It is recommended that within a setback of 5 metres from the top of the bank (factor of safety = 1.5), no ground disturbance or cutting or removal of vegetation be permitted. Further, within a setback of 18 metres from the top of the bank (factor of safety = 2), it is recommended that no building construction be permitted.
- As a condition of future subdivision, the applicant shall be required to register a restrictive covenant on title, requiring future lot owners to adhere to the slope setbacks specific by the Geotechnical Report.
- As a condition of future subdivision, the applicant shall provide an update to the Geotechnical Report to include site specific testing to determine the California Bearing Ratio (CBR) of subgrade soils and revise the road structure recommendations if necessary. This shall be provided prior to Development Agreement endorsement by the County.
 - The geotechnical report has estimated a CBR of 2.5, which is below the CBR that is assumed for the road structures in the County Servicing Standards. Therefore, the current road structures may need to be varied based on CBR testing results.



COMMENTS

Transportation

- The Conceptual Scheme indicates that the internal subdivision roads will be constructed to Country Residential and Country Collector standards, in accordance with the requirements of the County Servicing Standards.
- The applicant submitted a Transportation Impact
 Assessment (Bunt & Associates Engineering Ltd. –
 September 13, 2017), and an update to the TIA (Bunt &
 Associates Engineering Ltd. September 13, 2017). It
 was concluded that the following offsite improvements
 would support background and development generated
 traffic in the long term:
 - Type III Intersection Treatment at the intersection of Range Road 34 and Springbank Road, which will provide for a dedicated left turn lane for westbound traffic.
 - Type IV Intersection treatment at the intersection of Range Road 33 and Springbank Road, which would provide a dedicated left turn lane for eastbound traffic. It is noted that this improvement is triggered by background traffic, with or without the implementation of the proposed development.
 - It was also noted that alternatively, traffic circles could be implemented at the above intersections.
- As a condition of future subdivision, the applicant may be required to dedicate, by Plan of Survey a 3.5 metre strip of land as road allowance along entire eastern boundary of subject lands. The applicant may also be required to dedicate, by caveat, a 13.5 metre strip of land as road allowance along entire northern boundary of the subject lands.
 - The Greater Springbank Functional Study (Urban System / iTrans 2008) has identified Range Road 34 as a Primary Collector requiring a future right-of-way of 27 metres. The current ROW width is 20 m, therefore 3.5 metres is required from the subject lands and 3.5 metres is required from the lands to the east of Range Road 34. This study has also identified Township Road 243/Lower Springbank Road as a Primary Collector requiring a future right-of way of 27 m through the subject lands. Currently, there is no Township Road 243 road allowance, therefore 13.5 metres is required from the subject lands and 13.5 metres required from the lands to the north.



COMMENTS

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

Sanitary/Waste Water

- The proposed wastewater servicing method is an AX-Max communal treatment system (manufactured by Orenco Systems). This is a communal treatment system in which wastewater from the dwellings first enters individual septic tanks, is then pumped into an underground AX-Max system where treatment occurs, and finally effluent is pumped to a subsurface disposal field.
 - Proposed location of Orenco drain field as well as preliminary drain field sizing (total acreage) is not provided.
 - Soil testing at the proposed location for the drain field and associated soils assessment has not been provided at this time. Should the application proceed, the applicant shall be required to conduct appropriate soil testing to determine the future requirements of the Orenco system within the subject lands.



COMMENTS

- The conceptual scheme proposes to reuse wastewater for fire suppression, irrigation, toilet operation, and cooling. The developer shall be required to obtain all AEP approvals associated with the reuse system as many of these uses have not been implemented in Alberta.
- The wastewater treatment plant and subsurface disposal system shall be located on Public Utility Lots.
- At the time of future subdivision application, the applicant shall submit a detailed wastewater servicing assessment, prepared by a qualified professional, that provides estimated wastewater generation of the development and site specific soil testing to demonstrate the technical feasibility of the proposed system.
- As a condition of future subdivision, the applicant shall enter into a Development Agreement for the construction of the onsite wastewater collection, treatment and disposal system.
- As a condition of future subdivision, the applicant shall be responsible for providing all required Alberta Environment approvals for the proposed wastewater disposal system, prior to Development Agreement endorsement by the County.
- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed wastewater infrastructure.

Water Supply And Waterworks

 The applicant has provided a Letter of Intent (March 2, 2018) signed by Bow Water & Land Limited Partnership (Bow LP) and the landowner. The letter indicates that Bow LP has agreed to purchase a water licence from Pirmez Creek Irrigation Society, and applied to transfer the water license

for use on and near the Bow LP Lands. In order to complete this transfer, Bow LP needs to finalize the diversion location from the Elbow River. It is the intention of the parties to worl towards a formal agreement which will specify terms relating to:

- Landowner to grant Bow LP a utility right-of-way for construction of one or more diversion wells, and amenity pond and water pipeline which will form part of a water system to divert from the Elbow River and distribute to the Springbank area.
- Provide an Alberta Environment Water license to confirm the purchase and transfer of water capacity from Bow Water & Land Limited Partnership.



COMMENTS

- Provide a confirmation of Alberta Environment approvals for the water distribution system and wate intake from the Elbow River. Based on the servicing solution proposed at this time, approvals in the name of Price Boychuk & Jackson Corp, and Bow Water & Land Limited Partnership may be required.
- The applicant indicated the possibility of connecting to the Calalta water distribution system to service the proposed development. Should the proposed development be serviced via connection to Calalta's distribution system, <u>as</u> <u>a condition of future subdivision</u>, the applicant shall provide:
 - Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed development;
 - Documentation proving that water supply has been purchased and secured for the proposed lots; and
 - Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- The County's preferred option is for the applicant to tie onto the Calalta Waterworks' distribution system as the County is in the process of signing a Franchise Agreement with the mentioned utility which includes the subject lands within the franchise area.
- The conceptual scheme mentions that fire suppression be achieved via reused treated wastewater. It is to be noted that reused wastewater cannot be put into a potable water system and will require its own standalone distribution system. Further, the developer should keep in mind that AEP may not allow reused wastewater to be used for fire flow suppression.
- At the time of future subdivision application, the applicant shall submit a detailed water servicing assessment, prepared by a qualified professional, that provide information on water demands of the development, process details of the treatment system to be implemented, and details (that includes the role and sizing) of the recirculation pond.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the construction of the onsite water treatment plant, water distribution system, fire suppression infrastructure, and any other water infrastructure required to service the development.



COMMENTS

- As a condition of future subdivision, the applicant shall be required to secure all necessary easements and utility rights-of-way for all proposed water infrastructure.
- Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw.
- All Alberta Environment approvals shall be the sole responsibility of the applicant.

Storm Water Management

- The applicant provided a preliminary stormwater management report with revised drawings (conducted by Nichols Environmental Canada Ltd. dated October 23, 2019) that align with the stormwater management report. The drawings identify proposed finished grades, overland drainage flows and conveyance infrastructure (i.e. swales and ditches), and location of a stormwater management pond. The pond is discharging into the roadside ditch of Range Road 34 which eventually discharges into the Elbow River. Engineering has reviewed the report and has no further concerns at this time. At time of subdivision, the applicant will be required to address the post-development peak discharge rate and average annual discharge volumes with the stormwater improvements in place associated with the proposed development
- In accordance with the County Servicing Standards, all stormwater ponds shall be located on Public Utility Lots.
- At the time of future subdivision application, the applicant shall submit a detailed Stormwater Mangement Plan, which shall include the detailed design of all stormwater management infrastructure, and modelling to verify the design meets the requirements of the County Servicing Standards and the Springbank MDP.
- As a condition of future subdivision, the applicant shall be required to enter into a Development Agreement for the construction of the stormwater management infrastructure, including but not limited to: swales, ditches, bioswales, stormwater pond & maintenance access road, and outlet control structure.
- As a condition of future subdivision, the applicant shall provide an Overland Drainage Right-of-Way plan and enter into a Utility Right-of-Way Agreement with the County, which shall protect all Stormwater Management Infrastructure located outside of Public Utility Lots.



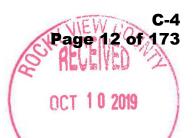
COMMENTS

- As a condition of future subdivision, the applicant shall submit an Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards.
- As a condition of future subdivision, the applicant shall provide confirmation of EPEA registration for the stormwater infrastructure, prior to Development Agreement endorsement by the County.

Environmental

- The applicant submitted a Phase I Environment Site Assessment (Nichols Environmental Canada Ltd. -October 5, 2017). It was noted that testing for hazardous building materials was not part of the site assessment and is to be completed prior to demolition of the existing structures. The report recommends further detailed testing to determine if there is contamination on the parcel.
- As a condition of future subdivision, the Applicant shall complete a Phase II ESA, to address the potential contamination identified in the Phase I ESA.
- The applicant has submitted a Biophysical Impact Assessment (Ghostpine Environmental Services – April 2018). The BIA identifies wetlands within the subject land, which will be disturbed by the proposed development.
- As a condition of future subdivision, the applicant shall provide confirmation of Alberta Environment Water Act approval for wetland disturbance and compensation, prior to development agreement endorsement by the County.

Original Circulation Period - November 21, 2017 to December 12, 2017



Rivers Edge Water and Sewer facilities

Key Background Points:

- Price has secured water for the Price property from Bow Water and Land Limited Partnership ("Bow LP") that has the water rights. Price is providing access to Bow LP on Price lands so that Bow LP can reach the Elbow River and connect to any potential customers north or east of the Price Lands.
- 2. Bow LP is planning a water supply business to lands adjacent with water infrastructure running parallel to Price Lands and servicing Springbank residents and businesses to and north and west of the Price Lands.
- 3. Price understands that the County does not have rights that can provide water to Price lands.
- Price plans to install a Decentralized Wastewater Treatment System for the River Edge Community.
 Much superior to septic fields from environmental sustainability perspective. County policy only requires septic fields.
- Price is installing a recycle water system separate from the potable water system to enable recycled treated water for non-potable uses. This is a superior use of water that minimizes the net consumption of water on the Price lands.
- 6. Price is installing a pond utilizing the natural contours of the land to enable the management of the water.
- 7. Price is not in the business of selling water and sewer services to others for profit.
- 8. The Price plan is low density (49 lots on 200 acres) creating a transition between Area Structure Plan higher rural density and rural. These infrastructure costs are high per lot and all being paid by the Price lands. (No County contribution)

County Policy on Ownership of Water and Sewer.

- 1. Policy purpose is "to provide Sewage Treatment System requirements in order to provide Environmental Protection from sewage nutrient contamination". The Price development plan achieves this purpose.
- 2. The policy may also require creation of viable wastewater utilities:
 - For developments which create more than 60 lots within a 600-metre radius (River Edge is substantially below this density threshold) and,
 - b. For lot sizes less than 1.98 acres (River Edge land owners have an average of 4.08 acres of owned land with 49 lots over the Price's 200 acres)

This does not apply to Price lands because Price Lands have 49 lots on 200 acres. Therefore, Price has no obligation to create a viable wastewater utility.

- 3. All Price neighbours have septic systems including those in the ASP to the East. There are no Regional Wastewater Treatment Systems within reach of the Price Lands. Price is not aware of any plans for any relevant Regional Wastewater Treatment Systems. Connection to a Regional Wastewater Treatment System is not feasible.
- 4. Under the Policy Price would be fully compliant if Price implemented the "Packaged Sewage Treatment Plant" approach and there would be no County ownership considerations. However, the Price Plan voluntarily adopts an approach that delivers superior Environmental Protection from sewage nutrient contamination than what is required by the Policy.
- 5. Market sounding has confirmed that fully managed infrastructure through the Condo Corporation is a key differentiator for over 50 interested parties.
- Price voluntarily implementing its superior approach at Price's expense should not trigger County sewer ownership.
- In addition, as a practical matter, the County Ownership of Wastewater Treatment Systems
 requirement should not apply to the Price Lands because the Price Lands are not adjacent to any

- facilities and the low density and expensive infrastructure will not satisfy County typical economic and viability tests. The Price landowners will be liable for the cost of the infrastructure.
- 8. River Edge's Direct Control proposal provides the County with the opportunity to approve the Price Plan as it delivers superior Environmental Protection from sewage nutrient contamination and that is the objective of the County.
- 9. River Edge would adhere to all applicable Alberta Environment Standards for water and sewer implementation prior to subdivision approval.
- 10. Ownership of the Price lands water or sewer infrastructure is simply not in the interest of the County because of where the Price lands are and the plan that Price is implementing.

RIVER EDGE CONCEPTUAL SCHEME

Prepared by:

Price Boychuk & Jackson Corp.

October 28, 2019

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1. INTRODUCTION

1.1 River Edge Vision

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

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

1.2 Development Rationale

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

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

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

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

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

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

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

1.3 Development Goals & Objectives

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

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

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

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

2. Existing Context

2.1 Local Context

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



2.2 County Plan

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

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

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

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

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

2.3 Location & Boundaries

Current landowners are:

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

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

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

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

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

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



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

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

2.4 Compatibility with Adjacent Development

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

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

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

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

3. Land Use Proposal

3.1 Community Design Elements

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

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

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

3.2 River Edge Site Development Guidelines

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

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

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

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

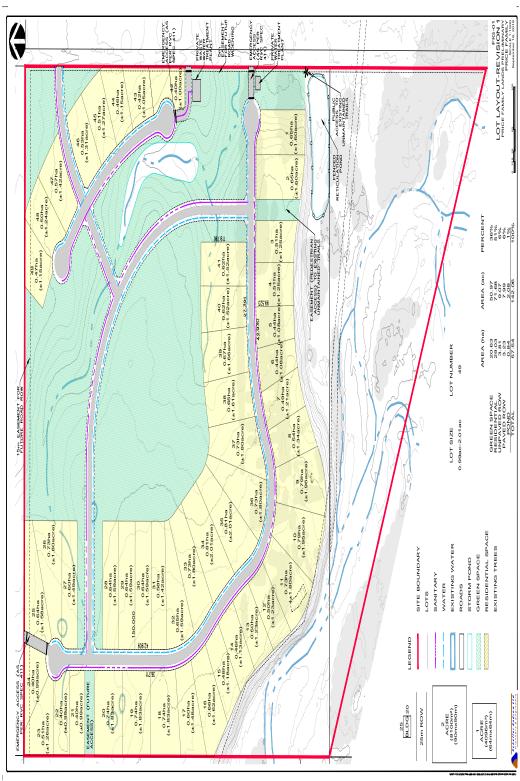
3.3 Landscaping Guidelines

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

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

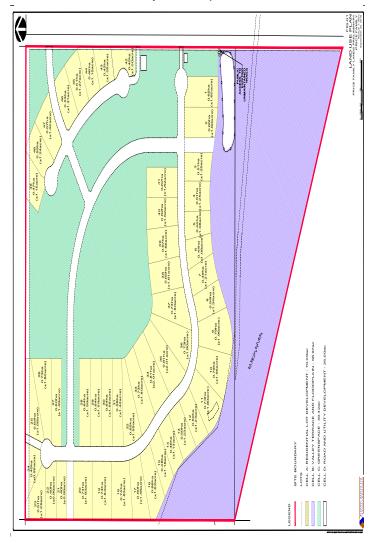
3.4 Subdivision & Development Concept

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



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

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



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

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

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

3.5 Density and Lot Size

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

Policy

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

3.6 Open Space Management Plan

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

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

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

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

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

Policy

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

3.7 Pathway Connections

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

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

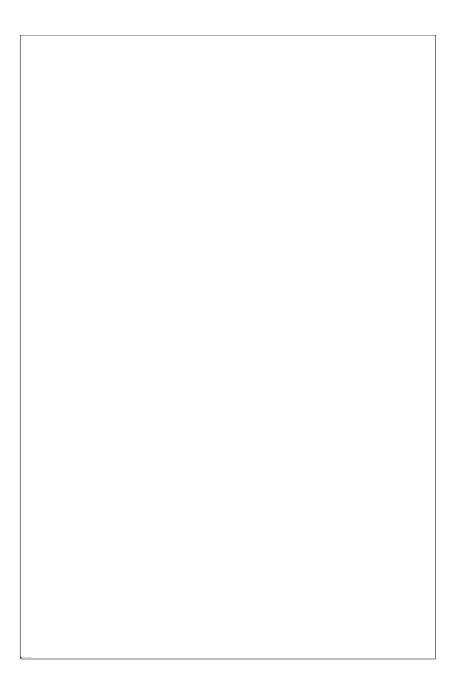
Policy

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

4. River Edge Transportation

4.1 Vehicular Accessibility

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



4.2 Transportation Network and Improvements

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

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

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

Policy

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

5 Community Servicing Strategies

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

5.1 Potable Water

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

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

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

Calalta Servicing

During the original application of River Edge submitted to RVC in October 2017, PBJ had understood that there was no available potable water capacity from Calalta. As of September 2019, RVC has represented that Calalta has added additional water capacity and may be in a position to providing potable water servicing to River Edge.

Following approval of the Conceptual Scheme, PBJ will pursue commercial discussions with Calalta on substantially similar terms as currently held with BWL to determine mutual fit from an economic and environmental impact point of view. PBJ will also consider RVC administration long term infrastructure objectives for the Springbank area. In the event we are able to achieve an agreement with Calalta we would revise our application and include as part of our submission for Subdivision Approval.

Policy

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

Environmental Preservation

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

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

5.2 Sanitary Sewage

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

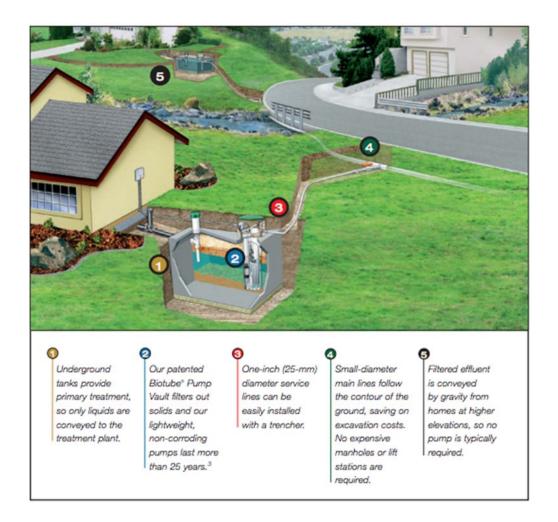
The sanitary system will closely mimic a robust urban sewer collection system. The developments treatment plant will include lot holding tanks, piping conveyance system and an AX-MAX treatment unit.

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

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

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

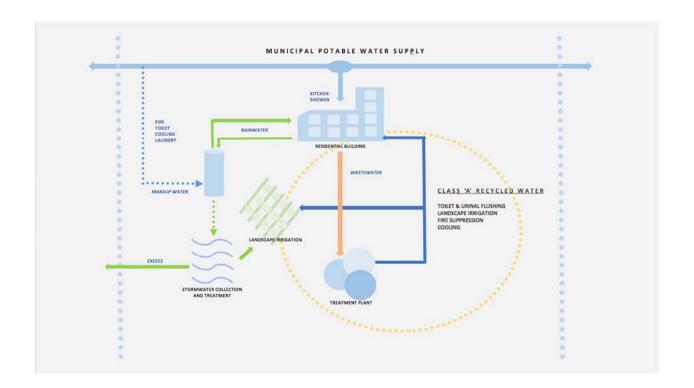
The figure below illustrated the Sanitary Process:



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

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

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



5.3 Sanitary Sewage

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

- 5.3.1 Internal servicing systems and networks within the Springbank conceptual Scheme shall be in accordance with county standards for connection to regional systems.
- 5.3.2 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.3.3 The wastewater treatment facility is to be located on a Public utility Lot in Cell D to the satisfaction of the County.
- 5.3.4 Each residential parcel shall contain a minimum of 0.99 contiguous acre in accordance with the county servicing standards.
- 5.3.5 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.3.2 5.3.6 A sludge disposal plan will be prepared to the satisfaction of the county prior to the approval of the construction of the wastewater treatment system.

- 5.3.7 Effluent generated by the development within the Planning Area will be collected and treated via a communal sanitary system in Cell D.
- 5.3.8 Each home will connect to a shared wastewater treatment system designed by qualified professionals in accordance with Alberta Environment guidelines.
- 5.3.9 The wastewater treatment facility will be located in Cell D as described in the "Municipal Potable Water Supply" diagram above.
- 5.3.10 Under no circumstances will septic pump out systems, treatment lagoons or open discharge from septic tanks be permitted.
- 5.3.11 The Wastewater treatment system shall be constructed, refurbished and managed by the BCC.
- 5.3.12 The wastewater treatment pipeline infrastructure shall be designed to accommodate the volume needs of the 49 residential units within River Edge, fully engineered designs will be provided to RVC ahead of subdivision phase.

5.4 Storm Water Management

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

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

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

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

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

The proposed subdivision design and site characteristics are specifically designed to integrate many of these best management practices throughout the development area in accordance with the LID nature of the development. Properly planned, designed, and constructed, they provide

benefit to the development, safeguard the environment, and demonstrate water conservation through implementation of Best Management Practices.

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

Policy

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

5.5 Solid Waste Management

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

Policy

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

5.6 Shallow Utilities

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

Policy

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

5.7 Community Service Levels

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

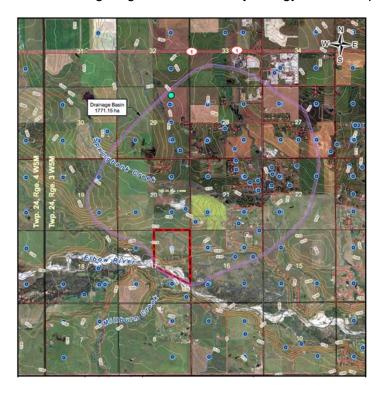
Protective services are provided to the River Edge Planning Area and the greater Springbank community by the RCMP and the Municipality's Protective Services.

6. Environmental

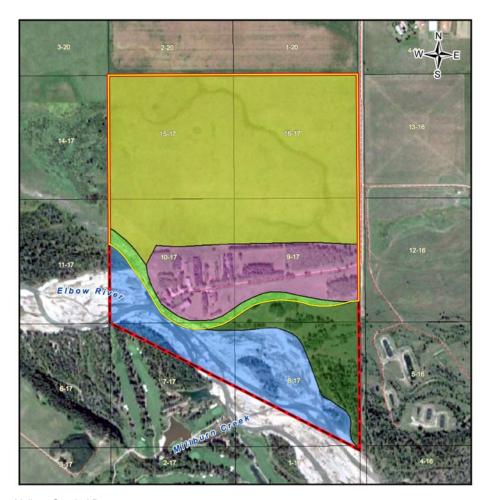
6.1 Biophysical Impact Assessment

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

The following diagram shows the hydrology within the proposed land:



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



Yellow: Seeded Pasture Pink: Treed Yard Site

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

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

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

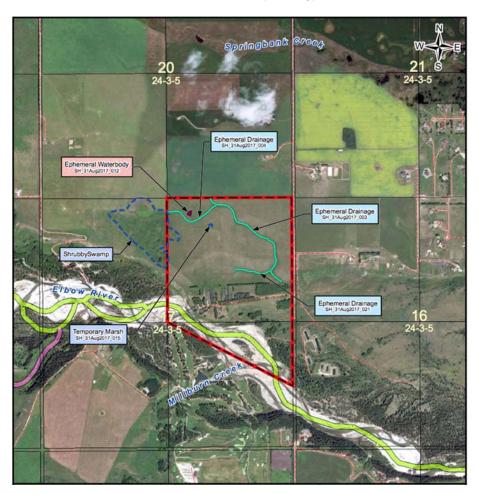
Human health and or safety

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

6.2 Wetlands and Waterbody Assessment

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

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

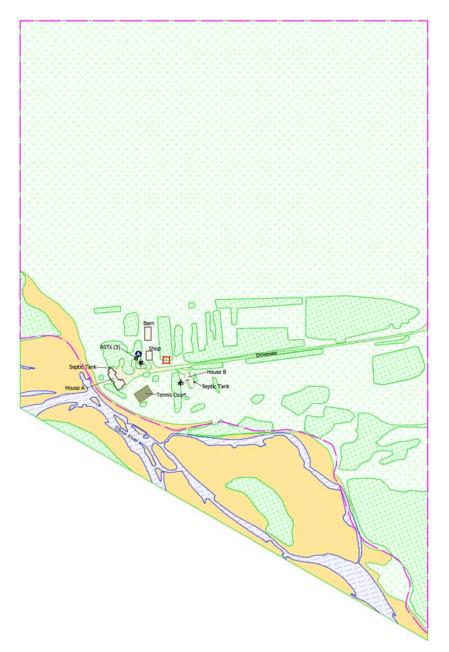


For more information on Wetlands please refer to Appendix A.

6.3 Phase 1 Environmental Site Assessment

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

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



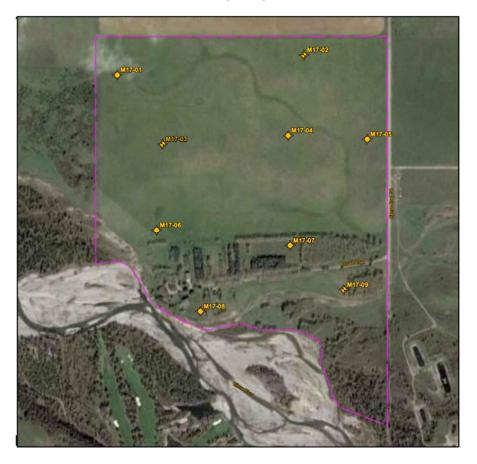
Three aboveground storage tanks (ASTs) containing fuel were present northwest of the shop building and adjacent to the driveway on the Property and, according to the questionnaire, have been present at this location for more than 35 years. The ASTs were noted to be in good condition with no visible signs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

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

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

6.4 Geotechnical Investigation

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



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

Existing ground contours are as follows:



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

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

6.5 Topography and Drainage Report

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

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

7. PUBLIC CONSULTATION

7.1 Process

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

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

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

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

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

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

7.2 Community Stakeholders

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

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

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

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

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

8. PHOTOGRAPHS



Subject Lands.



Southwesterly view over the Elbow River.



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



North side of existing paved driveway. Looking west.



Southwest view taken from the SW corner of the lands.



PLANNING & DEVELOPMENT

TO: Council

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

TIME: Morning Appointment

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

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

Community.

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

PL20170171 (agenda item C-3).

¹POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

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

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

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

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

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

Jessica Anderson and Eric Schuh, Planning & Development Services

¹ Administration Resources



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

PROPOSAL: To adopt the River Edge Conceptual Scheme to

provide a policy framework to guide future redesignation,

subdivision and development proposals within

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

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

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

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

APPLICANT: Price Boychuk & Jackson Corp.

OWNERS: Arthur & Debra Price

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

PROPOSED LAND USE DESIGNATION: Direct Control District

GROSS AREA: ± 201.00 acres

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

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

River Bank: 6T50, E – Cropping is not feasible due to

adverse topography (steep and/or long uniform slopes) and

past erosion damage.

River Valley: 5I, W 5 – Very severe limitations to cereal

crop production due to flooding by streams or lakes and

excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

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

HISTORY:

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

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

adopted.

BACKGROUND:

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



CONCEPTUAL SCHEME OVERVIEW:

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

Site Context

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

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

Proposed Land Use Concept

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

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

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

Transportation and Access

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

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

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

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

Wastewater Servicing

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

APPENDIX 'D': ORIGINAL JUNE 25, 2019 STAFF REPORT PACKAGE - CONCEPTUAL SCHEME (PL20170170) **C-4** Page 51 of 173



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

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

Water Servicing

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

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

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

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

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

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

Stormwater Management

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

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

Open Space Concept

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

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

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



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

Land Use District

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

Phasing

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

Other Matters Not Addressed

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

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

CONCLUSION:

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

OPTIONS:

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

3. a revised transportation network; and,

4. a revised conceptual scheme.

APPENDIX 'D': ORIGINAL JUNE 25, 2019 STAFF REPORT PACKAGE - CONCEPTUAL SCHEME (PL20170170) C-4 Page 53 of 173



Option #2: THAT Application PL20170170 be refused.

Respectfully submitted, Concurrence,

"Richard Barss" "Al Hoggan"

Acting Executive Director Community Development Services JA/IIt

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Application Referrals

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

APPENDIX 'D': Map Set



APPENDIX A: APPLICATION REFERRALS

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



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

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

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

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

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

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

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



COMMENTS

- The City of Calgary's source water and water quality in general to better comment on this application.
- Access to review "A Report on Drainage Strategies for Springbank" by Westhoff Engineering Resources Inc. January 2004 would be appreciated.
- The City of Calgary would also appreciate access to a map of the proposed stormwater management facilities on the site.

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

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

May 10, 2019 Comments:

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

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

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

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

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



COMMENTS

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

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

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

Rocky View County Boards and Committees

ASB Farm Members and Agricultural Fieldmen

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

Ranch Lands Recreation District Board

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

Internal Departments

Recreation, Parks & Community Support

Application PL20170170: Conceptual Scheme

General Comment

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



AGENCY	COMMENTS

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

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

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

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

Active Transportation (Pathways and/or Trails)

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

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

Cash In Lieu

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

Application PL20170171: Redesignation

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

GIS Services No comments received.

Building Services No comments received.

Fire Services & Emergency
Management
Having reviewed the circulation, the Fire Service has one comment. Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development.

Any access road must meet the requirements set out in the Alberta Building Code and Rocky View County's Servicing

AGENDA Page 185 of 789



COMMENTS

Standards.

There are no further comments at this time.

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

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

General

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

Geotechnical

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



COMMENTS

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

Transportation

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



AGENCY COMMENTS

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

Sanitary/Waste Water

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



COMMENTS

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

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



COMMENTS

Water Supply And Waterworks

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



COMMENTS

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

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

Storm Water Management

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



AGENCY COMMENTS

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

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

Environmental

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



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

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



BYLAW C-7863-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

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

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

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

PART 4 – TRANSITIONAL

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

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



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

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

RIVER EDGE CONCEPTUAL SCHEME

Prepared by:

Price Boychuk & Jackson Corp.

March 11, 2019



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1. INTRODUCTION

1.1 River Edge Vision

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

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

1.2 Development Rationale

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

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

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

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

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

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

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

1.3 Development Goals & Objectives

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

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

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

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

2. Existing Context

2.1 Local Context

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



2.2 County Plan

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

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

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

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

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

2.3 Location & Boundaries

Current landowners are:

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

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

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

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

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

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



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

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

2.4 Compatibility with Adjacent Development

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

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

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

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

3. Land Use Proposal

3.1 Community Design Elements

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

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

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

3.2 River Edge Site Development Guidelines

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

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

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

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

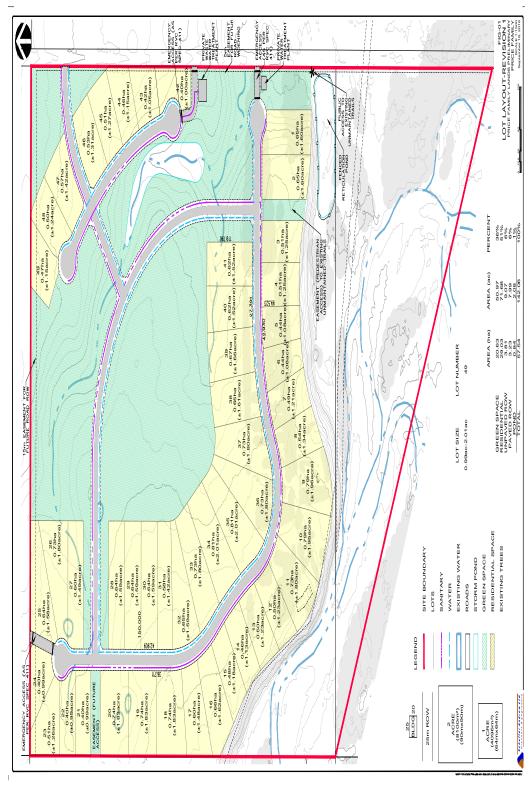
3.3 Landscaping Guidelines

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

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

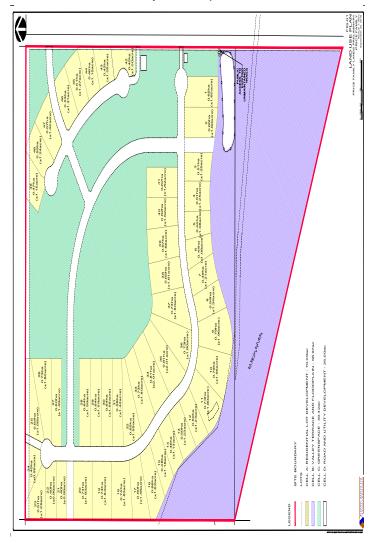
3.4 Subdivision & Development Concept

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



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

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



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

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

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

3.5 Density and Lot Size

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

Policy

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

3.6 Open Space Management Plan

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

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

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

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

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

Policy

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

3.7 Pathway Connections

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

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

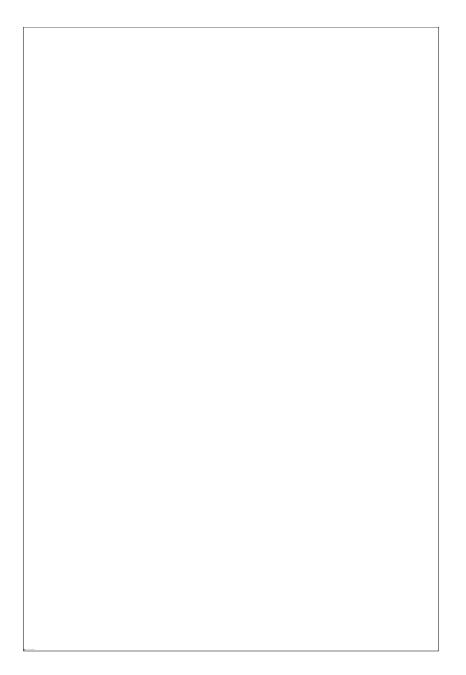
Policy

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

4. River Edge Transportation

4.1 Vehicular Accessibility

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



4.2 Transportation Network and Improvements

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

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

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

Policy

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

5 Community Servicing Strategies

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

5.1 Potable Water

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

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

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

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

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

Policy

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

5.2 Sanitary Sewage

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

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

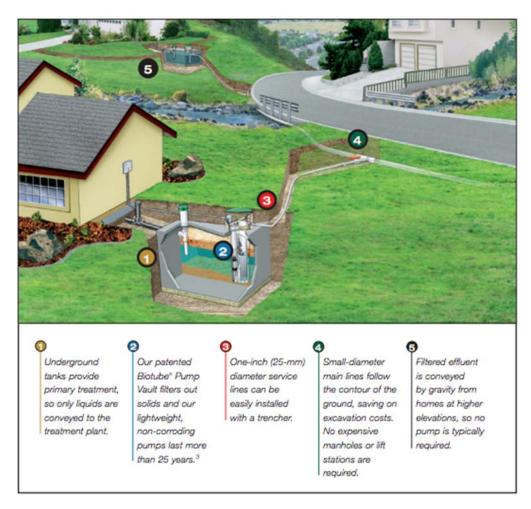
Raw sewage flows from the homes to an underground tank where the sewage is pretreated on

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

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

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

The figure below illustrated the Sanitary Process:

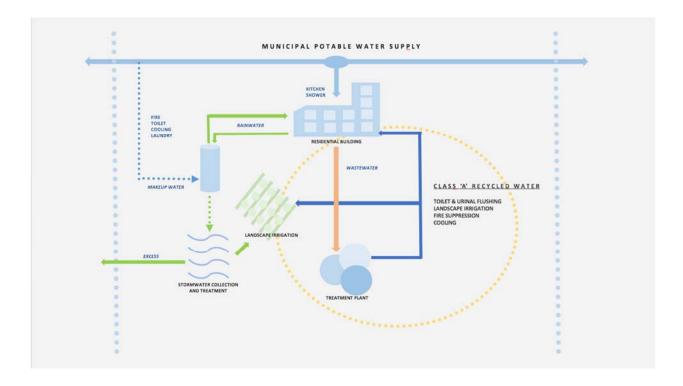


Treated water reuse is a water management strategy whereby a second treated water supply is

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

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

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



5.3 Sanitary Sewage

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

Policy

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

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

5.4 Storm Water Management

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

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

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

accordance with an approved drainage strategy.

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

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

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

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

Policy

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

5.5 Solid Waste Management

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

Policy

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

5.6 Shallow Utilities

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

requiring them to provide services to River Edge.

Policy

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

5.7 Community Service Levels

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

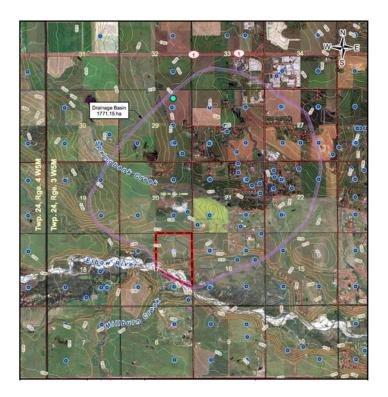
Protective services are provided to the River Edge Planning Area and the greater Springbank community by the RCMP and the Municipality's Protective Services.

6. Environmental

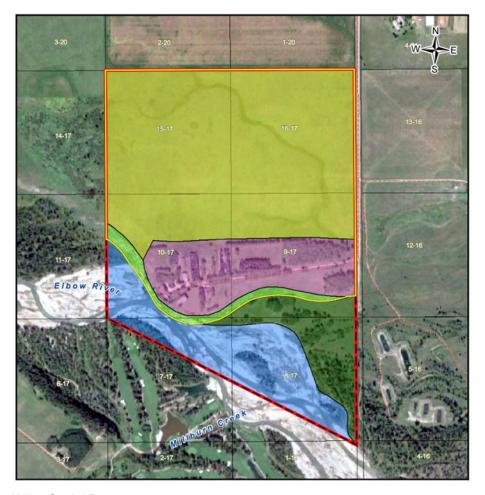
6.1 Biophysical Impact Assessment

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

The following diagram shows the hydrology within the proposed land:



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



Yellow: Seeded Pasture Pink: Treed Yard Site

Light Green: Shrub-dominated Valley Scope Dark Green: Aspen-dominated Valley Terrace

Blue: Riparian Flood Plain

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

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

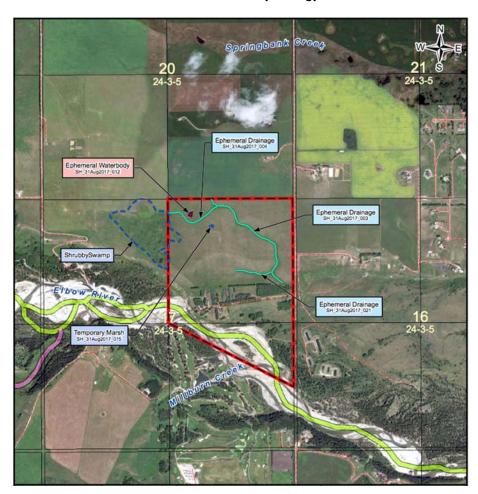
Human health and or safety

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

6.2 Wetlands and Waterbody Assessment

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

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

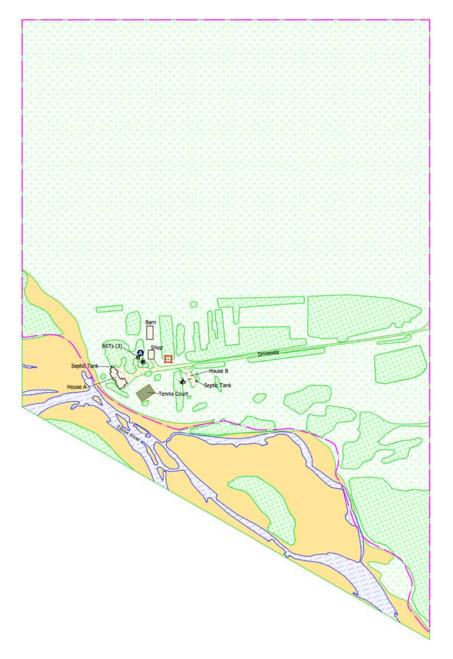


For more information on Wetlands please refer to Appendix A.

6.3 Phase 1 Environmental Site Assessment

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

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



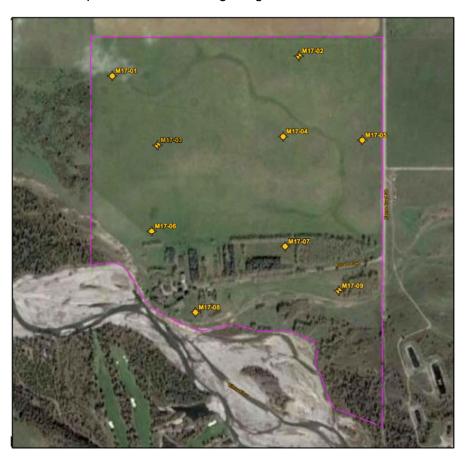
Three aboveground storage tanks (ASTs) containing fuel were present northwest of the shop building and adjacent to the driveway on the Property and, according to the questionnaire, have been present at this location for more than 35 years. The ASTs were noted to be in good condition with no visible signs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

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

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

6.4 Geotechnical Investigation

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



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

Existing ground contours are as follows:



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

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

6.5 Topography and Drainage Report

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

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

7. PUBLIC CONSULTATION

7.1 Process

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

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

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

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

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

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

7.2 Community Stakeholders

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

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

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

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

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

8. PHOTOGRAPHS



Subject Lands.



Southwesterly view over the Elbow River.



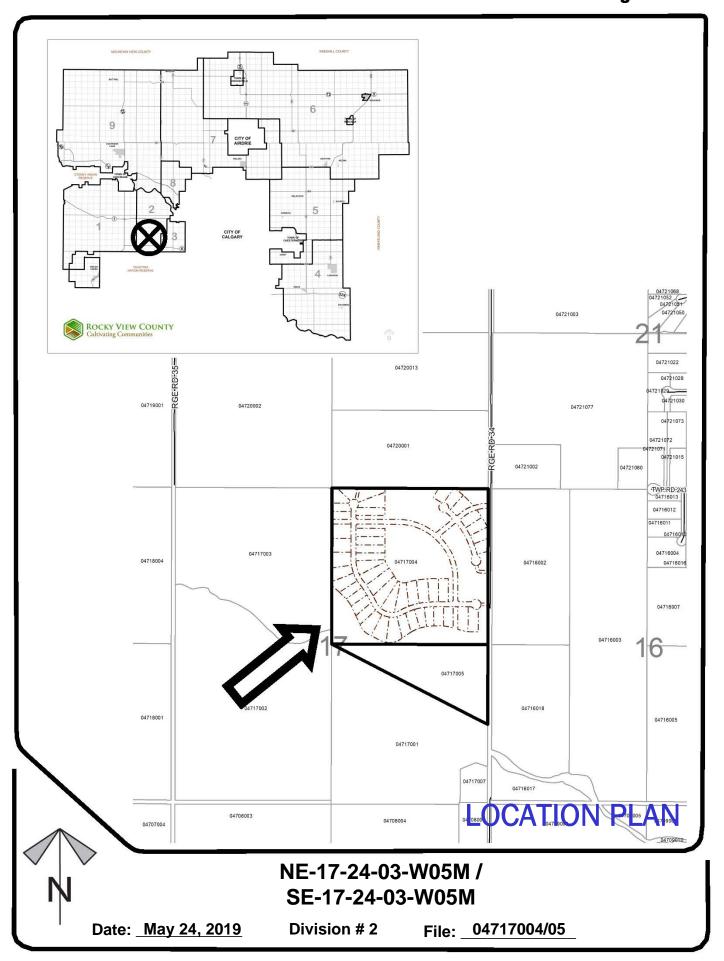
Southwest view. Photo Taken from the NE corner of the lands.



North side of existing paved driveway. Looking west.

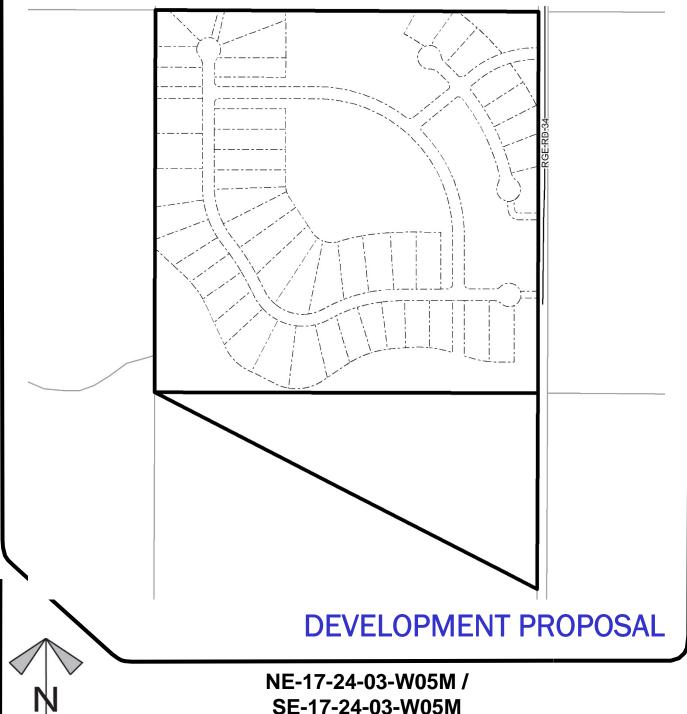


Southwest view taken from the SW corner of the lands.



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

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

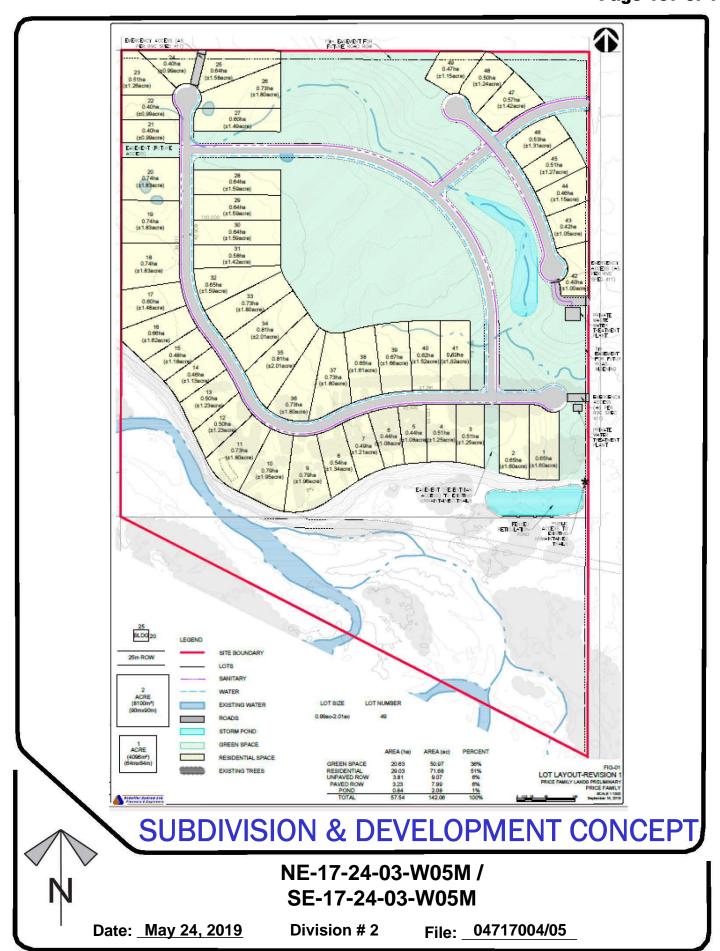


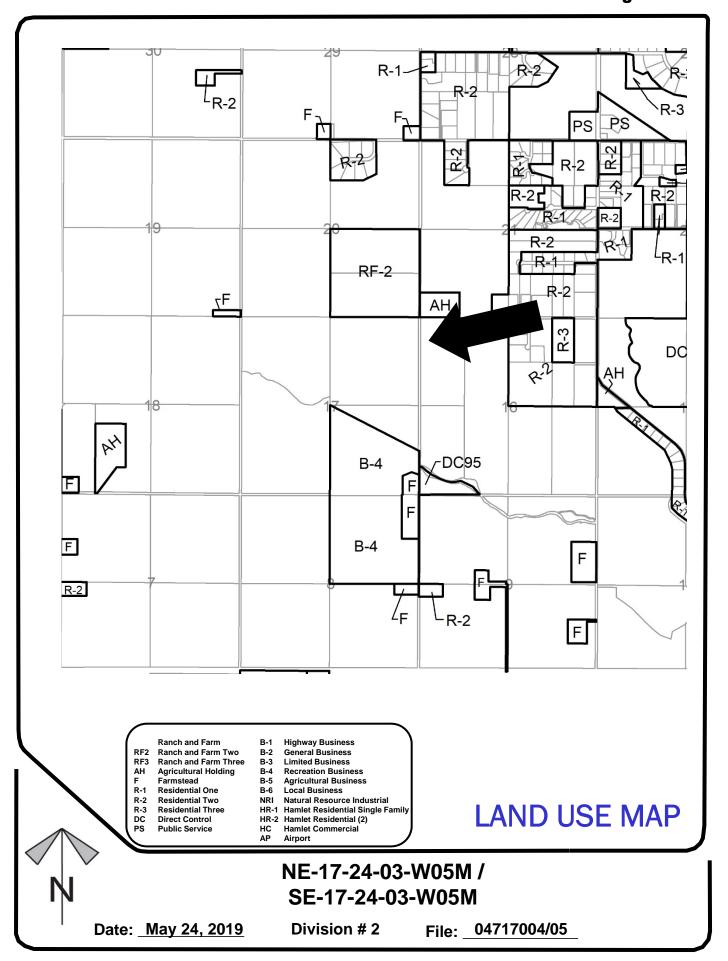
Division # 2

Date: May 24, 2019

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File: 04717004/05







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

TOPOGRAPHY

Contour Interval 2 M

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

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



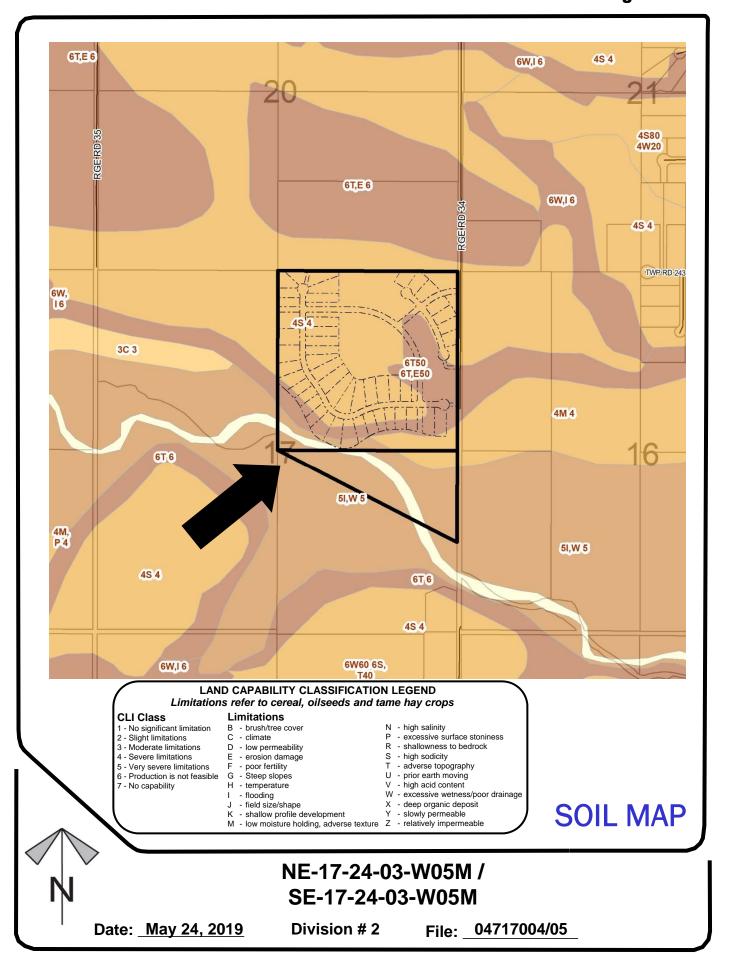
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

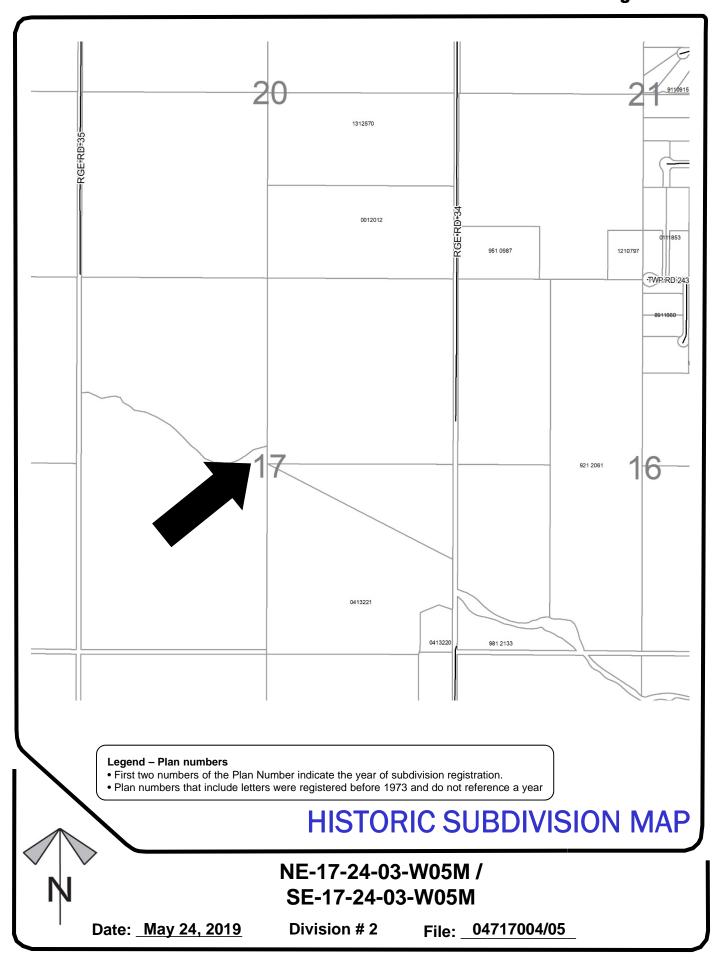
AIR PHOTO

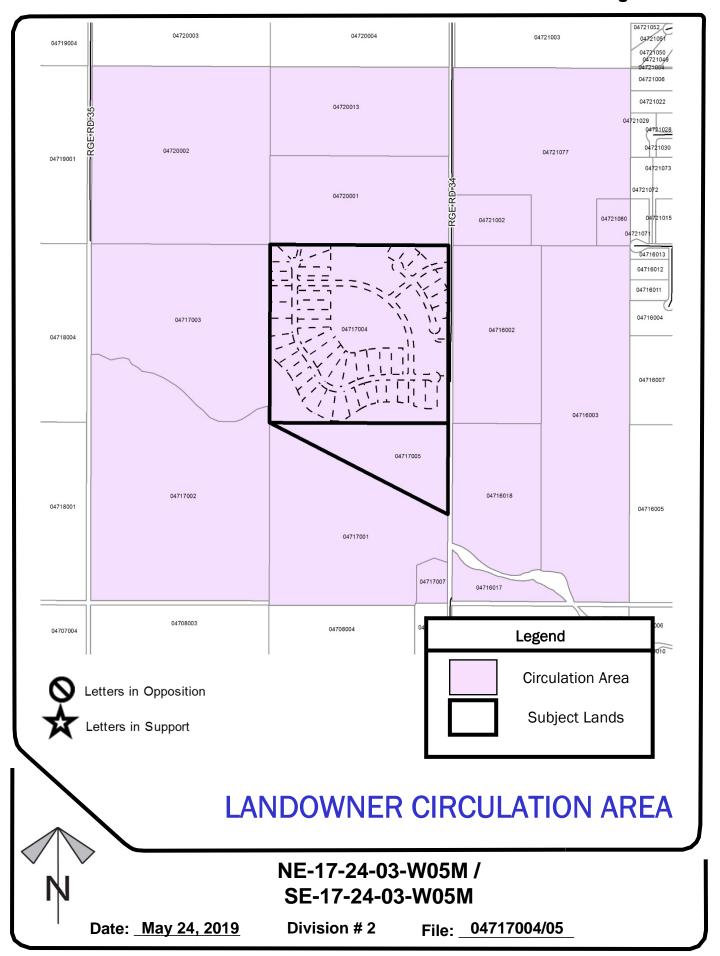
Spring 2018

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

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









PLANNING & DEVELOPMENT

TO: Council

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

TIME: Morning Appointment

FILE: 04717004 / 04717005 APPLICATION: PL20170171

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

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

application PL20170170 (C-2)

¹POLICY DIRECTION:

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

EXECUTIVE SUMMARY:

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

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

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

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

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

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

Jessica Anderson and Eric Schuh, Planning & Development

¹ Administration Resources

APPENDIX 'E': ORIGINAL JUNE 25, 2019 STAFF REPORT PACKAGE - REDESIGNATION (PL20170171)



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

PROPOSAL: To redesignate the subject lands from Ranch and Farm

District to Direct Control District to provide a policy

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

SE-17-24-03-W05M.

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

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

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

APPLICANT: Price Boychuk & Jackson Corp.

OWNERS: Arthur & Debra Price

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

GROSS AREA: ± 201.00 acres

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

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

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

past erosion damage.

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

excessive wetness/poor drainage.

PUBLIC & AGENCY SUBMISSIONS:

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

HISTORY:

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

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

adopted.

BACKGROUND:

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

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



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

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

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

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

POLICY ANALYSIS:

County Plan

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

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

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

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

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

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

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



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

Interim Growth Plan

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

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

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

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

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

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

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

South Saskatchewan Regional Plan 2014-2024 (SSRP)

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

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

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

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



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

Proposed Direct Control District

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

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

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

Other Matters:

Rocky View County/City of Calgary Intermunicipal Development Plan

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

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

CONCLUSION:

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

OPTIONS:

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

APPENDIX 'E': ORIGINAL JUNE 25, 2019 STAFF REPORT PACKAGE - REDESIGNATION (PL20170171) C-4 Page 119 of 173



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

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

Option #3: THAT application PL20170171 be refused.

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

APPENDICES:

APPENDIX 'A': Application Referrals

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

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

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



AGENCY COMMENTS

development/subdivision when prepared.

TransAlta Utilities Ltd. No comments received.

Rockyview Gas Co-op Ltd. No comments received.

Other External Agencies

EnCana Corporation No comments received.

City of Calgary

December 20, 2017 Comments:

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

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

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

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



AGENCY

COMMENTS

January 2004 would be appreciated.

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

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

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

May 10, 2019 Comments:

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

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

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

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

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

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

AGENCY	COMMENTS

benefits. Wet ponds are more effective at removing TSS than dry ponds. Based on the information presented, it looks like a dry pond is proposed and situated in-line with an existing drainage course which would create contaminant re-suspension of anything that may have been deposited from local storms when regional flows go through the proposed facility. With the exception of the dry pond and a small outfall bio-swale channel downstream of the dry pond, which are not believed to be sufficient, no other stormwater quality measures are proposed. It is unclear what measures will be made to mitigate emerging stormwater contaminants (e.g., herbicides, pesticides) typically found in urban runoff that could adversely affect the city's source water.

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

Rocky View County – Boards and Committees

ASB Farm Members and Agricultural Fieldmen

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

Rocky View West Recreation District Board

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

Internal Departments

Solid Waste & Recycling Group

Detailed comments provided see attachment.

Recreation, Parks & Community Support

Application PL20170170: Conceptual Scheme

General Comment

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

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

Given this proposed development is intended to be a

AGENCY

COMMENTS

condominium/strada; it is recommended that:

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

Active Transportation (Pathways and/or Trails)

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

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

Cash In Lieu

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

Application PL20170171: Redesignation

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

GIS Services

No comments received.

Building Services

No comments received.

Fire Services & Emergency Management

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

There are no further comments at this time.

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

AGENCY

COMMENTS

management plans.

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

Planning & Development – Engineering

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

General

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

Geotechnical

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

COMMENTS

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

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

Transportation

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



COMMENTS

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

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

Sanitary/Waste Water

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

COMMENTS

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

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

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

Water Supply And Waterworks

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

COMMENTS

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

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

COMMENTS

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

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

Storm Water Management

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

COMMENTS

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

Environmental

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



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

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



BYLAW C-7864-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

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

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

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

1.0 **GENERAL REGULATIONS**

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



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

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

2.0 LAND USE REGULATIONS

2.1 Residential Lot Development Cell - Purpose and Intent

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

2.2 **Uses**

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

2.2.1 Uses, Discretionary

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

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

2.3 Minimum and Maximum Requirements

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



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

2.4 Building Setbacks

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

2.5 Valley Terrace And Floodplain Cell - Purpose and Intent

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

2.6 Uses

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

2.7 Greenspace Cell - Purpose and Intent

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

2.8 Uses

Public Park Agriculture, General Utilities Signs

2.8.1 Uses, Discretionary

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

2.9 Road And Utility Development Cell - Purpose and Intent

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

2.10 Uses

Accessory Buildings Agriculture, General Utilities



3.0 SUBDIVISION REGULATIONS

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

4.0 DEVELOPMENT REGULATIONS

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

PART 4 – TRANSITIONAL

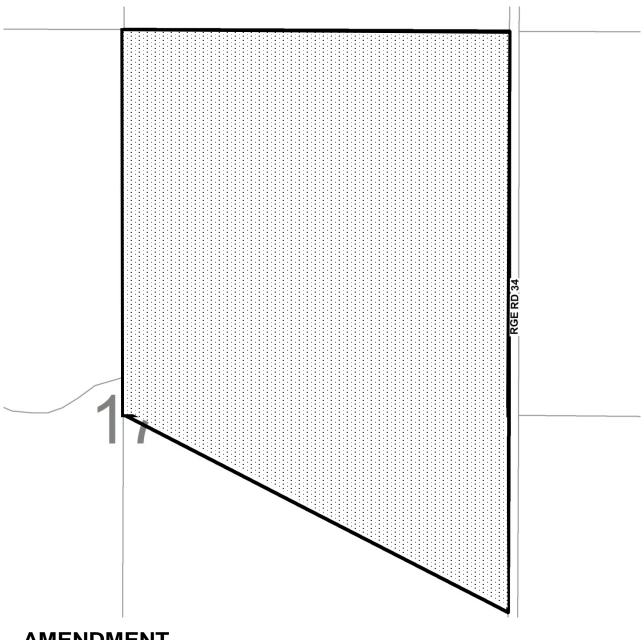
Bylaw C-7864-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

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

Division: 02

SCHEDULE "A"

BYLAW: C-7864-2019



AMENDMENT

FROM Ranch and Farm District TO Direct Control District

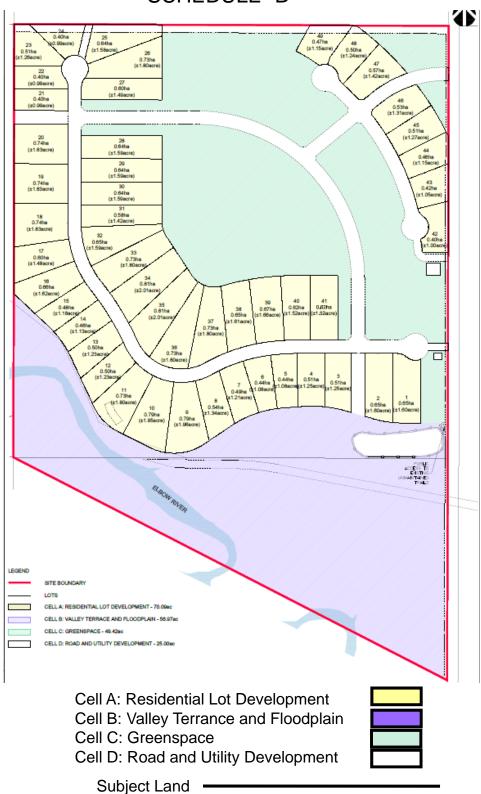
Subject Land

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

ROCKY VIEW COUNTY
Cultivating Communities

FILE: 04717004 / 04717005 **DIVISION: 2**

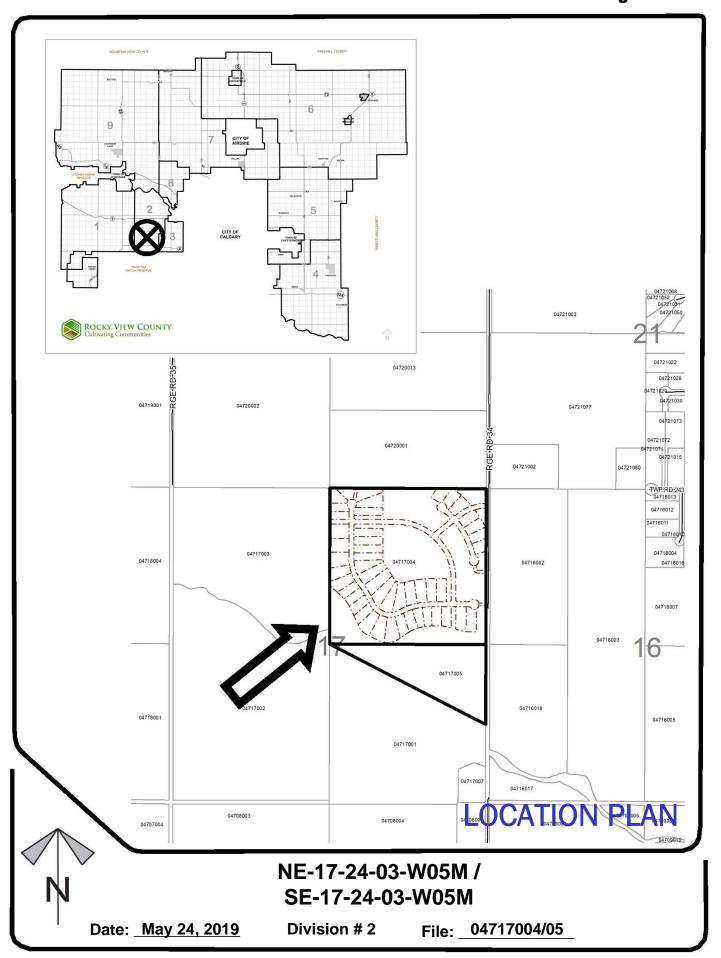
SCHEDULE "B"



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

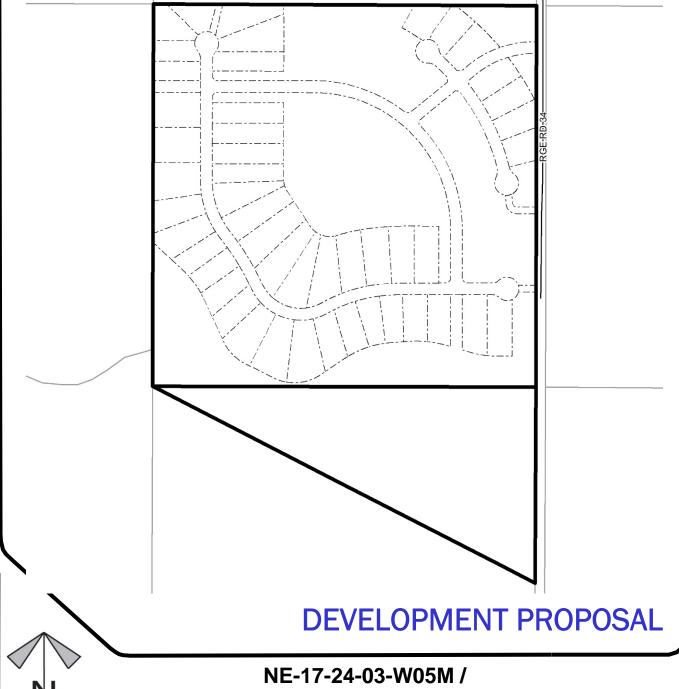
Cultivating Communities

FILE: 04717004 / 04717005 **DIVISION: 2**



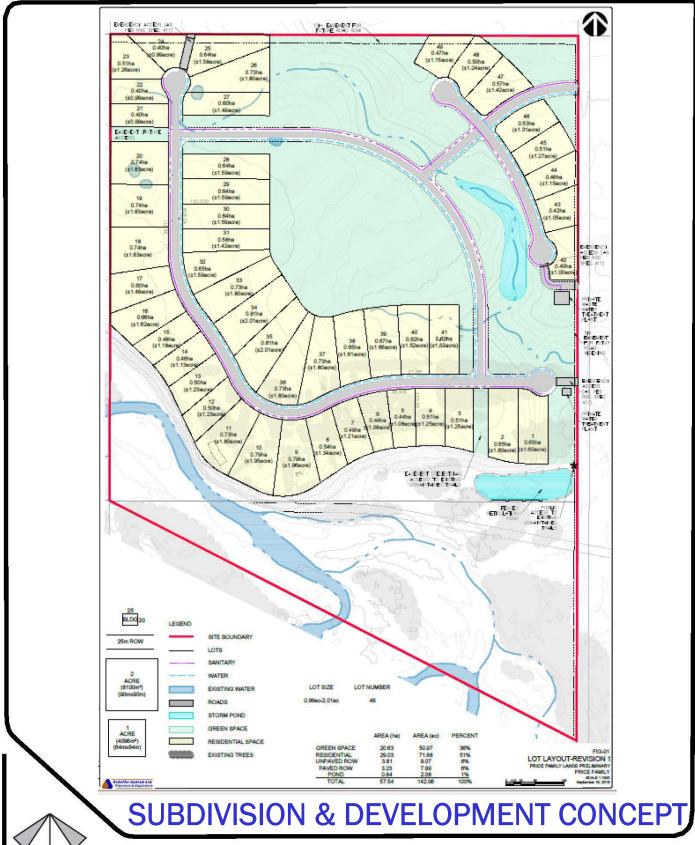
New Conceptual Scheme Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within E1/2-17-24-03-W05M.

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



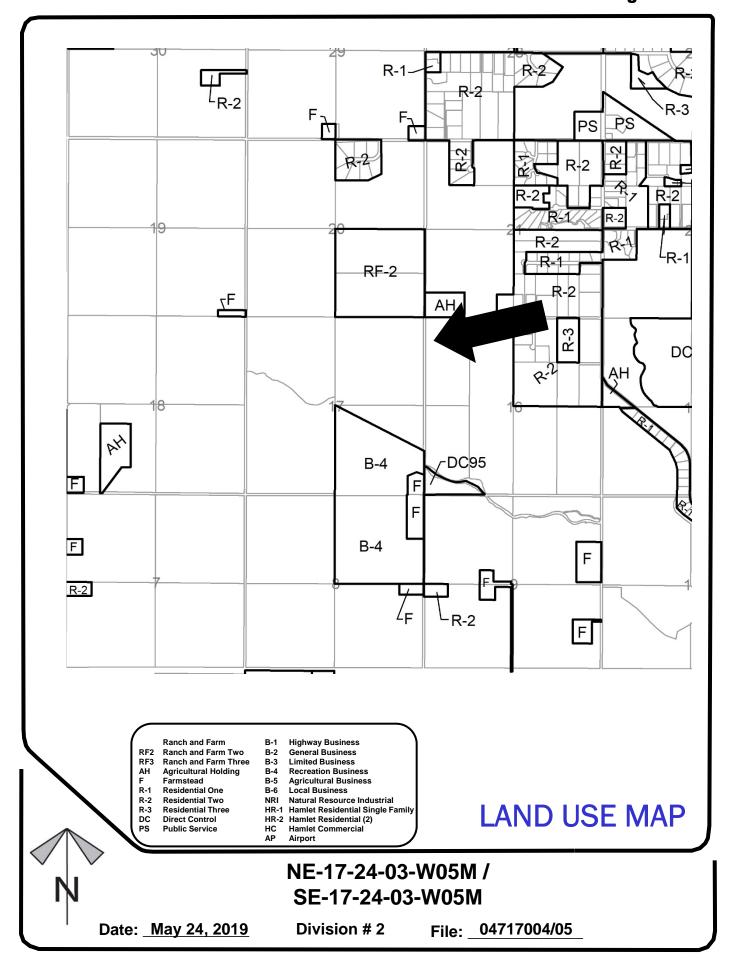
SE-17-24-03-W05M

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



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

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





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

TOPOGRAPHY

Contour Interval 2 M

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

File: <u>04717</u>004/05 Date: May 24, 2019 Division # 2

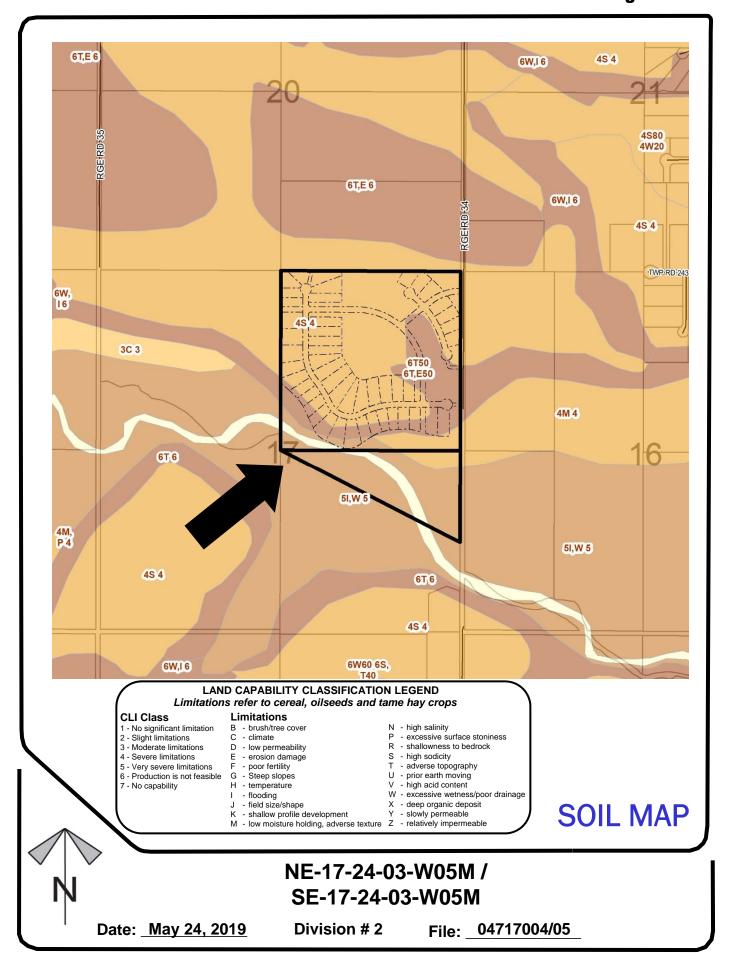


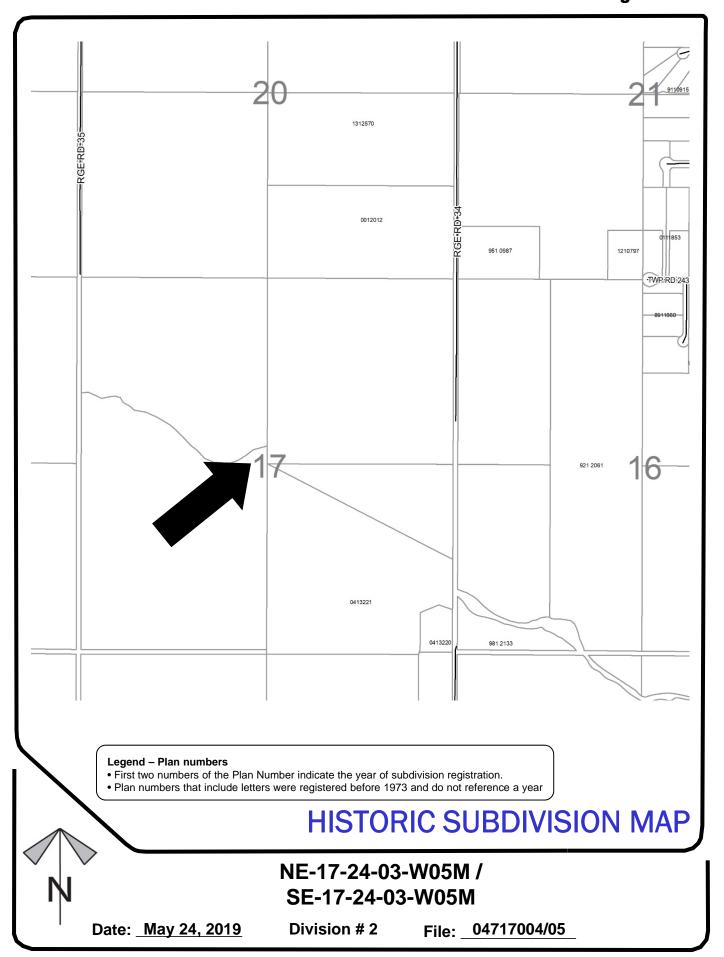
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

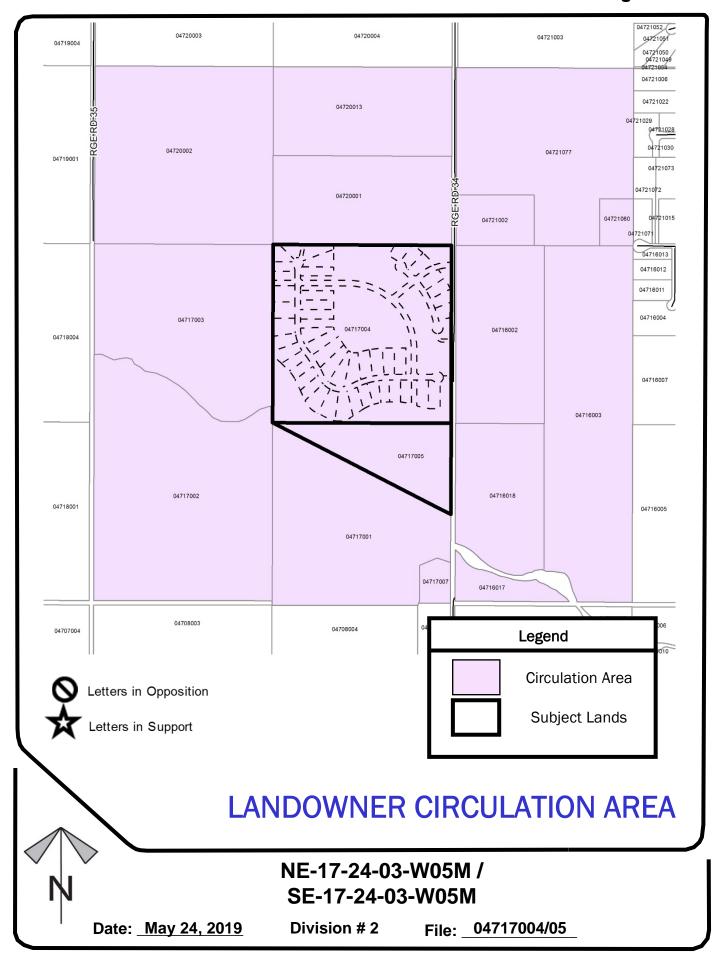
AIR PHOTO Spring 2018

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

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







Dear Janet,

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

Development Overview

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

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

Development Differentiators

The following itemizes the value proposition lot purchasers:

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

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

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

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

Development Benefits Analysis

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

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

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

Sincerely

Art Price

APPENDIX 'E': ORIGINAL JUN**a 25 FMM X STAFANCEMON NEIP ACKAGENTB**EDESIGNATION (PL20170171)

From: Lisa Skelton

Subject: Re: SPFAS

Date: April 24, 2018 at 2:23 PM

To: Jeff Jackson jdj@priceboychukjackson.com

Cc: Karin Hunter John Rop jrop@springbankpark.com

LS

Hello Jeff,

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

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

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

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

Yours truly,

Lisa Skelton President, SPFAS

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

Good morning!

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

Kind regards,

Jeff Jackson Managing Partner Price Boychuk & Jackson 403.464.5333



APPENDIX 'E': ORIGINAL JUN**r PB; moix Stafantept/ner act/adm** Tisedesignation (PL20170171) C-4 Page 151 of 173

APPENDIX 'E': ORIGINAL JUN**e de la company d**

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

To: Jeff Jackson jdj@priceboychukjackson.com

ВТ

Dear Mr. Jackson

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

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

Regards

Bill Tajcnar President Springbank Heritage Club



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

springbankpathways@gmail.com

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

May 6th, 2018

RE: RIVER EDGE DEVELOPMENT

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

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

Dear Jeff,

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

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

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

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

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

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



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

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

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

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

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

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

Sincerely,

Edmond Wittstock, Vice President

Springbank Trails and Pathways Association



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

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

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

Development Benefits Analysis

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

- Range Road 34 upgrade from gravel to paved road-reducing noise, dirt/dust and vehicle impact
- · Option to purchase enhanced broadband services (through fibre or wireless from Axia)
- Access to the "Green space" recreational facilities and barbecue area in the upper 160 acres
- · Access to pathway (walking and biking) system in the lower 40 acres
- Access to the elbow river for fishing and any other recreation

- Young

- · Ensure the design allows for access to utilities, specifically drinking and wastewater management
- Option to be included in the mow and snow and recycling/wastewater management benefiting from economies of scale

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

Sincerely,

Art Price

APPENDIX 'F': LANDOWNERS COMMENTS Page 156 of 173 SUPPORT BYLAW-7864-2019 Amend Land Use - Rivers Edge From Ranch and Farm to Direct Control **OPPOSE** LEGAL ADDRESS: 23240 Speany BANGRA (2) NEITHER 1-1-9010697 SUPPORT OR OPPOSE MUNICIPAL ADDRESS: 33240 SPRINGBAWE Rd SUPPORT Reason Why Every Landowner should have the option to develop their land as they want, regardless of land use. I want the proposed development to move forward. This would allow services – in particular water - to be brought into the area. This could potentially help my other land holdings get development approvals. Love the location of the land, the development plan and would consider moving there if lots were available. Other (please explain)

OPPOSE

Reason Why



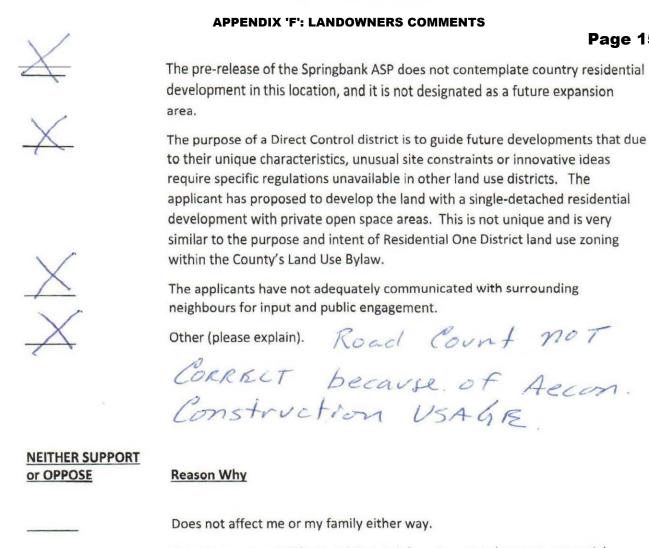
The proposed Direct Control land use zoning is not consistent with the overall County Plan and does not conform to the existing land uses in the immediate area. Significant weight should be placed on keeping and abiding by the current land use policy By-Law.



Proposed cluster residential development does not conform with the large agricultural holdings in the immediate surrounding lands to the north and west as well as the environmentally sensitive area to the south - the Elbow River Flood zone.



Lands located on the east side of RR34 which are inside the Springbank ASP boundary should be given the opportunity to be developed first.



Do not want to provide an opinion as I do not want to have any potential conflict with my neighbours.

Other (please state)

Please express any additional concerns you may have:

PLEASE EMAIL TO legislativeservices@rockyview.ca

or FAX to (403) 520-1659

APPENDIX 'F': LANDOWNERS COMMENTS Page 158 of 173 SUPPORT BYLAW-7863-2019 **CONCEPT SCHEME ITEM - Rivers Edge** Chris GUTA X Chub & **OPPOSE** ADDRESS: 33240 Spring RAWK Rel NEITHER LEGAL ADDRESS: 5W-28-24-03-05 SUPPORT OR OPPOSE LOT, BLOCKPlan 1-1-9010697 SUPPORT Reason Why Every Landowner regardless of land use should have the option to develop their land as Springbank Community needs more diverse options of housing. As proposed, River Edge fits this criterion. Love the location of the land, the development proposal and would consider moving there if lots were available. Other (please explain on back page) Reason Why The professional staff at the County of Rockyview reviewed the Concept Scheme under question and evaluated it against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan. It was concluded by administration that the proposed Rivers Edge conceptual scheme is not consistent with any of the above plans, nor is the proposal demonstrated to be technically feasible. Even with the recommendation that the Scheme was significantly flawed seven of the nine councillors choose to ignore the conclusions made by the municipal planner and administration and voted to approve first reading on June 25, 2019. This approval by the councillors is not correct and demonstrates a total disregard to the rules and regulations set up to protect all residents in Springbank. I support Rockyview's Administration in their assessment and the Councillors need to be held accountable. The River's Edge lands are located outside the Springbank Area Structure Plan, in an agricultural area. Residential development and specifically higher density "cluster" bareland condominium residential development is premature. If approved the Concept Scheme requires road upgrades and improvements to Springbank Road and RR 34/33 intersections to accommodate for right and left turn lanes as well as paving of RR 34. I am opposed to any road upgrades as I like the rural nature of RR34. Environmental and servicing issues have not been adequately addressed. Due to the

> proximity to the Elbow River, ensuring a correct wastewater system design as well as storm water management are very important. In the Planning and Development Report on record at the June 25 hearing The City of Calgary had several concerns and indicated

APPENDIX 'F': LANDOWNERS COMMENTS

in writing (both on December 20, 2017 and again on May 10, 2019) that they do not support the proposed conceptual scheme and requests that it not proceed to the

C-4 Page 159 of 173

\/	approvals process. I agree with the City of Calgary's recommendation not to support the concept scheme.
	The proposed development is not in keeping with the agricultural nature of immediate surrounding lands and does not address agricultural boundary design to include movement of farm equipment, movement of animals, litter, noise and concern over fertilizers, dust & normal agricultural practices.
X	Concerned about increased traffic /speed along Springbank Road as well as on RR34,
1	north and south of Springbank Road.
	Approval of the proposed River Edge Conceptual Scheme is premature and should wait until the completion of the Springbank Area Structure Plan is finalized.
X	The applicants have not adequately communicated with surrounding neighbours for input or requested public engagement. In the Concept Scheme the applicant stated that "PBJ/they will continue strengthening existing relationships and expanding its engagement across the community to ensure comprehension is high and feedback is
\ /	incorporated into the long-term plans of River Edge." Not once have I been approached to discuss this development.
X	Other (please explain) Traffic lount wrong Because of Aecon Construction
NEITHER SUPPORT	1151AG12.
or OPPOSE	Reason Why
	Does not affect me or my family either way.
	Do not want to provide an opinion as I do not want to have any potential conflict with my neighbours.
-	Other (please explain)

Please express any additional concerns you may have:

PLEASE EMAIL TO legislativeservices@rockyview.ca

or FAX to (403) 520-1659

APPENDIX 'F': LANDOWNERS COMMENTS

BYLAW-7864-2019

Amend Land Use – Rivers Edge

From Ranch and Farm to Direct Control

OPPOSE

NAME: (Jave +) ared 1 emplo check EMAIL TO

ADDRESS: 34008 Sovingbank Rd

LEGAL ADDRESS: 5. E = - SEC-29 -24-3-5

legislativeservices@rockyview.ca

OPPOSE

Reason Why

The proposed Direct Control land use zoning is not consistent with the overall County Plan and does not conform to the existing land uses in the immediate area. Significant weight should be placed on keeping and abiding by the current land use policy By-Law.

Proposed cluster residential development does not conform with the large agricultural holdings in the immediate surrounding lands to the north and west as well as the environmentally sensitive area to the south - the Elbow River Flood zone.

Lands located on the east side of RR34 which are inside the Springbank ASP boundary should be given the opportunity to be developed first.

The pre-release of the draft Springbank ASP is anticipated to be presented in early 2020 to Council. This document outlines the vision for the future development of an area in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. The Springbank ASP does not contemplate country residential development in River's Edge location, nor is it designated as a future expansion area.

The purpose of a Direct Control district is to guide future developments that due to their unique characteristics, unusual site constraints or innovative ideas require specific regulations unavailable in other land use districts. The applicant has proposed to develop the land with a single-detached residential development with private open space areas. This is not unique and is very similar to the purpose and intent of Residential One District land use zoning within the County's Land Use Bylaw.

The applicants have not adequately communicated with surrounding neighbours or requested sufficient public engagement for a development of this size; especially since it is outside the ASP and significant changes to the land use have been requested.

Clavie Templo-Chal

TAREM

AGENDA Page 287 of 789

APPENDIX 'F': LANDOWNERS COMMENTS OPPOSE BYLAW-7863-2019 **CONCEPT SCHEME ITEM - Rivers Edge** emple - Derlemail TO legislativeservices@rockyview.ca -5 EC. 1/4 LEGAL ADDRESS: **OPPOSE** Reason Why The professional staff at the County of Rockyview reviewed the Concept Scheme under question and evaluated it against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan. It was concluded by administration that the proposed Rivers Edge conceptual scheme is not consistent with any of the above plans, nor is the proposal demonstrated to be technically feasible. Even with the recommendation that the Scheme was significantly flawed seven of the nine councillors choose to ignore the conclusion and recommendations made by the municipal planner and administration and voted to approve first reading on June 25, 2019. The approval by councillors is not correct and demonstrates a total disregard to the County Plan and Policies which are in place to protect all residents in Springbank. I support Rockyview's Administration in their assessment. If approved the Concept Scheme requires road upgrades and improvements to

The River's Edge lands are located outside the Springbank Area Structure Plan, in an agricultural area. Residential development and specifically higher density "cluster" bareland condominium residential development is nonconforming and premature.

Springbank Road and RR 34/33 intersections to accommodate for right and left turn lanes as well as paving of RR 34. I am opposed to any road upgrades as I like the rural nature of RR34.

Environmental and servicing issues have not been adequately addressed. Due to the proximity to the Elbow River, ensuring a correct wastewater system design as well as storm water management are very important. In the Planning and Development Report on record at the June 25 hearing The City of Calgary had several concerns and indicated in writing (both on December 20, 2017 and again on May 10, 2019) that they do not support the proposed conceptual scheme and request that it not proceed to the approvals process. I agree with the City of Calgary's recommendation not to support the concept scheme.

The proposed development is not in keeping with the agricultural nature of the immediate surrounding lands and does not address agricultural boundary design to include movement of farm equipment, movement of animals, litter, noise and concern over fertilizers, dust & normal agricultural practices.

Concerned about increased traffic /speed along Springbank Road as well as on RR34, north and south of Springbank Road.

The applicants have not adequately communicated with surrounding neighbours or requested sufficient public engagement for a development of this size; especially since it is outside the ASP and significant changes to the land use have been requested.

JARON TOMOGO OBGRIGAGENDA Page 288 of 789

Page 162 of 173 SUPPORT OPPOSE NEITHER SUPPORT OR OPPOSE

BYLAW-7864-2019 Amend Land Use - Rivers Edge From Ranch and Farm to Direct Control LEGAL ADDRESS: NE 20-24-MUNICIPAL ADDRESS: 34005 Spring bank Rd. SUPPORT Reason Why Every Landowner should have the option to develop their land as they want, regardless of land use. I want the proposed development to move forward. This would allow services in particular water – to be brought into the area. This could potentially help my other land holdings get development approvals. Love the location of the land, the development plan and would consider moving there if lots were available. Other (please explain) **OPPOSE** Reason Why The proposed Direct Control land use zoning is not consistent with the overall County Plan and does not conform to the existing land uses in the immediate area. Significant weight should be placed on keeping and abiding by the current land use policy By-Law.

Proposed cluster residential development does not conform with the large agricultural holdings in the immediate surrounding lands to the north and west as well as the environmentally sensitive area to the south - the Elbow River

Flood zone.

Please express any additional concerns you may have:

conflict with my neighbours.

Other (please state)

PLEASE EMAIL TO <u>legislativeservices@rockyview.ca</u>

or FAX to (403) 520-1659

Page 164 of 173

BYLAW-7863-2019	The state of the s		SUPPORT
	ITEM – Rivers Edge		
NAME: JIM	ONA Santy.		
	A Think		OPPOSE
ADDRESS: 34	005 Springbank RD.		
	T32 342		
LEGAL ADDRESS.	NE 20-24-3-5		NEITHER
LEGAL ADDRESS:	70 31 3		SUPPORT OR OPPOS
SUPPORT	Reason Why		
	Every Landowner regardless of land use should ha	ve the option to	develop their land as
	they want.		
-	Springbank Community needs more diverse option Edge fits this criterion.	ns of housing. As	s proposed, River
	Love the location of the land, the development pro	onosal and woul	d consider moving
	there if lots were available.	oposai ai ia iroai	a concider morning
	Other (please explain on back page)		
7	a tries (presse supram our zeak page)		
OPPOSE	Reason Why		
	The professional staff at the County of Rockyview	reviewed the Co	ncept Scheme under
	question and evaluated it against the policies four		
	South Saskatchewan Regional Plan, County Plan a Calgary Intermunicipal Development Plan. It was		
	proposed Rivers Edge conceptual scheme is not co		
	nor is the proposal demonstrated to be technically		
	recommendation that the Scheme was significant		
	choose to ignore the conclusions made by the mu		
	voted to approve first reading on June 25, 2019. To correct and demonstrates a total disregard to the		
	all residents in Springbank. I support Rockyview's		
	and the Councillors need to be held accountable.		
	The River's Edge lands are located outside the Spr	ringbank Area St	ructure Plan, in an
	agricultural area. Residential development and sp	The same of the sa	
7	bareland condominium residential development i	s premature.	
	If approved the Concept Scheme requires road up	grades and impi	rovements to
	Springbank Road and RR 34/33 intersections to ac	commodate for	right and left turn
2	lanes as well as paving of RR 34. I am opposed to nature of RR34.	any road upgrad	es as I like the rural
	Environmental and servicing issues have not been	adequately add	lressed. Due to the
	proximity to the Elbow River, ensuring a correct w storm water management are very important. In		

on record at the June 25 hearing The City of Calgary had several concerns and indicated

in writing (both on December 20, 2017 and again on May 10, 2019) that they do not support the proposed conceptual scheme and requests that it not proceed to the

	approvals process. I agree with the City of Calgary's recommendation not to support the concept scheme.
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<u>/</u>	Approval of the proposed River Edge Conceptual Scheme is premature and should wait until the completion of the Springbank Area Structure Plan is finalized.
	The applicants have not adequately communicated with surrounding neighbours for
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	engagement across the community to ensure comprehension is high and feedback is
/	incorporated into the long-term plans of River Edge." Not once have I been approached to discuss this development.
	Other (please explain) A. econ Transportation had very heavy continued value and m D. del the car count?
NEITHER SUPPORT	de
or OPPOSE	Reason Why
	Does not affect me or my family either way.
	Do not want to provide an opinion as I do not want to have any potential conflict with my neighbours.
	Other (please explain)

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or FAX to (403) 520-1659

BYLAW-7864-2019	
Amend Land Use – Rivers Edge	
From Ranch and Farm to Direct Cor	itro

OPPOSE

NAME: Nicole and Fred Harris

EMAIL TO

ADDRESS: 243079 Range Road 34

legislativeservices@rockyview.ca

LEGAL ADDRESS: Plan 131 25070, Blk 2 Lot 3

OPPOSE

Reason Why



The proposed Direct Control land use zoning is not consistent with the overall County Plan and does not conform to the existing land uses in the immediate area. Significant weight should be placed on keeping and abiding by the current land use policy By-Law.



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The purpose of a Direct Control district is to guide future developments that due to their unique characteristics, unusual site constraints or innovative ideas require specific regulations unavailable in other land use districts. The applicant has proposed to develop the land with a single-detached residential development with private open space areas. This is not unique and is very similar to the purpose and intent of Residential One District land use zoning within the County's Land Use Bylaw.



The applicants have not adequately communicated with surrounding neighbours or requested sufficient public engagement for a development of this size; especially since it is outside the ASP and significant changes to the land use have been requested.

APPENDIX 'F': LANDOWNERS COMMENTS BYLAW-7863-2019 CONCEPT SCHEME ITEM - Rivers Edge NAME: Nicole and Fred Harris **EMAIL TO** ADDRESS: 243079 Range Road 34 LEGAL ADDRESS: Plan 131 25070, Blk 2 Lot 3 Reason Why The professional staff at the County of Rockyview reviewed the Concept Scheme under question and evaluated it against the policies found within the Interim Growth Plan, South Saskatchewan Regional Plan, County Plan and the Rocky View County / City of Calgary Intermunicipal Development Plan. It was concluded by administration that the proposed Rivers Edge conceptual scheme is not consistent with any of the above plans, nor is the proposal demonstrated to be technically feasible. Even with the recommendation that the Scheme was significantly flawed seven of the nine councillors choose to ignore the conclusion and recommendations made by the municipal planner and administration and voted to approve first reading on June 25, 2019. The approval by councillors is not correct and demonstrates a total disregard to the County Plan and Policies which are in place to protect all residents in Springbank. I support Rockyview's Administration in their assessment. bareland condominium residential development is nonconforming and premature.

OPPOSE

legislativeservices@rockyview.ca

The River's Edge lands are located outside the Springbank Area Structure Plan, in an agricultural area. Residential development and specifically higher density "cluster"

If approved the Concept Scheme requires road upgrades and improvements to Springbank Road and RR 34/33 intersections to accommodate for right and left turn lanes as well as paving of RR 34. I am opposed to any road upgrades as I like the rural nature of RR34.

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APPENDIX 'F': LANDOWNERS COMMENTS

Page 168 of 173

OPPOSE

BYLAW-7863-2019

CONCEPT SCHEME ITEM – Rivers Edge

emple - DeileMAIL TO

legislativeservices@rockyview.ca

SEC. 29-24-3-5 LEGAL ADDRESS: S. E.

OPPOSE

Reason Why

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JARON TOMPLO -OBGRIAGENDA Page 295 of 789 BYLAW-7864-2019

Amend Land Use - Rivers Edge

From Ranch and Farm to Direct Control

OPPOSE

NAME: (lave +) and I emplo check EMAIL TO

ADDRESS: 34008 Springbank Rd

legislativeservices@rockyview.ca

LEGAL ADDRESS:

OPPOSE

Reason Why

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Clave Tempo-chal

JAREN TO

AGENDA Page 296 of 789

THAT IS CONSISTENT WITH THE

NEITHER SUPPORT OF OPPOSE	Reason Why
	Does not affect me or my family either way.
	Do not want to provide an opinion as I do not want to have any potential conflict with my neighbours.
	Other (please state)

Please express any additional concerns you may have:

PLEASE EMAIL TO <u>legislativeservices@rockyview.ca</u>
or FAX to (403) 520-1659



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

springbankpathways@gmail.com

November 12, 2019

Municipal Clerk's Office Rocky View County 262075 Rocky View Point Rocky View County, AB T4A 0X2

Email: legislativeservices@rockyview.ca

Re: BYLAW C-7863-2019

STAPA would like to confirm that we met with PBJ last year and had a very open and productive discussion on the value of the lands adjacent to the Elbow River to the Springbank community for future recreational access. STAPA very much appreciates and wishes to commend PBJ for incorporating these concepts into their planning for River Edge, providing public access to Cell B. This type of rural residential development which embraces sustainability, redistributes density with green space, and provides public access to critical river lands together with pathway enablement, is highly supported by STAPA.

STAPA wishes to highlight that the land topography at River Edge are critical and essential for public access to the Elbow River. At this river locale the gradient of the escarpment is very gradual, mitigating public accessibility concerns and acting as a catalyst for active transportation development as desired by the community.

As noted by PBJ, Rocky View County supports pathway development and connectivity in the Springbank Community but unfortunately does not specifically identify connections to River Edge within the County's Active Transportation Plan. STAPA has repeatedly identified the importance of connectivity across the community to County administration and the crucial need to enable connectivity and access to natural areas for future generations. Although this specific connectivity was formally outside the Active Transportation Plan mandate, STAPA has provided the County with a more detailed and expansive pathway map and needs to administration, including the consideration of local connectivity and public infrastructure into the Central Springbank Area Structure Plan including River Edge. Although River Edge falls outside the boundaries of the Area Structure Plan, the STAPA map has been clear in identifying the critical need for public access to river valley lands across the community, and proactive recognition of connections to developments adjacent to the Area Structure Plan lands in addition to those in the Active Transportation STAPA recognizes that pathway development and public access generate issues with respect to development, management and maintenance, however STAPA also believes that issues can be mitigated with a thoughtful and staged approach amongst the stakeholders. It is time to initiate such discussion and develop a template for the future.



With respect to the River Edge development, STAPA therefore requests the following:

- 1. That Rocky View County accept and enable River Edge's development policy for public access to river valley lands (specifically Cell B which is Valley Terrace and Floodplains) and incorporate it into the Rocky View County's Active Transportation Plan
- 2. That a working team be established with representatives from PBJ, Rocky View County and STAPA to further discuss and develop a more detailed plan for future pathway development within the River Edge lands. Such development may include multi-use low maintenance nature trails and shall be an Appendix to the River Edge development documents.
- 3. That such joint detailed planning identifies and include a corridor for public access east west along the Elbow River across the River Edge lands, and the integration of RR34 for broader community pathway connectivity.
- 4. That Rocky View County integrate a vision for River Edge natural areas, pathway development, recreation, and sustainability across County departments to enhance and better define objectives and policies to enable and facilitate community recreational opportunities.

STAPA wishes to sincerely express our appreciation to PBJ for meeting with STAPA and hope to work cooperatively with them in the future. STAPA supports the efforts PBJ have made to improve and enhance our community within their Conceptual Scheme.

Thank you.

Edmond Wittstock, Vice-President

Springbank Trails and Pathways Association (STAPA)

403-519-6870





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 1

TIME: Afternoon Appointment

FILE: 03901003 APPLICATION: PL20190034

SUBJECT: Redesignation Item – Agricultural Holdings District to Residential One District and

Residential Three District

POLICY DIRECTION:

The proposal was assessed in accordance with the Rocky View County Plan, the Greater Bragg Creek Area Structure Plan, and the County Servicing Standards.

EXECUTIVE SUMMARY:

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 (R-3) in order to facilitate the future creation of a \pm 3.06 acre parcel, a \pm 3.31 acre parcel with a \pm 13.20 acre remainder. Council gave first reading of the Bylaw on October 8, 2019.

The subject lands are located within the boundaries of the Greater Bragg Creek Area Structure Plan (GBCASP), in south Bragg Creek. Figure 13 of the GBCASP identifies the lands as the Infill Residential area. Servicing is currently provided by means of water well and a private sewage treatment system. The new lots are proposed to be serviced by similar means, and the Applicant has submitted the necessary technical studies to support this servicing strategy.

The proposed application is consistent with the GBCASP as well as the Land Use Bylaw, and Administration determined that:

- The application is consistent with the infill residential policies of the GBCASP:
- The proposal aligns with the desired density for the infill residential area in south Bragg Creek;
- The application complies with the minimum parcel size for the Residential One and Residential Three Districts; and
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: March 19, 2019 **DATE APPLICATION DEEMED COMPLETE:** April 4, 2019

PROPOSAL: 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 (R-3) in order to facilitate

Jessica Anderson and Bianca Duncan, Planning and Development Services

¹ Administration Resources



the future creation of a \pm 1.24 hectare (\pm 3.06 acre) parcel, a \pm 1.34 hectare (\pm 3.31 acre) parcel with a

± 5.34 hectare (± 13.20 acre) remainder.

LEGAL DESCRIPTION: Lot 1, Block 9, Plan 0210189 within SE-01-23-05-

W05M

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

EXISTING LAND USE DESIGNATION: Agricultural Holdings District (AH)

PROPOSED LAND USE DESIGNATION: Residential One District (R-1) and Residential Three

District (R-3)

GROSS AREA: ± 19.57 acres

SOILS (C.L.I. from A.R.C.): Class 5HMDE – Very severe limitations due to

temperature limiting factors, low moisture holding or

supply capability, adverse texture, low

permeability/undesirable structure, and past erosion

damage.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 24 adjacent landowners. Six letters in response were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

February 27, 2007 The Greater Bragg Creek Area Structure Plan was adopted.

January 22, 2002 Plan 0210189 was registered, creating the subject ± 19.57 acre parcel.

BACKGROUND:

The subject land is located within the boundaries of the GBCASP in south Bragg Creek, and is surrounded by country residential and agricultural parcels. The property is currently developed with one single detached dwelling and an accessory building. The dwelling is serviced by a water well and private septic tank and field system. The Applicant submitted a Level 3 Private Sewage Treatment System Assessment and a Phase 2 Groundwater Supply Evaluation in support of the application. The newly created lots are proposed to be serviced by similar means, and this strategy is supported by the submitted technical studies.

POLICY ANALYSIS:

The application was evaluated in accordance with the policies contained within the County Plan, the Greater Bragg Creek Area Structure Plan, and the County Servicing Standards.



Greater Bragg Creek Area Structure Plan (Bylaw C-6260-2006)

The subject lands are located within south Bragg Creek and are identified as Infill Residential on Figure 13 of the GBCASP. Infill residential areas refer to parcels that have already experienced subdivision greater than eight lots per quarter. In accordance with Policy 7.1(c) of the GBCASP, within residential infill areas outside of the hamlet, conceptual schemes should be required in accordance with predetermined conceptual scheme boundaries (boundaries identified on Figure 13). The Applicant has not provided a conceptual scheme in this case.

Section 7.1 (f) provides a list of matters to be addressed in a Conceptual Scheme, which in addition to the following would provide for comprehensive planning:

- Secondary/emergency access;
- Access over Priddis Creek;
- Comprehensive land use planning within the quarter section;
- Environmental areas (Priddis Creek, slopes, etc.);
- Identify natural vegetation to be retained;
- Land use transitions to adjacent lands; and,
- Proposal for remainder lands.

The ASP provides that in some cases development considerations may be addressed through alternative means. All of the above matters (with exception of land use planning and transitions) can be addressed at subdivision stage.

Policy 7.4.1 b) states that:

In some cases, panhandles should be considered to access new building sites without frontage onto a developed municipal road provided that its alignment:

- can accommodate a privately maintained all-weather surface capable of providing year round access to the building site for emergency service vehicles;
- encourages single points of access for multiple building sites to limit the location and frequency of approaches onto municipal roads;
- does not impact environmentally sensitive areas; and can be developed with an approach that meets all applicable municipal standards.

The proposal includes a 12.50 m panhandle to access the remainder lands. The existing driveway is located within the panhandle and traverses Priddis Creek and the associated riparian area. Two new approaches are proposed to provide access to Lots 1 and 2. Should the proposal be approved, at future subdivision stage, a Road Acquisition Agreement should be registered so that future development on the remainder lands may provide for dedication of a new internal access road.

Boyce Rand Road is a cul-de-sac road providing access to greater than 10 lots. The County Servicing Standards require that secondary/emergency access be provided for roads providing access to greater than 10 lots. Given that the proposal is not conducive in creating a secondary access to another public roadway, secondary access will not be attainable with this development. Should the development proceed to the subdivisions stage, Council has the ability to waive/defer the requirement for secondary access as per the Servicing Standards.

Policy 7.4.3 f) provides direction on densities, environmental considerations, lot size and configuration, access, vegetation, and access to County roads. The proposal is consistent with these policies.

Future subdivision densities in the infill area should be calculated on the basis of a ratio of lots per acre of gross developable area (GDA). Policy 7.4.3(d) of the GBCASP states that, "within south Bragg Creek,



parcel sizes should not be less than 2 acres with an overall density of not greater than one lot per 3 acres of GDA." Hence, the GDA calculation is as follows:

- Overall area of all lands within predetermined conceptual scheme boundary: 149.33 acres;
- Total number of lots (including the proposed lots): 6;
- 149.33 acres / 6 lots = Density of 1 lot / 24.89 acres.

With an overall density of one unit per 24.89 acres, the application is consistent with Policy 7.4.3(d) of the GBCASP.

Land Use Bylaw (Bylaw C-4841-97)

The Applicant is requesting approval to redesignate the subject lands from Agricultural Holdings District to Residential One District and Residential Three District. The proposed parcels would be the appropriate size for the intended districts.

CONCLUSION:

The application was evaluated against the policies found within the County Plan, the Greater Bragg Creek Area Structure Plan, and the County Servicing Standards. Administration reviewed the proposal and determined that the proposed land use amendment is consistent with these plans.

OPTIONS:

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

Motion #2 THAT Bylaw C-7920-2019 be given third and final reading.

Option #2: THAT application PL20190034 be refused.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

JA/IIt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7920-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS				
School Authority					
Rocky View Schools	Rocky View Schools has reviewed this circulation and has no objections.				
Calgary Catholic School District	No comments received.				
Province of Alberta					
Alberta Culture and Tourism	No comments received.				
Alberta Energy Regulator	No comments received.				
Alberta Transportation	This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highways 22 and 66. Presently, the application does not appear to comply with any category of Section 14 of the Regulation. The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the residential parcels being created by this application should not have a significant impact on the provincial highway system.				
	Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation at the time of subdivision.				
Alberta Health Services	I would like to confirm that Alberta Health Services, Environmental Public Health has received the above-noted application. At this time we do not have any concerns with the information as provided. Please contact me if the application is changed in any way, or you have any questions or concerns.				
Public Utility					
ATCO Gas	ATCO Gas has no objection to the proposed.				
ATCO Pipelines	ATCO PIPELINES has no objection.				
AltaLink Management	No comments received.				
FortisAlberta	FortisAlberta has no concerns. We look forward to receiving your subdivision application in due course as an easement will be required.				
Telus Communications	TELUS COMMUNICATIONS INC. has no objection to the above circulation.				
TransAlta Utilities Ltd.	No comments received.				



AGENCY	COMMENTS				
Other External Agencies					
EnCana Corporation	No comments received.				
Foothills County	Thank you for providing Foothills County with the opportunity to comment on the above noted proposed land use amendment application submitted by Element Land Surveys Inc. on behalf of landowners Stanislav and Mihaela Anguelov. We have reviewed the material provided, and Foothills has no concerns with the proposal to create two additional lots as presented. Foothills County looks forward to continuing to work collaboratively with Rocky View County for the benefit of both of our municipalities.				
Rocky View County Boards and Committees					
ASB Farm Members	Because this parcel falls within the Greater Bragg Creek Area Structure Plan, and there doesn't appear to be significant impacts to agriculture, Agricultural Services has no concerns.				
Recreation Board	That at the time of subdivision, Rocky View West Recreation Board will recommend Cash In Lieu for this application.				
Internal Departments					
Agricultural and Environmental Services	No comments received.				
Recreation, Parks and Community Support	No comments received.				
Development Authority	No comments received.				
GIS Services	No comments received.				
Building Services	No comments received.				
Fire Services & Emergency Management	The Fire Service has no comments at this time.				
Enforcement Services	Development Compliance has no recommendations or concerns at this time.				
Planning and Development Services - Engineering	 General The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. 				
	 Geotechnical Engineering has no requirements at this time. There are steep slopes located on the remainder parcel. Should 				



AGENCY

COMMENTS

the applicant/owner propose new development on the steep slopes at future subdivision, a slope stability analysis will be required.

Transportation

- The application will need to be circulated to Alberta
 Transportation for review and comment since the development is within the 1.6 km setback from Highway 66 and Highway 22.
- There is an existing gravel road approach off of Boyce Ranch Road that provides access to Lot 3. As a condition to future subdivision, the applicant will be required to construct road approaches providing access to Lots 1 and 2, in accordance with County Servicing Standards.
- As a condition to future subdivision, the applicant will be required to pay the transportation offsite levy as per the applicable TOL bylaw at time of approval.
- Boyce Rand Road is a clu-de-sac road and only provides access to greater than 10 lots. The County Servicing Standards require that secondary/emergency access be provided for roads providing access to greater than 10 lots. Given that the subject lands are not conducive in creating a secondary access to another public roadway, secondary access is not possible at this time. It is to be noted that Council has the ability to waive/defer the requirement for secondary access at the subdivision stage as per the County Servicing Standards.

Sanitary/Waste Water

- As part of redesignation, the applicant provided a Level 3
 Assessment prepared by Western Water Resources Inc. dated
 February 25, 2019 for Lots 2 and 3. The conclusions of the
 report confirmed site suitability for the PSTS options proposed for Lots 2 and 3.
- At future subdivision, the applicant will be required to provide a Level 1 PSTS Variation Assessment for the existing PSTS system on the remainder parcel.
- As a condition of future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 2 and 3 and shall include the following:
 - For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards; and
 - The system to be in accordance with the Level 3 PSTS Assessment.

Water Supply And Waterworks

- Engineering has no requirements at this time.
- As part of redesignation, the applicant provided two Phase 2
 Groundwater Supply Evaluations, one for each Lots 2 and 3,
 prepared by Western Water Resources Inc., both reports dated
 February 26, 2019. The reports confirmed that there is



AGENCY

COMMENTS

adequate water supply for each of the proposed lots, however, the well for Lot 1 produces just over the minimum required flow rate of 1 ipgm and appears to have a significant drawdown.

 As a condition to future subdivision, a caveat shall be registered on title for Lot 1 identifying that the well onsite is a low producing well.

Storm Water Management

- As part of redesignation, the applicant provided a Stormwater Management Plan prepared by Western Water Resources Inc. dated February 25, 2019. The report is proposing to use a net 0 release rate instead of the 6L/s/ha release rate as outlined in the Bragg Creek Master Drainage Plan in order to preserve the creek and associated habitats running through the proposed lots
- At future subdivision stage, the applicant will be required to provide a detailed stormwater management plan that includes detailed drawings of any required onsite improvements.
- If onsite improvements are required, as a condition to future subdivision, the Owner shall enter into a Site Improvements / Services Agreement (SISA) with the County, which shall be registered on title of Lots 2 and 3 and shall include the following:
 - The stormwater recommendations be implemented as per the detailed stormwater management plan.
- As a condition to future subdivision, the applicant will be required to obtain AEP approval and licensing for the stormwater management infrastructure including registration of the facilities and discharge.

Environmental

- Engineering has no requirements at this time.
- Priddis Creek travels through the subject lands. It is the
 responsibility of the applicant to ensure that the proposed
 development is contained outside of the riparian setback of
 Priddis Creek. The stormwater management plan accounted for
 the creek and considered best management practices (BMPs)
 to protect the water quality of the creek.
- The proposed development does not appear to be impacting any wetlands. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Transportation Services – Roads Maintenance

No comments received.

Capital Project Management

Capital Projects has no concerns

Transportation Services – Road Operations

Applicant to confirm access to development / subdivided lots. Site Grading, fill placement, temporary stockpile placement and berm construction are not to negatively impact existing surface drainage or

APPENDIX 'A': APPLICATION REFERRALS



AGENCY	COMMENTS	
	direct additional surface drainage into adjacent County road allowance. Existing drainage issues between reservoir South of Hwy 66 and culverts located on Hwy 22	
Utility Services	No concerns	

Circulation Period: April 5, 2019 to April 30, 2019



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

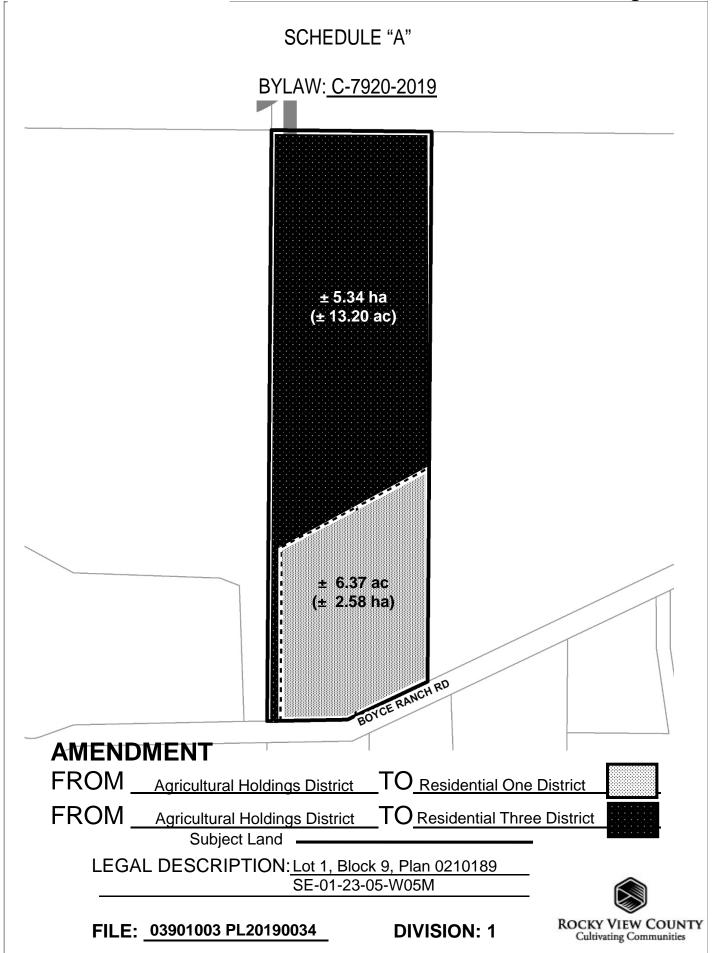
- THAT Part 5, Land Use Map No. 39 and No. 39-SE of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 9, Plan 0210189 within SE-01-23-05-W05M from Agricultural Holdings District (AH) to Residential One District (R-1) and Residential Three District (R-3) as shown on the attached Schedule 'A' forming 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.

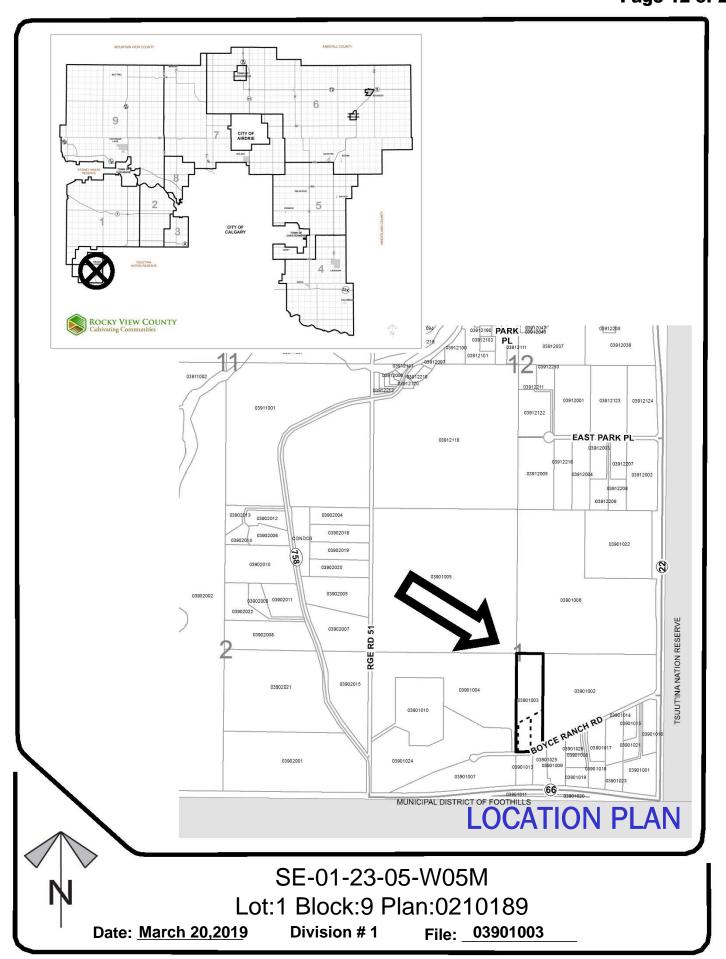
PART 4 – TRANSITIONAL

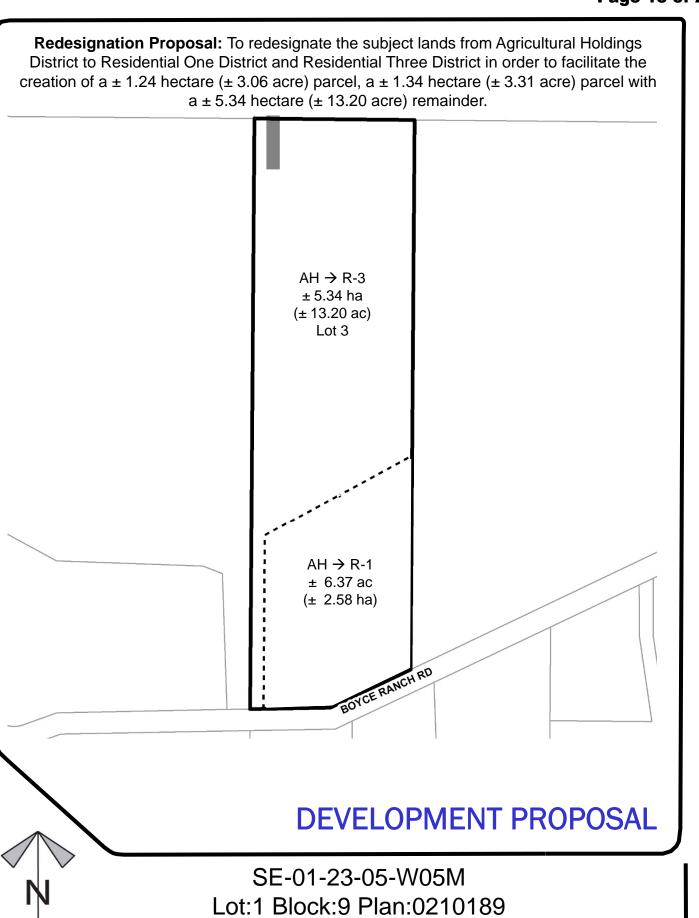
Bylaw C-7920-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

			File: 03901	003/ PL20190	
READ A FIRST TIME IN COUNCIL this	8 th	day of	October,	2019	
PUBLIC HEARING WAS HELD IN COUNCIL this		day of		, 20XX	
READ A SECOND TIME IN COUNCIL this		day of		, 20XX	
READ A THIRD TIME IN COUNCIL this		day of		, 20XX	
	R	eeve			
	C	AO or Des	ignate		
	D	ate Bylaw	Signed		—

Division: 1



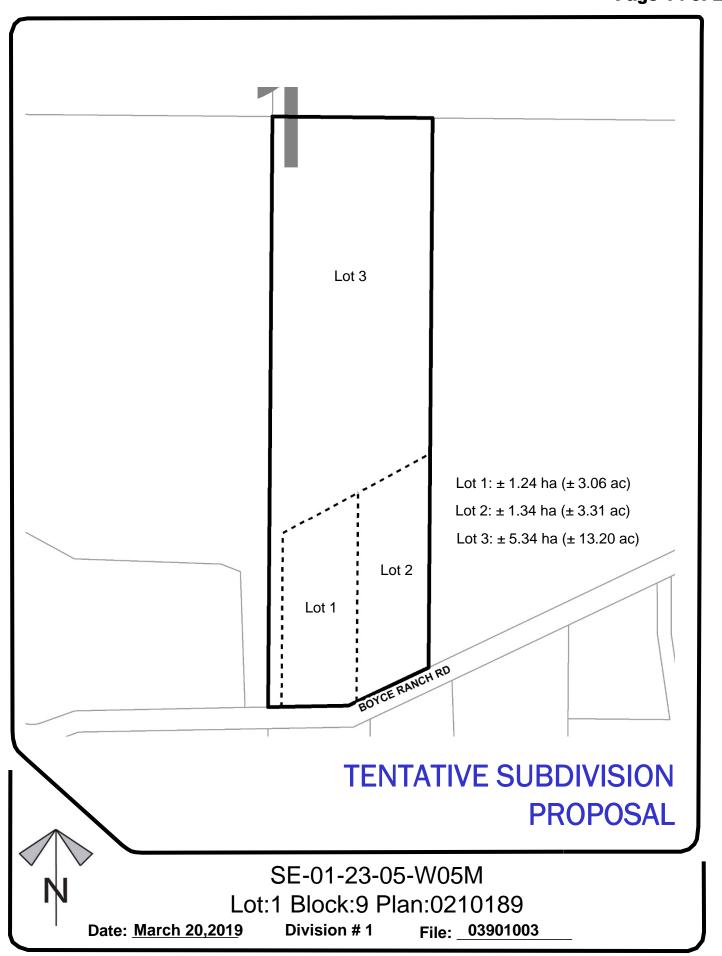


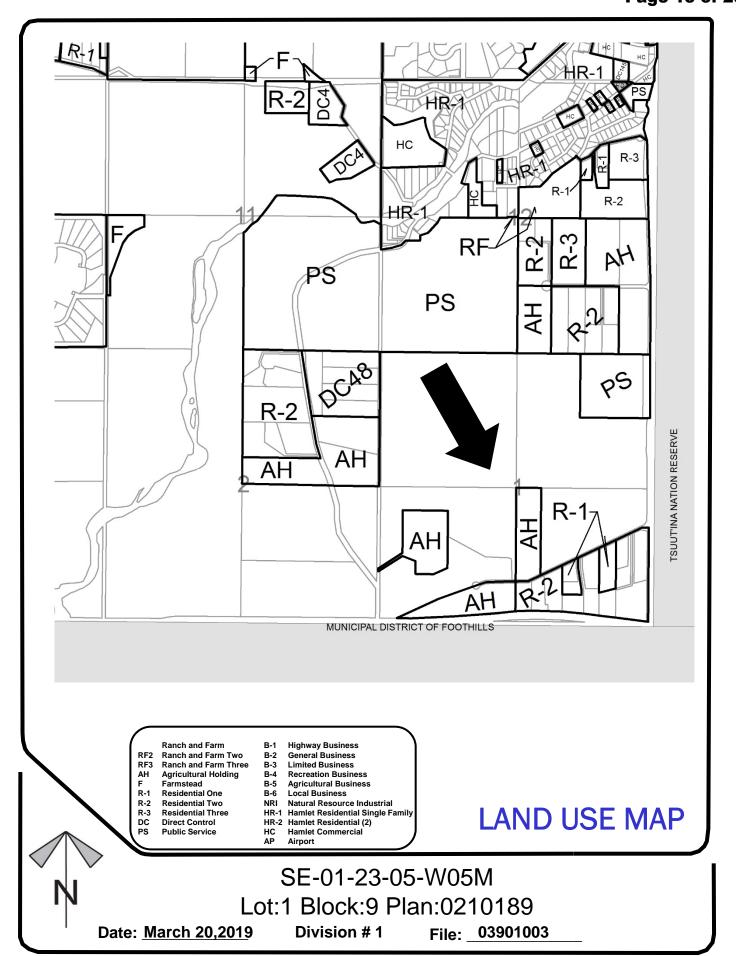


Division #1

Date: March 20,2019

File: <u>03</u>901003







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

TOPOGRAPHY

Contour Interval 2 M

SE-01-23-05-W05M

Lot:1 Block:9 Plan:0210189

Date: March 20,2019 Division # 1 File: 03901003



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

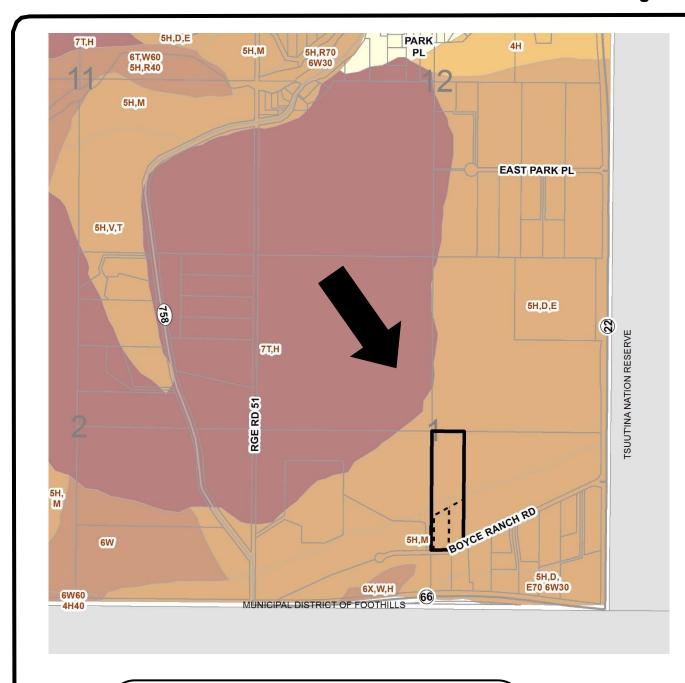
AIR PHOTO

Spring 2018

SE-01-23-05-W05M

Lot:1 Block:9 Plan:0210189

Date: March 20,2019 Division # 1 File: __03901003



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

CLI Class

- 1 No significant limitation2 Slight limitations
- 3 Moderate limitations
- 4 Severe limitations
- 5 Very severe limitations6 Production is not feasible
- No capability

Limitations

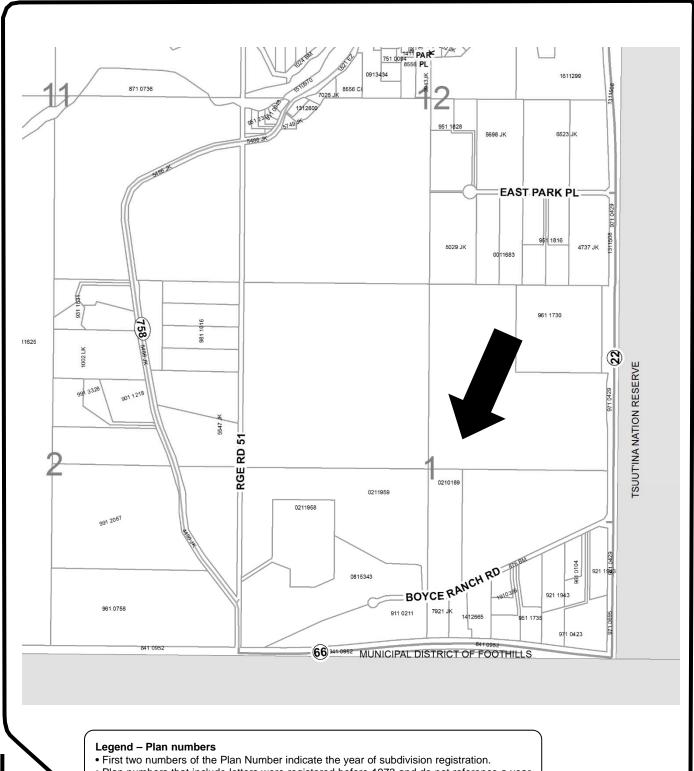
- B brush/tree cover
- climate
- D low permeability
- erosion damage
- poor fertilitySteep slopes
- temperature
- flooding J - field size/shape
- shallow profile development
- M low moisture holding, adverse texture Z relatively impermeable
- N high salinity P excessive surface stoniness
- shallowness to bedrock
- high sodicityadverse topographyprior earth moving
- V high acid content
- X deep organic deposit
 Y slowly per W - excessive wetness/poor drainage
- slowly permeable

SOIL MAP



Lot:1 Block:9 Plan:0210189

File: 03901003 Date: March 20,2019 Division #1



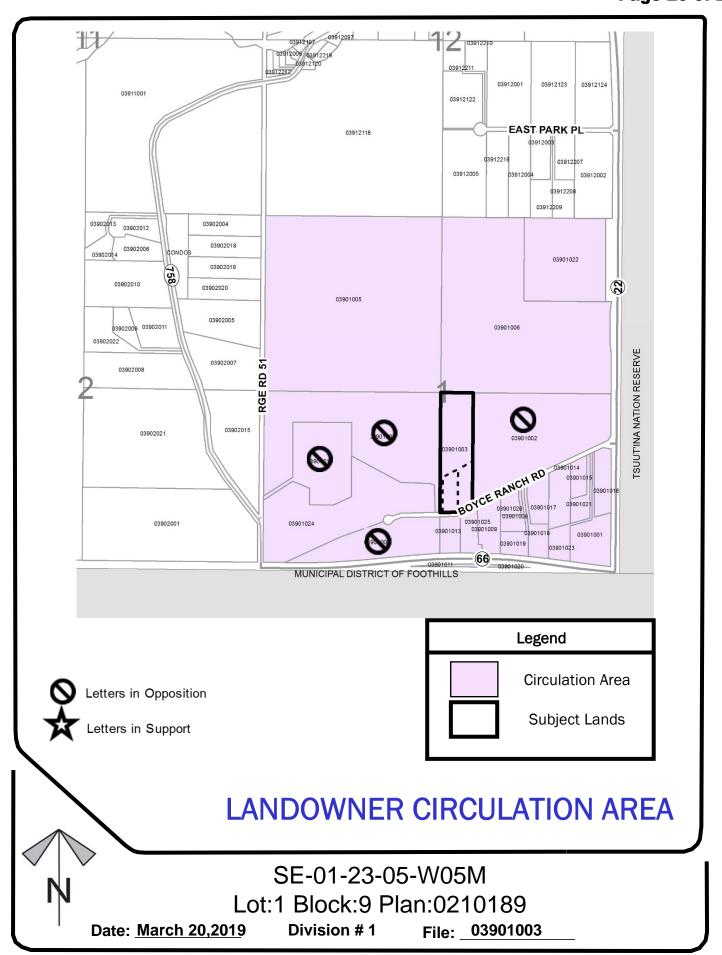
• Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP



Lot:1 Block:9 Plan:0210189

Date: March 20,2019 Division # 1 File: __03901003



APPENDIX 'D': LANDOWNER COMMENTS

Jessica Anderson

From: Jane

Sent: Tuesday, April 16, 2019 8:45 AM

To: Jessica Anderson **Subject:** File number 03901003

This letter is in regards to file number 03901003 Application number PL20190034 Division 1

Ken and Jane Boyce strongly opposes this subdivision.

Ken Boyce has lived next door for 50 years and knows the environment.

The creek can flood in the spring as well as ices up in the winter time, the creek is to close for septic.

They have tried renting out the property and we have had problems with trespassing, shooting and distrution of property. There is a police report of the renters assault.

Are concerns

Environmental study of the creek has not been done Increases traffic flow on Boyce ranch road Flow of water no report for creek Flood test has not been done Perk test has not been done Area structure plan Lot size The two lots can effect the flow of the creek changing the water table affecting our property Erosion of the creek bed that effects adjacent land owners Subdivision will also affect our farming operations

Sincerely, Ken and Jane Boyce Owner number BOYC002 Roll number 03901010 SW quarter 1-23-5-5 230040 Hwy secondary 758

Sent from my iPad

Mr. and Mrs. D Boyce, Boyce Ranch,

Tuesday April 23rd, 2019

VIA: EMAIL- SIGNED HARDCOPY BY MAIL

Ms. Jessica Anderson,
Planning Services Department,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB. T4A 0X2
E: janderson@rockyview.ca

REFERENCE: Your letter of April 5th, 2019, concerning your File 03901003, Application No. PL20190034

Dear Ms. Anderson,

Thank you for the opportunity to provide comment to the proposed re-designation of land use as submitted by Element Land Surveys Inc., with regards to lands identified as SE-01-23-05-W05M, Lot:1 Block:9 Plan:0210189.

First, allow us to observe that the referenced "map" enclosed with your letter does not illustrate the existence of Priddis Creek, which flows from west to east through the subject property, and continues east under Highway 22, and in to Tsuu T'ina Nation Reserve Lands, eventually forming part of the watershed for Fish Creek.

My driveway, which runs parallel and immediately adjacent to the west property line of the subject parcel, crosses this creek. This drive is some three feet higher than the topography of the property in question. In the 55 years that I have owned and accessed my property from Boyce Ranch Rd. (previously the road to Elbow Falls), my driveway and the adjacent lands, including a significant portion of the proposed subdivision of parcel 0210189, have been submerged in water on some ten to twelve occasions, always in the winter months.

This naturally occurring flooding in this flood plain is the result of Priddis Creek freezing downstream east of Highway 22, which backs up flow through Dean's land (reference 03901002) the subject parcel (03901003), my drive (03901004) and the land immediately to the west (03901024).

This natural flooding has been reported to the County on many occasions, most recently this past winter when the Dean's made County personnel aware of significant overland flooding and ice jams in the area. I understand that representatives from Rock View County attended the scene and observed these conditions.

We are concerned that the safety of the watershed, the natural flow of Priddis Creek, and the watercourse downstream, may all be negatively affected through the placement of residential housing, septic tanks and fields in a re-occurring natural flood plain. These downstream effects may be most severe if sewage storage is compromised, which may have significant adverse effect to the residents of Tsuu T'ina Nation.

We trust that a more fulsome examination of the subject parcel's topography, including the omitted water course, will provide Rocky View County the information it requires with regards to the historical flow of Priddis Creek, the reoccurring natural flooding in this area, and the potential for downstream impact, in order to make an informed decision in this matter.

Please do not hesitate to contact us if further clarification or information is required.	
Sincerely,	

Don and Carol Boyce

From: <u>Dave B</u>

To: <u>Jessica Anderson</u>; <u>David Buffett</u>

Subject: Letter of Objection Redesignation - Application # PL20190034PL20190034

Date: Thursday, April 25, 2019 10:01:31 PM

Letter of Objection Redesignation

File # 03901003

Application # PL20190034

I am writing to object to the above Redesignation of lands from Agriculture to Residential.

By allowing the Anguelov's to subdivide and redesignate this land from Agriculture to Residential will put a substantial over load on the area ground water. Adding 2 additional homes with the already existing 2 homes on the property will greatly affect the water table and most likely affect the other wells in the area.

This property is located between 2 active farms, both for horses & cattle. Locating 4 homes between 2 existing farm lands will add unnecessary stress to farm animals and other wild live that habitat the area. Has an Environmental Impact Assessment been conducted to see how this will affect the traditional mating & breed area for the ducks & geese that return to this area annually?

By increasing the traffic load on the already fragile road would require more maintenance & upkeep from the county. Who will be accountable for this? The increased traffic will affect all area residents.

Also, the proposed properties all border a creek. I believe this is the start of Priddis creek and am very concerned to the impact to this creek from the construction activities & septic field placement. Has there been any Environmental impacts assessments conducted on this property? Can this area handle the increased sewage & 4 septic fields? Have any restrictions been put in place to ensure the land is not disturbed to the high-water mark? This land often floods during the spring runoff and any disturbance in this area could impact the fish & cause flooding in other areas.

Overall, I feel the amendment that would allow this to take place is not in the best interest of the citizens of Bragg Creek, and we strongly urge you to reconsider your decision.

Sincerely,

David Buffett

To: Rocky View County
Att. Jessica Anderson

From: Faith Dean SE1-23-5-W-5

re: File Number 03901003

Application Number PL20190034

To Whom it may concern,

In regards of the proposal to redesignate the subject lands in the application and file referred to above, please find my comments below.

- In the attached diagram Priddis Creek is either included in the two lots or immediately adjacent. Priddis Creek flows easterly from those two properties directly onto and through the whole length of SE-1-23-5-W-5. I am the owner of that property. I have resided on that property for over 50 years and have had a fair amount of experience with the creek. I have two concerns.
 - a. The protection of Priddis Creek and new construction in flood planes.

The topography of the land is completely flat. Placement of sewage fields is very important. Priddis Creek has a long flooding history. The whole area included in the proposal has been underwater many times in the past. There is a reason the area is flat. It is the part of the flood plane of Priddis Creek. This could be problematic for positive future outcomes concerning contamination of the creek and damage to future residential structures.

Priddis Creek is fish bearing.

b. Winter Ice flows.

Rocky View County is very aware of the winter ice flows and flooding on Priddis Creek. The area in the proposed redesignation has been under ice and water in the winter months. With a dam that discharges water 365 days of the year less than a kilometre away, when the creek bed freezes the water has to go somewhere and it spreads on flat topography.

2. The shape of the lots.

The proposed lots are very long and narrow. In my opinion they do not fit into the agricultural lands that surround them making very poor use of the landscape. It would seem that the lands held in the remainder agricultural acreage is more suited to subdivision than the lands selected. I am not against subdivision but not sure this proposal has been considered from all perspectives.

Hoping that these concerns will be addressed and a solution found.

Kind regards Faith Dean

APPENDIX 'D': LANDOWNER COMMENTS

Tyler Andreasen

From: Sharon Gough

Sent: Friday, November 01, 2019 1:50 PM

To: PAA_ LegislativeServices **Subject:** BYLAW C-7920-2019

VIA EMAIL

Rocky View County

Municipal Clerk's Office

262075 Rocky View Point

Rocky View County, AB

T4A 0X2

ATTENTION: DEPUTY MUNICIPAL CLERK, ROCKY VIEW COUNTY

RE: APPLICATION NUMBER PL20190034 (03901003)

BYLAW C-7920-2019

We have received the information about the request for the re-designation of the property from Agricultural Holdings District to Residential One District and Residential Three District, held by Stanislav and Mihaela Anguelov at Lot 1 Block 9 Plan 0210189, SE 1-23-05W5M.

The re-designation we understand is for the creation of dividing the land into three parcels being, a 1.24 ha parcel, a 1.34 ha parcel and a 5.34 ha parcel. Having chatted with Stanislav Anguelov, it was indicated that it is their intention to sell these 1.24 & 1.34 parcels.

WE OPPOSE THIS PROPOSED BYLAW

It is our concern that these two parcels which they plan on selling has not address or considered Priddis Creek running right behind these parcels. The creek is NOT shown on any of the Rocky View County circulation notices about this re-designation and or creation of the parcels and therefore in our minds has not been consider as a concern in the development. For us, the concern is for possible contamination of the creek with residential

development proposed so close to the creek. This creek is important to the neighbouring ranches to the east and west of this property and for T'suu T'ina who are on the east side of Highway 22 where this creek runs through their land downstream of the property in question. It would be preferred to not have this development so close to this important waterway. Should you decide to approve this proposal, may I suggest only one parcel be granted and not the two, which would be creating higher population density for the area around Priddis Creek.

Respectfully,

Sharon and John Gough

50057 Boyce Ranch Road

Block 1 Plan 9211943

SE 1-23-05W5M

Bragg Creek, AB T0L0K0



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

Reference:

File Number

03901003

Application Number

PL20190034

Division

1

Rezoning parcel to create two residential lots and remainder Agricultural Holdings District

We would like to recommend that the area proposed for the two potential housing parcels not be approved for residential use for the following reasons.

Priddis Creek runs west to east near the base of the north old river bank.

Every winter the creek freezes at the Highway 22 culvert.

The ice dam created causes ice to build up to the west and in a bad winter can freeze up as far as the property west of the subject parcel.

In a bad year the ice can sheet onto the areas of the two proposed parcels.

The Rocky View Grader operator can verify that the ice actually sheeted south west of Highway 22 and got onto the Boyce Ranch Road which is the only access for a number of properties east of the subject parcels.

The 2012 flood (in this valley this flood was worse than the 2013 flood) eroded away around the large culvert under the current driveway and the culvert was carried downstream.

The valley that these properties are on is the extinct Elbow River bed so the soil is not homogeneous but a random mixture of silts, clays, peat, sand, gravel and boulders.

Concerns:

- -Any residence would have to be built on a pad to keep it above the potential flooding.
- -Any wells located in the lower area would probably be easily contaminated during flooding and there are multiple active livestock sites immediately upstream of the parcels.
- -It is questionable if the soil would support septic fields due to the soil conditions that may compromise on site wells and the water source for the ranch and the lot wells downstream due to the wandering old channels.
- -Winter flooding due to ice buildup may cause septic fields to freeze up and force fluids to the surface and back into the residence(s)

We would not be concerned if the current lot was subdivided for residential on the northern part of the parcel up the bank and out of the valley floor. We only hope to save the Anguelov's future distress.

Respectfully;

Bert & Cathy Smith

Cell:

2019-04-23 Comments Anguelov Subdivision



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: November 26, 2019 **DIVISIONS**: All

FILE: 0194

SUBJECT: Electoral Boundary & Governance Structure Review – Budget Request

POLICY DIRECTION:

On September 10, 2019, Council directed that Administration undertake a Request for Proposal (RFP) process to retain an independent consultant to conduct a comprehensive electoral boundary review and governance structure review based on Council's Public Participation Policy to inform and listen/learn from the public.

EXECUTIVE SUMMARY:

Administration has completed the RFP process and is requesting a budget adjustment for Administration to retain an objective and neutral external consultant to deliver options for Council's consideration regarding the County's electoral divisions and governance models that recognizes the County's unique municipal context.

The proposed proponent that Administration has selected meets the experience and qualifications required to complete the project. The scope of work for this project will include:

- Developing a Terms of Reference, Work Plan and Public Participation Strategy;
- Reviewing Applicable Legislation and Best Practices in Alberta;
- Conducting Population and Spatial Analysis;
- Implementing the Public Participation Strategy; and
- Presenting Recommendations to Council.

On September 10, 2019, Council provided direction regarding the public engagement strategies to be used for this project which is to inform and listen/learn from the public as part of the project scope. Completion of this review will require \$100,000 and will commence in early December 2019 with a completion date of July 2020 (eight months).

In accordance with sections 144, 149, and 151 of the *Municipal Government Act*, bylaws to change the number of councillors, amending the electoral boundaries, and/or the election or appointment of a chief elected official must be passed by December 31 of the year before the general election at which the changes take effect. This means that the bylaws must be advertised and passed by December 31, 2020. It is Administrations intention to have bylaws ready for Council's consideration by July 2020.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval of the budget adjustment of \$100,000 in accordance with Option #1.

¹ Administration Resources Charlotte Satink, Municipal Clerk



BUDGET IMPLICATIONS:

Additional \$100,000 from the Tax Stabilization Reserve will be added to the operational budget of the Municipal Clerk's Office.

OPTIONS	=
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Option # 1 THAT a budget adjustment of \$100,000 for the Electoral Boundary and

Governance Structure Review be approved as per Attachment 'A'.

Option # 2 THAT Council provide alternative direction.

Respectfully submitted, Concurrence,

"Kent Robinson" "Al Hoggan"

Executive Director Chief Administrative Officer Corporate Services

ATTACHMENTS:

Attachment A – Budget Adjustment

ROCKY VIEW COUNTY BUDGET ADJUSTMENT REQUEST FORM BUDGET YEAR: 2019

Description			Budget Adjustment
EXPENDITURES:			,
Services - Electoral Bou	ndary & Governance Struc	ture Review	100,000
TOTAL EVENICE			
TOTAL EXPENSE:			100,000
REVENUES: Transfer from Tax Stabi	lization Reserve		(100,000)
TOTAL REVENUE:			(100,000)
NET BUDGET REVISION:			0
REASON FOR BUDGET REVISIO The budget adjustment		governance structure review project	
AUTHORIZATION:			
Chief Administrative Officer: Executive Director	Al Hoggan	Council Meeting Date:	
Corporate Services:	Kent Robinson	Council Motion Reference:	
Manager:		Date:	
L		Budget AJE No:	
		Posting Date:	



LEGAL AND LAND ADMINISTRATION

TO: Council

DATE: November 26, 2019 DIVISION: All

FILE: N/A

SUBJECT: Review and Disposal of Surplus Fee Simple County Land

POLICY DIRECTION:

A Notice of Motion received at the July 9, 2019, Council meeting directed Administration to prepare a complete list of fee simple lands owned by Rocky View County, detailing their associated use and whether they are deemed surplus, to be brought back for Council's consideration by November 26, 2019.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

EXECUTIVE SUMMARY:

The purpose of this report is to assist in Council's discussion by providing necessary information in relation to the Notice of Motion received on July 9. The County owns 110 fee simple parcels (Attachment A). Based on a preliminary review, Administration determined that 58 of these parcels are not needed for any current or future municipal purpose and could therefore be considered for disposal.

The disposal of fee simple lands is conducted in accordance with Policy 313: Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land and the Municipal Government Act. A decision of Council is required prior to disposing of any County lands.

Due to the resource requirements associated with the land disposal process, starting in 2018, Administration began preparing annual work plans for Council's consideration and approval. These annual work plans identified lands that Administration would focus on disposing in that calendar year. In conjunction with approving the annual work plans, Council also directed Administration on how the sale proceeds were to be controlled. Traditionally, all proceeds from the sale of fee simple lands go to the Tax Stabilization Reserve.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 Motion #1 THAT the list of County-owned fee simple lands be received as

information.

Motion #2 THAT Administration be directed to continue to prepare annual work

plans, for Council's consideration and approval, that identify surplus lands for disposal and include recommendations on the use of sale

proceeds.

lain Smith, Transportation Services, on behalf of Legal and Land Administration

¹ Administration Resources



Option #2 THAT alternative direction be provided.

Respectfully submitted,	Concurrence,
"Kent Robinson"	"Al Hoggan"
Executive Director Corporate Services	Chief Administrative Officer
ATTACHMENTS:	

Attachment 'A' – Complete list of County-owned fee simple lands.

ATTACHMENT 'A': COMPLETE LIST OF COUNTY-OWNED FEE SIMPLE LANDS County-owned fee simple lands

YIN
COU
VIEW
CKY
RC

Disposal*	No	Yes	No	No	No	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No
Use*	Elkana Water Coop	Landlocked Tax Forfeiture Parcel	Bragg Creek Low Lying Utility Lands	Bragg Creek Future Fire	Bragg Creek Transfer	Bragg Creek Snowbirds	Bragg Creek Grader Shed	Limited Use	Road Widening / Amalgamate Road	Fmr. Road Allowance	Fmr. Road Allowance	Toki Shoreline	Toki Triangle	Fmr. Road Allowance	Fmr. Road Plan	Fmr. Road Allowance	Fmr. Road Allowance	Fmr. Road Allowance	Gravel Pit	Gravel Pit	Fmr. Road Allowance	Potential Residential Parcel	Springbank Equestrian	Lands adjacent to railway	Fmr. Road Allowance	Elbow Valley Firehall	Dalemead Residential Lot	Dalemead Residential Lot	Fmr. Road Allowance	Gravel Pit	Gravel Pit	Langdon Residential Road Allowance	50% own Langdon J/U	New Langdon Fire Hall	Langdon Park	Langdon Grader Shed	Langdon Drainage Ditch	Langdon Lot adjacent to Utility Entrance	Weed Lake	Weed Lake	Langdon Cemetery	Weed Lake
Occupant	0.10 N/A	0.10 N/A	0.82 N/A	7.29 N/A	4.25 N/A	1.15 Bragg Creek Snowbirds	2.19 N/A	0.02 N/A	0.45 N/A	2.00 N/A	8.01 N/A	2.40 N/A	2.41 N/A	3.51 N/A	0.28 N/A	2.76 N/A	1.46 N/A	0.65 N/A	11.70 N/A	5.00 N/A	1.90 N/A	2.18	2.20 Springbank Equestrian Society	1.51 N/A	1.74 N/A	14.98 N/A	0.13 N/A	0.19 N/A	0.33 N/A	10.00 N/A	10.00 N/A	0.03 N/A	45.43 N/A	1.58 N/A	28.00 Langdon Community Association	1.25 N/A	2.14 N/A	0.30 N/A	59.80 N/A	128.86 N/A	0.50 N/A	160.00 David Jessey
Jurisdiction	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Cochrane	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County	Rocky View County
r Designation	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO	RVO
Roll Number	1 03912020	03912202	03912206	03913005	03913036	03913042	03913105	03913179	03916030	04802021	04809005	1 05833034	06804005	04735025	2 04735032	05701013	05702032	05702109	05711006	05711007	05715030	05716097	3 04618008	04629016	04701399	04702070	4 02214012	4 02214027	4 02229011	4 02308007	4 02308008	4 03222015	4 03222206	4 03222688	4 03223007	4 03223061	4 03223207	4 03223719	4 03224015	4 03225002	4 03226009	4 03235001

*Based on a preliminary analysis. A more detailed analysis will be conducted in conjunction with preparing annual workplans

ATTACHMENT 'A': COMPLETE LIST OF COUNTY-OWNED FEE SIMPLE LANDS County-owned fee simple lands

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11	Use*	*Disposal
lew County lew Co	Weed Lake	No
lew County lew Co	Weed Lake	No
lew County	Weed Lake	No
lew County	Weed Lake	No
lew County	Weed Lake	No
lew County mere lew County mere lew County	Limited Use	Yes
lew County mere lew County	Future Part of adjacent Conceptual Scheme?	ne? Yes
iew County	Greenway adjacent to Railway	Yes
iew County	Railway adjacent Gr. Way	Yes
lew County	community Association CRCA Lands	Yes
lew County	Fmr. Road Allowance	Yes
lew County	Garden of Peace	No
lew County	Fmr. Road Allowance	Yes
lew County	Garden of Peace South Apron	No
lew County	Garden of Peace Utility	No
lew County	Fmr. Municipal Campus- Sold	Yes
W County	Dalroy Community Centre Adjacent	Yes
W County	Dalroy Portion of Residential Lot	Yes
w County	Dalroy Playground	Yes
W County	Delacour Residential Parcel Road Allowance	rce Yes
w County	Delacour Fmr. Girl Guides Condemned	Yes
w County	Delacour Fmr. Girl Guides Road Allowance	e Yes
w County	Limited Use	Yes
w County	Conrich, adjacent to Municipal School Reserve	serve No
w County	Fmr. Road Allowance	No
w County	Fmr. Road Allowance	No
w County	Hwy 9 Redirect	Yes
w County	Keoma Grader Shed	No
w County	y Keoma Greenspace	No
w County	Utility Treatment Lands	No
w County	Land Surrounding Storm Water	Yes
w County	Transfer Station	No
w County v County v County v County v County v County	Lands Leased to Encana	Yes
w County w County w County w County w County	Gravel Pit	No
w County w County w County w County	Gravel Pit	No
w County w County v County	Gravel Pit	No
w County	Gravel Pit	No
w County County 15	Beiseker Grader Shed	No
w County County 15	Crossfield Grader Shed	No
11	Crossfield Firehall	Yes
1	Crosslron Drive Wedge	No
	Balzac Municipal Campus	Yes
Rocky View County 2.8/N/A	4/5 interest R.V.Water	No

*Based on a preliminary analysis. A more detailed analysis will be conducted in conjunction with preparing annual workplans

ATTACHMENT 'A': COMPLETE LIST OF COUNTY-OWNED FEE SIMPLE LANDS

County-owned fee simple lands

ROCKY VIEW COUNTY

Designation	Jurisdiction	Acre	Occupant	Use*	Potential Disposal*
7	Airdrie	2.41 N/A	N/A	Airdrie Grader Shed	Yes
F	Rocky View County	0.50 N/A	N/A	Utility Lands	Yes
7	Rocky View County	8.00 N/A	N/A	Fmr. Road Allowance	Yes
F	Rocky View County	2.56 N/A	N/A	Fmr. Road Allowance	Yes
	Rocky View County	0.15 N/A	N/A	Madden Fire Station	No
4	Rocky View County	0.02 N/A	N/A	Madden Road Allowance	Yes
J	Calgary	0.12 N/A	N/A	City of Calgary golf course parking lot	Yes
4	Rocky View County	4.73 N/A	N/A	Bearspaw Golf Fmr. Road	No
4	Rocky View County	12.35	12.35 Bearspaw Village Water Co-op	Bearspaw Village Park	No
J	Cochrane	25.95	25.95 Volker Stevin	Cochrane Gravel Pit	Yes
4	Rocky View County	3.31 N/A	N/A	Fmr. Road Allowance	Yes
J	Cochrane	146.37	146.37 Cochrane & District Agricultural Society	Cochrane Ag. Lands	Yes
)	Cochrane	2.72	2.72 Spray Lake Sawmills Recreation Park Society	Cochrane Curling	Yes
)	Cochrane	25.93	25.93 Spray Lake Sawmills Recreation Park Society	Cochrane Spray Lakes	Yes
4	Rocky View County	1.49 N/A	N/A	Fmr. R/A North Cochrane Lake	Yes
4	Rocky View County	0.65 N/A	N/A	Fmr. Road Allowance	Yes
4	Rocky View County	4.00 N/A	N/A	Fmr. Road Allowance	No
F	Rocky View County	8.00 N/A	N/A	Fmr. Road Allowance	No
F	Rocky View County	4.48 N/A	N/A	Fmr. Road Allowance	No
F	Rocky View County	2.41 N/A	N/A	Fmr. Road Allowance	Yes
4	Rocky View County	0.98 N/A	N/A	Fmr. Road Allowance	Yes
4	Rocky View County	A/N 0.09	N/A	Road Widening / Amalgamate Road	Yes
F	Rocky View County	1.00 N/A	N/A	Bottrel Cemetary	No
<u></u>	Rocky View County	0.76 N/A	N/A	Potential Residential Parcel	Yes

*Based on a preliminary analysis. A more detailed analysis will be conducted in conjunction with preparing annual workplans



FINANCIAL SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Disbursements Policy C-205

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Disbursements Policy C-205, 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:

As part of the County's policy review project, Administration reviewed Disbursements Policy C-205 and recommends that it be rescinded as it better aligns as an administrative procedure.

Disbursements Policy C-205 was adopted by Council on November 25, 2003. The policy was introduced to provide direction for the disbursement of funds held by the County. Administration recently reviewed the Disbursements Policy C-205 as part of the County's policy review project and finds the policy is better aligned as an administrative procedure as the current policy states: "Council and the County Manager delegate authority and responsibility for the day-to-day management of the County's disbursement practices to the director of Business Services and the Manager of Financial Services. These two individuals are accountable for developing and updating related procedures for authorizing and approving disbursements. They are also accountable for implementing this policy and related procedures in a manner that most effectively addresses key actions. Therefore, C-205 should be rescinded as a Council policy as it is redundant.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the policy be rescinded in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Disbursements Policy C-205 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted, Concurrence,

"Kent Robinson" "Al Hoggan" **Executive Director**

Corporate Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' – Existing Disbursements Policy, C-205

POLICY #205

ROCKY VIEW COUNTY
Cultivating Communities Disbursements Policy

Legal References:

Municipal Government Act
CAO Bylaw

Policy Category:
Business Services

Cross References:
Policy 203 - Accounts Payable and Payroll Quick
Cheques
Procedure 207 - Purchase Orders, Verification and
Payment Authorization

Procedure 214 - Purchasing Procedure

Revision Date: November 25, 2003 November 1, 2011

Purpose:

To provide directives and guidelines for the disbursement of funds held by the County.

Definitions:

- "Administration" means the County Manager, Directors, Managers and Supervisors
 "Disbursement" means the payment of a monetary amount by the County to another party
- "Accounts Payable Items" means a payment obligation owing to third parties as a result of the exchanges
 of goods and/or services between them and the County
- "Payroll Items" means a payment obligation owing to Council and staff members in order to compensate them for their time dedicated to working for the County, as well as to reimburse them for expenses personally incurred while serving in their respective positions with Rocky View
- "Investment Items" means the transfer of funds from the County's bank accounts to obtain investment instruments that are completed in compliance with the investment policy & procedure
- "Other Payment Transactions" means the transfer of funds pertaining to payment items such as security
 deposits, holding deposits, property tax credit refunds, refunds of other accounts receivable credits,
 prepaid expenses, instalment payments, debt repayments, tax requisitions and deposits to trust accounts
- "Petty Cash Fund" means a cash amount (to a maximum of \$1,000) that is held within the Business Services Department in order to, on a cash basis, pay for goods and services which will not individually be in excess of \$100 per transaction
- "Electronic Funds (Direct Deposit) Transfers" means the direct deposit of funds from the County's bank
 account to the bank accounts of accounts payable vendors and suppliers, as well to the bank accounts of
 Council and staff members and institutional investment agencies
- "Cheque" means the settlement of a payment obligation by the County via the issuance of a hard paper copy authorization, including bank drafts, to draw funds from the County's bank account
- "Credit Card Charge" means the settlement of a payment obligation by the County via the issuance of an authorization to apply a charge to the County's credit card
- "Time Frames for Meeting Payment Obligations" means the terms that outline the maximum time frame within which the County will settle its payment obligations
- "Payment Authorizations" means the authorization protocols outlined in related disbursement procedures
 which identify how Council has delegated payment administration and approval responsibilities

Policy Statements:

Rocky View County endeavours to issue disbursements for accounts payable, payroll, investment items and other payment transactions by utilizing practices that protect financial assets and retain internal controls while taking advantage of electronic and other payment mechanisms that optimize economy and efficiency with processing payments.

In accordance with related procedures, the Business Services Department retains primary control, responsibility and accountability for the implementation of centralized purchasing and payment practices that promote safekeeping, economy and efficiency. In accordance with related procedures and in compliance with the Annual Business Plan and Budget, Administration has the responsibility for authorizing and approving expenditures and other transactions for which funds will be disbursed. The County will utilize four different mechanisms (direct deposit, cheque, credit card and petty cash) to settle its payment obligations.

Processing Disbursements

- 1. Accounts Payable Items The County will deploy a combination of cheque, credit card, direct deposit and petty cash mechanisms to meet its accounts payable obligations. The County will give first priority to paying accounts payable obligations via direct deposit or credit card. If these mechanisms are not available, the County will then utilize the cheque payment alternative for transactions in excess of a \$100 value or the petty cash alternative for transactions equal to or less than a \$100 value.
- 2. Payroll Items The County will exclusively utilize the direct deposit mechanism to provide remuneration to all Council and staff members (including all firefighting & prevention personnel), as well as to reimburse these individuals for personal expenses incurred in conjunction with serving in their respective positions with Rocky View.
- 3. Investment Items In compliance with the investment policy and procedure, the County will obtain investment instruments via the issuance of cheques or electronic funds transfers.
- 4. Other Payment Transactions The County will settle all other types of transactions via the issuance of cheques or electronic funds transfers.

Approving Disbursements

- 5. Council and the County Manager delegate authority and responsibility for the day-to-day management of the County's disbursement practices to the Director of Business Services and the Manager of Financial Services. These two individuals are accountable for developing and updating related procedures for authorizing and approving disbursements. They are also accountable for implementing this policy and related procedures in a manner that most effectively addresses the following key actions:
 - Safekeeping financial assets
 - · Selecting of payment mechanism alternatives to settle payment obligations
 - Implementing internal controls for payment authorizations
 - Controlling the use of credit cards
 - Integrating centralized purchasing responsibilities with payment obligations
 - Processing payments economically and efficiently
 - · Complying with contractual payment obligations
 - Planning cash flows and minimizing draws on bank balance overdrafts
 - Avoiding the application of late payment remittance charges
 - Transferring funds between the Investment portfolio and bank accounts
 - Reporting regularly to Council on disbursement amounts and related transactions
 - Making recommendations to Council and the County Manager from time to time with respect to updating this policy and the related procedure.
 - Administration of GST claims

Time Frames for Meeting Payment Obligations

- 6. Unless otherwise stated in contracts, agreements, terms of payment or other related reference documents provided to a representative of the County at that point in time when authorization is given to provide goods and/or services to Rocky View, payment obligations for accounts payable and other payment transactions will be settled within 30 days of the related invoices, billings or other payment requests being presented to the County. The County will not pay late payment remittance charges when payments are forwarded within a 30 day time frame, unless Rocky View has violated any payment deadline terms expressly stated in the above noted documents which call for payments to be remitted within less than 30 days.
- 7. Payroll items will be paid in accordance with the County's Human Resources Policy or, in the case of personal expense reimbursements, within 30 days of being remitted to the Business Services

POL-205 Page 2

department.		

POL-205

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FINANCIAL SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: All

FILE: N/A

SUBJECT: Tangible Capital Assets Policy C-216

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Tangible Capital Assets Policy C-216, 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:

As part of the County's policy review project, Administration reviewed Tangible Capital Assets Policy C-216 and recommends that it be rescinded as it better aligns as an administrative policy.

Tangible Capital Assets Policy was adopted by Council on December 7, 2010. The policy was introduced to provide direction for the consistent recognition, recording, and reporting of County's tangible capital assets, in accordance with the Public Sector Accounting Standards. Administration recently reviewed the Tangible Capital Assets Policy C-216 as part of the County's policy review project and finds the policy is better aligned as an administrative policy. Administrative Policy A-216 has been established; therefore, C-216 should be rescinded as a Council policy as it is redundant.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the policy be rescinded in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Tangible Capital Assets Policy C-216 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted, Concurrence,

"Kent Robinson" "Al Hoggan"

Executive Director Chief Administrative Officer Corporate Services

ATTACHMENT:

Attachment 'A' - Existing Tangible Capital Assets Policy C-216

¹Administration Resources
Barry Woods, Financial Services

POLICY #216

ROCKY VIEW COUNTY Cultivating Communities	Title: Tangible Capital Assets
Legal References: Public Sector Accounting Board (PSAB) 3150	Policy Category: Business Services
Cross References: Procedure #PRO-216	Effective Date: December 7, 2010 Revision Date:

Purpose:

The adoption of a Tangible Capital Asset Policy is a prudent business practice that will strengthen corporate decision-making through improved capital asset management and will provide increased reporting transparency to the County, the public and others. The purpose of this policy is to provide direction for the recognition, recording and reporting of Tangible Capital Assets (TCA) on a consistent basis and in accordance with Public Sector Accounting Board (PSAB) 3150 requirements. The policy and associated procedure provide direction on the identification, measurement, thresholds, aggregation, value, segregation, amortization, reporting, safeguarding, disposal and possible write-down of TCA's.

Definitions:

- "Amortization" means the reduction in value of an asset due to usage, passage of time, wear and tear, technological outdating or obsolescence, depletion or other such factors. It is the method of attributing the historical or purchase cost of an asset across its useful life, roughly corresponding to normal wear and tear.
- "Capitalization Threshold" means the value above which assets are capitalized and reports as nonfinancial assets in the financial statements
- "Component" means part of an asset with a cost that is significant in relation to the total cost of that asset
- "Cost" means the gross amount of consideration given up to acquire, construct, develop or better a TCA
- "County" means Rocky View County
- "Fair Value" means the valuation applied to a contribution, gift or donation that would reasonably be agreed upon between knowledgeable, willing parties who are not under compulsion to act
- "Land" means land owned by the County and may include reserves, parkland, land for County-owned facilities, and land under roads and sidewalks.
- "Residual Value" means the estimated net realizable value of a TCA at the end of its useful life
- "Tangible Capital Assets" means non-financial assets having physical substance that:
 - Are held for use in production or supply of goods and services, for rental to others, for administrative purposes or for the development, construction, maintenance or repair of other tangible capital assets;
 - Have useful economic lives extending beyond an accounting period;
 - o Are to be used on a continuing basis; and
 - Are not for sale in the ordinary course of operations
- "Thresholds" are the minimum value of a TCA that is to be recorded. Thresholds help to determine whether expenditures are to be capitalized as assets and amortized or treated as a current year expense.
- "Useful Life" means a time determination based on the planned use of an asset and experience with other similar assets.

Policy Statements:

- TCA's shall be recorded at cost, including all ancillary charges necessary to place, prepare and install the asset in its intended location and condition for use. Capital projects when complete are recorded as assets
- 2. Expenditures for TCA's shall be included in the County's budget process and approved by Council.

- 3. TCA's that have an acquisition value per individual item or unit that exceeds the capitalization thresholds by asset type set out in Procedure 216 shall be capitalized.
- 4. A physical asset may be recorded as a TCA in the County financial statements as of the day it meets the definition of a TCA.
- 5. TCA's may be accounted as a single asset or by components. Whether the component approach is to be used will be determined by the usefulness of the information versus the cost of collecting and maintaining information as well as capitalization threshold considerations.
- 6. Assets that have an individual unit value less than the corresponding capitalization threshold, but have a material value as a group, may be "grouped" as a single asset with one combined value for TCA records.
- 7. For donated or contributed assets that meet the criteria for recognition as TCAs, cost is equal to the fair value at the date of donation or contribution.
- 8. The cost, less any residual value, of a TCA with a limited life shall be amortized over its useful life and in a manner appropriate to its nature and use.
- 9. Land has an unlimited useful life and shall not be amortized. County land under roads and sidewalks shall be given a nominal value of \$1.00
- 10. The County shall make the following disclosures with respect to its TCAs:
 - Cost at the beginning and end of the reporting period;
 - Additions in the reporting period
 - Disposals in the reporting period
 - The amount of write-downs in the reporting period
 - The amount of amortization in the reporting period
 - The accumulated amortization at the beginning and end of the reporting period
 - The net carrying amount at the beginning and end of the reporting period
- 11. Disclosure shall also include: the methodology used to determine the cost of each major category of TCA, the amortization method used, the net book value of TCAs not being amortized, and the nature and amount of contributed TCAs, TCAs disclosed at nominal value, works of art and historical treasures held by the government and the amount of interest included in the cost period.
- 12. This policy shall be reviewed on an annual basis to ensure its compliance with the PSAB 3150 and other regulations and guidelines.



FINANCIAL SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Late Tax Payment Penalty Cancellation Policy C-204

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Late Tax Payment Penalty Cancellation Policy C-204, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Late Tax Payment Penalty Cancellation Policy C-204 establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County). As part of the County's policy review project, Administration reviewed Policy C-204 and recommends that it be amended to reflect current *Municipal Government Act* requirements, current processes, and to include minor amendments to bring it into the current format.

The County has a firm deadline of June 30 of each year by which to make payments to the respected school boards (ASFF, RCSSD). In order to make these and other financial commitments, it is imperative that all tax payments be received by the June 30 deadline.

The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes. The County provides sufficient notice of property tax payment due dates, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes. These conditions are stated on the tax notice, on the website, and via advertising in the Rocky View Weekly. In the event that a rate payer is subject to the late tax payment penalty, this policy highlights tax relief categories that property owners may request of Council when considering to adjudicate late tax payment penalties.

Section 341 of the MGA indicates that, "a tax payment that is sent by mail to a county is deemed to have been received by the county on the date of the postmark stamped on the envelope". To avoid late payments, the County also offers the Tax Instalment Payment Plan (T.I.P.P.), making it easier to budget and eliminating the risk of the late payment penalty charge. This policy has been reviewed by various levels within the County.

The following amendments to Policy C-204 are proposed:

Purpose	Proposed Amendment	Reasoning
1- Amended	This policy establishes a uniform and	More concise wording of
	consistent approach for Council to address	purpose.
	late tax payment penalty cancellation	
	requests in Rocky View County (the County).	
Policy Statement		
2 - New	Council may reduce, refund, or defer	Section 347(1) of the MGA
	property tax if it is equitable to do so.	
3 - Remove	The day to day administration of this policy is	Under section 203 of the MGA
	delegated to the Director of Business	prohibits Council from
	Services	delegating this power to
		administration



Policy		
4 - New	Property owners seeking late tax payment penalty cancellation must submit a written request to the County within a 120 days of the date of the related penalty.	To keep penalty cancellations to the current taxation year
5 - New	Tax Relief Categories	Set Criteria for Council to grant tax penalty cancellation requests.
6 - New	Tax Relief Not Available	Section 326(1)(a)(vi) MGA, penalties relating to prior years, charges arising from tax recovery process, unpaid violation charges, utility consumption or installation charges and any penalties, interests or other charges related to those amounts.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

Option #1 THAT the Late Tax Payment Penalty Cancellation Policy C-204 be amended as

per Attachment 'A'

Option #2 THAT alternative direction be provided.

Respectfully submitted,	Concurrence,	
"Kent Robinson"	"Al Hoggan"	
Executive Director	Chief Administrative Officer	

ATTACHMENTS:

Corporate Services

Attachment 'A' – Amended Late Tax Payment Penalty Cancellation Policy C-204 Attachment 'B' – Late Tax Payment Penalty Cancellation Policy C-204

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



Council Policy

C-204

Policy Number: C-204

Policy Owner: Financial Services

Adopted By: Council

Adoption Date: 2003 October 07

Effective Date: 2003 October 07

Date Last Amended: (TBD)

Date Last Reviewed: (TBD)

Purpose

This policy establishes a uniform and consistent approach for Council to address late tax payment penalty 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*. *Municipal Government Act* section 203 prohibits Council from delegating this power to administration.
- Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- Council considers and balances the interests of County's property owners when responding to any penalty cancellation request.
- The County must provide sufficient notice of property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.

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Council Policy

C-204

- Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax Relief Categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within seven days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the Financial Institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax Relief Not Available

- 12 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;

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Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- Municipal Government Act, RSA 2000, c M-26
- Rocky View County Tax Penalty Bylaw C-4727-96
- N/A
- N/A



Policy History

Amendment Date(s) – Amendment

- Description
- Review Date(s) Review Outcome Description
- 2011 November 01 Amended by Council
- 2009 December 15 Amended by Council
- 2004 September 07 Amended by Council
- 2003 October 07 Amended by Council
- (TBD)



Definitions

- 13 In this policy:
 - (1) "Administration" means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
 - (2) "Council" means the duly elected Council of Rocky View County;
 - "County" means Rocky View County; (3)
 - (4) "immediate family" means spouse, a parent, child, or sibling;

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- (5) "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
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

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ATTACHMENT 'B'

POLICY #204

ROCKY VIEW COUNTY Cultivating Communities	Title: Late Tax Payment Penalty Cancellation	
Legal References: Municipal Government Act, RSV 2000, M-26,	Policy Category: Business Services	
Cross References: Procedure PRO-204 Late Tax Payment Penalty Cancellation	Effective Date: October 2003 Revision Date: September 7, 2004 December 15, 2009 November 1, 2011	

Purpose:

To establish a general framework Rocky View will use to address late tax payment penalty cancellation requests.

Definitions:

- "Council" means the Council for Rocky View County.
- "County" means Rocky View County.
- "Late tax payment penalty" means a penalty applied to a tax account due to a tax payment being remitted after the prescribed due dates outlined in the county's *Tax Penalty Bylaw*.
- "Tax Penalty Bylaw" means the municipal bylaw which outlines the penalties to be applied to Tax Accounts at times when property taxes remain outstanding after prescribed due dates.
- "The Act" means the Municipal Government Act.
- "Delegation of authority" means the formal delegation to Council, the County Manager, the Business Services Director and the Manager of Financial Services of the responsibilities for implementing this policy.
- "Due dates" means the two calendar dates (June 30th and December 31st) which are identified in the Municipality's *Tax Penalty Bylaw* as the dates on which property taxes are to be paid in order to avoid the application of late tax payment penalties to Tax Accounts (for those tax accounts not on the Municipality's *Tax Installment Payment Program*).
- "Exempt tax accounts" means those accounts held under the jurisdiction of the Federal Government of Canada and the Province of Alberta.

Policy Statements:

- 1. The County recognizes the need to be fair and equitable in its efforts to address late tax payment penalty cancellation requests and will consider and balance the interests of the large majority of County property owners when responding to any penalty cancellation request.
- 2. The County will comply with the provisions of the Act and all associated regulations in addressing late tax payment penalty cancellation requests.
- 3. The day to day administration of this policy is delegated to the Director of Business Services.
- 4. The County has the responsibility to ensure sufficient notice is given of the due dates for the payment of property taxes, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.

- The County will endeavour to be consistent from year to year in setting its due dates for payment of property taxes.
- 6. This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.
- 7. The cancellation or adjustment of late tax payment penalties may occur in accordance with the situations outlined in Procedure 204 under this policy or at the discretion of Council, Administration or the Director of Business Services.



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council

DATE: November 26, 2019 **DIVISION**: All

FILE: 0323

SUBJECT: Community Recreation Funding Policy C-317

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:

The Community Recreation Funding Policy C-317 has recently undergone a review under the County's policy review project. During the review process, it was identified that the policy required amendments for clarity, and to reflect new policy standards.

At the November 5, 2019, Recreation Governance Committee (RGC) meeting, a resolution was passed that the amended Community Recreation Funding Policy C-317 be recommended to Council for approval as per Attachment 'A'

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Community Recreation Funding Policy C-317 be amended in accordance with Option #1.

BACKGROUND:

Community Recreation Funding Policy C-317 was adopted by Council on April 24, 2012, to establish a framework for Rocky View County to support the recreational and cultural needs of County communities. Format changes to the County policy template require that the policy amendments to Policy C-317 be made in the new policy template.

Attachment 'A' shows the proposed textual amendments to Policy C-317, which are being made for policy consistency, for language clarity and logical flow of information, to align with Council's Strategic Plan, to clarify the roles of Council and Administration, to remove duplication of information, and to add, remove, and amend definitions as required.

This policy has been reviewed by the Policy Coordinator, ELT, and the RGC.

The Recreation Governance Committee (RGC) approved the proposed changes, as per Attachment 'A' at their November 5, 2019 meeting.

The following table outlines the proposed amendments to the existing Policy 317.

Susan de Caen, Recreation, Parks & Community Support

¹ Administration Resources



Amended Section	Proposed Amendment	Rationale
Global replacements		
	"Districts" have been replaced by "Divisions"	Alignment with new Recreation Governance Model.
	References to "District Recreation Boards" have been removed.	Alignment with new Recreation Governance Model.
	"Policy and Priorities Committee" has been replaced by "Recreation Governance Committee"	Alignment with new Recreation Governance Model.
	The Recreation Governance Committee, is responsible for reviewing, approving, and allocating recreation operational and capital funding, with no need to seek Council's approval.	Alignment with new Recreation Governance Model and increased efficiency in grant approval process.
	All references to "joint regional facilities" have been removed.	For all intents and purposes, joint regional and regional facilities are one in the same.
	All procedural components have been removed from policy.	
Purpose		
1 - Amended	This policy provides eligibility criteria and evaluation guidelines for the Community Recreation Funding program, at Rocky View County (the County).	More concise wording of purpose.
Policy Statement		
2 - New	The County values volunteers and the resources that non-profit recreation organizations provide for County residents.	Statement ensures that policy aligns with Council's Strategic Plan.
Policy		
Funding	Fund Allocation	
5 - New	Council allocates community recreation funding in its annual operational budget.	Clarifies the primary source of County recreation funding.
6 - New	Any unused operational funds must be transferred to the public reserve annually with regional funds transferred to individual public reserve accounts.	Specifies what happens to unused annual operating funds
	Cash-in-Lieu	
11 - New	The County's portion of the cash-in-lieu or public reserve funds received, including the proceeds	Clarifies how cash-in- lieu funds are split



	from the sale of reserve lands, is apportioned as follows: (1) 50% to the divisional general reserve; and (2) 50% to regional general reserve.	between the divisional and regional sections of the public reserve.
	Applicant Eligibility	
14 - New	To be considered for community recreation funding, community organizations must: (3) be registered or incorporated non-profit organizations under the <i>Agricultural Societies Act</i> , the Alberta <i>Societies Act</i> , or Part 9 of the <i>Companies Act</i> ; (4) complete a grant application form provided by the County; and (5) if recreational funds were previously granted by the County, provide the project completion financial report, if not already provided.	Clarifies funding eligibility.
15 - New	 All grant applications must include: current financial statements, audited if available; three quotes for each project component for which funding is being requested, where possible; and how recognition of the County's funding shall be promoted. the number of County and non-County residents served by the facility or program. 	Clarifies required application documentation.
	Non-eligible Organizations, Initiatives, and Expenditures	
16 - New	The following organizations, initiatives, and expenditures are ineligible for Capital and Operational funding under this policy: (3) programs that already receive funding from family and community support services or social services; (4) libraries and museums; (5) religious societies registered under the Religious Societies' Land Act; (6) societies or associations that are not open to the general public; (7) school boards and school activities or teams; (8) retroactive expenses, unless in the case of emergency funding requests; (9) reimbursement of employee salary and hourly wages; (10) honoraria; and (11) fundraising activities.	Consolidates and clarifies additional ineligible organizations, initiatives and expenditures for both operational and capital applications.
17 - New	The following initiatives, and expenditures are ineligible for Capital funding under this policy: (1) costs to operate the Community Organization, including but not limited to	Clarifies additional ineligible initiatives and expenditures for



	salaries, wages, and day-to-day administration; and (2) items that are consumable or have a life span of less than five years, including, but not limited, to food, kitchen items, sports equipment, entertainment units, computers and other hardware, tools, and maintenance supplies.	both operational and capital applications
Eliminated	Items that fall within the facility's life cycle plan, or will fall within the facility's life cycle plan in the future, and individually are \$10,000 or less to replace/repair.	All of these are eligible as capital projects.
Eliminated	Removed the reference to projects less than \$5,000 from the ineligible capital consumable list.	Removes confusion over fund limitations for matching on capital project. All capital projects now require matching.
	Discretionary Organizations	
18 - New	The following organizations may receive a community recreation funding grant subject to the Recreation Governance Committee's discretion: (1) non-profits registered in another province but providing a service to County residents; and (2) service clubs.	Defines organizations that may apply at the Recreation Governance Committee's Discretion.
	Facility Funding	
19 - New	Recreation facilities and programs are categorized as divisional or regional. Funding availability depends on the facility or program category, and County residents served.	
20 - New	The Recreation Governance Committee determines if a facility is regional or divisional. The Recreation Governance Committee may alter the status of a facility as it deems necessary to meet the needs of the County.	
	Regional Facilities	
23 - Modified	Upon the Recreation Governance Committee's approval for emergency funding, regional facilities may access the regional general fund once they have depleted funds from their individual recreation facility capital reserve accounts.	Regional general fund may now only be accessed for emergency funding.
	Application Approval Process	
25 - Modified	Only one operating and one capital funding application per community organization may be submitted per fiscal year. Facilities and organizations must apply annually, in the spring or fall, to be eligible.	Clarifies that although there are two grant intakes each year, only one operational and one capital application will be accepted from



		each organization each year.
26 - Modified	Emergency funding requests are considered year-round.	Clarifies year-round intake for emergency applications.
28- New	Grant extensions or minor changes in project scope may be granted at the discretion of the Chief Administrative Officer (CAO).	Clarifies role of administration in grant extension and project change approvals.
	Cost Sharing Formulae	
32 (2) - New	Operational funding requires matching, with the neighbouring municipality providing a minimum 50% matching contribution.	Clarifies that facilities in adjacent municipalities must receive matching operational funding from the municipality in which the facility is located.
33 - Amended	The County shall permit facilities and organizations to apply volunteer hours to their funding contribution portion up to a maximum of 50% of their matching contribution on the capital project where funding is being requested	Volunteerism is an important value in the County. This amendment encourages volunteer contributions in the community, but ensures a cash commitment to projects.
	Grant Recipient Requirements	
35 - New	Successful applicants must provide the project completion report on how the grant funds were used no later than three months after completion of the project. If the financial report is not provided, future funding requests are not considered.	Specifies reporting requirement and consequences if not submitted.
36 - New	Grant recipients must recognize the County as a source of funding. Recognition may be in the form of signage, or another source of recognition, at the discretion of the CAO.	Clarifies requirement that grant recipients recognize the County.
Timelines	Eliminated	Procedural in nature.
Definitions	(6	Tama mak was taf
Eliminated	"accountability" means that community partnerships demonstrate good governance practices, such as financial accountability, transparency, due diligence, equity, and fairness to assure the best value for public funds.	Term not part of policy text.
Eliminated	"administration" means an employee(s) of Rocky View County.	Term not part of policy text.



Eliminated	"alignment" means that partnerships are based on	Term not part of
Limitated	mutual interest, common objectives, clear responsibility, joint investment of resources,	policy text.
	shared risk and benefits.	
Eliminated	"building" includes anything constructed or placed on, in, over, or under land, but does not include	Term not part of policy text.
	the highway or public roadway.	
(7) - New	"Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the <i>Municipal Government Act</i> or their authorized delegate;	Clarifies the definition of "Chief Administrative Officer""
(15) - New	"cultural" means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;	Clarifies the definition of "Cultural"
Eliminated	"development permit" means a document issued pursuant to the Land Use Bylaw authorizing development.	Term not part of policy text.
Eliminated	"dissolution agreement" is a document that sets out the allocation of assets in the event of termination when the County invests in a facility for which it does not hold title.	Term not part of policy text.
Eliminated	"District Recreation Boards" are Council appointed volunteer Boards of members who reside within a specific geographical area are tasked with the responsibility of providing recommendations to Council on the operating, capital funding, open space, and recreational needs within their designated boundaries.	Term not part of policy text.
(19) - Amended	"facility" means a location designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;	Aligns with RGC Terms of Reference
Eliminated	"fee simple" are any lands that are held in freehold title, owned by Rocky View County, and are unencumbered by a reserve designation.	Term not part of policy text.
Eliminated	"joint regional facility" – a classified regional recreational facility designed and operated in synergy under shared funding with other regional facilities within a service planning catchment area established and classified by Policy & Priorities Committee by Schedule A – Procedure 317.	Term not part of policy text.
Eliminated	"Master Rates Bylaw" is a Council-approved regulation that includes a consolidation of rates charged to the public for various municipal services.	Term not part of policy text.
Eliminated	"MSI" means Municipal Sustainability Initiative; a provincially supported grant program. Under the MSI program, the province sets the criteria by which projects must qualify, and the County	Term not part of policy text.



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	Council sets the individual priorities for those projects that meet the eligibility criteria.	
(25) - Modified	"non-profit" means an organization incorporated under the Societies Act of Alberta, the Agricultural Societies Act, or Part 9 of the Companies Act whose objectives reflect their interest in serving the recreation needs of the public without realizing a profit to its members;	Includes organizations that are registered under Part 9 of the <i>Companies Act</i> .
Eliminated	"performance outcomes" are measurements of the end results that indicate whether the service actually produced the intended benefits, and includes a combination of financial and non-financial measurements.	Term not part of policy text.
Eliminated	"Policy and Priorities Committee" is an advisory committee comprising all Councillors with a broad mandate to hear public presentations and make recommendations to Council regarding all recreation related matters; this includes new community initiatives, policy development, and funding requests for regional recreation facilities.	Term not part of policy text.
Eliminated	"public use agreement" – an agreement with the successful applicant for community funding outlining minimum conditions for accommodating public use and provision of opportunities for public participation in programming and facility use and required steps to publicize and encourage this use.	Term not part of policy text.
Eliminated	"Publicly Supported School Authorities" includes Rocky View Schools and the Calgary Roman Catholic Separate School District No. 1.	Term not part of policy text.
(30) - Amended	"recreation" means an experience that results from freely chosen participation in physical, intellectual, creative, and Cultural pursuits that enhance individual and community wellbeing;	Clarifies the definition of "recreation" to include cultural and exclude spiritual pursuits. Aligns with RGC Terms of Reference
Eliminated	"Recreation Districts" are defined by geographical areas within which Recreation Boards enable the delivery of recreational services to residents.	Term not part of policy text.
(31) - New	"Recreation Governance Committee" means is a Council committee that makes strategic decisions to better prioritize recreation funding;	Clarifies the definition of "Recreation Governance Committee".
(33) - Amended	"regional facility" means a community hub providing a range of recreational opportunities through an integrated grouping of diverse and flexible use facilities; users from more than one community make use of these resources.	Clarifies the definition of "regional facility".



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"regional service planning catchment" means the geographic area from which a regional facility or joint regional facility attracts clients or customers for facility use. Catchment areas establish facility service levels centred on meeting public expectations for access and program availability	Term not part of policy text.
"Reserve Agreement" means joint use agreement between Rocky View County, Rocky View Schools, and the Calgary Roman Catholic Separate School District No. 1 for the planning, development, funding, maintenance, and operation of all reserve lands in Rocky View County.	Term not part of policy text.
"reserve lands" means any lands that have been provided by a registered owner as municipal reserve (MR) or municipal and school reserve (MSR) (in each case, such terms shall not include lands held as environmental reserve) under the provisions of the Municipal Government Act.	Term not part of policy text.
"subdivision approving authority" means a Council appointed committee that has the authority to specify the amount, type, and location of reserve land, or money in lieu thereof.	Term not part of policy text.
Number of County residents benefitting from the initiative	Ensure that County residents benefit from funding
 A. Partnership & Operational Viability Compliments the design and operations other facilities' in line with regional service planning catchment areas as defined by Schedule A – Procedure 317; Adopts Performance Measures to assess community impact and public value; Public Access Agreement exists between County and facility service provider If applicable, Intermunicipal Partnership: 1 The complimenting municipality supports inter-municipal recreation agreements; The complimenting municipality supports the capital project; and The complimenting municipality has approved cost sharing with the County. 	Premature – require Recreation Master Plan to initiate.
	joint regional facility attracts clients or customers for facility use. Catchment areas establish facility service levels centred on meeting public expectations for access and program availability "Reserve Agreement" means joint use agreement between Rocky View County, Rocky View Schools, and the Calgary Roman Catholic Separate School District No. 1 for the planning, development, funding, maintenance, and operation of all reserve lands in Rocky View County. "reserve lands" means any lands that have been provided by a registered owner as municipal reserve (MR) or municipal and school reserve (MSR) (in each case, such terms shall not include lands held as environmental reserve) under the provisions of the Municipal Government Act. "subdivision approving authority" means a Council appointed committee that has the authority to specify the amount, type, and location of reserve land, or money in lieu thereof. Number of County residents benefitting from the initiative A. Partnership & Operational Viability 1. Compliments the design and operations other facilities' in line with regional service planning catchment areas as defined by Schedule A – Procedure 317; 2. Adopts Performance Measures to assess community impact and public value; 3. Public Access Agreement exists between County and facility service provider 4. If applicable, Intermunicipal Partnership: 4.1 The complimenting municipality supports inter-municipal recreation agreements; 4.2 The complimenting municipality supports the capital project; and 4.3 The complimenting municipality has



Eliminated	Capital Project Viability	Illogical
	Project can be completed if the full funding grant request is not approved;	
Eliminated	Capital Expansion: Planning and Financial Sustainability	Not required to assess project
	A completed Financial Operational Sustainability Projections Plan spanning five to ten years;	feasibility
Eliminated	B. Governance	Responsibility for
	 Governance structure, policies, and procedures are in place to ensure that the Notfor-Profits operate community facilities in a responsible, equitable, and transparent manner. A clear and appropriate conflict of interest policy that addresses, at a minimum: Any transaction by or with the Not-for-Profit organization in which a director, officer, or employee has a direct or indirect personal interest; Any transaction in which a director, officer, or employee is unable to exercise impartial judgment or otherwise act in the best interest of the Not-for-Profit organization. 	governance lies with the Government of Alberta

BUDGET IMPLICATIONS:

There are no budget implications at this time.

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Option #1 THAT the amended Community Recreation Funding Policy C-317 be approved

as per Attachment 'A'.

Option #2 THAT alternative direction be provided.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

ATTACHMENTS:

Attachment 'A' – Proposed Community Recreation Funding Policy C-317 Attachment 'B' – Existing Community Recreation Funding Policy C-317



Council Policy

C-317 **Policy Number:**

Policy Owner: Recreation, Parks & Community Support

Adopted By: Council

Adoption Date: 2012 April 24

Effective Date: 2012 April 24

Date Last Amended: (TBD) (TBD) **Date Last Reviewed:**

Purpose

1 This policy provides eligibility criteria and evaluation guidelines for the Community Recreation Funding program at Rocky View County (the County).



Policy Statement

- 2 The County values volunteers and the resources that non-profit recreation organizations provide for County residents.
- 3 The County provides limited operational and capital assistance to non-profit organizations whose facilities, programs, or services benefit County residents.
- 4 The County encourages and supports partnership opportunities that enhance quality of life through cultural, recreation, sport, and leisure experiences, and community development opportunities.



Policy

Funding

Fund Allocation

- 5 Council allocates community recreation funding in its annual operational budget.
- 6 Any unused operational funds must be transferred to the public reserve annually with regional funds transferred to individual public reserve accounts.



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- 7 Council may designate the interest earned on the municipal reserve funds and funds allocated to the public reserve to the maintenance of municipal reserve parcels and public parks.
- 8 Public reserve funds are available for future capital projects, life cycle enhancement, or debt service costs for debts incurred to fund a capital project or life cycle enhancement.
- 9 The Recreation Governance Committee allocates funding to each designated regional facility annually.
- 10 Existing intermunicipal recreation cost sharing agreements take precedence over this policy.

Cash-in-Lieu Funds

- The County's portion of the cash-in-lieu or public reserve funds received, including the 11 proceeds from the sale of reserve lands, is apportioned as follows:
 - (1) 50% to the divisional general reserve; and
 - (2) 50% to the regional general reserve.

Voluntary Recreation Contributions

- All voluntary recreation contribution funds received are apportioned to the electoral division in 12 which the subdivision was located.
- 13 Voluntary recreation contribution funds are available only for new recreation capital projects, or expansion of capital projects as directed and approved by Recreation Governance Committee.

Applicant Eligibility

- 14 To be considered for community recreation funding, community organizations must:
 - (1) be registered or incorporated non-profit organizations under the Agricultural Societies Act, the Alberta Societies Act, or Part 9 of the Companies Act;
 - complete a grant application form provided by the County; and (2)
 - (3) if recreational funds were previously granted by the County, provide the project completion financial report, if not already provided.
- 15 All grant applications must include:
 - (1)current financial statements, audited if available;

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- three quotes for each project component for which funding is being requested, where possible;
- (3) how recognition of the County's funding shall be promoted; and
- (4) the number of County and non-County residents served by the facility or program.

Non-eligible Organizations, Initiatives, and Expenditures

- The following organizations, initiatives, and expenditures are ineligible for capital and operational funding under this policy:
 - (1) facilities on private property without a public interest to the land;
 - (2) facilities that do not allow reasonable access to the public;
 - (3) programs that already receive funding from family and community support services or social services;
 - (4) libraries and museums;
 - (5) religious societies registered under the Religious Societies' Land Act;
 - (6) societies or associations that are not open to the general public;
 - (7) school boards and school activities or teams;
 - (8) retroactive expenses, unless in the case of emergency funding requests;
 - (9) reimbursement of employee salary and hourly wages;
 - (10) honoraria; and
 - (11) fundraising activities.
- 17 The following initiatives and expenditures are ineligible for capital funding under this policy:
 - (1) costs to operate the community organization, including but not limited to salaries, wages, and day-to-day administration; and



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(2) items that are consumable or have a life span of less than five years, including but not limited to food, kitchen items, sports equipment, entertainment units, computers and other hardware, tools, and maintenance supplies.

Discretionary Organizations

- The following organizations may receive a community recreation funding grant subject to the Recreation Governance Committee's discretion:
 - (1) non-profits registered in another province, but are providing a service to County residents; and
 - (2) service clubs.

Facility Funding

- 19 Recreation facilities and programs are categorized as divisional or regional. Funding availability depends on the facility or program category, and County residents served.
- The Recreation Governance Committee determines if a facility is regional or divisional. The Recreation Governance Committee may alter the status of a facility as it deems necessary to meet the needs of the County.

Regional Facilities

- 21 Regional facilities may only access identified regional operational or capital funds as defined by their annual allocations.
- 22 Upon the Recreation Governance Committee's approval for emergency funding, regional facilities may access the regional general fund once they have depleted funds from their individual recreation facility capital reserve accounts.

Divisional Facilities

23 Divisional facilities may only access identified divisional operating and capital funds.

Application Approval Process

The Recreation Governance Committee reviews and approves funding requests in the spring and fall of each year.



Council Policy

- 25 Only one operating and one capital funding application per community organization may be submitted per fiscal year. Facilities and organizations must apply annually, in the spring or fall, to be eligible.
- 26 Emergency funding requests are considered year-round.
- 27 Due to the volume of applications received and the limited amount of funds available, not all eligible projects may receive any funding.
- 28 Grant extensions or minor changes in project scope may be granted at the discretion of the Chief Administrative Officer (CAO).

Evaluation Criteria

- 29 Applications are ranked using the criteria in Schedule A of this policy. Each criteria carries the same weight. Not all evaluation criteria applies to each application. Funding approvals are based, in part, on how each project ranks.
- 30 Notwithstanding this policy, the Recreation Governance Committee retains the right to approve funding for applications that do not meet some or all of the requirements set out in this policy.

Cost Sharing Formulae

- 31 Unless otherwise noted in this policy, for facilities located in the County:
 - (1) the cost sharing formula for capital and emergency funding is:
 - (a) up to a 50% contribution from the County; and
 - (b) a minimum of 50% funding being provided from the facility.
 - (2) Operational funding is non-matching.
- 32 Unless otherwise noted in this policy, for facilities located in neighbouring municipalities:
 - (1)the cost sharing formula for capital and emergency funding is:
 - (a) up to a 25% contribution from the County;
 - (b) up to 25% from the neighbouring municipality where the facility resides; and
 - (c) a minimum of 50% funding being provided from the facility.

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- (2) Operational funding requires matching, with the neighbouring municipality providing a minimum 50% matching contribution.
- The County shall permit facilities and organizations to apply volunteer hours to their funding contribution portion up to a maximum of 50% of their matching contribution on the capital project where funding is being requested.
- Community Recreation Grants Program funding cannot be used to match funds from other County cost-sharing grant programs.

Grant Recipient Requirements

- Successful applicants must provide the project completion report on how the grant funds were used no later than three months after completion of the project. If the financial report is not provided, future funding requests are not considered.
- Grant recipients must recognize the County as a source of funding. Recognition may be in the form of signage, or another source of recognition, at the discretion of the CAO.

Conflict of Interest

37 Should the County determine that a non-profit's board or any of its directors, officers, or employees have a conflict of interest, and it is not corrected to the satisfaction of the County, then the County may withhold or withdraw approved funding without notice.



References

Agricultural Societies Act, RSA 2000, c A-11
 Municipal Government Act, RSA 2000, c M-26
 Societies Act, RSA 2000, c S-14
 Companies Act, RSA 2000, c C-21
 Related Plans, Bylaws, Policies, etc.
 Municipal Development Plan (County Plan)
 Parks & Open Space Master Plan
 Related Procedures
 Other
 Community Needs Survey 2010





Council Policy

Policy History

Amendment Date(s) - Amendment Description

Review Date(s) - Review Outcome Description

2019 November 26 – minor amendments to clarify policy and align with new policy template



Definitions

38 In this policy:

- (1)"access" means that all County residents shall receive equity through accessible, available, and affordable services, programs, and facilities;
- (2) "applicant" means an organization applying for a grant pursuant to this policy;
- (3) "business plan" means a strategic plan that places financial planning and financial performance at its core, charting the future course of an institution through a realistic projection of operations, and capital and marketing projections;
- (4) "CAO" means Chief Administrative Officer;
- (5) "capital" means funding for an expenditure creating future benefits, a fixed asset, or a tangible item (bricks and mortar).
- (6) "cash-in-lieu" means money acquired instead of land for municipal reserves;
- (7) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the Municipal Government Act or their authorized delegate;
- (8) "community impact" means the maximum return on recreation investment yielded by funding partnerships and sustained results for County residents;
- "community organizations" means non-profit groups or organizations that exist to (9)serve the public benefit, are typically governed by a voluntary board of directors, and typically depend on volunteers to carry out essential parts of the groups' or organizations' work, though paid staff may fill certain positions;
- (10)"component" means a portion of a facility used for a specific function or activity; i.e. gymnasium, fitness centre;



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- (11) "conflict of interest" means a situation that has the potential to undermine the impartiality of a person because of the possibility of a clash between the person's selfinterest, their professional interest, or the public interest;
- "cost sharing grants" means funds approved by the County and may be proportioned up to a maximum of 50% of the total project cost to be contributed by the County;
- (13) "Council" means the duly elected Council of Rocky View County;
- (14) "County" means Rocky View County;
- "cultural" means a shared community identity as expressed by beliefs, values, traditions, and aspirations found in local events, arts, and heritage;
- (16) "development" means a change in use of land or in the footprint of the land;
- "divisional facility" means a facility with two or fewer components that provides services according to defined divisional service boundaries, provides managed access, and the prime activity for which involves a paid or programmed recreational use.
 Facility services may be provided through an alternative municipal service provider with public access negotiated through an intermunicipal recreation cost sharing agreement;
- (18) "emergency funding" means resourcing provided for repairs to a facility that could not remain open nor operate safely if the repairs are not completed;
- (19) "facility" means a location designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;
- (20) "incorporating documents" means the legal instruments by which an applicant is incorporated or created; includes an application for incorporation, articles of incorporation, memorandum of association, articles of association, and bylaws;
- (21) "intermunicipal recreation cost sharing agreement" means an agreement between the County and the identified municipality that outlines detailed information on the planning, development, funding, maintenance, and operation commitment of recreational and cultural amenities by both the County and the identified municipality;
- "life cycle plan" means the documentation and inventory of the facility's assets, which includes a repair or replacement schedule and the costs associated with the scheduled repair or replacement;



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- (23) "Master Rates Bylaw" means the Rocky View County bylaw known as the Master Rates Bylaw, as amended or replaced from time to time; a Council-approved regulation that includes a consolidation of rates charged to the public for various municipal services;
- (24) "municipality" means any civic entity other than Rocky View County;
- (25) "non-profit" means an organization incorporated under the Societies Act of Alberta, the Agricultural Societies Act, or Part 9 of the Companies Act whose objectives reflect their interest in serving the recreation needs of the public without realizing a profit to its members;
- (26) "operational" means the routine functioning and activities of a program, service, or facility such as but not limited to operational costs, utilities, and insurance;
- (27) "partnership" means two or more organizations working together towards a joint interest where there is: a definition of authority and responsibility among partners; joint contribution of input costs (e.g. time, funding, expertise, information); sharing of risk among partners; and mutual or complementary benefits;
- (28) "programs" means formal, planned, instructor led opportunities for individuals to develop skill or understanding in a specific content area; whether through registering for, or dropping into, a scheduled activity. It does not refer to participant-led unstructured activities that are accessed at public open spaces or through admission into a facility, nor the rental of parks, playgrounds or facilities by individuals or groups;
- (29) "public use facilities" means any property or facility that has been designated through an agreement with the County as being available for use by individuals, groups, or other organizations that are not directly associated with the County;
- (30) "recreation" means an experience that results from freely chosen participation in physical, intellectual, creative, and cultural pursuits that enhance individual and community wellbeing;
- (31) "Recreation Governance Committee" is a Council committee that acts as an approving body regarding matters pertaining to Recreation and Cultural services in the County, including grant applications, funding allocation, studies, and master plans;
- (32) "recreation tax levy" means the application of annual tax to residential properties to support recreation and culture;
- (33) "regional facility" means a community hub providing a range of recreational opportunities through an integrated grouping of diverse and flexible use facilities; users from more than one community make use of these resources.



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- (34) "reserve lands" means any lands that have been provided by a registered owner as municipal reserve (MR) or municipal and school reserve (MSR) (in each case, such terms shall not include lands held as environmental reserve) under the provisions of the Municipal Government Act;
- (35) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (36) "stewardship" means the caretaking of public resources, and is a responsibility inherent in all County funding partnership arrangements, as such all arrangements shall result in the delivery of high-quality and sustainable services, programs and facilities for the community;
- (37) "sustainability" means the relationship between financial sustainability and organizational self-sufficiency in resourcing required for maintaining general operations independent of public funds;
- (38) "voluntary recreation contribution" means a voluntary monetary donation by owners or developers, as per the *Master Rates Bylaw*, applied to each new unit for residential or non-residential development; and
- (39) "volunteer" means anyone who offers time, energy, and skills of his or her own free will for the mutual benefit of the volunteer and the organization. Volunteers work without financial compensation, or the expectation of financial compensation beyond an agreed-upon reimbursement for expenses.



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Schedule A: Evaluation Criteria

Funding applications are evaluated using the criteria below.

- 1 The application's alignment with County policies and plans, including but not limited to:
 - (1) this policy;
 - (2) Rocky View Council Strategic Plan;
 - (3) Parks and Open Space Master Plan;
 - (4) County Plan;
 - registered non-profit organization under the Societies Act of Alberta, the Agricultural (5) Societies Act, or Part 9 of the Companies Act; and

Community Benefits

- 2 Community benefits criteria are as follows:
 - creates a new or enhanced recreational or cultural amenity; (1)
 - (2) enhances accessibility;
 - (3) contributes to community physical attributes;
 - (4) expands or creates more volunteer opportunities;
 - (5) contributes to safer communities;
 - (6) promotes diversity or inclusion for County residents;
 - provides public use facilities; (7)
 - (8) sound stewardship of public resources; or
 - (9) number of County residents benefitting from the initiative.



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Capital Project Viability

- 3 Project viability criteria includes:
 - (1) proof of a matching funds raised or committed;
 - (2) other funding opportunities have been sourced; and
 - (3) project is part of facility's capital priority plan or life cycle plan.

Capital Expansion: Planning and Financial Sustainability

- 4 Capital expansion: planning & financial sustainability criteria includes:
 - (1) a completed five year life cycle plan;
 - (2) a completed, current, business plan;
 - (3) a completed, detailed feasibility study;
 - (4) a completed master site development plan;
 - (5) the required public engagement sessions have been completed; and
 - (6) other requested studies related to the project have been completed.
- 5 Capital expansion criteria applies to new developments.

Regional Facility Design Principles

- 6 Regional facility design principles criteria includes:
 - (1) Community Hub: a multipurpose facility of a scope large enough to provide a range of opportunities and services, yet small enough to provide a community focal point where people meet, congregate, feel comfortable, and sense they belong;
 - (2) Integrated Facility: recreation facility that is flexible to accommodate artistic and creative pursuits in addition to compatible heath, social, and community services to increase opportunities for integration of services and support diversity and inclusiveness;



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- (3) Grouping of Facilities: facilities are twinned or grouped together to support economies of scale and expanded user opportunities (i.e. tournaments);
- (4) Range of Opportunities: facility provides a range of opportunities across the County and create synergies in skill and interest development (i.e. ball diamonds that accommodate different sports and all ages);
- (5) Flexible Design of Facility: facility is flexible in design with opportunities to accommodate as wide a range of use as possible, and may be converted to other uses in the future.

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POLICY #317



Title:

Community Recreation Funding

Legal References:

Provincial Act(s): Municipal Government Act

Provincial Regulation(s): Council Resolution(s):

Others: Reserve Agreement between Rocky View

County, Rocky View Schools and the Calgary Roman Catholic Separate School District No. 1 Recreation Cost Sharing Agreements with

Municipalities

Policy Category:

Recreation & Community Support

Cross References:

Supersedes: Policy 202

Procedure 307

Others: Master Rates Bylaw

Land Use Bylaw

Municipal Development Plan (County Plan)

Parks & Open Space Master Plan Community Needs Survey 2010 District Recreation Master Plans (in

development)

Adoption Date: Effective Date: Revision Date(s): April 24, 2012 April 24, 2012 October 14, 2014

October 25, 2016 April 4, 2017 September 5, 2017

Purpose:

Rocky View County values the contribution that the not-for-profit sector makes in the provision of recreation facilities, programs, and services for public benefit. The County is known for its vibrant volunteer community. Many of these volunteers serve the community through not-for-profit organizations that provide a range of cultural, social, recreational, sport, and other community-based programs and services that the County could not sustain without their involvement. In addition to the direct services they provide, the not-for-profit sector develops community leadership and empowers citizens to build strong and caring communities.

The purpose of this policy is to provide eligibility criteria and evaluation guidelines for the awarding of Community Funds to organizations providing access and services to Rocky View County residents.

This policy also establishes a framework of principles with which to guide recreational development and ongoing partnerships that provide public recreational opportunities, and enhance recreational facility services for greatest community impact.

Definitions:

- "Access" means that all County residents shall receive equity through accessible, available, and affordable services, programs, and facilities.
- "Accountability" means that community partnerships demonstrate good governance practices, such as financial accountability, transparency, due diligence, equity, and fairness to assure the best value for public funds.
- "Administration" means an employee(s) of Rocky View County.
- "Alignment" means that partnerships are based on mutual interest, common objectives, clear responsibility, joint investment of resources, shared risk and benefits.
- "Applicant" means an organization or individual applying for a grant pursuant to this policy.
- "Building" includes anything constructed or placed on, in, over, or under land, but does not include the highway or public roadway.

"Business Plan" is a strategic plan that places financial planning and financial performance at its core; charting the future course of an institution through a realistic projection of operations, capital and marketing projections.

"Cash-In-Lieu" means money acquired instead of land for municipal reserves.

"Capital" means funding for an expenditure creating future benefits, a fixed asset, or a tangible item.

"Community Impact" means the maximum return on recreation investment yielded by funding partnerships and sustained results for Rocky View County residents.

"Component" - a portion of a facility used for a specific function or activity; i.e. gymnasium, fitness centre.

"Conflict of Interest" is a situation that has the potential to undermine the impartiality of a person because of the possibility of a clash between the person's self-interest, their professional interest, and/or the public interest.

"Cost Sharing Grants" are funds approved by the County and may be proportioned up to a maximum of 50% of the total project cost to be contributed by the County.

"Council" means the legislative assembly of Rocky View County.

"County" refers to Rocky View County.

"Development" means:

- a) A change of use of land; or
- b) A change in the footprint of the land.

"Development Permit" means a document issued pursuant to the Land Use Bylaw authorizing development.

"Dissolution Agreement" is a document that sets out the allocation of assets in the event of termination when the County invests in a facility for which it does not hold title.

"District Facility" is a *facility* with two or less components that provides services according to defined district service boundaries, provides managed access, and the prime activity for which involves a paid or programmed recreational use. Facility services may be provided through an alternative municipal service provider, with public access negotiated through an intermunicipal cost sharing agreement.

"District Recreation Boards" are Council appointed volunteer Boards of members who reside within a specific geographical area are tasked with the responsibility of providing recommendations to Council on the operating, capital funding, open space, and recreational needs within their designated boundaries.

"Emergency Funding" is defined as resourcing provided for repairs to a facility that could not remain open nor operate safely if the repairs are not completed.

"Facility" is a building or other physical feature or improvement designed, constructed, and managed for recreational use.

"Fee Simple" are any lands that are held in freehold title, owned by Rocky View County, and are unencumbered by a reserve designation.

"Incorporating Documents" - means the legal instruments by which an Applicant is incorporated or created; includes an Application for Incorporation, Articles of Incorporation, Memorandum of Association, Articles of Association, and Bylaws.

"Inter-municipal Recreation Cost Sharing Agreement" is an agreement between the County and the identified municipality that outlines detailed information on the planning, development, funding, maintenance, and operation commitment of recreational and cultural amenities by both the County and the identified municipality.

"Joint Regional Facility" – a classified regional recreational facility designed and operated in synergy under shared funding with other regional facilities within a service planning catchment area established and classified by Policy & Priorities Committee by Schedule A – Procedure 317.

"Life Cycle Plan" is defined as the documentation and inventory of the facility's assets, which includes a repair and/or replacement schedule and the costs associated with the scheduled repair and/or replacement.

"Master Rates Bylaw" is a Council-approved regulation that includes a consolidation of rates charged to the public for various municipal services.

"Municipality" means any civic entity other than Rocky View County.

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"MSI" means Municipal Sustainability Initiative; a provincially supported grant program. Under the MSI program, the province sets the criteria by which projects must qualify, and the County Council sets the individual priorities for those projects that meet the eligibility criteria.

"Not-for-Profit" organization incorporated under the Societies Act of Alberta or the Agricultural Societies Act whose objectives reflect their interest in serving the recreation needs of the public without realizing a profit to its members.

"Operational Costs" are the expenses related to the operation of a program, service or facility.

"Partnership" is two or more organizations working together towards a joint interest where there is:

- a) Definition of authority and responsibility among partners;
- b) Joint contribution of input costs (e.g. time, funding, expertise, information);
- c) Sharing of risk among partners; and
- d) Mutual or complementary benefits.

"Performance Outcomes" are measurements of the end results that indicate whether the service actually produced the intended benefits, and includes a combination of financial and non-financial measurements.

"Policy and Priorities Committee" is an advisory committee comprising all Councillors with a broad mandate to hear public presentations and make recommendations to Council regarding all recreation related matters; this includes new community initiatives, policy development, and funding requests for regional recreation facilities.

"Programs" are defined as formal, planned, instructor led opportunities for individuals to develop skill or understanding in a specific content area; whether through registering for, or dropping into, a scheduled activity. It does not refer to participant led unstructured activities that are accessed at public open spaces or through admission into a facility, nor the rental of parks, playgrounds or facilities by individuals or groups.

"Public Use Agreement" – an agreement with the successful applicant for community funding outlining minimum conditions for accommodating public use and provision of opportunities for public participation in programming and facility use and required steps to publicize and encourage this use.

"Public Use Facilities" means any property or *facility* that has been designated through an agreement with Rocky View County as being available for use by individuals, groups, or other organizations that are not directly associated with the County.

"Publicly Supported School Authorities" includes Rocky View Schools and the Calgary Roman Catholic Separate School District No. 1.

"Recreation" an experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individual and community wellbeing.

"Recreation Districts" are defined by geographical areas within which Recreation Boards enable the delivery of recreational services to residents.

"Recreation Levy" means the application of annual tax to residential properties to support recreation and culture.

"Recreation Master Plan" is a Council approved planning document that defines the recreational and cultural needs of residents.

"Regional Facility" is a *facility* that is determined by the County to be qualified as such, is owned or co-owned by the County, or is financially supported by the County but resides in another municipality and must provide public access without discrimination to County residents.

Further, a *regional facility* is a public facility designed and operated to include an integrated range of recreational interests, skill levels, and service areas. It is responsive to the needs of all ages and abilities, and contributes to a sense of community. It incorporates multiple indoor and outdoor components, participation and opportunities for both structured and organized sport, as well as unstructured and spontaneous recreational activities. Facility services may be provided through an alternative municipal service provider with public access negotiated through an intermunicipal cost sharing agreement.

"Regional Service Planning Catchment" means the geographic area from which a regional facility or joint regional facility attracts clients or customers for facility use. Catchment areas establish facility service levels centred on meeting public expectations for access and program availability. "Reserve Agreement" means joint use agreement between Rocky View County, Rocky View Schools, and the Calgary Roman Catholic Separate School District No. 1 for the planning, development, funding, maintenance, and operation of all reserve lands in Rocky

View County.

"Reserve Lands" means any lands that have been provided by a registered owner as municipal reserve (MR) or municipal and school reserve (MSR) (in each case, such terms shall not include lands held as environmental reserve) under the provisions of the Municipal Government Act. "Subdivision Approving Authority" means a Council appointed committee that has the authority to specify the amount, type, and location of reserve land, or money in lieu thereof.

"Sustainability" refers to the relationship between financial sustainability and organizational self-sufficiency in resourcing required for maintaining general operations independent of public funds.

"Stewardship" means the caretaking of public resources, and is a responsibility inherent in all County funding partnership arrangements, as such all arrangements shall result in the delivery of high-quality and sustainable services, programs and facilities for the community.

"Voluntary Community Groups" are non-profit groups or organizations that exist to serve the public benefit, are typically governed by a voluntary board of directors, and depend on volunteers to carry out essential parts of the groups' or organizations' work.

"Volunteer" is anyone who offers time, energy, and skills of his or her own free will for the mutual benefit of the volunteer and the organization. Volunteers work without financial compensation, or the expectation of financial compensation beyond an agreed-upon reimbursement for expenses.

"Voluntary Recreation Contribution" means a voluntary monetary donation by owners and/or developers, as per the Master Rates Bylaw, applied to each new unit for residential or non-residential development.

Policy Statement:

Rocky View County:

- 1. May provide limited operating and capital assistance to not-for-profit organizations whose facilities, programs or services result in benefits to County residents;
- Encourages and supports partnership opportunities that enhance quality of life through cultural, recreation, sport, and leisure experiences, and community development opportunities.

Regional Facilities Guidelines:

The Policy and Priorities Committee shall determine, through a formal motion of Council, which facilities qualify as a *regional facility* or as a joint regional facility as per the criteria specified in Procedure #317 and Regional Service Planning Catchments forming Schedule A – Procedure #317..

The Policy and Priorities Committee, with formal approval from Council, has the authority to amend regional eligibility criteria as they deem appropriate to meet the needs of the County.

The Policy and Priorities Committee, with formal approval from Council, has the authority to alter the status of a *regional facility* and service catchment resourcing as it deems necessary to meet the needs of the County.

Only identified *regional facilities* have access to identified regional operational or capital funds. Facilities classified as 'joint regional' shall collaboratively plan and share resourcing allotted to a service planning catchment. Funds to be allocated in accordance with the Council approved annual operational budget.

The County shall allocate funding to each designated regional facility annually on or before July 15 of each year, as approved by Council. Existing Inter-municipal recreation cost sharing agreements shall take precedence over this policy. This funding is not to be considered as matching funds for further cost sharing grants from the County.

All regional facilities must apply annually through the Policy and Priorities Committee to be eligible for annual funding.

The County shall permit regional facilities to apply for capital funding. Capital funding will be based on an opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the Policy and Priorities Committee and Council. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum of 50% funding being provided from the facility.

Upon Council's approval, regional facilities will have access to the Regional General Fund once they have depleted funds from their individual recreation facility capital accounts.

The County shall permit regional facilities to apply for emergency funding. Emergency funding will be based on an opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the Policy and Priorities Committee. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

Council will review capital funding requests that have been recommended by the Policy and Priorities Committee in April and November of each year.

Emergency funding requests, in consultation with the Policy and Priorities Committee, will be presented directly to Council for approval.

The County shall permit regional facilities to apply for expansion funding if the project is supported by evidence of public need. Possible cost sharing will be determined with each application. Application requirements for expansion will be considered on a project by project basis.

Expenditures incurred prior to approval of the capital project by Council will not normally be considered for funding.

Facilities shall recognize the County as a source of funding for any capital projects. Recognition can be achieved with signage, or another source of recognition, pending discussion with County administration.

Non – Eligible Regional Capital Items:

- 1. Items that fall within the facility's life cycle plan, or will fall within the facility's life cycle plan in the future, and individually are \$10,000 or less to replace/repair.
- 2. Libraries, theatres, and museums, unless they are attached to a recreation facility.
- 3. Consumable and/or items including but not limited to kitchen items, sports equipment, entertainment units, tools, maintenance supplies, or any items that have a life span of less than five years.
- 4. Reimbursement of employee hourly wages.
- 5. Volunteer hours that are not directly associated with the construction of the project.
- 6. Projects on private property without a public interest to the land.
- 7. Projects that do not allow reasonable access to the public.

District Facilities Guidelines:

The County shall permit district facilities and organizations to apply for annual operating funding each spring. Applications are processed through their District Recreation Board or Recreation Boards where residents utilize their facilities or programs.

District facilities have sole access to district operating and capital funds, and regional facilities are not permitted to use these identified district funds.

Annual operating funding requests will be reviewed by the District Recreation Boards in February/March, with recommendations from the District Recreation Boards being reviewed by Council in June; if approved, funds will be disbursed to facilities prior to July 15 of each year.

Facilities and organizations must apply annually through their District Recreation Boards to be eligible for annual operating funding. Operating grants are not considered cost sharing grants.

Council will review capital funding requests that have been recommended by the Recreation Boards in April and November of each year.

Capital funding requests will be based on an opportunity to cost share up to 50% of the project cost; however, this will be at the discretion of the District Recreation Board and Council for facilities located in the County. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

The County shall permit district facilities to apply for emergency funding based on the opportunity to cost share up to 50% of the total project cost; however, this will be at the discretion of the District Recreation Board. If the facility is located within a neighbouring municipality, the cost sharing formula will be based on: a) up to 25% contribution from the County; b) up to 25% from the neighbouring municipality where the facility resides; and c) a minimum 50% funding being provided from the facility.

Upon Council's approval, Recreation Boards will have access to the District General Fund once they have depleted funds from their individual district capital accounts.

The County shall permit district facilities to apply for expansion funding if the expansion falls within the County's Recreation Master Plan and the District's Recreation Master Plan. Possible cost sharing will be determined with each application.

Application requirements for District facilities and organizations are specified in Procedure #317B.

Non-Eligible District Capital Expenditures:

- 1. Libraries, theatres, and museums, unless attached to a recreational facility.
- 2. Consumable and/or items including but not limited to kitchen items, sports equipment, entertainment units, tools, and maintenance supplies, or any items that have a life span of less than five years, or items under \$5,000.
- 3. Reimbursement of employee hourly wages.
- 4. Volunteer hours that are not directly associated with the construction of the project.
- 5. Projects on private property without a public interest to the land.
- 6. Projects that do not allow reasonable access to the public.

Facility Volunteer Hour Contributions:

The County shall permit facilities and organizations to apply volunteer hours to their funding contribution portion on the capital project where funding is being requested.

E.g.: Total project cost = \$1,000

County contribution = \$600 Cash (\$500 for 50% contribution and additional \$100 to recognize volunteer labour)

Facility contribution = \$400 Cash and \$100 for labour (includes 10 volunteer hours at the dedicated per hour rate set out in the County's Master Rate Bylaw.)

Allocation of Funds:

Budgeted resourcing for District Board activities (Tax Levy) shall be apportioned to the recreation district in which it was generated. Council will also apportion a percentage of the annual departmental budget to support identified regional facilities.

Monies received for capital projects through the County's Cash-In-Lieu/Public Reserve program, shall be allocated between the County and the publicly supported school authorities operating in the County, in accordance with the agreement between them.

The County's portion of the Cash-In-Lieu/Public Reserve funds received, including the proceeds from the sale of reserve lands, is apportioned as follows: a) 5% to the District Capital Fund; b) 25% to the Regional Capital Fund; and c) 20% to the Recreation District in which the subdivision was located. These funds are to be used for capital projects.

The County's portion of Voluntary Recreation Contribution funds received is apportioned 100% to the Recreation District in which the subdivision was located, and these funds are available for regional and district projects respectively as directed and approved by Council. These funds are to be used only for new projects, or expansion of capital projects.

Interest income generated on the municipal portion of the reserve monies and the Recreation Tax Levy monies shall be allocated to the Municipal Reserve Fund. Interest income generated on the school authorities' portion of the monies shall be allocated proportionally to the School Funds.

Subject to Council approval, the interest earned on the Municipal Reserve Funds and funds allocated to the District and Regional section of the Public Reserve may be designated for maintenance of Municipal Reserve Parcels and Public Parks.

The unused operating dollars within each Recreation District account will be transferred to the Recreation District specific Capital Public Reserve account annually. Unused operational funds at the regional facilities will remain within their individual accounts. Tracking of allocations to specific Recreation Districts will be completed by the

appropriate Administrative function of the County.

These funds will be available for future capital projects, life cycle enhancement or debt service costs for debts incurred to fund a capital project or life cycle enhancement.

Conflict of Interest

Should the County determine a Not-for-Profit's Board or any of its directors, officers, or employees have a conflict of interest, and it is not corrected to the satisfaction of the County, then the County may withhold or withdraw approved funding without notice.

Application Process:

Applicants can only submit one operating funding application per facility or program per fiscal year.

Applicants can submit capital funding request per facility or program no more than twice per year.

The County's fiscal year is January 1 to December 31.

Due to the volume of applications received, and the limited amount of funds available, not all eligible projects will receive funding.

Timelines:

Type of Funding	Received Date	Recommendation From	Decision Date	Approved By
Annual Operating	January to March	District Recreation Board	TBD	Council
Annual Regional	January to March	Policy and Priorities Committee	TBD	Council
Capital	March & October	Policy and Priorities Committee and/or District Recreation Board	TBD	Council
Emergency Capital	Anytime	County Administration	First Opportunity	Council
Capital Expansion	March & October	Policy and Priorities Committee and/or District Recreation Board	Not Specified	Council
Capital for New Facility	March & October	Policy and Priorities Committee and/or District Recreation Board	Not Specified	Council

Evaluation Criteria:

Seven criteria will be used to evaluate Applications.

A. Alignment with County Policy:

- 1. Community Recreation Funding Policy 317 Definitions and guidelines.
- 2. Rocky View County Strategic Plan
- 3. District Recreation Master Plans;
- 4. Parks and Open Space Master Plan;
- 5. County Plan;
- 6. Registered non-profit organization under the Societies or Agricultural Societies Acts;
- 7. Incorporating documents that demonstrate a recreation service mandate.

B. Community Benefits

- 1. Creates a new or enhanced recreational and/or cultural amenity;
- 2. Enhances accessibility;
- 3. Contributes to community physical attributes;
- 4. Expands or creates more volunteer opportunities;
- 5. Contributes to safer communities;
- 6. Promotes diversity and/or inclusion for County residents:
- 7. Provides public use facilities: and
- 8. Sound stewardship of public resources.

C. Partnership & Operational Viability

- Compliments the design and operations other facilities' in line with regional service planning catchment areas as defined by Schedule A – Procedure 317;
- 2. Adopts Performance Measures to assess community impact and public value;
- 3. Public Access Agreement exists between County and facility service provider
- 4. If applicable, Intermunicipal Partnership:
 - 4.1 The complimenting municipality supports inter-municipal recreation agreements;
 - 4.2 The complimenting municipality supports the capital project; and
 - 4.3 The complimenting municipality has approved cost sharing with the County.

D. Project Viability

- 1. A minimum of 50% funds raised or committed;
- 2. Other funding opportunities have been sourced;
- 3. Project can be completed if the full funding grant request is not approved; and
- 4. Project is part of facility's capital priority plan and/or life cycle plan.

E. Capital Expansion: Planning & Financial Sustainability (applicable for new development)

- 1. A completed five year Life Cycle Plan;
- 2. A completed, current, Business Plan;
- 3. A completed Financial Operational Sustainability Projections Plan spanning five to ten years;
- 4. A completed, detailed Feasibility Study;
- 5. A completed Master Site Development Plan;
- 6. The required public engagement sessions have been completed;
- 7. Other requested studies related to the project have been completed.

F. Governance

- 1. Governance structure, policies, and procedures are in place to ensure that the Not-for-Profits operate community facilities in a responsible, equitable, and transparent manner.
- 2. A clear and appropriate conflict of interest policy that addresses, at a minimum:
 - 2.1 Any transaction by or with the Not-for-Profit organization in which a director, officer, or employee has a direct or indirect personal interest:
 - 2.2 Any transaction in which a director, officer, or employee is unable to exercise impartial judgment or otherwise act in the best interest of the Not-for-Profit organization.

G. Regional Facility Design Principles

- 1. **Community Hub**: a multipurpose facility of a scope large enough to provide a range of opportunities and services, yet small enough to provide a community focal point where people meet, congregate, feel comfortable, and sense they belong.
- Integrated Facilities: recreation facilities shall be flexible to accommodate artistic and creative
 pursuits in addition to compatible heath, social, and community services to increase opportunities for
 integration of services and support diversity and inclusiveness.
- 3. **Grouping of Facilities:** Facilities will be twinned or grouped together to support economies of scale and expanded user opportunities; i.e. tournaments.
- 4. **Range of Opportunities:** Facilities shall provide a range of opportunities across the County and create synergies in skill and interest development; i.e. ball diamonds that accommodate different sports and all ages.
- 5. **Flexible Design of Facilities**: Facilities shall be flexible in design with opportunities to accommodate as wide a range of use as possible, and shall be able to be converted to other uses in the future.

All applications will be ranked on the above criteria, with all criteria carrying the same weight of importance. Not all seven evaluation criteria will apply to each application. Funding approvals will be based, in part, on how each project ranks.

Notwithstanding this policy, Council retains the right to approve funding from the Public Reserve for applications that do not meet some or all of the requirements set out in this policy.



TRANSPORTATION SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Utility Placement within Municipal Road Allowances Policy C-436

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Utility Placement within Municipal Road Allowances Policy C-436, 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 Utility Placement within Municipal Road Allowances Policy C-436 on March 15, 2011. The policy was created in order to define the various roles, responsibilities, and practices regarding the physical placement of third party utility lines within municipality owned and managed road allowances. Administration recently reviewed Utility Placement within Municipal Road Allowances Policy C-436 as part of the County's policy review project and identified minor amendments to reflect new policy 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 Utility Placement within Municipal Road Allowances Policy C-436 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 Utility Placement within Municipal Road Allowances Policy C-436 include:

Proposed Amendment	Reasoning
Under Policy 7, replace "County Council" with "Chief Administrative Officer or Delegate"	To relieve Council of administrative duties

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Utility Placement within Municipal Road Allowances Policy C-436

be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

¹Administration Resources

Steven Hulsman, Transportation Services



Respectfully submitted,	Concurrence,		
"Byron Riemann"	"Al Hoggan"		
Executive Director Operations	Chief Administrative Officer		
SH/bg			
ATTACHMENTS:			

ATTACHMENT 'A' – Proposed Utility Placement within Municipal Road Allowances Policy C-436 ATTACHMENT 'B' – Existing Utility Placement within Municipal Road Allowances Policy C-436



UTILITY PLACEMENT WITHIN MUNICIPAL ROAD ALLOWANCES

Council Policy

C-436

Policy Number: C-436

Policy Owner: Transportation Services

Adopted By: Council

Adoption Date: 2011 March 15

Effective Date: 2011 March 15

Date Last Amended: (TBD)

Date Last Reviewed: (TBD)

Purpose

This policy defines the minimum requirements for the installation of utilities within the road right-of-way boundary of any public road under the direction, control, and management of Rocky View County (the County).



Policy Statement

- The County is committed to ensure all utilities installed within any of the County's road rightsof-way do not cause damage to any of the County's infrastructure nor impede the safe operation of the road right-of-way.
- 3 Council may exempt a road from this policy by a resolution of Council.



Policy

- 4 Utilities must be installed within utility rights-of-way adjacent to municipal road allowances wherever possible. Utilities cannot be installed within the County's road rights-of-way.
- 5 Utilities that are proposed to be installed within or adjacent to municipal road allowances require the approval of the County prior to installation.
- Where utility rights-of-way adjacent to a municipal road allowance is unattainable for utility lines of a length of 800 meters or less, the County may grant approval for the placement of such lines within the municipal road allowance, but outside the boundaries of a driving surface.



UTILITY PLACEMENT WITHIN MUNICIPAL ROAD ALLOWANCES

Council Policy

C-436

- 7 The placement of utility lines of a length greater than 800 meters within municipal road allowances or within the boundaries of a driving surface shall require the prior approval of the Chief Administrative Officer or designate.
- 8 Before any utility is installed within a municipal road allowance, the utility owner must enter into an installation and indemnity agreement with the County.
- The placement of a utility within a municipal road allowance must be in accordance with the County's *County Servicing Standards*, any applicable subdivision and development approval conditions, and is subject to the fee or cost structure set out in the *Master Rates Bylaw*.
- Notwithstanding the above provisions, electrical and telecommunication transmission utility line owners may, with the County's approval, install their utility within a municipal road allowance without the requirement for an installation and indemnity agreement.
- 11 Utility owners must restore all ground disturbances or damage that occurs as the result of the installation and placement of the utility in municipal road allowances to pre-existing or better conditions to the satisfaction of the County.
- The placement of any utility in municipal road allowances must not result in the disturbance of any driving surface or road infrastructure without the prior approval of the County.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

Municipal Government Act, RSA 2000, c M-26

Rocky View County Master Rates Bylaw

 Rocky View County County Servicing Standards, approved by Council resolution no. 188-13 on 2013 May 28

N/A

N/A

Policy History

Amendment Date(s) – Amendment Description



UTILITY PLACEMENT WITHIN MUNICIPAL ROAD ALLOWANCES

Council Policy

C-436

Review Date(s) – Review Outcome Description



Definitions

- 13 In this policy:
 - (1) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;
 - (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "County Serving Standards" means Rocky View County's County Servicing Standards, approved by Council resolution no. 188-13, as amended or replaced from time to time;
 - (5) "Master Rates Bylaw" means the Rocky View County bylaw known as the Master Rates Bylaw, as amended or replaced from time to time;
 - (6) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;
 - (7) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
 - (8) "utility" means public or private infrastructure to provide transmission service for (but not limited to) telecommunications, power, gas, water, storm sewer or sanitary sewer.

POLICY #436

ROCKY VIEW COUNTY Cultivating Communities	Title: Utility Placement Within Municipal Road Allowances	
Legal References: Municipal Government Act Environmental Protection and Enhancement Act	Policy Category: Infrastructure & Operations	
Cross References: Master Rates Bylaw	Effective Date: March 15, 2011 Revision Date:	

Purpose:

To define the County's roles, responsibility's and practices regarding the placement of utility lines within municipally owned and managed road allowances.

Definitions:

- "County" means Rocky View County.
- "Utility Lines" means those facilities (pipelines and cables) and their appurtenances that are associated with a non-County owned utility or oil and gas system.

Policy Statements:

- 1. Utility lines shall be sited within utility-rights-of-way adjacent to municipal road allowances wherever possible.
- 2. Utility lines to be sited within or adjacent to municipal road allowances require the approval of the County prior to installation.
- 3. Where utility rights-of-way adjacent to a municipal road allowance is unattainable for utility lines of a length of 800 meters or less, the County may grant approval for the placement of such lines within the municipal road allowance, but outside the boundaries of a driving surface.
- 4. The placement of utility lines of a length greater than 800 meters within municipal road allowances or within the boundaries of a driving surface shall require the prior approval of County Council.
- 5. Before any utility lines are installed within a municipal road allowance, the utility owner shall be required to enter into an installation and indemnity agreement with the County.
- Any placement of utility lines within a municipal road allowance shall be in accordance with the County's Servicing Standards, any applicable subdivision and development approval conditions, and any fee or cost structure set out in the Master Rates Bylaw.
- 7. Notwithstanding the above provisions, electrical and telecommunication transmission utility line owners shall, with County approval for siting, be permitted to install lines within a municipal road allowance without the requirement for an installation and indemnity agreement.
- 8. Utility line owners shall be required to restore all ground disturbances or damage that occurs as the result of the installation and placement of utility lines in municipal road allowances to pre-existing or superior conditions.
- 9. The placement of utility lines in municipal road allowances shall not result in the disturbance of any driving surface or road infrastructure without the prior approval of Rocky View County.



TRANSPORTATION SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: 2000-450

SUBJECT: Flood Response Policy C-454

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Flood Response Policy C-454, 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 Flood Response Policy C-454 on January 24, 2012. The policy was introduced to establish an order of priority, criteria, and budgeting processes for drainage concerns reported by residents and commercial businesses. Administration recently reviewed Flood Response Policy C-454 as part of the County's policy review project and identified minor amendments to reflect new policy 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 Flood Response Policy C-454 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 Flood Response Policy C-454 include:

Proposed Amendment		Reasoning		
Remove reference to recommended	•	Flood Response is incorporated in yearly		
budget. Statement 5 in current Policy		operational budget.		
Remove reference to MPE Engineering	•	Outdated and not required.		
Ltd. Statement 6 in current Policy		·		

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Flood Response Policy C-454 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

¹Administration Resources

Steven Hulsman, Transportation Services



ATTACHMENT 'B' – Existing Flood Response Policy C-454

Respectfully submitted,	Concurrence,	
"Byron Riemann"	"Al Hoggan"	
Executive Director Operations	Chief Administrative Officer	
SH/bg		
ATTACHMENTS:		
ATTACHMENT 'A' – Proposed Flood Response Policy C-454		

ATTACHMENT 'A' - Proposed Flood Response Policy C-454



FLOOD RESPONSE

Council Policy

C-454

Policy Number: C-454

Policy Owner: Transportation Services

Adopted By: Council

Adoption Date: 2012 January 24

Effective Date: 2012 January 24

Date Last Amended: YYYY Month DD

Date Last Reviewed: YYYY Month DD

Purpose

This policy establishes an order of priority, criteria, and budgeting process for flooding concerns reported by residents and commercial businesses.



Policy Statement

- It is the County's responsibility to respond to all flooding concerns with consistency and equitability. Furthermore, it is the intent of the policy to remedy situations where County property has directly resulted with flooding to the property of concern.
- The County recognizes its responsibility to provide a level of service based on a system of priority that is consistent and equitable for all residents and commercial businesses.



Policy

- 4 Imminent flooding concerns have priority over potential flooding concerns.
- All reported flooding concerns go through a formal review and documented process to allow the County to pre-screen flooding concerns based on the following priority criteria from most imminent to least potential flooding concerns:
 - (1) public health and safety;
 - (2) impact to county infrastructure;
 - (3) damage to private property as a direct result of County property;



FLOOD RESPONSE

Council Policy

C-454

- (4) loss of business;
- (5) damage to private property not a direct result of County property.
- The County may utilize road ditches for storage or conveyance to temporarily alleviate a flooding concern when there is no evidence of downstream impacts to other properties or environmental contamination, such as from a flooded septic field, gasoline, diesel, etc.
- 7 The County uses the Flooding Response Guide adopted by Council on October 2, 2007, as a framework to develop a Flooding Action Plan (Procedure).
- The County adheres to provincial and federal environmental regulations when responding to a flooding concern.
- 9 The County adheres to its safety policies, and occupational health and safety regulations, when responding to a flooding concern.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- Municipal Government Act, RSA 2000, c M-26
- N/A
- N/A
- N/A

Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description





Definitions

- 10 In this policy:
 - (1) "Council" means the duly elected Council of Rocky View County;



FLOOD RESPONSE

Council Policy

C-454

- (2) "County" means Rocky View County;
- (3) "County property" means property owned or under Rocky View County's jurisdiction, a road allowance by legal survey and statutory road allowance that include carriageway and ditch system, a freehold property titled to the County, and environmental reserve and municipal reserve as defined in the Municipal Government Act;
- (4) "flooding" means the covering or submerging of normally dry land with a large amount of water;
- (5) "imminent flooding concerns" means when flooding or damage associated with flooding has occurred or has a significant probability of occurring within 24 hours;
- (6) "Municipal Government Act" means the Province of Alberta's Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;
- (7) "potential flooding concern" means an abnormal condition is observed or identified, or a significant rainfall is forecasted, which, without intervention, may lead to flooding or damage;
- (8) "road ditch" means a conveyance or storage of snow or storm water within a ditch system of a road allowance; 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.

#454

ROCKY VIEW COUNTY
Cultivating Communities

Legal References:
Flooding Response Guide - Adopted by Council
October 2, 2007

Policy Category:
Infrastructure and Operations

Effective Date: January 24, 2012
Revision Date:

Purpose:

POLICY

The intent of the Flood Response policy is to establish an order of priority, criteria, and budgeting process for drainage concerns reported by residents and commercial businesses. It is the County's responsibility to respond to all concerns with consistency and equitability. Furthermore, it is the intent of the policy to remedy situations where County property has directly resulted with flooding to the property of concern.

Definitions:

- Council refers to the Council of Rocky View County.
- County refers to Rocky View County.
- County Property refers to property owned or under its jurisdiction; road allowance by legal survey and statutory road allowance that include carriageway and ditch system; freehold property titled to the County; and Environmental Reserve and Municipal Reserve as defined in the Municipal Government Act.
- Imminent Drainage Concerns or Flooding when flooding and/or damage associated with flooding has occurred or has significant probability of occurring within 24 hours.
- Potential Drainage Concern and Associated Flooding when an abnormal condition is observed or identified and/or a significant rainfall is forecasted; which, without intervention, may lead to flooding or damage.
- Road Ditch refers to conveyance and/or storage of snow and/or stormwater within a ditch system of a road allowance.

Policy Statements:

- 1. The County recognizes its responsibility to provide a level of service based on a system of priority that is consistent and equitable for all residents and commercial businesses.
- 2. Imminent concerns will be given priority over potential drainage concerns.
- 3. All reported concerns will go through a formal review and documented process to allow the County to prescreen drainage concerns based on priority criteria from most imminent to least potential drainage concerns: a) Public Health and Safety; b) Impact to County Infrastructure; c) Damage to Private Property as a direct result of County Property; d) Loss of Business; e) Damage to Private Property not a direct result of County Property.
- 4. The County may utilize road ditches for storage and/or conveyance to temporarily alleviate a flooding concern when there is no evidence of downstream impacts to other properties or environmental contamination such as from a flooded septic field, gasoline, diesel, etc.
- 5. Administration will present to Council an annual recommended budget to maintain the established level of service when addressing flood concerns. The budget will be based on an average cost of the previous two years.
- 6. The County will use MPE Engineering Ltd. Flooding Response Guide adopted by Council on October 2nd, 2007, as a framework to develop a Flooding Action Plan (Procedure).

- 7. The County will adhere to provincial and federal environmental regulations when responding to a flooding concern.
- 8. The County will adhere to County safety policies, and occupational health and safety regulations, when responding to a flooding concern.



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: 2000-450

SUBJECT: Capital Priorities Policy C-460

POLICY DIRECTION:

Council regularly develops and reviews its 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:

Capital Priorities Policy C-460 was adopted by the Policy and Priorities Committee on December 1st, 2015. The policy has recently undergone a review under the County's policy review project. During this process, it has been identified that the contents of Capital Priorities Policy C-460 would be more appropriate within an Administrative Policy and as a result, Administration is recommending that Capital Priorities Policy C-460 be rescinded. Council's approval of capital infrastructure projects in the County occurs annually as part of the budgeting process or through special Council initiatives as they arise.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Capital Priorities Policy C-460 be rescinded in accordance with Option #1.

DISCUSSION:

Capital Priorities Policy C-460 was developed to guide the evaluation and Administrative ranking of capital projects over \$400,000 in value. The policy was created to show a complete picture of how capital projects are ranked against one another which is ultimately presented to Council for approval in the form of capital priorities under the capital budget. As part of Administration's review of this policy, it has been identified that the contents of the policy are not required to be within a Council policy and rather, would be more appropriate within an Administrative Policy.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Capital Priorities Policy C-460 be rescinded.

Option #2: THAT alternative direction be provided.

¹Administration Resources

Doug Hafichuk, Capital Project Management



Respectfully submitted,	Concurrence,
"Byron Riemann"	"Al Hoggan"
Executive Director Operations	Chief Administrative Officer
DH/bg	
ATTACHMENTS:	
Attachment 'A' - Capital Priorities Policy C-460	

POLICY #460

ROCKY VIEW COUNTY Cultivating Communities	Title: Capital Priorities Policy
Legal References: Municipal Government Act	Policy Category: Engineering Services
Cross References: Tangible Capital Assets Policy Corporate Strategic Plan	Effective Date: December 1, 2015 Revision Date:

Purpose:

The purpose of the Capital Priorities Policy is to establish criteria to guide Administration in developing and maintaining a priority list for sequencing of *Capital Infrastructure Projects*. The projects should align with the County's current strategic plan and have been developed in response to a corporate business need or service demand.

Definitions:

- "Capital Infrastructure" means a system or works that is used to provide a public service and may include, but not be limited to, water or wastewater systems, public transportation systems, storm drainage systems, flood protection, fire protection, public recreation, public facilities, acquisition or improvement or development of land, vehicles or equipment and includes the planning or engineering related to the specific system or works.
- "Capital Infrastructure Project" means a County project that has a budget greater than \$400,000 and will result in the creation of a new or improved *tangible capital asset*.
- "County" means Rocky View County.
- "Engineering Report" means a report generated by a professional who is licenced to practice engineering or architecture in Alberta that evaluates a *capital infrastructure* need and identifies estimated probable costs to implement a resulting project.
- "Priority List" means a numerical list of *capital infrastructure projects* requiring budgeting and workforce scheduling.
- "Project Proponent" means the party or department that has requested the *capital infrastructure project* be considered under this Policy. The Project Proponent is considered the champion of the *capital infrastructure project* and plays a key role in the project delivery process.
- "**Project Brief**" means the high level summary that formalizes the project, documents the business or community need, captures the project scope, identifies risks and establishes the requirements for successful completion. The Brief will be used in the *ranking* process to determine the timing of work proceeding.
- "Ranking" means the procedure by which all existing or proposed *capital infrastructure projects* are assessed for budgeting and workforce schedule considerations.
- "Strategic Plan" means the County Council's current Strategic Plan that sets the framework for priorities in day to day business in Rocky View County. Alignment with the strategic plan shall be considered in the ranking of *capital infrastructure projects* or initiatives.
- "Tangible Capital Asset" means a non-financial asset having a physical substance. *Tangible capital assets* are recognized as assets on the County's financial statements when the asset is put into use for its intended purpose.

Policy Statements:

- 1. County Administration will establish a 10 year capital priorities list which may be revised annually.
- 2. The policy will identify an objective ranking system with a needs based approach that will be used in prioritizing County investment in *capital infrastructure projects*.
- 3. The County intends to make sound investment decisions as it relates to the construction of *capital infrastructure* and through the ranking process will prioritize projects that align with County strategic plans, incorporate community level priorities and provide desired services to the public.
- 4. The County, through this policy, will establish an annual capital infrastructure program that will see projects advance in accordance with their *ranking* and the annual budgeting process. A *priority list* shall be maintained for use in the annual budgeting process.
- 5. The County shall follow established standards and sustainable practices, including life cycle cost analysis, when selecting solutions to service delivery via *capital infrastructure*.
- 6. The County may utilize third party engineering assessments, as needed, to develop *project briefs* or preliminary design reports. These costs are eligible under this policy.

Eligibility

- 7. Projects eligible for advancement under this policy:
 - a. must have a project budget value over \$400,000;
 - b. must create a new or improved tangible capital asset,
 - c. may claim third party engineering costs as an expense.

Ranking Criteria

- 8. Administration will rank *capital infrastructure projects*, using the information contained in the approved *project brief* and corresponding engineering reports, on an annual basis.
- 9. Re-evaluation of a *capital infrastructure project* may occur during the annual ranking process should any of the inputs to the *project brief* change in a material way that affects the *ranking* score.
- 10. Administration will prioritize those *capital infrastructure projects* that have identified funding sources not including tax revenue support under this policy. Options available may include stakeholder contributions, local improvement taxation, available government grant programs or other third party sources.
- 11. Ranking shall be based on responses to the following weighted criteria:

Strategic Significance (maximum of 19 points)

The criteria included in this category are designed to measure the strategic importance, both current and historic, of the capital project being considered.

1. County Critical Objective (Max 11pts – select all that apply)

If a capital project directly addresses a critical objective, the relative attractiveness of that project increases.

- A. Identified in a strategic plan, comprehensive plan, project plan, other study or a Council decision. (7 points)
- B. Allows Council and Administration to maintain an existing service standard or operational requirement previously committed to by Rocky View County.(4 points)
- C. Important but not critical. (1 point)

2. Resource Allocation in Previous Years (Max 8pts – award up to 2 criteria)

Has the capital project or related projects consistently been identified as priorities in prior fiscal periods? (Max 6 points)

- A. The County has identified this program area as a priority and allocated resources for over 5 years. (6 points)
- B. The County has identified this program area as a priority and allocated resources within the last 5 years. (4 points)
- C. The project was never identified in prior fiscal periods. (0 points)

Financial Impact and Benefit (maximum of 30 points)

The criteria included in this category are designed to measure the financial impacts and benefits of the capital project being considered. In order to appropriately evaluate the capital project under this category, financial tools such as net present value may be utilized.

3. Nature of the Investment (Max 4pts – select one criteria)

Does the capital improvement request replace or maintain an existing asset or provide for a new capital asset?

- A. Maintenance of an existing asset (4 points)
- B. Replacement of an existing asset (3 points)
- C. Expansion of an existing asset (2 points)
- D. New capital asset (1 point)

4. Capital Costs (Max 5pts – select one criteria)

These represent the annual total costs, including future year capital costs. Also to be considered is whether the proposed project will reduce future capital costs, for example, a rehabilitation project that averts a more expensive, subsequent replacement, and the extent of such savings.

- A. Lower future capital costs (5 points)
- B. High future capital costs (-5 points)
- C. No impact (0 points)

5. Annual Costs (Max 6pts - select all that apply)

The expected change in operation and maintenance costs. Operating departments provide year-by-year estimates of the additional costs or reductions likely in the operating budget because of the new project. Also to be considered is changes in revenues, which may be affected by a project, for example, the loss of property taxes incurred when private land is used for a capital project.

- A. Lower operating costs (3 points)
- B. Higher source of revenues (2 points)
- C. Increases in productivity or opportunity (1 point)
- D. Higher operating costs (-1 point)
- E. Lower source of revenues (-2 points)
- F. No impact (0 points)

6. Project Timing and Cost Benefit (Max 5pts - select all that apply)

Project implementation is often time sensitive and unnecessary costs can be incurred if critical infrastructure projects are delayed. A priority should be placed on projects that are ready for implementation and have low risk scopes that can be managed from a schedule perspective.

- A. Implementation under County control (no complicated regulatory approvals, land acquisition, 3rd party agreements) (3 points)
- B. Project requires completion within 10yr timeframe (2 points)
- C. Project need is beyond a 10 year timeframe (-5pts)

7. Implication of Deferring the Project (Max 10pts – select all that apply)

Deferring capital projects is tempting for hard-pressed governments, but an estimate of the possible effects, such as higher future costs and inconvenience to the public, provides valuable guidance in proposal assessment.

- A. Deferral of the capital project will significantly increase the cost of the project (4 points)
- B. Deferral of the capital project will significantly increase the inconvenience to the public (3 points)
- C. Deferral of the capital project will increase operating costs (2 points)
- D. Deferral of the capital project will inhibit productivity improvements (1 point)

Community and Regional Benefit (maximum of 43 points)

The criteria included in this category are designed to measure the community and regional benefit, including public perception of a capital project.

8. Health and Safety Effects (Max 5pts – select all that apply)

This criterion includes health-related environmental impacts like reductions/increases in traffic accidents, injuries, deaths, sickness due to poor water quality, health hazards due to sewer problems, etc.

- A. Positive impact on public health (3 points)
- B. Positive impact on public safety (2 point)
- C. No impact (0 points)

9. Community and Citizen Benefits (Max 11pts - select all that apply)

Economic impacts such as property values, the future tax base, added jobs, income to citizens, changes in business income, and the stabilization (or revitalization) of neighborhoods. Such impacts may apply more to capital projects related to growth and expansion than to infrastructure maintenance though deteriorating structures can adversely affect business.

- A. Add to tax base (4 points)
- B. Promote economic development (3 points)
- C. Create employment in a County community (3 points)
- D. Stabilize or revitalize neighborhood(s) (1 point)

10. Environmental, Aesthetic, and Social Effects (Max 11pts – select all that apply)

A catch-all criterion for other significant quality-of-life related impacts, this includes community appearance, noise, air and water pollution effects, households displaced, damage to home, effect on commuters, changes in recreational opportunities, etc.

- A. Improved environmental protection effort (clean air, land and water) (5 points)
- B. Improved quality of life for residents (i.e. noise, light pollution) (3 points)
- C. Improves community appearance (2 points)
- D. Improves recreational/cultural opportunities (1 point)

11. Distributional Effects (Max 5pts – select one criteria that best applies)

Estimates of the number and type of persons likely to be affected by the project and nature of the impact. Equity issues are central here – who pays, who benefits.

- A. Significant multi-jurisdictional benefit (5 points)
- B. County wide benefit (4 points)
- C. Benefits one area of the County (2 point)
- D. No impact (0 points)

12. Public Perception of Need (Max 5pts - select all that apply)

This criterion refers to project assessment of (a) the extent of public support; (b) interest group advocacy and/or opposition.

- A. Identified in comprehensive plan, project plan or other study (3 points)
- B. Specific request of the Council (2 point)
- C. Knowledge of public perception of need unknown (0 points)
- D. Public opposition (-1 point)

13. Effect on Inter-jurisdictional Relationships (Max 6pts – select all that apply)

Possible beneficial/adverse effects on relationships with other jurisdictions or quasi-governmental agencies in the area constitute this criterion. Such effects, e.g., waste disposal via landfills in other jurisdictions, are likely to require special regional co-ordination and could impair the proposal's attractiveness.

- A. Inter-jurisdictional benefit will be achieved (3 points)
- B. Inter-jurisdictional project that has the support of another community or agency (2 points)
- C. Inter-jurisdictional project that will need to obtain approval from another municipality (1 point)

Project Feasibility (maximum of 8 points)

The criteria included in this category are designed to measure the certainty of information available and the likelihood that a project would proceed and be successful.

14. Feasibility and Planning of Implementation (Max 5 pts - select one criteria)

This element is a measure of (a) special implementation problems (e.g., physical or engineering constraints) and (b) compatibility with capital planning horizons established by the County.

- A. Feasibility of implementation is manageable and project is planning completion within 10 budget years (5 points)
- B. Feasibility of implementation presents special challenges and project is planned for completion within 10 budget years (3 points)
- C. Feasibility of implementation is manageable and project is planning completion beyond 10 budget years (2 points)
- D. Feasibility of implementation presents special challenges and project is planned for completion beyond 10 budget years (0 points)

15. Certainty of Information Supplied (Max 3pts - select one criteria that best applies)

Amount of uncertainty and risk – For each proposal, each of the above criteria will have associated with it some degree of uncertainty as to cost estimates, effect on service quality, or impact of new procedures. When substantial uncertainties exist regarding any of the evaluation criteria for any proposal, the County should consider estimating, at least in broad terms, the amount of uncertainty – probability of occurrence – and the magnitude of the likely negative consequences.

- A. Certainty of the cost estimate is high based on recent bid document or publicly advertised price (3 points)
- B. Certainty of the cost estimate is high based engineering estimate (2 points)
- C. Certainty of the cost estimate is moderately high based on best professional judgement.(1 point)



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: 2000-450

SUBJECT: Storm Drainage Improvements Policy C-459

POLICY DIRECTION:

Council regularly develops and reviews its 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:

Storm Drainage Improvements Policy C-459 was adopted by Council on June 24, 2014 based on the recommendation from the Policy and Priorities Committee. The policy has recently undergone a review under the County's policy review project. During this process, it has been identified that the contents of Storm Drainage Improvements Policy C-459 would be more appropriate within an Administrative Policy and as a result, Administration is recommending that Storm Drainage Improvements Policy C-459 be rescinded. Council's approval of storm drainage improvement projects in the County occurs annually as part of the budgeting process.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Storm Drainage Improvements Policy C-459 be rescinded in accordance with Option #1.

DISCUSSION:

Storm Drainage Improvements Policy C-459 was developed to guide the evaluation and implementation of storm drainage improvement projects up to a value of \$400,000. The policy outlines the methodology used by Administration in the ranking and prioritization of projects in order to deal with the numerous requests received County wide to mitigate local flooding and drainage issues. As part of Administration's review of this policy, it has been identified that the contents of the policy are not required to be within a Council policy and rather, would be more appropriate within an Administrative Policy. It is therefore recommended that existing Storm Drainage Improvements Policy C-459 be rescinded.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Storm Drainage Improvements Policy C-459 be rescinded.

Option #2: THAT alternative direction be provided.

Doug Hafichuk, Capital Project Management

¹Administration Resources



Respectfully submitted,	Concurrence,
"Byron Riemann"	"Al Hoggan"
Executive Director Operations	Chief Administrative Officer
DH/bg	
ATTACHMENTS:	
Attachment 'A' – Storm Drainage Improvements Policy C-459	

#459

COUNCIL POLICY Title: **ROCKY VIEW COUNTY** Cultivating Communities **Storm Drainage Improvements Policy Policy Category:** Legal References: Municipal Government Act Water Act Infrastructure and Operation Services **Environmental Protection and Enhancement Act** Public Lands Act County Plan **Cross References: Effective Date:** June 24, 2014 **Revision Date:**

Purpose:

To rank stormwater drainage improvement projects in order to guide Administration in the sequencing of projects over a five year time frame. The projects are intended to resolve stormwater impacts to public and private infrastructure. Each project would be identified by a project charter and will be supported by Council through the annual budgeting process.

Definitions:

- "County" means Rocky View County.
- "Overland Drainage Right of Way & Easement Agreement" means the legal encumbrance required to be obtained for any publicly financed improvement on private property, at no cost to the County.
- "Priority List" means a numerical list of storm drainage improvement projects requiring implementation that are ranked based on the criteria contained in this Policy.
- "Project Proponent" means the party that has requested the storm drainage improvement be considered under this Policy. The Project Proponent is considered the local champion of the initiative and is responsible for demonstrating community or landowner support.
- "Project Charter" means the high level summary that formalizes the project, documents the business or community need, captures the project scope, identifies risks and establishes the requirements for successful completion. The Charter will be used in the ranking process to determine the timing of work proceeding.
- "Private Infrastructure" means a roadway, building, septic field or other structure owned and controlled by a private landowner or corporation.
- "Public Infrastructure" means a road, ditch, public utility or other work located on land owned or controlled by Rocky View County and used to provide a level of service to the community.
- "Ranking" means the procedure by which all existing or proposed storm drainage improvements are assessed for priority based on the criteria in this policy.
- "Storm Drainage Improvement" means the scope of work required to permanently address impacts to public and private infrastructure associated with poor surface drainage. The improvement shall be defined in a project charter and undergo the ranking process prior to implementation.

Policy Statements:

- 1. The County Plan identified the importance of providing stormwater systems that are "safe, effective, and do not adversely impact other lands".
- 2. The County recognizes the role *public infrastructure* plays in the management of surface water in our communities and supports the resolution and improvement of drainage constraints wherever practical.
- 3. The County recognizes the role private landowners and their property play in the storage and conveyance of surface water. The majority of existing natural conveyance systems are located on private property and so support of affected residents to resolve and improve drainage must be established by the *project proponent* prior to preparation of a *project charter*.
- 4. All storm drainage improvements shall adhere to legislative requirements under the Provincial Water Act, Environmental Protection and Enhancement Act, the Public Lands Act and associated regulations. All applicable provincial and federal regulatory approvals shall be in place, where required, prior to any construction proceeding.
- 5. The County shall follow established standards and sustainable practices, including life cycle cost analysis, when selecting solutions to storm drainage issues. Surface flow conveyance by gravity and the restoration of natural drainage shall be utilized wherever possible in place of mechanical or other solutions that impact operational resources.
- 6. The County may utilize third party engineering assessments, as needed, to develop solutions to storm drainage constraints. These costs are eligible under this policy.
- 7. Until such time as a *storm drainage improvements* advances to implementation, responses to requests for support will be managed on a priority basis in accordance with the Flood Response Policy.

Eligibility

- 8. Projects eligible for advancement under this policy:
 - a. must be valued between \$0 and \$400,000. Projects over \$400,000 should be assessed under the Capital Priorities Policy and process;
 - b. may claim third party engineering assessment costs as an expense;
 - c. and shall demonstrate landowner support for the project prior to ranking.

Ranking Criteria

- 9. Administration will rank *Storm Drainage Improvement* projects, using the information contained in the approved *project charter* on an annual basis.
- 10. Re-evaluation of a *storm drainage initiative* may occur during the annual ranking process should any of the inputs to the *project charter* change in a material way that affects the *ranking* score.
- 11. Administration will prioritize those *Storm Drainage Improvement* projects that have identified funding sources not including tax revenue support under this policy. Options available to project proponents include stakeholder contributions, local improvement taxation, available grant programs or other third party sources.
- 12. Ranking shall be, based on the following weighted criteria:

Criteria	Maximum Points (total 100)	Considerations
Project Feasibility - Land and Approvals Criteria All required easements or rights of way have been provided or the work can be completed within existing County rights of way. Downstream consents, if required, are in place and regulatory approvals can easily be achieved or are pending.	15	 The use of public funds on private property requires easements to ensure the improvements can be accessed, protected and maintained into perpetuity. Impacts to downstream stakeholders must be avoided and community support established by the party requesting the project.
Strategic Significance - Fiscal & Economic Analysis Does the project reduce the demand on County operational resources? Can funding be acquired from alternative sources? What benefit will the project provide: Regional Local Can the project optimize or benefit existing County infrastructure?	10 15 10 5	 Reductions in County operating costs or requirements create fiscal and staffing capacity. Projects that are supported financially through non-tax based revenues should be a priority. Examples: project proponent contributions, local improvement support and eligible grant programs. Improvements that benefit many constituents should be a higher priority than those that benefit only localized areas. Resolving poor subgrade drainage can benefit the adjacent road structure and reduce long term maintenance costs.
 Environmental Stewardship Will the project improve water quality or the local environment? Is the project in line with the basin Watershed Management Plan, Master Drainage Plan or other statutory plan? 	10 5	 Environmental protection and stewardship is a County Plan and strategic priority. Projects that result in improvements to the local watershed should be a priority. Improvements that align with master plans should be supported.
Resources & Engineering Complexity Can the improvements be considered maintenance or be designed without the use of external engineering support? Is there an existing technical report or study that supports the advancement of the project?	10 5	 Complexity of the project will impact scope, schedule and cost to complete. Priority should be given to simple projects that can be completed quickly with existing resources. Priority should be placed on initiatives that have already undergone technical study or can be supported by previous engineering efforts.



FINANCIAL SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: N/A APPLICATION: N/A

SUBJECT: Bylaw C-6034-2005 Mountain Ridge Place Waterline

POLICY DIRECTION:

The *Municipal Government Act* allows Council to pass bylaws related to borrowing for local improvements within the County, and to pass bylaws to impose a local improvement tax. Bylaw C-6034-2005 was passed in 2005 to authorize borrowing to finance the installation of a water line.

EXECUTIVE SUMMARY:

At the October 22, 2019, Council meeting, a Notice of Motion was introduced that, if passed, would direct Administration to prepare amendments to Bylaw C-6034-2005. The preamble included in the Notice of Motion indicates a desire to ensure cost recovery to the original residents that initiated the local improvement in Mountain Ridge Place.

Bylaw C-6034-2005 is a borrowing bylaw that was used to secure fixed term financing through Alberta Capital Finance to fund a local improvement, and therefore it cannot be amended. However, the Municipal Government Act includes provisions that achieve the intent of the Notice of Motion and protects the original participants in the local improvement. These provisions have already been used to reduce the original local improvement tax imposed in Mountain Ridge Place.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends, as the bylaw by its nature cannot be amended, continuing with the current process in accordance with Option #2.

BACKGROUND:

In January 2005, as a result of a valid petition received by the County, Council directed Administration to proceed with a local improvement to finance the installation of a water line in the Mountain Ridge Place area. When the petition was received, the estimated cost of the local improvement was \$700,000. On April 12, 2005, Council gave third reading to bylaw C-6034-2005, which authorized borrowing to a maximum of \$700,000 to finance the local improvement.

Subsequent estimates for the work resulted in an increased cost estimate of \$810,084. In October 2006, Administration offered the residents the following options:

- 1. Submit a new application to Council to amend Bylaw C-6034-2005 to increase the borrowing amount;
- 2. Residents pay construction costs over the bylaw amount of \$700,000. The amount would be paid prior to signing the construction agreement with the contractor;
- 3. Request that Staff take a report back to Council for direction on this matter;
- 4. Allow the bylaw to lapse and abandon the project.

Kent Robinson, Executive Director, Corporate Services

¹ Administration Resources



The residents chose option #2 and submitted the excess amount to the County. The project was then completed.

On April 15, 2008, Council gave third reading to Bylaw C-6646-2008 authorizing a local improvement tax on 25 properties for 25 years.

As prescribed in the Municipal Government Act, a new connection to the system in 2012 resulted in a recalculation of the local improvement tax, the approval of the new local improvement tax Bylaw C-7264-2013, and a reduction to the local improvement tax imposed on the original owners.

At the October 22, 2019, Council meeting, a Notice of Motion was introduced that directed Administration to prepare amendments to Bylaw C-6034-2005. In response to the proposed motion, Administration would respectfully submit the following:

- Bylaw C-6034-2005 is a borrowing bylaw that was used as the County's guarantee in securing financing through Alberta Capital Finance. This financing is locked in for the term of the debenture, and as such, the bylaw cannot be amended;
- The Municipal Government Act allows for recalculation of the local improvement tax as a result of new connections to the system. This has already been done once in the history of this local improvement;
- The owners involved with the original local improvement were offered options prior to proceeding with the local improvement. They chose to pay the additional amounts and move forward.

Based on the history and analysis provided above, Administration submits that no immediate action is required in this matter and recommends continuing with the current process as outlined in Option #2.

BUDGET IMPLICATIONS:

There are no immediate budget implications related to this local improvement. Any future connections to the system will be subject to provisions of the Municipal Government Act.

OPTIONS:			
Option #1	Place to amend Bylaw C-6034-2005 users to receive cost recovery credit	work with the residents of Mountain Ridge to include mechanisms to allow the original t that is a proportionate share of the Tax implemented on all new tie-ins/users.	
Option #2	THAT Administration be directed to continue to subject all future connections to the Mountain Ridge waterline to the provisions found within the Municipal Government Act.		
Option #3	THAT alternative direction be provided.		
Respectfully submitted,		Concurrence,	
"Kent R	obinson"	"Al Hoggan"	
Executive Director		Chief Administrative Officer	



APPENDICES:

APPENDIX 'A' - October 22, 2019, Notice of Motion

APPENDIX 'B' - Bylaw C-6034-2005, Borrowing Bylaw

APPENDIX 'C' – Bylaw C-6646-2008, Local Improvement Tax

APPENDIX 'D' - Bylaw C-7264-2013, Local Improvement Tax

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

To be debated at the November 26, 2019 Council Meeting

Title: Bylaw C-6034-2005 Mountain Ridge Place Waterline

Construction

Presented By: Councillor Crystal Kissel, Division 9
Seconded By: Councillor Samanntha Wright, Division 8

WHEREAS Bylaw C-6034-2005 is exclusively for the 22 properties on the

West side of Mountain Ridge Place;

AND WHEREAS the 22 Mountain Ridge property owners paid the initial unfunded

portion totalling \$122,200.00 to have the Engineer Design, Surveys and Construction quote for the construction of the

waterline;

AND WHEREAS financing for construction of the waterline was facilitated by the

County via a \$700,000 debenture which was distributed equally amongst those 22 properties and attached to the individual

property taxes;

AND WHEREAS the cost included a tie-in to the waterline on the east side of

Mountain Ridge Place, a mainline throughout the Mountain Ridge Place area, and one single valve connection tie-in for

each of the 22 original parcels;

AND WHEREAS there was no mechanism put in place within the Bylaw to share

the initial cost of the Bylaw for the water line construction with

any future development:

AND WHEREAS In October of 2011, then Councillor, Paul McLean contacted

Rocky View County regarding a requirement to have the bylaw amended with a cost recovery clause regarding any new participant connecting to the water line; this was never

completed;

AND WHEREAS the new Glenbow Ranch ASP has now been approved and

there is a growing interest in developing the Mountain Ridge Place area that may require access to the existing water supply

line:

BYLAW NO. C-6034-2005 OF THE MD OF ROCKY VIEW

(hereinafter referred to as "the Municipality")

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$700,000 for the purpose of constructing a water line to service the Mountain Ridge Place Subdivision (W 1/2 6-26-03-w5).

WHEREAS:

11

The Council of the Municipality has decided to issue a by-law pursuant to Section 263 of the Municipal Government Act to authorize the financing, undertaking and completion of Water Line Construction local improvement project as described in the local improvement plan authorized by council.

Plans and specifications have been prepared and the total cost of the project is estimated to be and the Municipality estimates the following contributions will be applied to the project:

Municipality at large

\$0

Benefitting owners

\$700,000

Total Cost

\$700,000

In order to complete the project it will by necessary for the Municipality to borrow the sum of \$700,000, for a period not to exceed 25 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this by-law is equal to, or in excess of 25 years. The principal amount of the outstanding debt of the Municipality at December 31, 2004 is \$5,491,707 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

- That for the purpose of completing the Water Line Construction to Mountain Ridge Place Local Improvement Project the sum of Seven Hundred Thousand Dollars (\$700,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
- 2. The amount of Seven Hundred Thousand Dollars (\$700,000) is to be collected by way of local improvement tax.
- The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this by-law, namely the Water Line Construction to Mountain Ridge Place Local Improvement Project.
- 4. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely annual or semi-annual equal payments of combined principal and interest instalments not to exceed twenty five (25) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed TEN (10) percent.
- 5. The indebtedness shall be contracted on the credit and security of the Municipality.
- 6. The net amount borrowed under the by-law shall be applied only to the Project specified by this by-law.
- 7. This by-law comes into force on the date it is passed.

READ A FIRST TIME THIS 8th DAY OF FEBRUARY, 2005, ON A MOTION BY COUNCILLOR McLEAN.

READ A SECOND TIME THIS 12th DAY OF APRIL 2005, ON A MOTION BY COUNCILLOR McLEAN.

READ A THIRD TIME THIS 12th DAY OF APRIL 2005, ON A MOTION BY COUNCILLOR BOEHLKE

(CHIEF ELECTED OFFICIAL)

11

(CHIEF ADMINISTRATIVE OFFICER)

MUNICIPAL DISTRICT OF ROCKY VIEW No. 44 BYLAW C-6646-2008

Page 1

A Bylaw of the Municipal District of Rocky View No. 44 (hereinafter referred to as "the Municipality") in the Province of Alberta to authorize the Council of the Municipality to impose a local improvement tax in respect of all lands that directly benefit from the Mountain Ridge Plan water line local improvement project.

WHEREAS:

11

The Council of the Municipality has decided to issue a by-law pursuant to Section 397 of the Municipal Government Act to authorize a local improvement tax levy to pay for the Mountain Ridge Place water line local improvement project.

A local improvement plan has been prepared and the required notice of the project given to the benefiting owners in accordance with the attached Schedule A and no sufficient objection to the Mountain Ridge Place water line local improvement project has been filed with the Municipality's Chief Administrative Officer.

The Council has decided to set a uniform tax rate based on each parcel of land assessed against the benefitting owners.

The total cost of the project was \$700,000 with contributions as follows:

Municipality at Large \$0 Benefitting Owners \$700,000

Total Cost \$700,000

The local improvement tax will be collected for TWENTY FIVE (25) years and the total amount levied annually against the benefiting owners is \$41,843.25

All required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS **AS FOLLOWS:**

- 1. That for the purpose of completing the Mountain Ridge Place water line local improvement project the sum of SEVEN HUNDRED THOUSAND (\$700,000) be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A attached.
- 2. The net amount levied under the by-law shall be applied only to the local improvement project specified by this by-law.
- 3. This by-law comes into force on the date it is passed.

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 15th day of April, 2008 on a motion by Councillor McLean.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 15th day of April, 2008 on a motion by Councillor Branson.

MUNICIPAL DISTRICT OF ROCKY VIEW No. 44 BYLAW C-6646-2008

Page 2

Permission to give third and final reading was passed unanimously in open Council, assembled in the City of Calgary, in the Province of Alberta, this **15**th **day of April, 2008** on a motion by Deputy Reeve Boehlke.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 15th day of April, 2008 on a motion by Councillor Yurchak.

REEVE OR DEPUTY REEVE

11

MUNICIPAL SECRETARY

MUNICIPAL DISTRICT OF ROCKY VIEW No. 44 BYLAW C-6646-2008

Page 3

SPECIAL LOCAL BENEFIT ASSESSMENT MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44 SCHEDULE "A" TO BYLAW #C-6646-2008

1.)

П

Parcels to Be Assessed	No. of <u>Parcels</u>	Total Cost <u>Allocation</u>	Prepayment	Annual Rate of Assessment
Plan 7410829, Lot 3	1	\$28,000	\$0	\$1,926.59
Plan 0410148, Lot 3, Block 4	1	\$28,000	\$0	\$1,926.59
Plan 8811324, Lot C	1	\$28,000	\$0	\$1,926.59
Plan 8611061, Lot 8A	1	\$28,000	\$0	\$1,926.59
Plan 8910903, Lot 1, Block 1	1	\$28,000	\$0	\$1,926.59
Plan 8811334, Lot B	1	\$28,000	\$0	\$1,926.59
Plan 0410148, Lot 1, Block 4	1	\$28,000	\$0	\$1,926.59
Plan 8811324, Lot A	1	\$28,000	\$0	\$1,926.59
Plan 8410148, Lot 2, Block 4	1	\$28,000	\$0	\$1,926.59
Plan 8010381, Block 2	1	\$28,000	\$0	\$1,926.59
Plan 8910903, Lot 3, Block 1	1	\$28,000	\$0	\$1,926.59
Plan 8611207, Lot 3, Block 3	1	\$28,000	\$0	\$1,926.59
Plan 9910004, Lot 8, Block 3	1	\$28,000	\$0	\$1,926.59
Plan 7410829, Lot 4	1	\$28,000	\$0	\$1,926.59
Plan 7610256, Lot 5	1	\$28,000	\$0	\$1,926.59
Plan 9711054, Lot 9A	1	\$28,000	\$0	\$1,926.59
Plan 6706031, Lot 10A	1	\$28,000	\$0	\$1,926.59
Plan 8611207, Lot 5, Block 3	1	\$28,000	\$ 0	\$1,926.59
Plan 9110413, Lot 1	1	\$28,000	\$0	\$1,926.59
Plan 8910903, Lot 2, Block 1	1	\$28,000	\$0	\$1,926.59
Plan 0711451	1	\$28,000	\$0	\$1,926.59
Plan 8310955, Lot 7	1	\$28,000	\$8,000	\$1,384.83
Plan 8611207. Lot 6, Block 3	1	\$28,000	\$28,000	\$0
Plan 8310955, Lot 6	1	\$28,000	\$28,000	\$0
Plan 7410829, Lot 3	1	\$28,000	\$28,000	\$0

- 2.) Total Number of Parcels: 25
- 3.) Total Annual Assessment Against all Parcels @ 4.76%: \$1,926.59
- 4.) Term of Annual Assessment: 25 years

ROCKY VIEW COUNTY BYLAW C-7264-2013

Page 1

A Bylaw of Rocky View County (hereinafter referred to as "the County") in the Province of Alberta to authorize the Council of the County to impose a local improvement tax in respect of all lands that directly benefit from the Mountain Ridge Plan water line local improvement project.

WHEREAS:

The Council of the County has decided to issue a by-law pursuant to Section 397 and 402 of the Municipal Government Act to authorize a local improvement tax levy to pay for the Mountain Ridge Place water line local improvement project.

A local improvement plan has been prepared and the required notice of the project given to the benefiting owners in accordance with the attached Schedule A and no sufficient objection to the Mountain Ridge Place water line local improvement project has been filed with the County's Manager.

The Council has decided to set a uniform tax rate based on each parcel of land assessed against the benefitting owners.

The total cost of the project was \$700,000 with contributions as follows:

Municipality at Large\$0Benefitting Owners\$700,000Total Cost\$700,000

The local improvement tax will be collected for TWENTY FIVE (25) years and the total amount levied annually against the benefiting owners is \$41,843.25

All required approvals for the project have been obtained and the project is in compliance with all *Acts and Regulations* of the Province of Alberta.

NOW, THEREFORE, THE COUNCIL OF THE COUNTY DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1. That for the purpose of completing the Mountain Ridge Place water line local improvement project the sum of SEVEN HUNDRED THOUSAND (\$700,000) be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule A attached.
- 2. The net amount levied under the by-law shall be applied only to the local improvement project specified by this by-law.
- 3. That Bylaw C-6646-2008 is repealed.
- 4. This by-law comes into force on the date it is passed.

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this **30**th **day of April, 2013** on a motion by Deputy Reeve McLean.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30th day of April, 2013 on a motion by Councillor, Solberg.

ROCKY VIEW COUNTY ByLaw C-7264-2013

Page 2

NICIPAL SECRETARY

Permission to give third and final reading was passed unanimously in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30th day of April, 2013 on a motion by Councillor Habberfield.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30th day of April, 2013 on a motion by Deputy Reeve McLean.

REEVE OR DEPUTY REEVE

ROCKY VIEW COUNTY BYLAW C-7264-2013

Page 3

SPECIAL LOCAL BENEFIT ASSESSMENT MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44 SCHEDULE "A" TO BYLAW #C-7246-2013

1.)

Parcels to Be Assessed	No. of <u>Parcels</u>	Total Cost Allocation	Prepayment	Annual Rate of Assessment
NE-6-26-3-W5M,S of Hwy Exc. Plan	1 .	\$26,923.08	\$0	\$1,848.31
Plan 7410829, Lot 3	1	\$26,923.08	\$0	\$1,848.31
Plan 0410148, Lot 3, Block 4	1	\$26,923.08	\$0	\$1,848.31
Plan 8811324, Block C	1	\$26,923.08	\$0	\$1,848.31
Plan 8611061, Lot 8A, Block A	1	\$26,923.08	\$0	\$1,848.31
Plan 8910903, Lot 1, Block 1	1	\$26,923.08	\$0 ~	\$1,848.31
Plan 8811324, Block B	1	\$26,923.08	\$0	\$1,848.31
Plan 0410148, Lot 1, Block 4	1	\$26,923.08	\$0	\$1,848.31
Plan 8811324, Block A	1	\$26,923.08	\$0	\$1,848.31
Plan 0410148, Lot 2, Block 4	1	\$26,923.08	\$0	\$1,848.31
Plan 8010381, Block 2	1	\$26,923.08	\$0	\$1,848.31
Plan 8910903, Lot 3, Block 1	1	\$26,923.08	\$0	\$1,848.31
Plan 8611207, Lot 3, Block 3	1	\$26,923.08	\$0	\$1,848.31
Plan 9910004, Lot 8, Block 3	1	\$26,923.08	\$0	\$1,848.31
Plan 7410829, Lot 4	1	\$26,923.08	\$0	\$1,848.31
Plan 7610256, Lot 5	1	\$26,923.08	\$0	\$1,848.31
Plan 9711054, Lot 9, Block A	1	\$26.923.08	\$0	\$1,848.31
Plan 9711054, Lot 10, Block A	1 :	\$26,923.08	\$0	\$1,848.31
Plan 8611207, Lot 5, Block 3	1	\$26,923.08	\$0	\$1,848.31
Plan 9110413, Lot 1	1 '	\$26,923.08	\$0	\$1,848.31
Plan 8910903, Lot 2, Block 1	1	\$26 <u>,9</u> 23.08	\$0	\$1,848.31
NW-31-25-03-05 ExcPl0711451(in2part	s)1	\$26,923.08	\$0	\$1,848.31
Plan 8310955, Lot 7	1 '	\$26,923.08	\$8,000	<u>\$1,322.21</u>
Total: Annual Rate of Assessment				\$41,984.93
Total Annual Interest and Principal Payr		•		\$41,984.93
Difference to be distributed yearly to pre	paid residents			\$141.69
Plan 8611207, Lot 6, Block 3	1	\$26,923.08	\$28,000	\$0
Plan 8310955, Lot 6	1	\$26,923.08	\$28,000	\$0
Plan 7410829, Lot 2	1	\$26,923.08	\$28,000	\$0

2.) Total Number of Parcels: 26

3.) Remaining Term of Annual Assessment: 20 years

4.) Annual Interest Rate: 4:758%



AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION**: All

FILE: 4050-100

SUBJECT: Quarterly Report – Agricultural and Environmental Services

EXECUTIVE SUMMARY:

The first quarterly report provided by Agricultural and Environmental Services was presented in July and included updates up to and including June. The intent of this update is to provide Council with a general briefing of activities completed between July and October 2019, and forecast the activities expected through to 2019-year end.

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

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Agricultural and Environmental Services Quarterly report be received for information in accordance with Option #1.

BACKGROUND:

Agricultural and Environmental Operations

- We received 114 weed complaints and managed 730 weed cases in 2019. Overall, we achieved an 87% compliance rate on the weed inspection program.
- Roadsides in Division 6 were inspected and controlled for noxious weeds and encroaching vegetation on gravel roads.
- Two additional fields of clubroot were confirmed in 2019. Administration increased the number of canola fields surveyed by nearly 300 fields this season, in order to gain an accurate assessment of the clubroot area.
- The roadside mowing program was completed ahead of schedule. The operators completed one pass on all roads and a second pass in select areas of the County where needed.
- The Agricultural Tour was held on July 25, 2019. This year's tour stopped at Souto Farms, Long-Run Ranch Beef, Glengary Bison and Woolliams Farms. There were also presentations from 4H, Ag for Life and the 2019 Rocky View County Master Farm Family Award was awarded to the Hurt family (Cross Rock Ranch Ltd.). The tour evaluations were very positive, with 93% of the attendees rating it as excellent.
- The mosquito larvae reduction program in Landon and Church Ranches has concluded for the season Overall, we recorded an 83% reduction in adult mosquito numbers within the control zone of Langdon and 63% in Church Ranches.

Jeff Fleischer, Agricultural and Environmental Services

¹Administrative Resources



 The Alternative Land Use Services (ALUS) program for Rocky View County has two successful projects underway and the program will reopen for applications in January 2020.

Weed Inspection		
Number of County Owned Land Inspections	216	
Number of CityView Weed Cases	730	
Number of Letters Issued	496	
Number of Notices Issued	32	
Number of Landowner Meetings	684	
Total Number of Inspections	3,002	
Weed	Control	
Roadside Weed Control	710.24 Ha (1755 ac)	
Road Edge Vegetation Control	651.57 Km	
County Land (MR) Weed Control	50 MR's – 30 Ha (74 ac)	
Crop Inspection/	Agricultural Pests	
Number of Canola Fields in the County	473	
Number of Canola Fields Inspected for Clubroot	450	
Number of Confirmed Clubroot Cases	6	
Number of Fields Inspected for Fusarium G.	10	
Number of Blackleg Inspections	7	
Number of Other Agricultural Insect Inspections	107	
Roadside Mowing/C	county Land Mowing	
Roadside Ditch Mowing	7,258.76 Km	
County Land (MR) Mowing	466.33 ac	
Agricultural Tour		
Attendance	124	
Mosquito Control Program		
Langdon	83% Decrease	
Church Ranches	63% Decrease	
ALUS Program		
ALUS Projects	2 Active Projects	



BUDGET IMPLICATION(S):

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

All projects descri	bed have received funding th	rough the approved 2019 operating budget.	
OPTIONS:			
Option #1	THAT the Agricultural and Environmental Services Quarterly report be received for information.		
Option #2	THAT alternative direction be provided.		
Respectfully subn	nitted,	Concurrence,	
"Byron Riemann" "Al Hoggan"			
Executive Directo	r, Operations	Chief Administration Officer	
JF/bg			



OPERATIONAL SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION**: All

FILE: 4030-100

SUBJECT: Quarterly Report – Operational Services

EXECUTIVE SUMMARY:

The first quarterly report provided by Operational Services was provided in July and included updates up to and including advancements to June. The intent of this update is to provide Council with a general briefing of activities completed between July and September 2019, and forecast the activities expected through to 2019-year end.

The core function of the Operational Services is to provide a variety of services to the staff of Rocky View County, our ratepayers and surrounding municipalities. The services delivered by the department are through Fleet Services, Corporate Properties, and Cemetery Services, and have impacts on all County department's service levels.

The reach of the department's scope of service requires Operational Services to collaborate with all County departments, and to work with each of those departments' to ensure they can provide a high level of service to the staff and ratepayers of Rocky View County.

¹ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

General Operations

- Oversight, operation, and maintenance of County owned and facilities and associated properties, including shipping, receiving, and internal courier services.
- Overall maintenance and replacement of vehicles and equipment, including department specific vehicles such as fire, enforcement, roads, municipal lands, etc.
- End-of-life services for cemetery clients through in-ground interments or cremations, family plot planning, monument and memorial sales and installations.
- Facilitation of pathway and trail clearing (snow and ice clearing in winter/sweeping in summer months) and fringe vegetation management.

Significant Advancements

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

Sheldon Racz, Operational Services



Significant Advancements (Completed)
Summer painting projects completed
Summer preventative maintenance projects completed
Snow removal contracts awarded
All equipment is set up for snow and ice control

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

Significant Advancements (On-going)
Consolidation of Parts Department
Commercial driving compliance development
Snow and Ice removal/monitoring/deployment as required for all facilities
Working with an external proponent to occupy the Garden of Peace Cemetery Chapel and crematorium

BUDGET IMPLICATION(S):

SR/bg

All projects des	cribed have received funding th	hrough the approved 2019 operating budget.		
OPTIONS:				
Option #1	THAT the Operational S	THAT the Operational Services Quarterly report be received for information.		
Option #2	THAT alternative direction	THAT alternative direction be provided.		
Respectfully su	bmitted,	Concurrence,		
"Byron Riemann"		"Al Hoggan"		
Executive Director, Operations		Chief Administration Officer		



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: N/A APPLICATION: N/A

SUBJECT: Quarterly Report – 2019 – Third Quarter

EXECUTIVE SUMMARY:

Planning & Development Services has prepared a quarterly report for Council's information. The report represents the third quarter statistics.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Planning and Development Services Quarterly Report be received as information in accordance with Option #1.

BACKGROUND:

The purpose of this report is to provide quarterly reports the Community Development Services Division. The report highlights the third quarter statistics from Planning and Development Services. This report is provided as information, and no further direction is required of Council.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the Planning and Development Services report, as presented in

Attachment A, be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

ATTACHMENTS:

Attachment 'A': 2019 Third Quarter Report summary – Planning & Development Services

Matthew Wilson, Planning and Development Services

¹ Administration Resources



ATTACHMENT 'A': 2019 Third Quarter Report – Planning & Development Services

INTRODUCTION:

Key statistical reporting during the third quarter of this year include:

- 1. Planning applications (Redesignation, Subdivision, Conceptual Schemes, Master Site Development Plans):
 - a. 35 planning applications were received; and
 - b. 45 planning applications were brought to Council for decision.
- 2. Development Permit applications:
 - a. 101 development permit applications were received;
 - b. 92 development permit applications were approved and 4 refused;
 - c. 10 matters were heard by the Subdivision & Development Appeal Board.
- 3. Development Compliance matters:
 - a. 73 development complaints were received and processed in the 3rd quarter.
- 4. Development Agreements:
 - a. Two (2) Development Agreements signed (Lazy H Estates, Bingham Crossing Onsite Works)
 - b. Four (4) Final Acceptance Certificates issued (Hanson Park Langdon, Camden Lane, Range Road 52, Township Road 275 Apple Creek Golf Course)

Table 1: Planning Application Statistics Part 1

First Readings	80% of Applications are processed in:	90% of Applications are processed in:	10% (unique files) of Applications are processed in:	
All types (8 Applications)	2.36 months	4.22 months	9.83 months	

Redesignation Applications	80% of Applications are processed in:	90% of Applications are processed in:	10% (unique files) of Applications are processed in:
Fragment Qtr. Section - Country Residential & New/Distinct Ag Use (2 Applications)	5.61 months	3.91 months	7.30 months
All other Residential Applications (6 Applications)	4.91 months	4.92 months	9.40 months
Commercial/Industrial/ Institutional (7 Application)	3.29 months	3.29 months	10.98 months



Table 2: Planning Application Statistics Part 2

Subdivision Applications	80% of Applications are processed in:	90% of Applications are processed in:	10% (unique files) of Applications are processed in:
Fragment Qtr. Section - Country Residential & New/Distinct Ag Use (4 Applications)	2.26 months	2.82 months	4.50 months
All other Residential Applications (6 Applications)	2.49 months	2.49 months	8.32 months
Commercial/Industrial/ Institutional (2 Applications)	8.59 months	8.59 months	14.01 months

Statutory/Non- Statutory Plans	80% of Applications are processed in:	90% of Applications are processed in:	10% (unique files) of Applications are processed in:
Concept Schemes/ASP Amendments/MSDP (6 Applications)	4.34 months	5.34 months	10.98 months

Total Number of Delegated Subdivision Decisions	Average Processing Times
3	3.07 months

Total Number of RPRs in Q3	150

Total Working Endorsement Files (Actively communicating with Applicant)	Total Subdivisions Endorsed in Q3	Total Approved Subdivisions Waiting for Conditions to be Met (less currently active files)
26	12	66



Table 3: Development Compliance – Issues Reported

DEVELOPMENT COMPLIANCE – ISSUES REPORTED				
TYPE	SUB-TYPE	NUMBER		
Administrative	Unclassified	1		
Administrative	Information Only	1		
Administrative	Information Request	9		
Administrative	TOTAL	11		
Agricultural/Industrial	Cannabis Regulations	1		
Agricultural/Industrial	Dwelling	1		
Agricultural/Industrial	Lighting	1		
Agricultural/Industrial	Operating W/O DP	6		
Agricultural/Industrial	Outside Storage	1		
Agricultural/Industrial	Signage	1		
Agricultural/Industrial	Stripping/Filling/Excavation/Grading	4		
Agricultural/Industrial	TOTAL	15		
Commercial	Accessory Building	1		
Commercial	Operating W/O DP	4		
Commercial	Other Regulations	2		
Commercial	Outside Storage	1		
Commercial	Stripping/Filling/Excavation/Grading	1		
Commercial	TOTAL	9		
Development Permit	Expired Permit	3		
Development Permit	Inspection Request	1		
Development Permit	Operating Outside of Conditions	4		
Development Permit	TOTAL			
Kooning Animala		8		
Keeping Animals	Commercial Kennel	2		
Keeping Animals Keeping Animals	Commercial Kennel Other Regulations			
		2		
Keeping Animals	Other Regulations	2 5		
Keeping Animals Keeping Animals	Other Regulations Too Many Animal Units	2 5 11		
Keeping Animals Keeping Animals Keeping Animals	Other Regulations Too Many Animal Units TOTAL	2 5 11 18		
Keeping Animals Keeping Animals Keeping Animals Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit	2 5 11 18 1		
Keeping Animals Keeping Animals Keeping Animals Other District Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business	2 5 11 18 1		
Keeping Animals Keeping Animals Keeping Animals Other District Other District Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP	2 5 11 18 1 1 1 3		
Keeping Animals Keeping Animals Keeping Animals Other District Other District Other District Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP Other Regulations	2 5 11 18 1 1 3 2		
Keeping Animals Keeping Animals Keeping Animals Other District Other District Other District Other District Other District Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP Other Regulations Outside Storage	2 5 11 18 1 1 3 2		
Keeping Animals Keeping Animals Keeping Animals Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP Other Regulations Outside Storage Stripping/Filling/Excavation/Grading	2 5 11 18 1 1 3 2 1 4		
Keeping Animals Keeping Animals Keeping Animals Other District	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP Other Regulations Outside Storage Stripping/Filling/Excavation/Grading TOTAL	2 5 11 18 1 1 3 2 1 4		
Keeping Animals Keeping Animals Weeping Animals Other District Residential	Other Regulations Too Many Animal Units TOTAL Accommodation Unit Commercial Business Operating W/O DP Other Regulations Outside Storage Stripping/Filling/Excavation/Grading TOTAL Accessory Building	2 5 11 18 1 1 3 2 1 4 12 7		



DEVELOPMENT COMPLIANCE – ISSUES REPORTED				
TYPE SUB-TYPE				
Residential	Outside Storage	8		
Residential	Stripping/Filling/Excavation/Grading	7		
Residential	TOTAL	34		
TOTAL		107		
INCIDENTS PER				
DEVELOPMENT COMPLIANCE OFFICER		21.6		

Table 4: Incident outcomes

INCIDENT OUTCOMES	NUMBER
DP Application	3
Education/Warning	8
Other Resolution	13
Referred	5
Unfounded	21
Still Open – 3 rd Quarter Incidents	57
Total Development Compliance Files Still Open	116

Table 5: Development Compliance Admin Stats

DEVELOPMENT COMPLIANCE ADMIN			
Unique Contacts (phone/email)	343		
METHOD OF REPORTING			
Anonymous	4		
Email	21		
In Person	2		
Online Complaint Form	9		
Telephone	28		
External Referral	1		
Internal Referral	14		
Unassigned	3		

Department initiatives implemented or worked on during the third quarter of the year include:

- 1. Real property report streamlining;
- 2. Report template review & redevelopment.



POLICY & STATUTORY PLAN UPDATE:

The following projects were planned for 2019 and are underway:

- 1. Springbank Area Structure Plan review:
 - Revisions to the draft ASP have been made following community input earlier in the year. Transportation and environmental studies are now largely completed; however, a delay in completion of the servicing study is preventing public release of the draft ASP document. Therefore, community engagement and submission of the ASP to Council for first reading is now scheduled for early 2020, with the public hearing anticipated in spring 2020.
- 2. Bearspaw Area Structure Plan review:
 - Following the community feedback from coffee chats and the open house earlier in the year, the engagement summary report has been completed and posted to the County website. Further engagement is planned for the end of November and early December, 2019, to obtain input on a draft vision and land use scenarios for Bearspaw. The final draft is expected to be presented to Council in mid-2020, subject to the timely completion of technical studies.
- 3. Conrich Area Structure Plan amendments (Future Policy Area/Hamlet Boundary):
 - The draft ASP amendments have been completed and circulated to the City of Calgary and other agencies for review. Engagement is ongoing with both Calgary and Chestermere, seeking to address any intermunicipal concerns. Delays in obtaining traffic model data from Calgary administration has inhibited completion of the transportation studies for the ASP amendments. A first draft of the ASP amendments will be released upon completion of the technical studies. Subject to completion of the transportation study, intended submission to Council for first reading is expected early in 2020, with a public hearing in spring 2020.
- 4. Bragg Creek Area Structure Plan amendments (Expansion Strategy):
 - A draft vision and potential land use scenarios have been prepared based on community input received earlier in 2019. Technical studies have commenced to assess the land use scenarios and these should be complete before the end of the year. Further community engagement is planned for early December, 2019.
 Submission of the ASP for first reading is expected by early spring next year with the public hearing expected by mid-2020.
- 5. Janet Area Structure Plan review (Long-Term Development Area)
 - An open house was held on September 18, 2019, to obtain community input on the plan, and a draft land use strategy is currently being prepared. Similar to other projects, obtaining traffic model data from the City has delayed commencement of the transportation study. Intermunicipal meetings with both Calgary and Chestermere were held in October to identify any preliminary concerns. Submission of the ASP for first reading is expected early next year, with the public hearing expected by spring 2020.

The following additional projects were added to the work plan during 2019:

- 1. New Municipal Development Plan preparation:
 - The first round of community engagement ended on October 23, 2019 eight open houses were held;



- The engagement summary has been completed, provided to Councillors, and published on the County website;
- A workshop with Council was held on November 6, 2019, to discuss the engagement summary and kick-off the growth strategies discussion; and
- The second round of community engagement, associated with growth strategies, is anticipated to commence on November 27, 2019, and end on December 11, 2019.

The following additional projects are under consideration for inclusion on the work plan:

- 1. Glenmore Trail (Highway 560) Area Structure Plan Administration intends to present a Terms of Reference to Council for consideration on December 10, 2019.
- 2. Hwy 1 Corridor Area Structure Plan Administration intends to present a report to Council on December 10, 2019, summarizing engagement with landowners and adjacent municipalities;
- 3. Highway 8 Corridor Area Structure Plan Administration intends to present a report to Council on December 10, 2019, responding to the motion arising on October 22, 2019;
- 4. Highway 22/567 Area Structure Plan Administration has sought feedback from landowners within the proposed ASP area and is currently assessing the input received.



Planning & Development Services' Statistical Report (to Sept 30, 2019) Planning Call Stats:

	Call Type/ Month	June	July	August	Sept.	Total
DS	Exisiting [D]P/RD/SD [S]tatus	75	63	68	51	257
Z	What is my [z]oning?	60	61	54	63	238
DP	[DP] application - other	19	40	35	21	115
DL	[D]P Application - [L]ivestock/Ag	9	17	5	3	34
DA	[D]P Application [A]B/ADU	13	28	6	11	58
DC	[D]P Application - [C]ommercial	4	17	3	6	30
1	General [i]nfo	45	33	48	42	168
DQ	[D]A [Q]uestion (RPR Status, fees, Etc.)	23	24	26	10	83
BS	[B]uilding [S]ervices question	16	20	18	19	73
SR	[S]D/[R]D question	37	40	41	38	156
BL	[B]usinsess [L]icense (HBB, Malls, etc.)	16	19	16	13	64
X	Not applicable	12	14	15	17	58
EF	[E]n[f]orcement concern	7	11	10	9	37
EN	[En]gineering	11	7	7	11	36
DR	[D]P [R]equired?	17	16	17	3	53
M	Pre-app [m]eeting	13	16	5	8	42
	Total	377	426	374	325	1588

Call Averages	Avg# of Calls/ workday	Highest # calls/ day	Lowest # calls/day	Total Calls
2018 *	15.66	33	4	1270
2019	19.14	43	1	1624
% △	22.22%	30.3%	75%	27.87%

Pre-Application Meetings	# Requested	# Deferred	Cancel/ No-Show	# Attended
Total # of Pre-Apps requested June - Sept	82	26	10	46
Subdivision Pre-Apps	19	4	2	13
Redesignation Pre-Apps	29	4	4	21
Development Permit Pre-Apps	34	18	4	12

Resolution Statistics	#	%
w/in 30 mins	594	27.69%
w/in 7.5h	995	46.39%
Avg. Resolution Time [ART]	3:25:31	
Resolution Rate	1567	98.68%
Not Applicable	30	1.40%

Type of Contact	June	July	Aug.	Sept.
Live	206	261	75	148
Voicemail	164	159	295	254
Email	7	6	4	9
Total # of Calls	377	426	374	411

^{*2018} stats are full year, compared to 3^{rd} Quarter for 2019



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: November 26, 2019 **DIVISIONS**: All

FILE: 0195

SUBJECT: Further Consideration of Amendment to the *Appeal and Review Panel Bylaw*

POLICY DIRECTION:

Section 187(4) of the *Municipal Government Act* provides that a bylaw can only receive two readings at the same meeting unless Council provides unanimous permission to consider third reading at that meeting.

As per section 190(6) of the *Procedure Bylaw*, any bylaw that fails to receive unanimous permission is brought forward to the next Council meeting for consideration of third reading.

EXECUTIVE SUMMARY:

Section 15(3)(a) of the *Procedure Bylaw* requires that when Councillors are appointed to a Council committee, Council must appoint the Chair and Vice Chair of that committee from its members. Section 26 of the *Appeal and Review Panel Bylaw* provides that the Chair and Vice Chair are elected by the panel at its first meeting following the organizational meeting.

Currently, the *Procedure Bylaw* and *Appeal and Review Panel Bylaw* provide conflicting procedures for appointing the Chair of the Subdivision and Development Appeal Board and the Enforcement Appeal Committee.

Council provided first and second reading to Bylaw C-7952-2019 at its October 22, 2019 meeting but failed to provide unanimous permission to consider third reading. As such, Bylaw C-7952-2019 is before Council again to consider third and final reading.

If Bylaw C-7952-2019 is passed by Council, a further resolution is required to appoint a Councillor as the Chair of the Subdivision and Development Appeal Board and Enforcement Appeal Committee.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option # 1.

BUDGET IMPLICATIONS:

N/A

OPTIONS:

Option #1: Motion #1: THAT Bylaw C-7952-2019 be given third and final

reading.

Motion #2: THAT Councillor ______ be appointed as Chair of

the Subdivision and Development Appeal Board and the Enforcement Appeal Committee for a one year term to

expire in October 2020.

Tyler Andreasen, Municipal Clerk's Office

¹Administration Resources:

Option #2:	THAT Council provide alternative	direction.
"Kent	t Robinson"	"Al Hoggan"
Executive Di	rector, Corporate Services	Chief Administrative Officer
cs/ta		
ATTACHME	NTS:	
Attachment A	A – Bylaw C-7952-2019	



BYLAW C-7952-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*

WHEREAS section 191 of the Municipal Government Act allows Council to amend bylaws;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-7952-2019*.

Definitions

- Words in this Bylaw have the same meaning as those set out in the *Municipal Government* except as follows:
 - (1) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time.

Effect

3 Section 26 of Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended to read as follows:

"The Chair of each Panel is appointed by Council at its annual organizational meeting."

4 Section 27 of Rocky View County Bylaw C-7717-2017, being the *Appeal and Review Panel Bylaw*, is amended to read as follows:

"The Vice-Chair of each Panel is elected from its membership by majority vote at the first meeting of each Panel following the annual organizational meeting."

Transitional

Bylaw C-7952-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this d	ay 0i	_, 2019
READ A SECOND TIME IN COUNCIL this	_ day of	_, 2019
UNAMIMOUS PERMISSION FOR THIRD READING this_	day of	_, 2019
READ A THIRD TIME IN COUNCIL this	_ day of	_, 2019
	Reeve	
	Chief Administrative Office	er or Designate
	Date Bylaw Signed	



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: November 26, 2019 **DIVISION:** All

FILE: 0194

SUBJECT: Municipal Planning Commission Bylaw

¹POLICY DIRECTION:

On September 24, 2019, Council directed that Administration prepare a bylaw providing authority for the Municipal Planning Commission (MPC) to make decisions on subdivision and development permit applications.

EXECUTIVE SUMMARY:

As directed by Council on September 24, 2019, the purpose of this report is to provide Council with a proposed bylaw to create a Municipal Planning Commission to make decisions on subdivision and development applications. The MPC will have regard to Council approved bylaws, policies, and strategic priorities and is supported in its decision making by the professional advice of staff, the input of applicants and their professional consultants, and the interests of the community at large

Administration has prepared a bylaw (Attachment A) to establish the Municipal Planning Commission and outline its authority, as well as an amending bylaw (Attachment B) that updates the Land Use Bylaw and Subdivision Authority Bylaw to include the Municipal Planning Commission as development and subdivision authorities.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval of the Municipal Planning Commission bylaw in accordance with Option #1.

BACKGROUND

Section 626(3) of the *Municipal Government Act* provides that if a Municipal Planning Commission is established, the bylaw or agreement establishing it must provide for procedures to be followed, prescribe the functions and duties of the commission, including but not limited to subdivision and development powers and duties. The proposed bylaw is in compliance with legislation and also with best practices from other neighbouring municipalities.

The Municipal Planning Commission bylaw does not require a statutory public hearing, and therefore Council may approve all three readings at the November 26, 2019 Council meeting. The amending bylaw, however, requires a statutory public hearing because it amends the Land Use Bylaw. Therefore, Council may provide first reading of that bylaw at the November 26, 2019 Council meeting with a public hearing on January 24, 2019.

The intention behind the creation of a Municipal Planning Commission for Rocky View County is to ensure that all of Council has a role in managing growth and development in the County. Furthermore, it keeps Council engaged and shifts the decision-making authority from Administration to the MPC for subdivision and development application. For these reasons, the bylaw was drafted to include all of Council as members of the MPC.

¹ Administration Resources
Charlotte Satink, Municipal Clerk's Office

In accordance with section 627(4) of the Municipal Government Act, a member of the Municipal Planning Commission may not be appointed to the Subdivision and Development Appeal Board.

Given that the MPC bylaw is written to include all members of Council on the Municipal Planning Commission, if approved, an amendment to the Appeals and Review Panel Bylaw is required to remove the Councillor and alternate Councillor from the composition of the Subdivision and Development Appeal Board and to increase the number of members at large.

Should the Municipal Planning Commission bylaw be approved, Administration recommends that the MPC meetings commence once per-month beginning in February 2020 and then move to a bi-weekly basis after four months. So commencing June 2020, meetings would move to a bi-weekly basis.

BUDGET IMPLICATIONS:

If Council wishes to provide remuneration, travel and other expenses for the members of the Municipal Planning Commission, a budget is required to compensate for it as well as an amendment to the Board and Committee Remuneration Policy C-221.

OPTIONS:

Option #1: **Municipal Planning Commission Bylaw**

> Motion #1: THAT Bylaw C-7967-2019 be given first reading.

Motion #2: THAT Bylaw C-7967-2019 be given second reading.

Motion #3: THAT Bylaw C-7967-2019 be considered for third reading.

Motion #4: THAT Bylaw C-7967-2019 be given third and final reading.

Motion #5: THAT Administration be directed to bring forward an amendment

> to the Board and Committee Remuneration Policy C-221 to include remuneration for the Municipal Planning Commission.

Amendments to the Land Use Bylaw and Subdivision Authority Bylaw

Motion #6: THAT Bylaw C-7968-2019 be given first reading.

Option #2:	THAT Council provide alternative direction.
Respectfully submitted,	Concurrence,
"Kent Robinson"	"Al Hoggan"
Executive Director, Corporate	Services Chief Administrative Officer

CS

ATTACHMENTS:

Attachment A – Municipal Planning Commission Bylaw C-7967-2019 Attachment B – Bylaw C-7968-2019



BYLAW C-7967-2019

A Bylaw of Rocky View County, in the Province of Alberta, to establish a Municipal Planning Commission.

WHEREAS section 626(1) of the *Municipal Government Act* authorizes Council to establish a Municipal Planning Commission by bylaw;

AND WHEREAS section 623(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Subdivision Authority to exercise subdivision powers and duties on behalf of Rocky View County;

AND WHEREAS section 624(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Development Authority to exercise development powers and duties on behalf of Rocky View County;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as the *Municipal Planning Commission Bylaw*.

Definitions

- Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
 - (1) "Administration" means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer.
 - (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "Councillor" means a duly elected Councillor of Rocky View County;
 - (4) "Chief Administrative Officer" means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate;
 - (5) "Development Authority" means a Development Authority as defined and contemplated in the *Municipal Government Act*;
 - (6) "Land Use Bylaw" means Rocky View County Bylaw C-4841-97, being the Land Use Bylaw, as amended or replaced from time to time;
 - (7) "**Member**" means a person appointed to the Municipal Planning Commission and includes either a Councillor or a Member at Large.

- (8) **"Member at Large"** means a person appointed to the Municipal Planning Commission who is a member of the public and not a Councillor.
- (9) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time;
- (10) "*Procedure Bylaw*" means Rocky View County Bylaw C-7295-2013, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (11) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its *jurisdictional* boundaries, as the context requires;
- (12) **"Subdivision Authority"** means a Subdivision Authority as defined and contemplated in the *Municipal Government Act*; and
- (13) "Subdivision Authority Bylaw" means Rocky View County Bylaw C-7546-2015, being the Subdivision Authority Bylaw, as amended or replaced from time to time.

Municipal Planning Commission Authority

- 3 The Municipal Planning Commission:
 - (1) is the Development Authority for any development application referred to the Municipal Planning Commission under an applicable bylaw, policy, or procedure of Rocky View County or by the Chief Administrative Officer; and
 - (2) is the Subdivision Authority for any subdivision application referred to the Municipal Planning Commission under any applicable bylaw, policy, or procedure of Rocky View County or by the Chief Administrative Officer.
- When acting as the Development Authority, the Municipal Planning Commission exercises the requisite development powers and duties under the *Municipal Government Act* and its applicable regulations.
- When acting as the Subdivision Authority, the Municipal Planning Commission exercises the requisite subdivision powers and duties under the *Municipal Government Act* and its applicable regulations.
- The Municipal Planning Commission may consider and make recommendations on any other matter referred to it by Council, Administration, or another board or committee of Rocky View County.

Membership, Appointments, and Remuneration

- 7 The membership of the Municipal Planning Commission may consist of councillors and/or members at large as determined by Council.
- 8 Members of the Municipal Planning Commission are appointed by resolution of Council and serve at the pleasure of Council. Members serve for a term of office as determined by Council.

9 Members of the Municipal Planning Commission are remunerated in accordance with applicable Rocky View County policies and procedures.

Chair and Vice Chair

- 10 Council must appoint a Chair and Vice Chair of the Municipal Planning Commission by resolution for a term of office as determined by Council.
- The Chair presides over all Municipal Planning Commission meetings while in attendance and has all the requisite powers of a Chair under the *Procedure Bylaw*.
- The Vice Chair performs the duties of the Chair when the Chair is unable to perform those duties.

Meetings

- Municipal Planning Commission meetings are held on dates and times determined by Council at its annual organizational meeting.
- Additional meetings may be held on dates and times determined by the Municipal Planning Commission as required to fulfil its duties.
- Municipal Planning Commission meetings are advertised in accordance with the *Municipal Government Act* and any applicable Rocky View County bylaw, policy, or procedure.
- Applications to be considered at Municipal Planning Commission meetings are circulated in accordance with the *Municipal Government Act* and its applicable regulations and any applicable Rocky View County bylaw, policy, or procedure.
- 17 The Chief Administrative Officer is responsible for the following:
 - (1) Preparing agendas and minutes for each Municipal Planning Commission meeting;
 - (2) Providing notice of each Municipal Planning Commission meeting and each application to be considered at a Municipal Planning Commission meeting;
 - (3) Preparing and issuing notices of decision on behalf of the Municipal Planning Commission; and
 - (4) Signing decisions and instruments required for endorsements, easements, caveats, development permits, and other documents that are required for development and subdivision

Meeting Procedures

- Municipal Planning Commission meetings are conducted in accordance with Rocky View County's *Procedure Bylaw*.
- 19 Decisions of the Municipal Planning Commission are determined by simple majority vote.
- 20 Quorum is a simple majority of the Members of the Municipal Planning Commission.

Severability

If any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Amendment and Effective Date

- Rocky View County Bylaw C-7840-2019, being the *Boards and Committees Bylaw*, is amended as follows:
 - (1) Add a new section 9(6) and 31(5) with the following wording: "Municipal Planning Commission."
- Bylaw C-7967-2019, being the *Municipal Planning Commission Bylaw*, is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*.
- Bylaw C-7967-2019, being the *Municipal Planning Commission Bylaw*, comes into full force and effect on February 1, 2020.

READ A FIRST TIME IN COUNCIL this	_ day of		, 2019
READ A SECOND TIME IN COUNCIL this	_ day of		, 2019
UNAMIMOUS PERMISSION FOR THIRD READING this_		_day of	, 2019
READ A THIRD TIME IN COUNCIL this	_ day of		, 2019
	Reev	e	
	Chief	Administrative Officer	or Designate

Date Bylaw Signed



BYLAW C-7968-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend the Land Use Bylaw and the Subdivision Authority Bylaw.

WHEREAS section 191 of the Municipal Government Act allows Council to amend bylaws;

NOW THEREFORE the Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as Bylaw C-7968-2019.

Definitions

- Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
 - (1) "Council" means the duly elected Council of Rocky View County;
 - (2) "Land Use Bylaw" means Rocky View County Bylaw C-4841-97, being the Land Use Bylaw, as amended or replaced from time to time;
 - (3) "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time:
 - (4) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its *jurisdictional* boundaries, as the context requires;
 - (5) **"Subdivision Authority"** means a Subdivision Authority as defined and contemplated in the *Municipal Government Act*; and
 - (6) "Subdivision Authority Bylaw" means Rocky View County Bylaw C-7546-2015, being the Subdivision Authority Bylaw, as amended or replaced from time to time.

Amendments to the Land Use Bylaw and Subdivision Authority Bylaw

- Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*, is amended in accordance with Schedule 'A' of this bylaw.
- 4 Rocky View County Bylaw C-7546-2015, being the *Subdivision Authority Bylaw*, is amended in accordance with Schedule 'B' of this bylaw.

Severability

If any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Effective Date

Bylaw C-7968-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

	Date Bylaw Sigr	 ned
	Chief Administrative Officer or Designate	
	Reeve	
READ A THIRD TIME IN COUNCIL this	_ day of	, 2019
UNAMIMOUS PERMISSION FOR THIRD READING this_	day of	, 2019
READ A SECOND TIME IN COUNCIL this	_ day of	, 2019
READ A FIRST TIME IN COUNCIL this	_ day of	, 2019

Bylaw C-7968-2019

Schedule 'A' - Amendments to the Land Use Bylaw

SECTION 9 DEVELOPMENT AUTHORITY

Add the following sections:

9.6 The Development Authority shall:

- a) Receive, process and make decisions on all Development Permit applications;
- b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee; and
- c) Keep a register of all Development Permit applications, and the decisions rendered on them, for a minimum of seven (7) years.

9.7 The Development Authority may:

- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority it deems necessary for comment;
- b) Provide a written time extension agreement, in alignment with the Bylaw;
- c) Allow a variance, in alignment with the Bylaw.

SECTION 12 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

12.1 *Use, Permitted* Applications:

Delete the following sections:

Upon review of a completed application for a Development Permit for a use, permitted, the Development Authority shall:

(a) approve unconditionally or subject to such conditions as considered appropriate under the terms of this Bylaw, an application for a use, permitted where the proposed use conforms to this Bylaw, and may require as a condition of issuing a Development Permit, that the Applicant enter into a Development Agreement with the County. This agreement shall contain such terms and conditions as considered necessary by the County and may include the requirement to construct or pay for the construction and/or upgrading of public roadways, public utilities, other than telecommunications systems or works that are necessary to serve the development, pedestrian walkways, parking and loading facilities, and any off-site levy or redevelopment levy imposed by Bylaw. Such agreement shall be executed prior to the commencement of the development and shall be secured by the Developer in an amount satisfactory to the County:

(b) decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear

or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority the granting of a variance would not:

- (i) unduly interfere with the amenities of the neighbourhood;
- (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building, or does not exceed 10% of the required maximum floor area for Accessory Dwelling Unit;
- (iii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required yard, front or yard, side, if adjacent to or fronting on a paved road.
- (c) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policies.
- (d) impose any condition that:
 - (i) is consistent with the regulations of the Bylaw;
 - (ii) ensures the purpose and intent of the Land Use District is met;
 - (iii) ensures that the Servicing Standards are implemented; and
 - (iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policy are met.

Add the following sections:

The Development Authority, in making a decision on a Development Permit application for:

- (a) A Use, Permitted that meets all requirements:
 - (i) Shall approve the application, with or without conditions.
- (b) A Use, Permitted that does not meet all requirements:
 - (i) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:
 - (1) the proposed development would not:
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(2) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(ii) May refuse the application if the proposed development does not conform to the Bylaw.

12.2 Use, Discretionary Applications:

Delete the following sections:

Upon receipt of a completed application for a Development Permit for a use, discretionary, the Development Authority may:

(a) approve a time-limited Development Permit for a specified limited time period where it is the opinion that the use is of a temporary nature, or should only be approved on a temporary basis;

(b) approve conditionally a Development Permit under the terms of this Bylaw, an application for a use, discretionary where the proposed use conforms to this Bylaw. Conditions may include, among other things that the Applicant enter into a Development Agreement with the County. This agreement shall contain such terms and conditions as considered necessary by the County and, without limiting the generality of the foregoing, may include the requirement to construct or pay for the construction and/or upgrading of public roadways, pedestrian walkways, parking and loading facilities, and any off-site levy or redevelopment levy imposed by Bylaw. Such agreement shall be executed prior to the commencement of the development;

(c) decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority, the granting of the variance would not:

- (i) unduly interfere with the amenities of the neighbourhood;
- (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building or does not exceed 10% of the required maximum floor area for an Accessory Dwelling Unit;
- (iii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required yard, front or yard, side if adjacent to or fronting on a paved road;
- (iv) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policies.
- (d) Impose any condition that:
 - (i) is consistent with the regulations of the Bylaw;

- (ii) ensures the purpose and intent of the Land Use District is met:
- (iii) ensures that the Servicing Standards are implemented; and
- (iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policy are met.

Add the following sections:

The Development Authority, in making a decision on a Development Permit application for:

- c) A Use, Discretionary:
 - (i) May approve the application, with or without conditions, if the proposed development conforms with the Bylaw;
 - (ii) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:
 - (1) the proposed development would not:
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (2) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.
- (iii) May refuse the application even though it meets the requirements of the Bylaw.
- d) A Use, Discretionary in a Direct Control District:
 - i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.
- 12.3 In reviewing a Development Permit application for a Use, Permitted with a proposed variance or a Use, Discretionary, the Development Authority shall have regard to:
 - (a) The purpose and intent of the applicable District;
 - (b) The purpose and intent of any Statutory Plan adopted by the County;
 - (c) The purpose and intent of any other plan and pertinent policy adopted by the County; and
 - (d) The circumstances and merits of the application.

- 12.4 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with, and complementary to, surrounding land use and other planning considerations.
- 12.5 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied with the method of disposal.

Renumber the following sections:

- 12.3 12.6 Application acceptance and decision:
 - (a) The Development Authority shall not accept a Development Permit application where the proposed use is neither permitted nor discretionary;
 - (b) The Development Authority shall refuse a Development Permit for a use, discretionary if it does not meet the purpose and intent of the Land Use District.

Delete the following sections:

12.4 Applications within Direct Control Districts:

Unless otherwise directed by Council in a Direct Control District, its associated Regulation, or as provided for in Section 65.5. Council shall be the sole decision making authority on Development Permit applications within a Direct Control District. In those instances where Council has taken upon itself sole jurisdiction to deal with an application, the Development Authority shall forward the application directly to Council.

SECTION 14 VALIDITY OF DEVELOPMENT PERMITS

Delete the following sections:

14.1 A Development Permit shall come into effect fifteen (15) days after the date of the issue of the Notice of Decision, subject to compliance with conditions in Notice of Decision, unless an appeal is made to the Subdivision and Development Appeal Board.

14.2 If an appeal is made, the effective date of the permit shall be the date that the permit is finally issued.

Add the following sections:

14.1 Barring an appeal to the SDAB, a Development Permit does not come into effect until twenty-one (21) days from the date on which public notice was issued.

Delete the following sections:

14.3 A permit shall not be issued if conditions of approval set out in the Notice of Decision or in an Order of the Subdivision and Development Appeal Board have not been met within 12 months of the date of the applicable Notice of Decision or Order.

14.4 The Development Authority may impose a condition or conditions that the proposed development be permitted on a time limited permit basis. When a time limited permit expires, the permit is from that date null and void.

Add the following sections:

- 14.2 Where a proposed development is for a use, discretionary, the Development Authority may issue a temporary Development Permit for that development if:
 - (a) The proposed development is of a temporary nature; or
 - (b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.
- 14.3 The Development Authority may create limits on the duration of any development.
- 14.4 When a development is approved with a limited duration the Development Authority:
 - (a) Shall require the cessation of use and removal of the development at the expiration of the time period stated in the development permit;
 - (b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development.
 - (c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority.
 - (d) May require the applicant to post a security.
- 14.5 When a Development Permit with a limited duration expires the permit is void and a new application shall be required before the limited duration development permit expires.

Delete the following sections:

- 14.5 The Development Authority may, prior to the expiry date of a time limited permit accept an application for a new Development Permit to:
 - (a) renew/extend the time duration of an existing Development Permit provided that the Applicant has submitted a duly signed, written application with the appropriate fee.

Add the following sections:

- 14.6 A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site, or as otherwise identified in the conditions of approval.
- 14.7 A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

14.8 Time Extension Agreement

- (a) The Development Authority may request up to a three (3) month extension of the review period of a Development Permit application from the applicant;
- (b) The Development Authority may grant up to a three (3) month extensions of the review period of a Development Permit Application at the request of the applicant;
- (c) 'Time Extension Agreements' shall be agreed to by both parties in writing;
- (d) 'Time Extension Agreements' on any Prior to Issuance conditions related to an approved Development Permit may be granted by the Development Authority for a period of twelve (12) months to a maximum of three (3) extensions;
- (e) 'Time Extension Agreements' for the Commencement or Completion periods of a Development may be granted by the Development Authority.

Delete the following sections:

14.6 Unless otherwise specified in the Development Permit and/or its conditions of approval, if the development authorized by a Development Permit is not, in the judgment of the Development Authority, commenced and diligently pursued within twelve (12) months from the effective date of the permit, and completed within twenty four (24) months from the effective date of the permit, such permit approval ceases and the permit is deemed null and void.

Bylaw C-7968-2019

Schedule 'B' - Amendments to the Subdivision Authority Bylaw

Add the following sections:

- 2.14 "Municipal Planning Commission" has the same meaning as defined in the Act.
- 3.1 The Subdivision Authority shall consist of:
 - a) Council Municipal Planning Commission; and
 - b) the Chief Administrative Officer, in circumstances prescribed in this Bylaw.

Revise the following sections:

- 3.2 Council Municipal Planning Commission and the Chief Administrative Officer are authorized to exercise subdivision powers and duties on behalf of the County in accordance with the Act and the provisions of this Bylaw.
- 4.4 Notwithstanding Section 4.1 and 4.2, the Chief Administrative Officer may refer any subdivision application to the Council Municipal Planning Commission to render a decision.
- 4.5 In all circumstances where the subdivision application does not satisfy Section 4.1 or 4.2 criteria or where the Chief Administrative Officer otherwise refers the application to Council Municipal Planning Commission, Council Municipal Planning Commission shall consider the subdivision application and render the decision with respect to the application in accordance with the Act.
- 4.6 Council The Municipal Planning Commission may attach conditions to a subdivision approval issued by Council the Municipal Planning Commission in accordance with Section 655 of the Act.

Delete the following sections:

5.2 When Council is acting Authority on subdivision applications, five (5) members shall constitute a quorum.



FIRE SERVICES AND EMERGENCY MANAGEMENT

TO: Council

DATE: November 26, 2019 DIVISION: All

FILE: N/A

SUBJECT: Fire Bylaw and Level of Service Policy

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:

The current Fire Bylaw, C-7140-2012, was approved by Council in 2012 and amended in 2015, and addresses key areas in maintaining a fire-safe community; however, with the continued growth in commercial and residential areas within Rocky View County, Administration is recommending that the Bylaw be updated. One of the updates proposed is the removal of the Services Levels from the Fire Bylaw and adopted as a new County Policy.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval of the new Fire Bylaw and Fire Protection Services Levels in accordance with Option #1.

BACKGROUND:

A review of the existing Fire Bylaw identified a number of changes needed to accommodate continued growth in the County, as well as to accommodate changes to the corporate structure and current legislation. Because of the complexity of the changes, it is recommended that the existing bylaw be rescinded and replaced with a new bylaw (Attachment 'A'). These changes include:

- the addition of several definitions;
- amendments to definitions as they pertain to official titles within the organization;
- amendments for clarification to the purpose of the department and the authorities of the Fire Chief:
- clarification on requirements for Property Identification;
- removal of the inspection section
- addition of clauses to cover BBQs, table top propane-fueled fire pits, and open air fires;
- removal of the Fire Protection Charges section;
- amendments to the Fire Permits section;
- removal of the Prohibited Fires section;
- addition of the Recovery of Costs section;
- amalgamation of the Offences and Penalties sections;
- removal of the indemnity, severability, and strict liability sections;
- amendments to Schedule "B" Specified Penalties;
- addition of Schedule "A" regarding other fees and charges; and

Randy Smith, Manager, Fire Services and Emergency Management

¹ Administration Resources



removal of Schedule "C" - Level of Service.

With the removal of Schedule "C" - Level of Service, it was identified that these would be better served as a Council Policy. As such, this is presented for adoption in Attachment 'B'.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 Motion 1: THAT Bylaw C-7886-2019 be given first reading.

> Motion 2: THAT Bylaw C-7886-2019 be given second reading.

THAT Bylaw C-7886-2019 be considered for third reading. Motion 3: Motion 4: THAT Bylaw C-7886-2019 be given third and final reading. Motion 5:

THAT the Fire Protection Service Level Policy be adopted as

presented in Attachment 'B'.

Option #2 THAT alternative direction be provided.

Respectfully submitted, Concurrence,

> "Al Hoggan" "Richard Barss"

Acting Executive Director Chief Administrative Officer

Community Development Services

ATTACHMENTS:

ATTACHMENT 'A': Proposed Fire Bylaw C-7886-2019

ATTACHMENT 'B': Proposed Council Policy, "Fire Protection Service Levels"

ATTACHMENT 'C': Existing Fire Bylaw C -7140-2012

BYLAW C-7886-2019

A bylaw of Rocky View County, in the Province of Alberta, to establish and operate a fire service, authorize the prevention and control of fires, and authorize the collection of related fees, expenses, and charges.

WHEREAS the *Municipal Government Act* allows Council to pass bylaws respecting the safety, health, and welfare of people and the protection of people and property;

AND WHEREAS the *Municipal Government Act* allows Council to pass bylaws respecting people, activities, and things in, on, or near a public place or place that is open to the public;

AND WHEREAS the *Municipal Government Act* allows Council to pass bylaws respecting services provided by or on behalf of the municipality;

NOW THEREFORE the Council of Rocky View County, in the Province of Alberta, duly assembled, hereby enacts the following:

Title and Interpretation

- 1 This bylaw may be cited as the *Fire Services Bylaw*.
- In the event that any provision of this bylaw is inconsistent with any provincial legislation, the provincial legislation prevails.

Definitions

Words in this bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided in Schedule 'A' of this bylaw.

Establishment and Purpose of the Fire Department

- 4 Rocky View County's Fire Department is established for the purpose of:
 - preventing and extinguishing fires;
 - investigating the cause of fires in accordance with the quality management plan approved by Council and the Safety Codes Council;
 - (3) preserving life, property, and the environment, and protecting persons and property from injury or destruction by fire;
 - (4) providing rescue services and medical emergency co-response;
 - (5) preventing, combatting, and controlling Incidents;
 - (6) carrying out pre-fire planning and fire inspections in accordance with the quality management plan approved by Council and the Safety Codes Council;

- (7) recommending to Council the entering into of agreements with other municipalities or persons for the joint use, control, or management of fire extinguishing apparatus and equipment;
- (8) purchasing and operating apparatus and equipment for extinguishing fires or preserving life, property, and the environment; and
- (9) enforcing provisions of the Safety Codes Act.
- No person may impede, obstruct, or otherwise hinder a member of the Fire Department or Enforcement Officer in carrying out their duties under this bylaw or related legislation.
- No person may impede, obstruct, or otherwise hinder access to property or equipment required for use by a member of the Fire Department or Enforcement Officer in carrying out their duties under this bylaw or related legislation.

Establishment and Powers of the Fire Chief

- 7 The position of Fire Chief is established and granted the authority under this bylaw, Rocky View County policies and procedures, and the *Safety Codes Act*.
- The Fire Chief is responsible to the Chief Administrative Officer and will perform the functions and have the powers and responsibilities prescribed by the Chief Administrative Officer prescribed from time to time.
- 9 The Fire Chief is authorized to develop rules, regulations, policies, and procedures for the organization and administration of the Fire Department.
- 10 The Fire Chief or any other member in charge at an incident is empowered to:
 - (1) cause a building, structure, or thing to be pulled down, demolished, or otherwise removed if they deem it necessary to prevent the spread of fire to other buildings, structures, or things; and
 - (2) enter on any property or premise, including adjacent property or premises, to combat, control, or otherwise deal with the Incident in whatever manner they deem necessary.
- The Fire Chief, with the approval of the Chief Administrative Officer, may negotiate with other municipalities, the provincial or federal government, or other persons for the establishment, renewal, or amendment of mutual aid agreements and fire control agreements.
- The Fire Chief may obtain assistance from other Rocky View County officials as they deem necessary in order to discharge their responsibilities and duties under this bylaw.

Fire Permits

All persons wishing to conduct an open air fire or any other fire upon their own property, another person's property, municipal property, or any other property located within

Rocky View County must first obtain a fire permit from the Fire Chief in accordance with this bylaw.

- In addition to any fire permit required under the *Forest and Prairie Protection Act*, fire permits are required under this bylaw for the period from January 1 to December 31 each calendar year.
 - (1) Notwithstanding section 14 of this bylaw, fire permits issued pursuant to the *Forest and Prairie* Protection *Act* are deemed to have been issued pursuant to this Bylaw.
- All persons wishing to obtain a fire permit must submit an application to the Fire Chief during the regular business hours of the Fire Department in the manner prescribed by this bylaw. The Fire Chief, at their sole discretion, may require additional information.
- 16 Each fire permit application must contain the following information:
 - (1) the name and address of the applicant and the name and address of the owner of the property on which the applicant proposes to set a fire;
 - (2) the legal and municipal description of the property on which the applicant proposes to set a fire;
 - (3) the period of time for which the fire permit is required;
 - (4) the precautions that will be taken by the applicant to ensure that the proposed fire remains under control;
 - (5) the signature and authorization of the applicant; and
 - (6) consent to the proposed fire by the owner of the property if different than the applicant.
- 17 Upon receipt of a fire permit application, the Fire Chief may do one of the following pursuant to the provisions of this bylaw and the *Safety Codes Act*:
 - (1) issue the fire permit either without conditions or with the conditions that the Fire Chief considers appropriate;
 - refuse to issue the fire permit if there are reasonable or probable grounds that a risk to the public or property exists; or
 - (3) suspend, revoke, or impose additional conditions on a fire permit after it has been issued.
- On receiving notice that a fire permit has been suspended or revoked, the person concerned must immediately extinguish any fire set in accordance with their fire permit.
- On receiving notice that additional conditions have been imposed on a fire permit, the person concerned must immediately comply with the additional conditions.

- Fire permits are valid only for the period of time determined by the Fire Chief when issuing the fire permit. Every fire permit issued pursuant to this bylaw must state the period of time for which it is valid.
 - (1) The Fire Chief may in writing extend the period of time that a fire permit is valid provided that the fire permit has not expired.

21 Fire permits:

- (1) must have an identifying number and contain the name, signature, and designation number of the authorizing member; and
- (2) are not transferrable.
- In the case of fire pits that are not acceptable fire pits, or in the case of a fireplace which is not an acceptable fireplace, the Fire Chief may issue a fire permit if they are satisfied that the non-confirming fire pit or fireplace meets appropriate safety standards.

Fire Advisories and Fire Bans

- The Fire Chief may, from time to time, issue a fire advisory within Rocky View County or a portion of the County when the Fire Chief, at their sole discretion, determines that the prevailing environmental conditions may give rise to an increased risk of a fire becoming a running fire.
 - (1) While a fire advisory is in effect, all fire permits previously issued are suspended and no new fire permits are allowed to be issued within the area affected by the fire advisory.
- The Fire Chief may, from time to time, issue a fire ban within Rocky View County or a portion of the County when the Fire Chief, at their sole discretion, determines that the prevailing environmental conditions may give rise to an increased risk of a fire becoming a running fire.
 - (1) When a fire ban is in effect, no person may ignite a fire or allow or cause a fire, including recreational fires, to be ignited on their property or property under their control if the property is located within the area affected by the fire ban.
 - (2) All fire permits issued previous to a fire ban are suspended for the duration of the fire ban if the fire permits were issued in an area affected by the fire ban.
- Fire advisories and fire bans imposed by the Fire Chief in accordance with section 23 and 24 of this bylaw remain in effect until they are lifted by the Fire Chief.

Appointment and Powers of Fire Guardians

- Rocky View County Council delegates its authority to appoint Fire Guardians under the Forest and Prairie Protection Act to the Fire Chief in accordance with section 203 of the Municipal Government Act.
- 27 Fire Guardians have the authority and power to:

- (1) exercise all powers prescribed for Fire Guardians under the *Forest and Prairie Protection Act*;
- (2) exercise all powers with respect to fire permits under sections 13 through 22 of this bylaw;
- enforce the provisions of the *Forest and Prairie Protection Act* and this bylaw within the boundaries of Rocky View County;
- (4) require any able-bodied adult person who is not exempt by the *Forest and Prairie Protection Act* to assist in extinguishing fires and the prevention or spread thereof;
- (5) commandeer and authorize payment for the possession or use of any equipment for the purposes of extinguishing a fire;
- (6) enter into a closed area under the Forest and Prairie Protection Act without a permit or written permission of a forest officer subject only to the Forest and Prairie Protection Act;
- (7) obtain the following information from any person found on public property or leaving or entering public property:
 - (a) name;
 - (b) address;
 - (c) an account of their activities;
 - (d) the route of the activities they propose to carry out; and
 - (e) the route they intend to follow on the public property.
- (8) enter on any property or premises, except a private dwelling house, without a warrant for the purpose of discharging their duties under this Bylaw or the Forest and Prairie Protection Act, and
- (9) enter any private dwelling house that is on fire without a warrant for the purpose of extinguishing the fire or to prevent the spread thereof.

Open Air Fires

- Any person who builds, ignites, or allows a fire on a premises must ensure that the fire is not left unsupervised at any time.
- No person may burn prohibited debris or deposit, discard, or leave any burning matter or substance that may cause a fire.
- 30 Any person who builds, ignites, or allows a fire in a fire pit must ensure that:
 - (1) a means of extinguishing the fire is kept on hand at all times while the fire is burning;

- (2) the flames from the fire do not exceed one metre in height at any time;
- (3) the fire is extinguished completely, leaving only cold ashes, prior to leaving the fire.
- Notwithstanding section 13 of this bylaw, fire permits are not required under this bylaw to conduct the following:
 - (1) cooking of food using a portable appliance;
 - (2) recreational burning or cooking of food in acceptable fire pits or acceptable fireplaces, provided:
 - (a) only clean fuel is used such as natural gas, dry wood, or charcoal, in amounts that will be contained within the acceptable fire pit or acceptable fireplace below the mesh screen;
 - (b) the acceptable fire pit or acceptable fireplace is not used to burn prohibited debris;
 - (c) a means, acceptable to the Fire Chief, of controlling or extinguishing the fire is available on the property and within reasonable distance from where the fire occurs; and
 - (d) a responsible adult is present on the property when the fire is burning;
 - (3) burning in fireplaces in or attached to dwellings as provided by legislation;
 - (4) burning in campgrounds and parks owned by Rocky View County where fireplaces, stoves, and fire pits are provided by or approved by the County;
 - (5) burning in an acceptable burning barrel for which a permit to construct and licence to operate has been issued and continues to be valid pursuant to applicable legislation; or
 - (6) burning by the Fire Department for the purpose of training its members.

Fireworks

- Fire permits are required for the discharge of fireworks within Rocky View County. Fireworks must be purchased from a recognized company that meets all current provincial or federal regulations and standards.
- Fireworks that are considered low level displays require a fire permit. Possession, sale, or storage of fireworks is prohibited without a fire permit.
- No Person shall sell, possess, or discharge fireworks within Rocky View County unless they have obtained the appropriate permits and licensing for high level displays.

Barbeques and Table Top Propane-Fuelled Fire Pits

- All barbeques and table top propane-fuelled fire pits must comply with the requirements established in the *Safety Codes Act*.
- If the owner of a building allows propane barbeques and other appliances to be installed on their decks or balconies, the barbeques, cylinders, or any other items must be installed in accordance with the manufacturer's certified instruction and the CSA Group *B149.1-15* codes and standards.
- If the owner of a building allows table top propane-fuelled fire pits or other heating appliances to be installed on their decks or balconies, then the appliances, cylinders, or any other items must be installed in accordance with the manufacturer's certified instruction and the CSA Group *B149.1-15* codes and standards.

Fire Safety Plans

The Safety Codes Act requires buildings or parts of buildings undergoing construction or demolition to have a fire safety plan, which must comply with all appropriate requirements established in the Safety Codes Act.

Property Identification

The municipal address of any property within Rocky View County must be prominently displayed in accordance with Rocky View County Bylaw C-7562-2016, being the *Municipal Addressing Bylaw*.

Fire and Dangerous Goods Incident Reporting Requirements

- The owner or authorized agent of any property damaged by fire must immediately report the particulars of the fire to the Fire Department in the manner and form prescribed by and to the satisfaction of the Fire Chief.
- The owner or authorized agent of any property containing dangerous goods which sustains an accidental or unplanned release of the dangerous goods must immediately report the particulars of the release to the Fire Department in the manner and form prescribed by and to the satisfaction of the Fire Chief.

Cost Recovery

- When the Fire Department has taken any action for the purpose of:
 - (1) site inspections for regulated occupancies;
 - (2) requested site inspections and required fire investigations;
 - (3) business inspections;
 - (4) file searches;
 - (5) report copies;

- (6) duplicate copies of photographs:
- (7) photocopies of photographs;
- (8) site inspection or fire permit for flammable or combustible fuel tank installation;
- (9) site inspection and fire permit for flammable or combustible fuel tank removal; or
- (10) fire permit (includes the discharge of fireworks);

the required fee must be paid to Rocky View County.

- The fees charged by the Fire Department for services rendered pursuant to this bylaw are set out in either Schedule 'C' of this bylaw or Rocky View County's *Master Rates Bylaw*, whichever is applicable.
- With respect to fees or charges required to be paid under this bylaw:
 - (1) the County may recover such fees or charges as a debt due and owing to the County; or
 - in the case of action taken by the Fire Department and where permitted under the *Municipal Government* Act, such fees or charges may be charged against the property as taxes due and owing on that property.
- When a person:
 - (1) fails to obtain a fire permit as required under this bylaw;
 - obtains a fire permit as provided for in this bylaw, but fails to follow the provisions of the bylaw or the conditions outlined on the fire permit;
 - originally did not require a fire permit, but whose actions brought an open air fire under the requirements for a fire permit as defined herein; or
 - (4) a fire beyond the control of the Person or other Incident results therefrom;

that person is liable to pay all costs for emergency response incurred by the Fire Department and Rocky View County may recover from that person all costs as a debt owing to the municipality.

- When the Fire Department has extinguished a fire or responded to a fire call or incident within or outside Rocky View County for the purpose of preserving life, property, and the environment from injury or destruction, including any such action taken by the Fire Department on a false alarm, the Fire Chief may charge any costs incurred by the Fire Department in taking such action to:
 - (1) the person who caused the incident:
 - (2) the owner of the property or the person in possession of the property where the incident occurred; or

(3) the owner of the property or the person in possession and control of the property if the location of the incident is not on privately owned property.

Specified Penalties

Any person who contravenes any provision of this bylaw is guilty of offence and is liable upon conviction to the specified penalty set out in Schedule 'B' of this bylaw.

General Penalty Provision

Any person who contravenes any provision of this bylaw is guilty of an offence and is liable upon conviction is liable to a fine of not less than \$250.00 and not more than \$2,500. No person found guilty of an offence under this bylaw is liable to imprisonment.

Violation Tickets

- 49 Notwithstanding any other provision of this bylaw, an Enforcement Officer is authorized and empowered to immediately issue a violation ticket pursuant to the *Provincial Offences Procedure Act* to any person that the Enforcement Officer has reasonable grounds to believe has contravened any provision of this bylaw.
- Nothing in this bylaw prevents an Enforcement Officer from issuing a violation ticket for the mandatory court appearance of any Person who contravenes any provision of this bylaw.

Severability

Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

Transitional

- Rocky View County Bylaw C-7140-2012, being the *Fire Services Bylaw*, and any amendments thereto, are repealed upon this Bylaw passing and coming into full force and effect.
- Bylaw C-7886-2019, being the *Fire Services Bylaw*, is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ATTACHMENT 'A': Proposed Fire Bylaw C-7886-2019

	Date Bylaw Signed	
	Chief Administrative Officer or Designate	
	Reeve	
READ A THIRD TIME IN COUNCIL this	_day of	, 2019
UNAMIMOUS PERMISSION FOR THIRD READING this_	day of	, 2019
READ A SECOND TIME IN COUNCIL this	_ day of	, 2019
READ A FIRST TIME IN COUNCIL this	_ day of	, 2019

Bylaw C-7886-2019

Schedule 'A' - Definitions

- 1 "Acceptable burning barrel" applies to farm use only and means an outdoor receptacle that meets the following specifications:
 - (1) a minimum of three metres' clearance is maintained from any building, property line, or other combustible material when measured from the nearest edge;
 - the opening does not exceed one metre in width or diameter when measured between the widest points or outer edges;
 - the receptacle has closed sides made from brick, concrete blocks, heavy gauge metal, or other non-combustible material that is acceptable to the Fire Chief;
 - (4) a spark arrestor mesh screen with openings no larger than 12.5 millimetres that is constructed of expanded metal (or equivalent material) is used to cover the opening in a manner sufficient to contain and reduce the hazards of airborne sparks; and
 - (5) Burning Barrels are not permitted in hamlet or residential districts.
- 2 "Acceptable fire pit" means an outdoor receptacle that meets the following specifications:
 - (1) a minimum of three metres' clearance is maintained from any building, property line, or other combustible material when measured from the nearest fire pit edge;
 - (2) the fire pit height does not exceed 600 millimetres when measured from the surrounding grade to the top of the pit opening;
 - (3) the pit opening does not exceed one metre in width or in diameter when measured between the widest points or outer edges;
 - (4) the fire pit has enclosed sides made from brick, concrete blocks, heavy gauge metal, or other non-combustible material that is acceptable to the Fire Chief; and
 - (5) a spark arrestor mesh screen with openings no larger than 12.5 millimetres that is constructed of expanded metal (or equivalent material) is used to cover the fire pit opening in a manner sufficient to contain and reduce the hazards of airborne sparks.
- 3 **"Acceptable fireplace"** means an outdoor receptacle that meets the following specifications:
 - a minimum of one metre's clearance is maintained from any building, property line, or other combustible material when measured from the nearest fireplace edge;
 - (2) the fireplace is constructed of materials such as bricks or rocks that are heat and flame resistant:

- (3) the fireplace is equipped with a chimney that is not less than two and one-half metres in height when measured from the base of the burning area;
- (4) the fireplace chimney is equipped with a regulation screen designed to contain and reduce the hazards of airborne sparks;
- (5) the base of the fire burning area is not less than 300 millimetres above the surrounding grade; and
- (6) the fire chamber does not exceed one and one-quarter metres in width and is at least 400 millimetres, but not more than 600 millimetres in depth; and
- (7) Clay fire pots are required to meet the above regulations and should have a layer of sand or gravel in the bottom to prevent burn-through.
- 4 "Burnable debris" applies to farm use only and means the following materials:
 - (1) grass and weeds;
 - (2) leaves and tree pruning's;
 - (3) brush and fallen trees on newly cleared property;
 - (4) wood material from the construction or demolition of buildings that does not contain wood preservatives; and
 - (5) All burning of any of the above debris requires a Fire Permit issued by the Fire Department with the exception of debris when burned within an Acceptable Burning Barrel and/or Incinerator.
- 5 **"Chief Administrative Officer"** means the Chief Administrative Officer of Rocky View County or their authorized delegate pursuant to the *Municipal Government Act*.
- 6 "County" means Rocky View County.
- 7 "Council" means the duly elected Council of Rocky View County.
- 8 "Dangerous goods" means any product, substance, or organism specified in the regulations, or included by its nature, in any of the classes listed in the regulations under the Dangerous Goods Transportation and Handling Act.
- 9 "Dangerous Goods Transportation and Handling Act" means the Transportation of Dangerous Goods Act, RSA 2000, c D-4, as amended or replaced from time to time, and includes any associated regulations.
- 10 **"False alarm"** means:
 - (1) any third or subsequent fire alarm from, or emergency response to, the same municipal address that is set off needlessly through wilful or accidental human or mechanical error to which the Fire Department responds; or

- (2) any third or subsequent emergency response to the same municipal address where the emergency response has been initiated from a different municipal address and where the Fire Department has previously determined and notified the initiating party that the cause for the emergency response is not an offence under this bylaw.
- "Fire advisory" means fire permits within Rocky View County or a part of the County are suspended for the duration of the fire advisory and no new fire permits are issued for the duration of the fire ban in the area affected.
- "Fire ban" means all fires within Rocky View County or a part of the County, including recreational fires, are banned and all fire permits issued in the area affected by the fire ban are suspended for the duration of the fire ban.
- "Forest and Prairie Protection Act" means the Forest and Prairie Protection Act, RSA 2006, c F-19, as amended or replaced from time to time, and includes any associated regulations.
- "Enforcement Officer" means a member of the Royal Canadian Mounted Police (R.C.M.P), a Community Enforcement Officer appointed by the Solicitor General of Alberta in accordance with the Enforcement Officers Act, RSA 2006, c P-3.5, and a Bylaw Enforcement Officer employed by Rocky View County in accordance with the Municipal Government Act.
- 15 "Fire Chief" means the Fire Chief of Rocky View County or their authorized delegate.
- 16 **"Fire Guardian"** any individual appointed as a Fire Guardian pursuant to the *Forest and Prairie Protection Act*.
- 17 **"Fire Department"** means the department as established by Council and organized by Rocky View County consisting of, among other things, all persons appointed or recruited to the various positions within the Fire Department, and all buildings, equipment, apparatus, materials, and supplies used in the operation, maintenance, and administration of the Fire Department.
- "Fire permit" means a written application in the prescribed form set out by the Fire Department for approval for an open air fire or discharge of fireworks, and includes such other information as may be required by the Fire Department.
- "Fireworks" means the fireworks listed in Class 7, Division 1, and Class 7, Division 2, Subsection 1 and 2 in Section 14 of the Explosives Act (Canada) and Section 5.7 of the Alberta Fire Code.
- "Incident" means a fire or medical situation where a fire or explosion is imminent, or any other situation presenting danger or possible danger to life, property, or the environment, and to which the Fire Department has responded.
- "Liquid fuelled barbeques or heating appliances" means any barbeque or heating appliance, including a table top fire pit, fuelled by propane or natural gas from a portable cylinder or by a supplied utility service.

- 22 "*Master Rates Bylaw*" means Rocky View County's current *Master Rates Bylaw*, as amended or replaced from time to time.
- 23 "Member" means any person who is a member of the Fire Department.
- 24 "Municipal Government Act" means the Municipal Government Act, RSA 2000, c M-26, as amended or replaced from time to time and includes any associated regulations.
- 25 "Open air fire" means any fire that:
 - (1) is not a fire in an acceptable burning barrel, acceptable fire pit, or acceptable fireplace; and
 - (2) without limiting the generality of the foregoing includes grass fires, forest and brush fires, running fires, structure fires, wood scrap fires, ground thawing fires, and chattel fires.
- 26 "Owner" means the person or persons listed on the title of a parcel of property at the Land Titles Office.
- 27 "Person" means any individual, firm, partnership, association or corporation.
- 28 **"Portable Appliance"** means any appliance sold or constructed for the purpose of cooking food outdoors.
- "Prohibited Debris" means any material that when burned will result in the release of dense smoke or toxic air contaminants to the atmosphere as outlined in any legislation or bylaw written to protect and enhance the environment and includes but is not limited to materials described as:
 - (1) straw and stubble;
 - (2) animal manure;
 - (3) chemicals and chemical containers;
 - (4) combustible material in automobiles;
 - (5) household refuse;
 - (6) non-wooden material;
 - (7) paints and painting materials;
 - (8) pathological waste;
 - (9) rubber or plastic, or anything containing or coated with rubber or plastic or similar substances, except rubber or plastic attached to shredded scrap steel;
 - (10) tires;
 - (11) toxic substances;

- (12) used oil; or
- (13) wood or wood products containing substances for the purpose of preserving wood.

30 "Residential district" includes:

- (1) any parcel of property located within the boundaries of the hamlet of Langdon, as adjusted from time to time;
- any parcel of property located within the boundaries of the hamlet of Cochrane Lake, as adjusted from time to time;
- (3) any parcel of property located within the boundaries of the Harmony Conceptual Scheme as outlined in Rocky View County *Bylaw C-6461-2007*, as amended from time to time:
- (4) any parcel of property located within the boundaries of the Watermark Conceptual Scheme as outlined in Rocky View County *Bylaw C-6798-2009*, as amended from time to time, and
- (5) any parcel of property located within the boundaries of the South Conrich Conceptual Scheme as outline in Rocky View County *Bylaw C-6401-2006*, as amended from time to time.
- 31 **"Running fire"** means a fire burning without being under the proper control of any Person.
- "Safety Codes Act" means the Safety Codes Act, RSA 2000 c S-1, as amended or replaced from time to time, and includes any associated regulations.

Bylaw C-7886-2019

Schedule 'B' - Specified Penalties

Bylaw Section Number	Offence	Minimum Penalty (1st Offence)
5	Impeding, obstructing, or otherwise hindering a member of the Fire Department or Enforcement Officer in carrying out their duties	\$1,000.00
6	Impeding, obstructing, or otherwise hindering access to property or equipment required by a member of the Fire Department or Enforcement Officer in carrying out their duties	\$1,000.00
13	Lighting an outdoor fire without a fire permit	\$500.00
13	Lighting an outdoor fire on municipal land without a permit	\$500.00
13	Owner permitting an outdoor fire to be lit without a permit	\$1,000.00
16	Providing false or misleading information when applying for a fire permit	\$500.00
16(4)	Failure to take necessary precautions when burning	\$500.00
17(1)	Conducting a burn contrary to the conditions of a fire permit	\$500.00
24	Burning during a fire ban	\$1,000.00
29	Failure to take reasonable steps to control a fire	\$1,000.00
29	Burning prohibited debris	\$1,000.00
29	Deposit, discard, or leave any burning matter or substance that may cause a fire	\$1,000.00
39	Failure to report a fire to the Fire Department	\$500.00
31, 33	Possess, store, sell, or discharge high level fireworks without a permit	\$1,000.00
31, 32	Possess, store, sell, or discharge low level fireworks without a permit	\$500.00



Council Policy

C-###

Policy Number: C-###

Policy Owner: Fire Services & Emergency Management

Adopted By:

Adoption Date:

Effective Date:

Date Last Amended:

YYYY Month DD

YYYY Month DD

YYYY Month DD

Purpose

This policy outlines fire protection services and the level of service for areas within Rocky View County (the County).



Policy Statement

- The County maintains fire protection services to provide for the safety of its residents and visitors, as well as the protection of property within the County.
- The County works in cooperation with Alberta Health Services (AHS) to provide Medical First Response (MFR). Fire Services provides basic care and comfort to a patient or patients until the arrival of the Emergency Medical Services (EMS) or a higher level of care.
- 4 Council has determined that the most cost effective and appropriate way to deliver fire protection services within the County is through the use of a composite organizational structure, which is comprised of full-time, part-time, and Paid-Per-Call (volunteer) firefighters.
- Council is responsible for determining the applicable level of service for all areas of the County. Fire Services responds within the capacity of the stated level of service applicable to each area defined in this policy.
- The response times referenced in this policy are guidelines only. County residents may have to wait a substantial amount of time for Fire Services to arrive.
- 7 This policy applies to all County firefighters and all personnel providing firefighting and medical services under a service agreement with Fire Services.





Council Policy

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Policy

- The County does not guarantee specific response times notwithstanding anything contained in this policy. Factors that impact Fire Services response times include, but are not limited to, the distance from the fire station to the incident and whether the first fire station called is able to respond.
- 9 The County does not guarantee any level of service notwithstanding anything contained in this policy. Factors that may result in a variation of a level of service include but not limited to:
 - (1) environmental factors, obstructions, remote or isolated properties, private roadways, hazardous or unsafe conditions at the incident, or encountered while en-route to the incident;
 - (2) impeded access, topographic or geographic configurations of land; and s
 - (3) the number of firefighters and equipment available to respond to any particular incident.
- Hamlet and private water systems are not guaranteed to provide Underwriters Laboratories of Canada (ULC) recommended hydrant fire flows. Fire Services may use available hydrants to augment on-truck water supplies.

Fire Protection Service and Level of Service

- 11 Within eight kilometres of travel by road, County fire stations located in Elbow Valley, Springbank, Bearspaw, Balzac and Langdon provide
 - (1) the fire protection services that include vehicle rescue, shore based water rescue, interior/offensive fire suppression, and exterior/defensive firefighting activities; and
 - (2) at least four firefighters on scene within 10 minutes 80% of the time.
- 12 Within eight kilometres of travel by road, County fire stations in Irricana and Madden provide:
 - (1) the fire protection services that include vehicle rescue; exterior/defensive fire suppression activities; and
 - (2) a level of service of at least four firefighters on scene within 18 minutes 80% of the time.

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- For all areas of the County not included in sections 12 and 13 of this policy:
 - (1) fire protection services include rescue, basic exterior/defensive fire suppression activities; and
 - the level of service is at least four firefighters on scene within an indeterminate period of time 90% of the time.
- 14 A second unit response arrival is dependent on the proximity of the fire station(s) responding.
- the level of service in sections 12 and 13 provide a response rationale and an indicator to insurance companies of the associated water supply provision.

Structural Firefighting and Rescue

- The level of service for firefighting and rescue involving structure fires may vary depending on the level of fire involvement of a structure upon the arrival of firefighters. The level of fire involvement of a structure is impacted by a variety of factors including but not limited to the distance of the structure from the responding fire station, road conditions, traffic congestion, the time of day, weather, early notification of the fire, witnessing the fire ignition, and the contents of the structure and their flammability.
- Entry into a structure for firefighting and rescue purposes is contingent on the life safety hazard, probability of survivability of occupants, and firefighter safety.
- 18 If rescue is not required and the structure's involvement is such that the likelihood of extinguishment is minimal, then the protection of exposures is the primary focus of firefighters upon arrival.
- For all areas of the County not included in sections 9 and 10 of this policy, the accepted level of service for structural firefighting and rescue is the protection of exposures and protection against fire extension to adjacent properties. A defensive firefighting strategy is mandated to these areas.

Medical First Response

- As a Medical First Response agency, the County strictly adheres to a set of Medical Control Protocols (MCPs) outlined by AHS.
- The minimum training for firefighters is Standard First Aid or its equivalent, including CPR and AED HCP certification.
- 22 Fire Services is dispatched to a medical response call:

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- (1) at the request of EMS based on information received during the 911 call, on scene patient assessment, or for manpower;
- (2) when the criteria is consistent with the AHS classification for Delta and Echo calls; and
- (3) when an ambulance response is greater than 20 minutes away.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

Related Procedures

Other

- N/A
- Rocky View County Bylaw C-7140-2012, "Fire Services Bylaw", as may be amended or replaced from time-to-time
- N/A
- Alberta Medical First Responder Program



Policy History

Amendment Date(s) – Amendment Description

Review Date(s) – Review Outcome Description

N/A

N/A



Definitions

- 23 In this policy:
 - (1) "AHS" means Alberta Health Services;
 - (2) "Council" means the duly elected Council of Rocky View County;
 - (3) "County" means Rocky View County;
 - (4) "EMS" means Emergency Medical Services;

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- (5) "Fire Services" means the department of Rocky View County that provides fire protection service and emergency management;
- (6) "fire protection service" means a service provided by the Fire Services & Emergency Management Department of Rocky View County;
- (7) "firefighter" means a rescuer extensively trained in firefighting, primarily to extinguish hazardous fires that threaten life, property and the environment as well as to rescue people and animals from dangerous situations;
- (8) "incident" means any situation where a member of the public or mutual aid partner, such as Alberta Health Services or Emergency Medical Services, has requested assistance from Rocky View County Fire Services;
- (9) "Medical First Responder" means the Alberta Medical First Responder Program includes provincial standards for Medical First Responder service delivery, support for agencies providing MFR, ensuring safe patient care with medical oversight, and providing patient care guidelines;
- (10) "MFR" means Medical First Responder;
- (11) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires; and
- (12) "structure" means various types of residential, commercial, and industrial buildings.

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OFFICE CONSOLIDATION

BYLAW C-7140-2012

A Bylaw of Rocky View County in the Province of Alberta, for the purpose of establishing and operating a Fire Service, authorizing the prevention and control of Fires and authorizing the imposition and recovery of related fees, expenses and charges.

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended, provides that a Council of a Municipality may pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property and for services provided by or on behalf of the Municipality; and

WHEREAS Sections 7 and 8 of the *Municipal Government Act* provide that Council of a Municipality may pass bylaws establishing a system of licences, permits or approvals including the establishment of fees; and

WHEREAS Rocky View County has been accredited by the Safety Codes Council pursuant to the **Safety Codes Act**, R.S.A. 2000, c.S-1; as amended, and is authorized to perform services and enforce the provisions of the **Safety Codes Act**, and

WHEREAS Rocky View County Fire Services is a composite fire service comprised of full time, part time and volunteer firefighters, the safety of residents and firefighters is paramount, therefore Rocky View Fire Services will primarily engage in rescue and basic exterior fire suppression and defensive firefighting activities; and

WHEREAS the Council of Rocky View County recognizes that the *Forest and Prairie Protection Act*, R.S.A. 2000, c.F-19, as amended makes the Council of Rocky View County responsible to fight and control all Fires within the boundaries of the County, other than areas contained in a forest protection area; and

WHEREAS the *Forest and Prairie Protection Act*, as amended, grants certain additional powers which may be enacted by the Council of a Municipality so it can enforce the provisions of the *Forest and Prairie Protection Act*; and

WHEREAS the Council of Rocky View County pursuant to the powers granted to it under the *Municipal Government Act* and the *Forest and Prairie Protection Act* wishes to provide for the prevention, regulation and control of the lighting of Fires within the County; and

WHEREAS the Council of Rocky View County recognizes that it is not possible to provide the same level of fire protection services to all areas and persons within the County given limited resources, competing demands for resources, and the geographic size of the County;

NOW THEREFORE the Council of Rocky View County in the Province of Alberta, duly assembled, hereby enacts as follows:

SECTION 1 NAME OF BYLAW

1.1 This Bylaw may be cited as the "Fire Services Bylaw".

SECTION 2 DEFINITIONS

- 2.1 In this Bylaw:
 - a. "Apparatus" means any vehicle operated by or for the Fire Services Section, whether that vehicle operates on land, in the air or on water.
 - b. "Burnable Debris" means those materials permitted to be burned in accordance with applicable statutes and regulations and this Bylaw and shall include but is not limited to materials described as:
 - i. wood material from the construction or demolition of buildings which does not contain wood preservatives;
 - ii. wood material which does not contain wood preservatives or laminates;
 - iii. solid waste from sawmills or planning mills with an annual production of less than 6500 cubic metres of lumber;
 - iv. solid waste from post and pole operations that does not contain wood preservatives or;
 - v. solid waste from tree harvesting operations.
 - c. "Council" means the Council of Rocky View County.
 - d. "County" means Rocky View County together with its jurisdictional and geographical boundaries.
 - e. "County Manager" means that individual appointed to the position of chief administrative officer for the County by Council in accordance with the provisions of the *Municipal Government Act*.
 - f. "Dangerous Goods" means a product, substance or organism included by its nature or by the regulations in any of the classes listed in the Schedule to the **Dangerous Goods Transportation and Handling Act**, R.S.A. 2000, c.D-4.
 - g. "Demand Zone" means areas used to define or limit the management of a risk situation. (NFPA 1720 3.3.11*)
 - h. "Deputy Fire Chief" means the individual(s) appointed as Deputy Fire Chief in accordance with the Fire Services Manual.
 - i. "District" means a defined area within the Fire Protection Area as set by the Fire Chief.

- j. "Emergency Operating Guidelines" means those guidelines approved by the Fire Services Section, as may be amended or replaced from time to time.
- k. "Equipment" means any tools, contrivances, devices or materials used by Fire Services to combat an Incident or other emergency.
- I. "False Alarm" means any notification to the Fire Services Section or any Member thereof respecting the existence of a condition, circumstance or event containing an imminent serious danger to persons or property, wherein such a condition, circumstance or event is in fact not in existence.
- m. "Fee for Service Agreement" means an agreement that is approved by Council for the provision of Fire Protection Services to a requesting party by the Rocky View Fire Services Section.
- n. "Fire" means the burning of any flammable or combustible material or any combustible material in a state of combustion.
- o. "Fire Ban" means any order from the Province or from the Fire Chief in accordance with Part 13.1 of this Bylaw which prohibits Fires in all or any part of the County.
- p. "Fire Chief" means the individual appointed as head of the Fire Services Section in accordance with the Fire Services Manual.
- q. "Fire Chief's Office" means the Fire Chief and any Deputy Fire Chiefs.
- r. "Fire Guardian" means:
 - i. any individual deemed a Fire Guardian under the *Forest and Prairie Protection Act*, and
 - ii. any individual appointed as a Fire Guardian by Council Resolution in accordance with the *Forest and Prairie Protection Act*;
- s. "Fire Hazard" means any condition, circumstance or event that increases the possibility and/or probability of Fire occurrence.
- t. "Fire Permit" means a permit issued by a Fire Guardian pursuant to the **Forest** and **Prairie Protection Act** or this Bylaw or both allowing for the setting of Fires within the County.
- u. "Fire Protection Area" means the geographical area where Fire Services are to be provided, as outlined in the map that appears as Schedule "A".
- v. "Fire Protection Services Agreement" means an executed agreement in writing between the County and:
 - i. any one or more neighboring municipalities or First Nations whose municipal boundaries are surrounded by or adjacent to the County; or
 - ii. any one or more privately owned and operated emergency services;

which provides for the provision of Fire Protection Services to be delivered on behalf of the County in the event of an Incident within the boundaries of the County as contemplated in Section 7 of this Bylaw.

- w. "Fire Service Manual" means the "Fire Services Rules and Regulations Manual Part II of II".
- x. "Fire Services Section" means the Rocky View County Fire Services Section responsible for providing Fire Protection Services in accordance with this Bylaw and includes the Fire Chief, Deputy Fire Chiefs, all Officers and Members.
- y. "Fire Protection Charge" means the fees and charges payable pursuant to this Bylaw as set out in the Master Rates Bylaw¹.
- z. "Fire Protection Service" or "Fire Protection" means any aspect of Fire safety as may be determined by Council from time to time including, but not limited to Fire prevention, Fire suppression, Fire investigation, Fire permitting, rescue services, attendance at motor vehicle collisions, standby services, public education and information, training and staff development.
- aa. "Fireworks" or "Firecracker" means any article defined as a firework or firecracker pursuant to the *Canada Explosive Act* or regulations thereto as well as the *Alberta Fire Code*, as amended, repealed and replaced from time to time.
- bb. "Forest and Prairie Protection Act" means the Forest and Prairie Protection Act, R.S.A. c. F-19.
- cc. "General Manager" means that individual employed by the County in the position for the purpose of managing the County's Community Services Department.
- dd. "Highway" means any thoroughfare, street, road, trail, avenue, parkway, driveway, viaduct, lane, alley, square, bridge, causeway, trestleway or other place or any part of any of them, whether publicly or privately owned, that the public is ordinarily entitled or permitted to use for the passage or parking of vehicles.
- ee. "Incident" means a Fire or a situation where a Fire or an explosion is or may be imminent or any other situation presenting a danger or possible danger to life or property and to which Fire Services has responded.
- ff. "Incident Commander" means that Member of the Fire Services Section responsible for Fire Service resources and actions at an Incident in accordance with the Fire Services Manual.
- gg. "Incinerator" means a non-combustible structure or container that has the draft and smoke vents thereof covered with a regulation screen which is ventilated in such a manner as to preclude the escape of combustible materials including ash and is used for the purpose of burning burnable debris.
- hh. "Incinerator Fire" means a Fire that is confined within an incinerator.

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¹ Bylaw Amendment C-7444-2015 – July 14, 2015

- ii. "Initial Inspection" means an inspection completed for the initial occupancy of a structure or after a major renovation of a structure.
- ij. "Inspection" means any fire inspection other than the Initial Inspection.
- kk. "Level of Service" means that level of Fire Protection Service approved by Council as outlined in Schedule "D" to this Bylaw.
- II. Master Rates Bylaw means the Master Rates Bylaw as amended from time to time².
- mm. "Member" means any individual who is a duly appointed member of the Fire Services Section including the Fire Chief, Deputy Fire Chiefs, Officers, full-time, part-time, casual and volunteer members.
- nn. "*Municipal Government Act*" means the *Municipal Government Act*, R.S.A. 2000 Chapter M-26.
- oo. "Mutual Aid Agreement" means an executed agreement in writing between the County and any one or more neighboring municipalities or First Nations whose municipal boundaries are surrounded by or adjacent to the County, which describes the reciprocal provision of Fire Protection Service in the event of an Incident where the assistance of other agencies is required.
- pp. "Officer" means the Fire Chief, Deputy Fire Chiefs or other Member having a supervisory position in accordance with the Fire Services Manual.
- qq. "Order" means an order issued pursuant to the *Forest and Prairie Protection***Act or this Bylaw.
- rr. "Outdoor Fire" means any Fire other than that defined as an Incinerator Fire or Structure Fire and shall include Fires involving humus, soil, farm produce, bush, grass, feed, straw, coal or any Fire that has escaped or spread from a building, structure, machine, vehicle or Incinerator.
- ss. "Peace Officer" means any member of the Royal Canadian Mounted Police or Community Peace Officer employed by the County.
- tt. "Person" means an individual and includes a firm, partnership, joint venture, proprietorship, corporation, association, society and any other legal entity.
- uu. "Prohibited Debris" means any material that when burned, will result in the release to the atmosphere of dense smoke, offensive odors or a substance, the release of which is regulated, prohibited or controlled by the Environmental Protection and Enhancement Act, R.S.A. 2000, c.E-12 or regulations thereunder and includes but is not limited to:
 - i. animal carcasses;

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² Bylaw Amendment C-7444-2015 – July 14, 2015

- ii. animal manure;
- iii. chemicals and chemical containers;
- iv. combustible material in automobile bodies;
- v. combustible material in automobiles;
- vi. household refuse;
- vii. non-wooden material;
- viii. paints and painting materials;
- ix. pathological waste;
- x. rubber or plastic or anything containing or coated with rubber or plastic or similar substances;
- xi. solid waste from sawmills or planing mills with an annual production in excess of 6500 cubic metres of lumber, unless an authorized Fire Permit has been approved;
- xii. tires;
- xiii. used oil; or
- xiv. wood or wood products containing substances for the purposes of preserving wood.
- vv. "Quality Management Plan" (QMP) means the Quality Management Plan approved by Council for providing Fire Protection Services within the County.
- ww. "Recreational Fire" means a Fire confined to a non-combustible container which is set for the purpose of cooking, obtaining warmth or viewing for pleasure. Such Fire may only be fueled with seasoned non-treated wood, charcoal, natural gas or propane.
- xx. "Remote Area" means a geographical area that requires a travel distance of at least 8 miles from a fire station to provide emergency services. (NFPA 3.3.4.1)
- yy. "Restricted Burn Area" means an area within the County as designated by the Fire Chief's Office and Council where Fires are restricted.
- zz. "Running Fire" means a Fire burning without being under the proper control of any person.
- aaa. "Rural Area" means an area with fewer than 500 people per square mile. (NFPA 3.3.4.2)
- bbb. "Specified Penalty" means a penalty specified in Schedule "B" of this Bylaw for committing an offence under this Bylaw.
- ccc. "Safety Codes Officer" (SCO) means a member who is accredited in the Fire discipline and designated as such pursuant to the **Safety Codes Act,** R.S.A. 2000, c.S-1 and any amendments thereto.
- ddd. "Staffed Hall" is a fire hall within the County that is staffed continuously with a combination of full time and part time Members who remain at the hall or with the Apparatus for the duration of the shift.

- eee. "Violation Ticket" means a violation ticket under Part 2 of the **Provincial Offences Procedure Act**, R.S.A. 2000, c.P-34.
- fff. "Volunteer Hall" means a fire hall within the County that is staffed by Members who live or work within the community and who will respond to the hall when paged to do so.

SECTION 3 FIRE SERVICES

- 3.1 Council hereby continues to operate the Rocky View Fire Services Section as set forth in this Bylaw for the purpose of:
 - a. providing Fire Protection Services;
 - b. preventing, combating and extinguishing Fire and Incidents;
 - c. investigating the cause and origin of Fires and Incidents;
 - d. preserving life and Property and protecting persons and Property from injury or destruction by Fire or Incident;
 - e. operating Apparatus and Equipment for the purpose of extinguishing Fires or Incidents and preserving life and Property;
 - f. fulfilling obligations under approved Fire Protection Agreements;
 - g. providing public education about Fire Safety;
 - h. carrying out Fire Inspections;
 - i. pre-Fire and emergency planning and Practice;
 - j. providing first aid response to medical incidents in support of Alberta Health Services EMS Units; and
 - k. providing rescue services.
- 3.2 Fire Protection Services shall be performed by the Fire Services Section to the Level of Service and in accordance with the Emergency Operating Guidelines, none of which shall be inconsistent with the legislation and regulation of the Province of Alberta.
- 3.3 The Fire Services Section shall consist of such Members, personnel, buildings, Apparatus and Equipment as deemed appropriate by Council given the resources available to Council for the protection of persons and property from Fire and other Incidents.
- 3.4 No part of the Fire Services Section, Apparatus or Equipment shall be used beyond the boundaries of the Fire Protection Area without:
 - a. the express authorization by way of Mutual Aid Agreement or other written agreement or contract authorized by Council providing for the supply of Fire Protection outside the Fire Protection Area boundaries; or
 - b. the approval of the County Manager or his/her designate.

SECTION 4 OFFICERS AND OTHER AUTHORITIES

Fire Chief Duties

- 4.1 The Fire Chief has the authority, duties and responsibilities as established under this Bylaw, the Fire Services Manual and any other applicable federal, provincial or municipal legislation, bylaw, policies or procedures.
- 4.2 The Fire Chief shall be appointed by the General Manager in accordance with the Fire Services Manual.
- 4.3 The Fire Chief has complete responsibility and authority over the Fire Services Section, subject to the direction and control of the General Manager, County Manager and Council. In particular, the Fire Chief has the authority to direct the Fire Services Section and its Members to carry out all Fire Protection Service activities in accordance with this Bylaw, the Fire Services Manual and any other applicable federal, provincial or municipal legislation, bylaws, rules, policies or procedures.
- 4.4 Subject to the approval of the General Manager and the ratification of Council, the Fire Chief may establish policies and procedures as necessary for the proper organization and administration of the Fire Services Section including, but not limited to:
 - a. use, care and protection of Fire Service property;
 - b. conduct, performance and discipline of Members;
 - c. efficient operations of the Fire Service;
 - d. Member training; and
 - e. establishing, implementation and execution of Emergency Operating Guidelines.

All such policies and procedures shall be consistent with applicable legislation and regulations in force in the Province of Alberta.

Officer and Member Appointment and Responsibilities

- 4.5 Officers shall be appointed to the Fire Services Section in accordance with the Fire Services Manual and shall have all the authority, duties and responsibilities as established under this Bylaw, the Fire Services Manual and any other applicable federal, provincial or municipal legislation, bylaws, policies or procedures.
- 4.6. Members shall be appointed to the Fire Services Section in accordance with the Fire Service Manual and shall have all the authority, duties and responsibilities as established under this Bylaw, the Fire Services Manual and any other applicable federal, provincial or municipal legislation, bylaws, policies or procedures.

Powers of Incident Commanders

4.7 The Incident Commander shall have control, direction and management of any Fire Service Apparatus, Equipment, Member or manpower assigned to an Incident and he or she shall continue to act until relieved by an Officer authorized to do so.

- 4.8 The Incident Commander may at his or her discretion establish boundaries or limits and keep persons from entering the area within the prescribed boundaries or limits unless authorized to enter by him or her.
- 4.9 The Incident Commander is empowered to enter and to take all steps he or she deems necessary in order to directly or indirectly combat, control or deal with an Incident, including:
 - a. passing through or over buildings or property adjacent to an Incident and to causing Members of the Fire Service and the Apparatus and Equipment of the Fire Service to enter or pass through or over the building or property;
 - b. ordering the evacuation of any building or area which is directly or indirectly involved in an Incident.
 - c. causing a building, structure or thing to be pulled down, demolished or otherwise removed; and
 - d. upon extinguishment of a Fire or resolution of an Incident, access, enter, pass through or over buildings or property adjacent to a Fire or Incident and cause a building, structure or thing to be pulled down, demolished or otherwise removed in accordance with the **Safety Codes Act**, R.S.A. 2000, c.S-1, as amended and any regulations thereto.

SECTION 5 PROPERTY IDENTIFICATION

5.1 The municipal address of any property shall be prominently displayed in accordance with Section 2(c) of Bylaw C-5477-2003, as amended from time to time, which states that a municipal address must be:

a clearly visible panel with the following specifications; numbers are not to be less than 2.75 inches in size, mounted on a light reflective panel not less than 8 inches by 12 inches, letters and panel are to be in contrasting colors and the sign is to be clearly posted at the access/entrance of the property clearly visible.

SECTION 6 INSPECTION

- 6.1 The Fire Chief is a designated officer of the County for the purpose of carrying out any inspection, remedy, enforcement or other action required to be undertaken with respect to enforcing this Bylaw.
- 6.2 The Fire Chief shall refer the enforcement of the **Safety Codes Act** respecting the Fire discipline to the Safety Codes Officers in accordance with the Quality Management Plan.
- 6.3 The Fire Chief shall determine the frequency of Inspections for each building, structure, or place within the County based on the criteria for Inspections as listed in the Quality Management Plan.
- 6.4 Notwithstanding 6.2 above, the Fire Chief or his/her designate may at any time, inspect any building, structure, or place for the purpose of enforcing this Bylaw, whether or not a complaint regarding that building, structure, or place has been made.

6.5 All inspections required to be undertaken pursuant to this Bylaw shall be in accordance with Section 542 of the *Municipal Government Act.*

SECTION 7 FIRE PROTECTION SERVICES AGREEMENTS

7.1 All Fire Protection Services Agreements shall be negotiated by the General Manager and the Fire Chief and shall be approved by Council. Council may in its sole discretion amend any Fire Protection Services Agreement.

Subject to Council's discretion, all Fire Protection Services Agreements must contain the following provisions:

- a. the jurisdiction of the Fire Chief extends throughout the boundaries of the County, including the designated service area;
- b. the Fire Chief is authorized to designate the rights and responsibilities of any person providing services to the County under a Fire Protection Services Agreement;
- the Level of Service provided by any contracted party must be equal to or better than the Level of Service established by the County for the designated service area;
- d. the Emergency Operating Guidelines of any contracted party must be equal to or better than the Emergency Operating Guidelines of the County for the designated service area:
- e. Apparatus and Equipment under the direction and control of a contracted party shall only be used within the designated service area; and
- f. the County may set fees that contracted parties may charge for the provision of Fire Services Protection within the designated service area.

SECTION 8 SERVICE OF ORDERS

- 8.1 Any Order provided for in this Bylaw shall be in writing.
- 8.2 Service of any Order provided for in this Bylaw may be made as follows:
 - a. personally upon the Person to be served; or
 - b. by mailing the copy to the Person to be served by registered mail to the last known post office address of the Person to be served and service shall be deemed to be effected at the time the copy is delivered by an official of the post office to the Person to be served or to any Person receiving it on his or her behalf;
 - c. where the property is not occupied, by mailing the notice by registered mail to the mailing address for the registered owners of the property noted on the County's tax roll for the property and service shall be deemed to be effected at the time the copy is delivered by an official of the post office to the Person to be served or to any Person receiving it on his or her behalf; or
 - d. as directed by a Court having jurisdiction.

SECTION 9 FIRE PROTECTION CHARGES

- 9.1 Upon the County issuing an Order, taking steps under Section 14.2 or upon the Fire Service Section providing Fire Protection Services to property within or outside the County's boundaries, resulting in the County incurring fees, expenses or charges, the County may at its sole and absolute discretion charge any or all of the following Persons, namely:
 - a. the person causing or contributing to the Fire; or
 - b. the owner and/or occupant of the property which is the subject of the Order, upon which the Fire originated or to which Fire Protection Services were provided,
 - a Fire Protection Charge and all Persons charged are jointly and severally responsible for payment of the Fire Protection Charge to the County.
- 9.2 Without limiting the foregoing, a Fire Protection Charge may be imposed on the owner and/or occupant of property which is the subject of a False Alarm.
- 9.3 A Fire Protection Charge shall be paid within thirty (30) days of receipt of the Fire Protection Charge invoice by the Person being charged.
- 9.4 Collection of unpaid Fire Protection Charges may be undertaken by civil action in a court of competent jurisdiction and any civil action does not invalidate any lien which the County is entitled to place on the property in respect of which the indebtedness is incurred.
- 9.5 The owner of a parcel to which Fire Protection Services are provided is liable for all Fire Protection Charges incurred and the County may add to the tax roll of a parcel of land all unpaid Fire Protection Charges and interest charges accrued.
- 9.6 Any Person who has had Fire Protection Charges imposed under this Section may request the review of the imposition of the Fire Protection Charges to Council by filing a written request for review of the Fire Protection Charge by Council. The written request for review must be made within 14 days from the date upon which the Fire Protection Charges were received by the Person requesting the review. The written request for review must set out the reasons for the request. Within 30 days of receiving the request for review, Council shall review the request and make a decision. Upon reviewing the written request and considering any information Council deems relevant, Council may, in its absolute discretion, do any or all of the following:
 - a. uphold the Fire Protection Charges;
 - b. modify, waive or vary the Fire Protection Charges in whole or in part; and
 - c. set terms for payment of the Fire Protection Charges.
- 9.7 Council's decision shall be provided to the person who made the request for review in writing.

SECTION 10 POWERS OF FIRE GUARDIANS

- 10.1 Each year before the first of March, the Council shall appoint a sufficient number of Fire Guardians to enforce the provisions of the *Forest and Prairie Protection Act* and this Bylaw within the boundaries of the County.
- 10.2 Each Fire Guardian shall have authority and power to:
 - a. exercise all powers prescribed for Fire Guardians within the *Forest and Prairie Protection Act*;
 - b. issue Fire Permits in respect of any land within the County pursuant to Section 11 of this Bylaw;
 - c. issue a Fire Permit unconditionally or impose conditions upon the Fire Permit which the Fire Guardian considers appropriate;
 - d. suspend or cancel at any time a Fire Permit and on receiving notice of the suspension or cancellation the person concerned shall immediately extinguish any Fire set pursuant to his or her permit;
 - e. enforce the provisions of the *Forest and Prairie Protection Act* and this Bylaw within the boundaries of the County;
 - f. refuse issuance of a Fire Permit on reasonable and probable grounds that a public interest risk exists;
 - g. require any able-bodied adult person, who is not exempt by the regulations of the **Forest and Prairie Protection Act** to assist in extinguishing Fires and to assist in the prevention or spread thereof;
 - h. commandeer and authorize payment for the possession or use of any equipment for the purposes of fighting a Fire;
 - i. enter a closed area under the *Forest and Prairie Protection Act* without a permit or written permission of a forest officer, subject only to the regulations of the *Forest and Prairie Protection Act*;
 - j. obtain from every person found on public land or leaving or entering public land that person's name, address and an account of his or her activities and the route of the activities he or she proposes to carry out and the route he or she intends to follow on the public land;
 - k. without a warrant enter on any land and premises except a private dwelling house, for the purpose of discharging his or her duties under this Bylaw or the *Forest and Prairie Protection Act*; and
 - I. without a warrant enter any private dwelling house which is on Fire and proceed to extinguish the Fire or to prevent the spread thereof;

SECTION 11 FIRE PERMITS

General

- 11.1 In addition to any Fire Permit required under the *Forest and Prairie Protection Act*, Fire Permits shall be required under this Bylaw for the period from January 1 to December 31 each calendar year.
- 11.2 Notwithstanding Section 11.1 of this Section, any Fire Permit issued pursuant to the *Forest and Prairie Protection Act* shall be deemed for all purposes to be a Fire Permit issued pursuant to this Bylaw.

- 11.3 An application for a Fire Permit for an Outdoor Fire shall be made to a Fire Guardian in writing on the form adopted by the County from time to time. The Fire Guardian shall receive and consider the application and after having done so, he or she may, in his or her absolute discretion, issue to the applicant a Fire Permit with such conditions as the Fire Guardian deems appropriate in his/her sole discretion.
- 11.4 The applicant must pay the appropriate Fee set out in the Master Rates Bylaw³ prior to issuance of any Fire Permit.
- 11.5 Fire Permits issued pursuant to this Bylaw are valid for such period of time as shall be determined and set by the Fire Guardian issuing the permit, but in any case shall not exceed five (5) days. The Fire Permit shall have endorsed thereon the period of time for which the said permit is valid.
- 11.6 A Fire Guardian may extend the period of time that a Fire Permit is valid, provided the Fire Permit has not expired.
- 11.7 A Fire Guardian may, in his or her absolute discretion, suspend or cancel a Fire Permit at any time.
- 11.8 Each application for a Fire Permit must contain the following information:
 - a. the name and address of the applicant;
 - b. the legal description of the land on which the applicant proposes to set a Fire;
 - c. the type and description of material which the applicant proposes to burn;
 - d. the period of time the Fire Permit is valid;
 - e. the precautions that will be taken by the applicant to ensure that the proposed Fire remains under his or her control;
 - f. the signature of the applicant;
 - g. the signature of the Fire Guardian issuing the Fire Permit.
- 11.9 A Fire Guardian may require additional information prior to issuing a Fire Permit.
- 11.10 A Fire Permit is not transferable from one individual to another nor from one parcel of land to another.

Exemptions

- 11.11 A Fire which is contained in an Incinerator, barbeque or fire pit does not require a Fire Permit under this Bylaw provided that:
 - a. a minimum of 4 metres clearance from buildings, property lines and combustible materials or as approved by the Fire Chief's office is maintained;
 - b. it is constructed of bricks or concrete blocks or heavy gauge metal or other suitable non-combustible components;
 - c. it has a spark arrestor mesh screen of 0.7 centimetres (.25 inches) expanded metal (or equivalent) to contain sparks over the Fire at all times;

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³ Amendment Bylaw C-7444-2015

- d. it is supervised at all times by a responsible adult person until such time that Fire has been extinguished. A Fire shall be deemed to include hot ashes and smoldering embers resulting from the Fire;
- e. only wood, charcoal briquettes, propane or natural gas fuels are used;
- f. flame height does not exceed 90 cm (3.28 feet) above the incinerator, barbecue or fire pit.
- 11.12 This Bylaw does not apply to any Industrial or Commercial type Incinerator that is required to be licenced under the *Alberta Environmental Protection and Enhancement Act*, R.S.A. 2000, c.E-12 and its regulations.
- 11.13 This Bylaw does not apply to Fires that are set for the purpose of training Members.
- 11.14 No burning is allowed in areas designated as Municipal or Environmental Reserves or in designated Restricted Burn Areas.
- 11.15 Where an emergency or a potential emergency exists, the Fire Chief or his/her designate shall be empowered to suspend all Incinerator Fires, Outdoor Fires, and/or Recreational Fires within all or a portion or portions of the County for such a period of time and on such conditions as may be determined by the Fire Chief or their designate.
- 11.16 Subject to Sections 12 and 13, only Recreational Fires are allowed in Bragg Creek on Saturday or Sunday. Fire Permits for this area will not be issued for weekends.

Commercial

11.17 A permit is required for all commercial burning within the County. This type of burning can include thawing the ground for construction purposes, controlled burns, public assembly events where a fee is charged for attendance and fire extinguisher training, among other things.

Fire Works

- 11.18 No Person shall sell, possess or discharge Fireworks in the County unless they have appropriate permits and licencing for High and/or Low Level Displays including obtaining the necessary permit from the County and paying the appropriate fee where required as set out in Schedule "C" of this Bylaw. Purchased Fireworks must be from a recognized company that meets all current provincial or federal regulations and standards.
- 11.19 Possession, sale or storage of Fireworks is prohibited unless in accordance with this Bylaw.

SECTION 12 PROHIBITED FIRES

- 12.1 No Person shall set or cause to be set, any Fire within the boundaries of the County except as otherwise provided for under the Bylaw.
- 12.2 No Person shall burn or cause to be burned, any Prohibited Debris, refuse, waste, junk, garbage, structures, debris or other noxious substance within the boundaries of the County.

- 12.3 No Person shall use Firecrackers or permit the use of Firecrackers on his/her property or property under his/her control, within the boundaries of the County.
- 12.4 Subject to Section 13.1, a Person may, on property owned or controlled by him, set a Recreational Fire, so long as that Recreational Fire is set within a fire pit or other structure designed for the purpose of containing the Recreational Fire within a small, controlled area. Such a structure shall include a rock or brick fire pit, barrel or stone barbeque.
- 12.5 When a Fire is set in contravention to Section 12.1 or during a Fire Ban pursuant to Section 13, the owner or occupier of the land or the person having control of the land upon which the Fire is lit shall:
 - a. extinguish the Fire immediately; or
 - b. if unable to extinguish the Fire immediately, report the Fire to the Fire Services Section as soon as possible.

SECTION 13 FIRE BANS

- 13.1 The Fire Chief may, from time to time, prohibit any or all Fires within the County or a part of the County, including Recreational Fires, when in the discretion of the Fire Chief, the prevailing environmental conditions give rise to an increased risk of a Fire becoming a Running Fire.
- 13.2 A Fire Ban imposed by the Fire Chief under Section 13.1 shall be in force until such time as the Fire Chief gives notice to the public that the Fire Ban has been lifted.
- 13.3 When a Fire Ban is in effect, **NO PERSON** shall ignite a Fire or cause or allow a Fire to be ignited on his or her Property or Property under his or her control if the Property is located in the area affected by the Fire Ban.
- 13.4 Any Fire Permits that were previously issued to property located in the area affected by the Fire Ban will be **SUSPENDED** for the duration of the Fire Ban.

SECTION 14 CONTROL OF FIRE HAZARDS

- 14.1 If the Fire Chief finds within the County's boundaries, on privately owned land or occupied public land, conditions that, in his or her opinion, constitute a Fire Hazard, he or she may give an Order to the owner or the Person in control of the land on which the Fire Hazard exists to reduce or remove the Fire Hazard within a fixed time and in a manner prescribed by the County.
- 14.2 If the Fire Chief finds that the Order issued pursuant to Section 14.1 has not been carried out, he/she may enter onto the land with any equipment and any Person he/she considers necessary and may perform the work required to eliminate or reduce the Fire Hazard.

14.3 The owner or occupant of the land on which work was performed pursuant to Section 14.2 shall, upon demand, pay to the County a Fire Protection Charge and in default of payment of the Fire Protection Charge, the County may add the Fire Protection Charge to the tax roll of the said land, which forms a special lien against the land in favour of the County, from the date it was added to the tax roll.

SECTION 15 REQUIREMENT TO REPORT

- 15.1 The owner or authorized agent of a property damaged by Fire shall immediately report the particulars of the Fire to Fire Services Section in a manner and form satisfactory to the Fire Chief.
- 15.2 The owner or authorized agent of any property containing a Dangerous Goods product or products, which is or becomes aware of an accidental or unplanned release, shall immediately report such spill or release to Fire Services Section in a manner and form satisfactory to the Fire Chief.

SECTION 16 OFFENCES

16.1 No person shall:

- a. contravene any provision of this Bylaw;
- b. impede, obstruct or hinder a Member or other person assisting or acting under the direction of a Member;
- c. damage or destroy Fire Services Section property or Equipment;
- d. at an Incident, drive a vehicle over any Apparatus or Equipment without permission from the Fire Chief or Incident Commander;
- e. obstruct a Member from carrying out any function or activity related in any way to fire protection;
- f. falsely represent themselves as a Member or wear or display any fire service badge, cap, button, insignia or other paraphernalia which may leave the false impression that the person is a Member;
- g. obstruct or otherwise interfere with access roads or streets, Highways or other approaches to any fire alarm, fire hydrant, cistern or body of water designated or intended to be used for fire protection or any connections provided to a fire main, pipe, stand pipe, sprinkler system, cistern or other body of water designated or intended to be used for fire protection;
- h. light an Outdoor Fire unless he/she is the holder of an existing Fire Permit if required under the Bylaw or the *Forest and Prairie Protection Act* or both;
- i. no person shall light an Outdoor Fire, Incinerator Fire, or Recreational Fire during a County or provincial Fire Ban pursuant to the *Forest Prairie Protection Act*;
- j. permit an Outdoor Fire to be lit upon lands that are owned or occupied by that Person or under that Person's control except when such a Fire is allowed under this Bylaw:
- k. fail to report a Fire to the Fire Services Section when a Fire is set under the circumstances described in this Section 16.1 and the owner or occupier of the land or the person having control of the land upon which the Fire is lit does not extinguish the Fire immediately or is unable to extinguish the Fire immediately;

- I. either directly or indirectly, personally or through an agent, servant or employee kindle a Fire or let it become a Running Fire on any land not his or her own property or allow a Running Fire to pass from his or her own property to that of another:
- m. light a Fire without first taking sufficient precautions to ensure that the Fire can be kept under control at all times;
- n. light a Fire when the weather conditions are conducive to creating a Running Fire:
- o. fail to take reasonable steps to control a Fire for the purpose of preventing it from becoming a Running Fire or from spreading onto property other than his or her own:
- p. deposit, discard or leave any burning matter or substance where it might ignite other materials and cause a Fire;
- q. conduct any activity that involves the use of Fire, open flame, explosives, flammable devices, appliances or equipment or ignition sources that might reasonably be expected to cause a Fire unless that person exercises reasonable care to prevent the Fire from occurring;
- r. use a Fire to burn:
 - i. prohibited Debris;
 - ii. materials that will result in the production of dense black smoke, including insulation from electrical wiring or equipment, asphalt roofing materials, hydrocarbons, plastics or other materials or creosoted wood, treated timber; or
 - iii. herbicides, pesticides or other toxic materials or substances;
- s. conduct any activity that involves the use of a Fire, where smoke from the Fire may impede visibility of the vehicular traffic on any Highway;
- t. allow any Fire to give off a dense smoke or offensive odour in a manner which creates a risk to public safety or creates a nuisance to neighbouring person(s) or property;
- u. light a Fire on lands owned or controlled by the County except with the County's express written consent;
- v. provide false or misleading information when applying for a Fire Permit;
- w. sell, possess or discharge Fireworks in the County unless they have appropriate permits and licensing for High Level Displays; or
- x. possess, sell or store low level Fireworks unless appropriate permits have been issued.
- Any Person whether in possession of a valid Fire Permit or otherwise lights a Fire for the purposes described in this Bylaw is responsible to ensure that the burn is conducted in a safe manner and in accordance with the terms of the Fire Permit and this Bylaw.
- 16.3 Persons in Bragg Creek shall only burn in accordance of Section 11.16 of this Bylaw.

SECTION 17 ENFORCEMENT

17.1 Where the property does not comply with this Bylaw or a Person contravenes this Bylaw, the County may pursue its enforcement alternatives in accordance with this Bylaw, any Act or common law right, including but not limited to the issuance of an order to remedy

the contravention by the County, adding amounts to the tax roll and pursuing injunctions pursuant to the *Municipal Government Act*.

SECTION 18 PENALTIES

18.1 Any Person who:

- a. violates any provision of this Bylaw;
- b. suffers or permits any act or thing to be done in contravention of or in violation of any provision of this Bylaw;
- c. neglects to do or refrains from doing anything required to be done by the provisions of this Bylaw; or
- d. does any act or thing or omits any act or thing, thus violating any provisions of this Bylaw,

is guilty of an offence under this Bylaw and upon a conviction, is liable to a fine as set out in Schedule "B" attached hereto and forming a part of this Bylaw.

- 18.2 Any Person who is convicted of an offence pursuant to this Bylaw is liable on summary conviction to a fine not exceeding \$10,000.00 and in default of payment of any fine imposed, to a period of imprisonment not exceeding six (6) months.
- 18.3 The Specified Penalty payable in respect of a contravention of a provision of this Bylaw is the amount provided for a Schedule "B" of this Bylaw in respect of that provision.
- 18.4 Where a Person contravenes the same provision of this Bylaw two times within a twenty-four (24) month period, the Specified Penalty payable in respect of the second contravention shall be double the amount specified in Schedule "B".
- 18.5 Where a Person contravenes the same provision of this Bylaw three or more times within a twenty four (24) month period, the Specified Penalty payable in respect of the subsequent contravention shall be four times the amount as specified in Schedule "B".
- 18.6 This Section shall not prevent any Officer from issuing a Violation Ticket requiring a court appearance of the defendant, pursuant to the provisions of the *Provincial Offences Procedures Act,* R.S.A. 2000 c. P-24, or from laying an information in lieu of issuing a Violation Ticket.
- 18.7 The levying and payment of any fine or imprisonment for any period provided in this bylaw shall not relieve a Person from the necessity of paying any fees, charges or costs from which that Person is liable under the provisions of this Bylaw or any other bylaw.

SECTION 19 VIOLATION TICKETS

19.1 Where an Officer believes that a Person has contravened any provision of the Bylaw, the Officer may commence proceedings against the Person by issuing a Violation.

SECTION 20 INDEMNITY

20.1 The Fire Chief, County Manager, Officers, Members, Fire Guardians and Peace Officers are not liable for loss or damage caused by anything said or done or omitted to be done in good faith in the performance or intended performance of their functions, duties or powers under this Bylaw or any applicable legislation or bylaw unless the circumstances constitute defamation, dishonesty, gross negligence or willful misconduct.

SECTION 21 SEVERABILITY

21.1 Each provision of this Bylaw is independent of all other provisions. If any provision of the Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

SECTION 22 STRICT LIABILITY

22.1 It is the intention of Council that all Offences created by this bylaw be interpreted to be strict liability offences.

SECTION 23 INTERPRETATION

- 23.1 Wherever the provisions of the Fire Services Bylaw are or are deemed to be, at variance with each other, the more restrictive of the two provisions shall apply.
- 23.2 This Bylaw is intended to function in conjunction with the Fire Services Manual, Emergency Operating Guidelines, and the Quality Management Plan.

SECTION 24 REPEAL

24.1 Bylaws C-5545-2002 and C-5977-2004 are hereby repealed.

SECTION 25 EFFECTIVE DATE

25.1 This bylaw shall come into effect when it has received third and final reading.

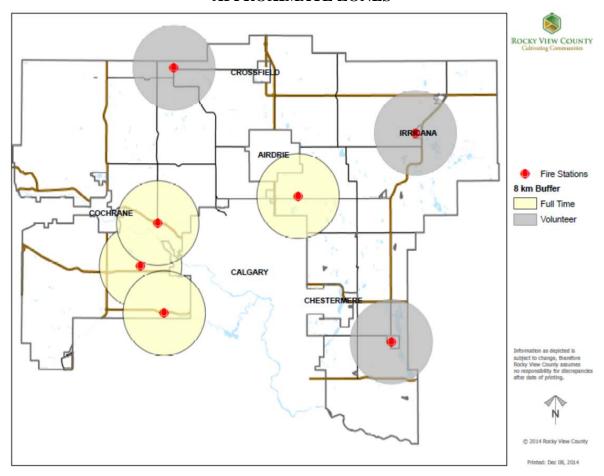
READ A FIRST TIME IN COUNCIL this	27th	day of	March, 2012.
READ A SECOND TIME IN COUNCIL this	27th	day of	March, 2012.
PERMISSION FOR THIRD READING this	27th	day of	March, 2012.
READ A THIRD TIME IN COUNCIL this	27th	day of	March, 2012.

"ROLLY ASHDOWN"	"NONA HOUSENGA"	
Reeve	Municipal Clerk	

SCHEDULE "A"

FIRE PROTECTION AREA MAP⁴

APPROXIMATE ZONES



⁴ Amendment Bylaw C-7444-2015 – July 14, 2015

SCHEDULE "B"

SPECIFIED PENALTIES

		MINIMUM PENALTY
SECTION	OFFENCE	1 st Offence
16.1(a)	Contravene any provision of this Bylaw where specified penalty is not listed	\$250
16.1(b)	Impede/obstruct/hinder any Member or Peace Officer	\$1,000
16.1(c)	Damage or destroy Fire Services Section property or Equipment	\$1,000
16.1(d)	Drive a vehicle over any Apparatus or Equipment	\$500
16.1(e)	Obstruct a Member from carrying out duties related to fire protection	\$1,000
16.1(f)	Falsely represent oneself as County Fire Member	\$500
16.1(g)	Obstruct access to roads/fire hydrant/etc. intended for fire protection	\$1,000
16.1(h)	Light an Outdoor Fire without permit	\$500
16.1(i)	Burn during a Fire Ban	\$1,000
16.1(j)	Owner permit an Outdoor Fire to be lit without permit	\$1,000
16.1(k)	Fail to report a Fire to the Fire Services Section	\$500
16.1(l)	Allow Fire to become a Running Fire / allow a Running Fire to pass from own property	\$500
16.1(m)	Fail to take precautions when burning	\$500
16.1(n)	Light a Fire when the weather conditions are conducive to creating a Running Fire	\$500
16.1(o)	Fail to take reasonable steps to control a Fire	\$1,000
16.1(p)	Deposit, discard or leave any burning matter or substance where it might ignite other materials and cause a Fire	\$500
16.1(q)	Conduct any activity that might reasonably be expected to cause a Fire	\$500
16.1(r)(i), (ii) & (iii)	Use a Fire to burn prohibited debris	\$1,000
16.1(s)	Allow Fire to impede visibility of vehicular traffic	\$500
16.1(t)	Allow any Fire to give off a dense smoke/odour or become a nuisance	\$500
16.1(u)	Light a Fire on County land without permission	\$500
16.1(v)	Provide false or misleading information when applying for a Fire Permit	\$500
16.1(w)	Sell/possess/discharge/store High Level Fireworks without permit	\$1,000
16.1(x)	Sell/possess/discharge/store Low Level Fireworks without permit	\$500

SCHEDULE "C"5

LEVEL OF SERVICE

1. Policy Statement:

- 1.1 Rocky View County maintains a Fire Protection Service to provide for the safety of its residents and visitors and the protection of property within the County.
- 1.2 Rocky View County Council had determined that the most cost effective and appropriate way to deliver Fire Protection Services within the County is through the use of a composite fire service organizational structure, which is comprised of full-time, part- time and volunteer firefighters.
- 1.3 County Council is responsible for determining the applicable Level of Service within each District. The District Fire crews will respond within the capacity of the stated Level of Service guideline applicable to that District.
- 1.4 Notwithstanding anything contained within these Level of Service guidelines, due to the vast geographical area (1600 square miles) of the County and due to the nature of the composite Fire Protection Service, the County cannot guarantee a specific response time for any Incident because distances from fire halls to the location of any Incident vary and the first fire hall called may not be able to respond.
- 1.5 Response times referenced in this Level of Service are guidelines only. County residents may have to wait a substantial amount of time (1 hour or more) for Fire Services to arrive.
- 1.6 The Fire Protection Services will primarily engage in rescue and basic exterior fire suppression and defensive firefighting activities.
- 1.7 Hamlet and other water systems are not guaranteed to provide ULC hydrant fire flows. However, the Fire Protection Services may use available hydrants to augment on truck water supplies to the extent possible.
- 1.8 Notwithstanding anything contained within these Level of Service guidelines, extenuating circumstances may result in a variation of service levels in any District with respect to response to any particular Incident including but not limited to environmental factors, obstructions, remote or isolated properties, private roadways, hazardous or unsafe conditions at the Incident or encountered while enroute to the Incident, impeded access, topographic or geographic configurations of land and the amount of and the level of personnel and equipment and other resources available to respond to any particular Incident.

2. District - Levels of Service Guideline

2.1 Level of Service – Structural Rescue

a. The Level of Service associated with Structural Firefighting and Structural Rescue must recognize and consider the level of Fire involvement of a structure upon arrival. While an early arrival to a structure is predicated on a variety of factors, such as distance, road condition, traffic congestion, time of day and weather, the involvement of a structure also

⁵ Amendment Bylaw No. C-7444-2015 – July 14, 2015

- depends on early notification, witnessed Fire ignition, the weather, the contents of the structure and their flammability.
- b. Entry into a structure is predicated upon life safety hazard, probability of survivability of occupants and firefighter safety (risk of structural collapse, smoke explosion, etc.). Where rescue is not required and the structure's involvement is such that the likelihood of extinguishment is minimal, protection of exposures will be the primary focus of fire crews upon arrival.
- c. Therefore a 'defensive firefighting strategy' and this 'Level of Service' are mandated. This is an accepted practice within the fire service as a whole. The protection of exposures and protection against fire extension to adjacent properties will be the accepted standard Level of Service throughout Rocky View County as afforded by Rocky View County Fire Services personnel.

2.2 Station/District - Levels of Service

- a. The Level of Service for the stations/districts within the department can be divided into two clear classifications of service for each operational type of station (volunteer or full-time), based on the distance to the incident.
- b. The following two Levels of Service available are as follows based on response location criteria.
 - i. Service Level: Full-time Response Designated Station These zones or areas provide a response rationale and an indicator to insurance companies of the associated water supply provision. They are:
 - 1. Within (8) kilometres travel by road, (4) personnel onscene within 10 minutes (Inc. Dispatch time + Turnout time + Response time to location) 80% of the time; or,
 - 2. Outside (8) kilometres travel by road of a station, (4) personnel on-scene within an indeterminate period of time (dependent upon travel distance), 90% of the time.

Note: Second unit response arrival is predicated on the proximity of the station responding.

- c. The following two Level of Service zones available are as follows:
 - i. Service Level: Volunteer Response Designated Station.
 These zones or areas provide a response rationale and an indicator to insurance companies of the associated water supply provision. They are;
 - 1. Within (8) kilometres of a station a minimum of (4) personnel on scene within 18 minutes (Inc. Dispatch time +

- Station Response time, + Turnout time + Response time to location) 80% of the time; or,
- 2. Outside (8) kilometres travel by road of a station, a minimum of (4) personnel on-scene within an indeterminate period of time (directly dependent on travel distance) 90% of the time.

Note: Second unit response arrival is predicated on the proximity of the station responding.

3. Service Level for Medical First Responder⁶

- 3.1 (a) Minimum training for fire suppression staff will be Standard First Aid with CPR/AED certification.
 - (b) The criteria used to dispatch Rocky View Fire Services to medical response call shall be consistent with the AHS classification Delta and Echo calls or where an ambulance response will be delayed greater than 20 minutes.

⁶ Amendment Bylaw C-7444-2015 – July 13, 2015



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 4

FILE: 03223312 **APPLICATION:** PL20190111

SUBJECT: First Reading Bylaw – Amendment to Direct Control Bylaw (DC-2)

PURPOSE: To amend Direct Control Bylaw (DC-2), to revise the minimum parking

requirement and associated regulations.

GENERAL LOCATION: Located in the Hamlet of Langdon, at the northeast junction of Center

Street North and Nesbitt Avenue NE.

APPLICANT: Rick Balbi Architect Ltd.

OWNERS: 526504 Alberta Ltd.

¹**POLICY DIRECTION:** The application was evaluated against the policies of the Interim Growth

Plan, County Plan, Langdon Area Structure Plan, and Direct Control Bylaw

(DC-2).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7945-2019 be given first reading.

Option #2: THAT application PL20190111 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

XD/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7945-2019 & Schedule A

APPENDIX 'B': Proposed Amendments to DC-2 (redline version)

APPENDIX 'C': Map Set

Xin Deng, Planning and Development Services

¹ Administration Resources



BYLAW C-7945-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-4873-98

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7945-2019.

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-4873-98, and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Bylaw C-4873-98 is hereby amended to Sections 4.4.1, 4.5.5, 4.10.11, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7945-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act.*

	Fil	e: 03223312 / PL20190111
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX
READ A THIRD TIME IN COUNCIL this	day of	, 20XX
	Reeve	
	CAO or Designa	ate
	Date Bylaw Sigr	ned

Bylaw C-7945-2019

Division: 04

SCHEDULE 'A'

FORMING PART OF BYLAW C-7945-2019

Schedule of textual amendments to Direct Control Bylaw C-4873-98 (DC-2):

Amendment #1:

Amend Section 4.4.1 to read:

4.4.1 Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.

Amendment #2:

Amend Section 4.5.5 to read:

- 4.5.5 Parking
 - (a) 3.5 parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings.

Amendment #3:

Amend Section 4.10.11 to read:

4.10.11 Terms not defined above have the same meaning as defined in Section 8 Definitions of Land Use Bylaw C-4841-97.

Bylaw C-7945-2019 Page 2

ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4873-98

DC-002

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises of the following Bylaw(s).

Bylaw	Amendment Type	Date of Approval
C-4873-98	Original Bylaw	June 2, 1998
C-6110-2005	Amendments to Sections 4.3.10 & 4.10.12	September 6, 2005
C-7945-2019	Amendments to Sections 4.4.1, 4.5.5, 4.10.11	January XX, 2020

ROCKY VIEW COUNTY DIRECT CONTROL BYLAW C-4873-98

DC-002

DIRECT CONTROL BYLAW REGULATIONS

- That Section 7.3.0; Land Use Map No.'s 32 and 32-1 of Bylaw C-1725-84 be amended by redesignating Lot 1, Block 5, Plan 9611759 in the NW-23-23-27-W4M from Hamlet Direct Control District to Direct Control District, as shown on the attached Schedule "A" forming part of this Bylaw.
- 2. That all lands within Lot 1, Block 5, Plan 9611759 in the NW-23-23-27-W4M are hereby redesignated to Direct Control District as shown on the attached Schedule "A" forming part of this Bylaw.
- 3. That the Development Officer shall be responsible for the issuance of Development Permit(s) for the lands subject to this Bylaw.
- 4. That the Land Use Rules of the Direct Control District be as follows:

4.1 Purpose and Intent

The purpose and intent of this District is to provide for a commercial development for the establishment of business offices and the retail sales of goods and services.

4.2 List of Permitted Uses

- 4.2.1 Landscaping
- 4.2.2 Fascia Signs associated with the principal use

4.3 List of Discretionary Uses

- 4.3.1 Business Offices
- 4.3.2 Personal Service Stores
- 4.3.3 Retail Stores
- 4.3.4 Free Standing Signs associated with the principal use
- 4.3.5 Restaurants or Eating Establishments
- 4.3.6 Service Stations and Gas Bars
- 4.3.7 Drinking Establishment
- 4.3.8 Liquor Stores
- 4.3.9 Accessory Buildings associated with the principal use
- 4.3.10 Car Wash, Self Service (C-6110-2005)

4.4 General Land Use Regulations

DC-002

- 4.4.1 Section 8 of Land Use Bylaw C-1725-84 is applicable hereto, unless otherwise stated in this bylaw. Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw. (c-7945-2019)
- 4.4.2 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" by this bylaw provided the provisions of Section 4.0 herein are completed in form and substance satisfactory to the Municipality.
- 4.4.3 All development of the Lands shall be in accordance with plans and specifications as approved by the Municipality pursuant to a Development Permit issued for the lands.
- 4.4.4 The Municipality may, through a Development Permit(s) or Development Agreement(s) required by this Bylaw, specify any development regulation, criteria or condition necessary to ensure all subdivision and development on the Lands conform with the development proposals upon which this bylaw is based as determined by and to the satisfaction of the Municipality;
- 4.4.5 Development Permits and/or Development Agreements shall be required for the development hereof and each Development Permit shall provide that:
 - a) no stripping, excavation or construction on any of the Lands shall occur until an appropriate irrevocable Letter of Credit acceptable in form and substance to the Municipality has been deposited with the Municipality; and,
 - b) no occupancy of any building shall occur until the construction of any required utilities required to serve the development have been completed or secured to the specification satisfactory to the Municipality.
- 4.4.6 No occupancy of the Lands for any use shall be permitted, no Development Permits or Building Permits for commercial use shall be issued by the Development Officer for the Lands until:
 - the Developer has prepared and submitted to the Municipality a Construction Management Plan in form and substance satisfactory to the Municipality;
 - all necessary licenses, permits and approvals have been received from Alberta Environmental Protection and the Municipal District of Rocky View with respect to a piped surface water supply and

DC-002

distribution system and a sewage collection and disposal system to service the Lands:

- c) a Lot Owner's association has been legally established by the Developer and a Restrictive Covenant confirming that each owner holding an interest in the Lands will be a member of the Association and that said Association is responsible for all on-site and sewage disposal, water collection, water distribution and treatment facilities and appurtenances thereto, the perpetual handling of waste and storm water disposal within the Development Area. The Restrictive Covenant shall be in form and substance satisfactory to the Municipality, and be executed by the Developer and registered against title to the Lands prior to any registered financial encumbrances and registered concurrently with the Plan of Survey;
- d) the Developer has prepared, at his sole expense, and the Municipality has approved, architectural guidelines and elevation drawings for the development, including but not limited to such things as the design, character and appearance of buildings and detailed landscaping requirements; and,
- e) solid perimeter fencing, a minimum of 2 metres (6.56 feet) high, shall be constructed (or fully secured) around the entire boundary of the area contained within this bylaw which is adjacent to a residential land use.
- 4.4.7 The Developer shall register by way of Restrictive Covenant the aforementioned architectural control guidelines on every new lot concurrent with the registration of the Bareland Plan of Survey.
- 4.4.8 All Development shall be serviced by a Sanitary Sewer line which shall be connected to the Langdon Sanitary Sewer System to the satisfaction of the Municipality.

4.5 Minimum Requirements

- 4.5.1 Area of an individual bareland condominium lot:
 - a) 0.35 acres (0.142 hectares) Gas Bars
 - b) 0.46 acres (0.186 hectares) Service Stations
 - (C) 0.50 acres (0.202 hectares) all other uses

4.5.2 Front Yard:

a) 49.21 feet (15 metres)

DC-002

- 4.5.3 Side Yard:
 - a) none required where another condominium lot in the bylaw area is adjacent and is on the adjoining boundary.
 - b) 19.68 feet (6 metres)
- 4.5.4 Rear Yard:
 - a) 19.68 feet (6 metres)
- 4.5.5 Parking
 - a) **7 3.5** parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings. (c-7945-2019)
- 4.6 Maximum Requirements
 - 4.6.1 Height of Buildings:
 - a) principal buildings: 10 m (32.81 feet)
 - 4.6.2 Height shall be measured from the average elevation of the finished ground level adjoining the exterior walls of a building to the highest point of a building.
 - 4.6.3 Building Coverage:
 - a) principal and accessory buildings: 25% of the lot
 - 4.6.4 Maximum number of free standing Signs: 1
- 4.7 <u>Development Standards</u>
 - 4.7.1 Site Planning
 - a) A Storm Water Management Plan for the entire site shall be prepared by a qualified professional at the Developer's sole expense to the satisfaction of the Municipality, and such plan shall be consistent with all other approved storm water plans previously approved for the site, and shall be completed prior to the approval of any Development Permit.

DC-002

- b) Site grading and drainage plans for each condominium lot shall be prepared to the satisfaction of the Municipality and approved prior to any development commencing on the site.
- c) Parking requirements shall be considered in aggregate for the entire bylaw area, such that all lots collectively will have to meet the minimum parking requirements. A Joint Use Agreement for Parking and Access is to be part of the Condominium Bylaws.

4.7.2 Landscaping and Controlled Appearance

- (a) Landscaping shall be carried out in accordance with a Landscaping Plan approved by the Development Officer.
- (b) Mature trees on the site are to be protected and incorporated into the Landscaping Plan.
- (c) The Landscaping Plan shall illustrate the location of vegetation, which is to remain undisturbed and any new vegetation to be planted. Wherever possible, indigenous tree, shrub and plant species shall be used.
- (d) All areas of the lands not otherwise used for building, parking, storage, loading and vehicle movement shall be landscaped in accordance with the Landscape Plan and such Landscape Plan shall be a condition of a Development Permit.
- (e) Landscaping shall include the planting of grasses, shrubs and trees and shall be continuously maintained, including replacement of any deceased trees, shrubs or plants by the end of the next growing season.
- (f) Irrigation and maintenance shall be detailed in the Landscape Plan and defined in the Development Permit.

4.7.3 Architectural Control

The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the property must be approved by the Municipality in accordance with the approved aforementioned Architectural Guidelines.

4.8 Refuse Control

DC-002

Garbage and waste material on and around the site shall at all times be stored in weatherproof and animal-proof containers which shall be screened from view from all adjacent properties and public thoroughfares.

4.9 Fire Protection

Fire protection measures shall be provided in accordance with the Alberta Fire Code and included in a Development Permit.

4.10 <u>Definitions</u>

- 4.10.1 **Building** includes anything constructed or placed on, in, over, or under land but does not include a highway or public roadway.
- 4.10.2 **Business Offices** means a portion or portions of a building where services of a professional nature are offered for sale, such as but not limited to legal, financial and medical services for example.
- 4.10.3 **Construction Management Plan** means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust.
- 4.10.4 **Developer -** means a person or corporation who/which is responsible for any undertaking that requires a Permit or action pursuant to this bylaw.

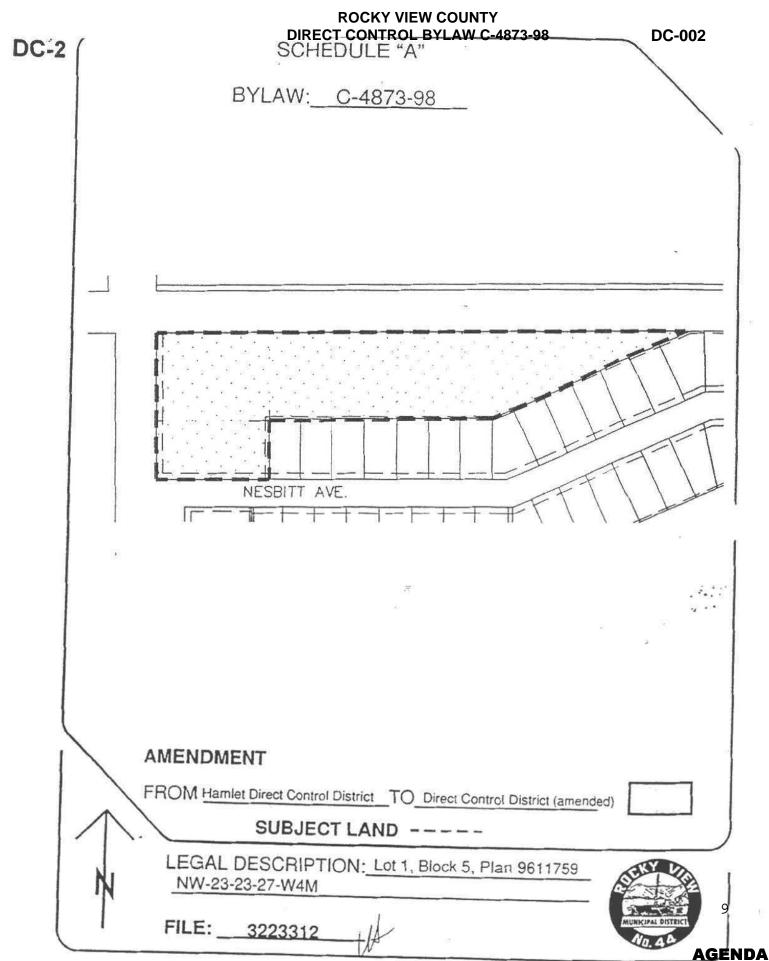
4.10.5 **Development** - means:

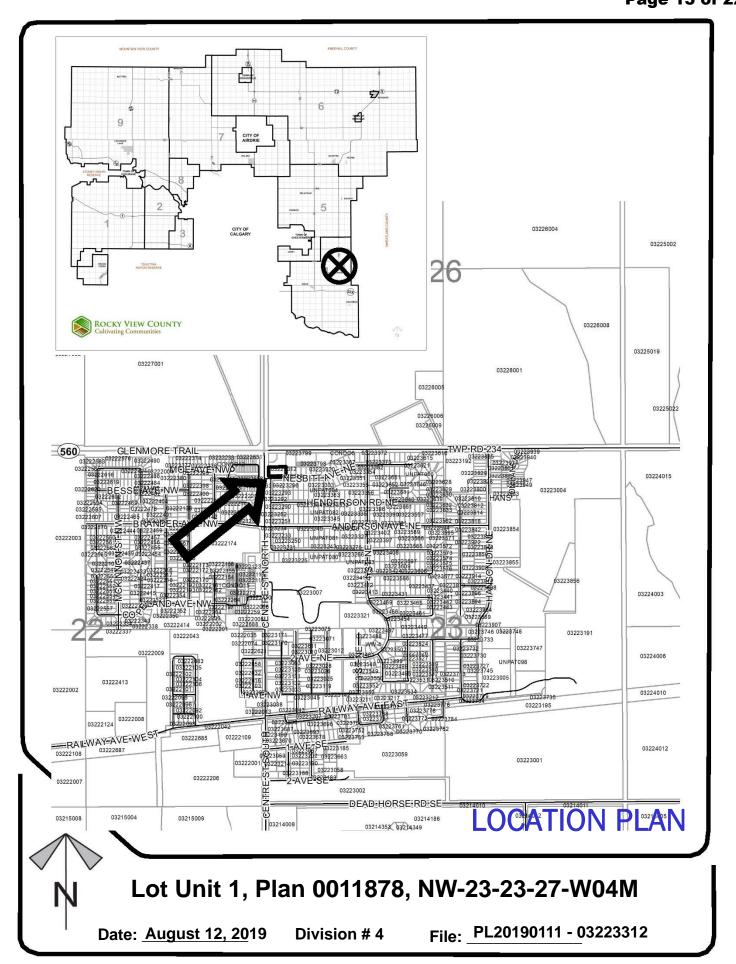
- i) an excavation or stockpile and the creation of either of them,
- a building or an addition to or replacement or repair of a building and the construction or placing in, on, over or under land of any of them,
- iii) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- iv) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

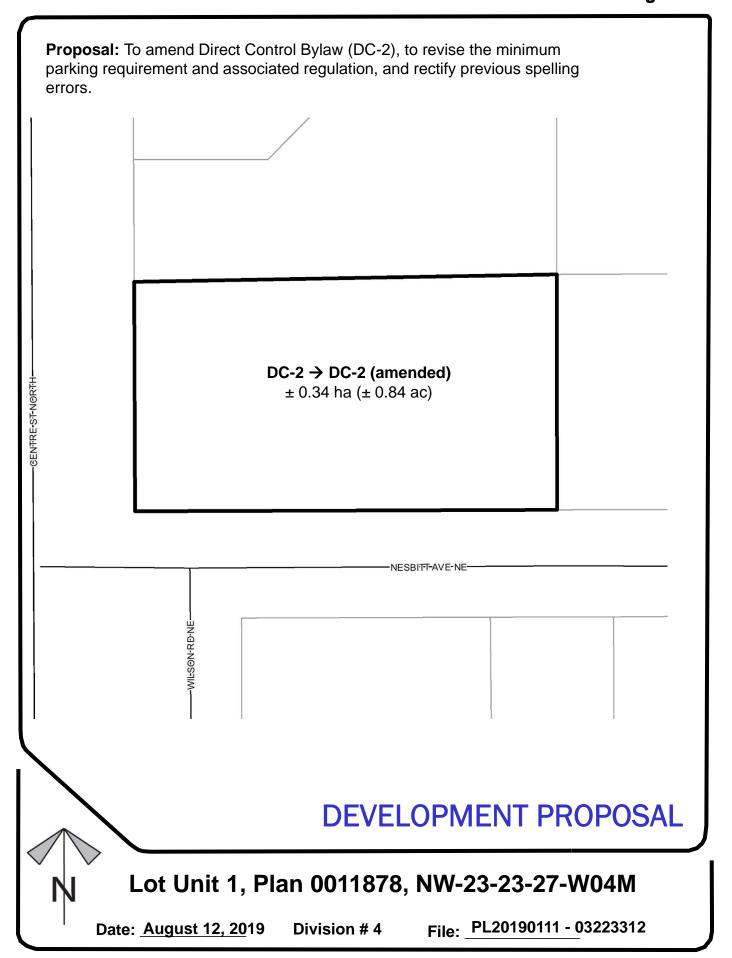
DC-002

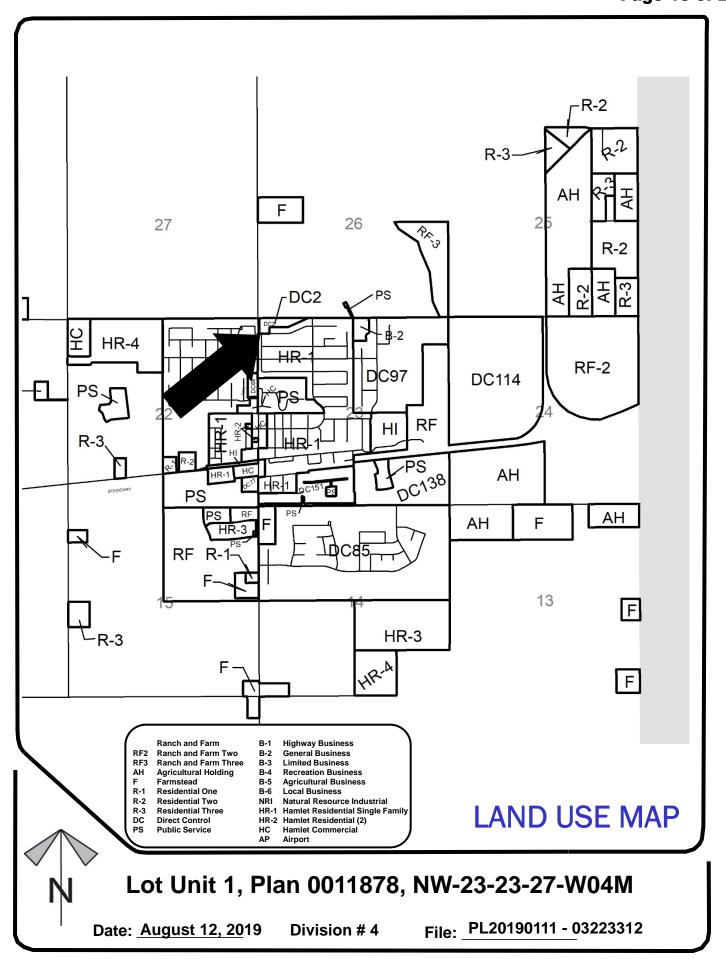
- 4.10.6 **Drinking Establishment** means an establishment, licensed by the Alberta Liquor Control Board, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant
- 4.10.7 **Personal Service Stores -** means a portion or portions of a building where services are offered for sale to individuals, which services may include but are not limited to health, beauty and laundry services, for example.
- 4.10.8 **Professional Engineer -** is a professional engineer who is a member in good standing of the Association of Professional Engineers, Geologists, and Geophysicists of Alberta (A.P.E.G.G.A.).
- 4.10.9 **Retail Stores -** means a portion or portions of a building where merchandise is offered for sale to individuals, which may include but is not limited to convenience stores, for example.
- 4.10.10 **The Lands** means the lands as shown on Schedule "A" attached hereto.
- 4.10.11 Terms not defined above have the same meaning as defined in Section 9.0.0 of Land Use Bylaw C-1725-84. Section 8 Definitions of Land Use Bylaw C-4841-97. (C-7945-2019)
- 4.10.12 **Car Wash, Self Service** means a place or business with coinoperated facilities used primarily for the cleaning, washing, polishing, or waxing of motor vehicles. (C-6110-2005)
- 5.0 Implementation
- 5.1 The Bylaw comes into effect upon the date of its third reading.

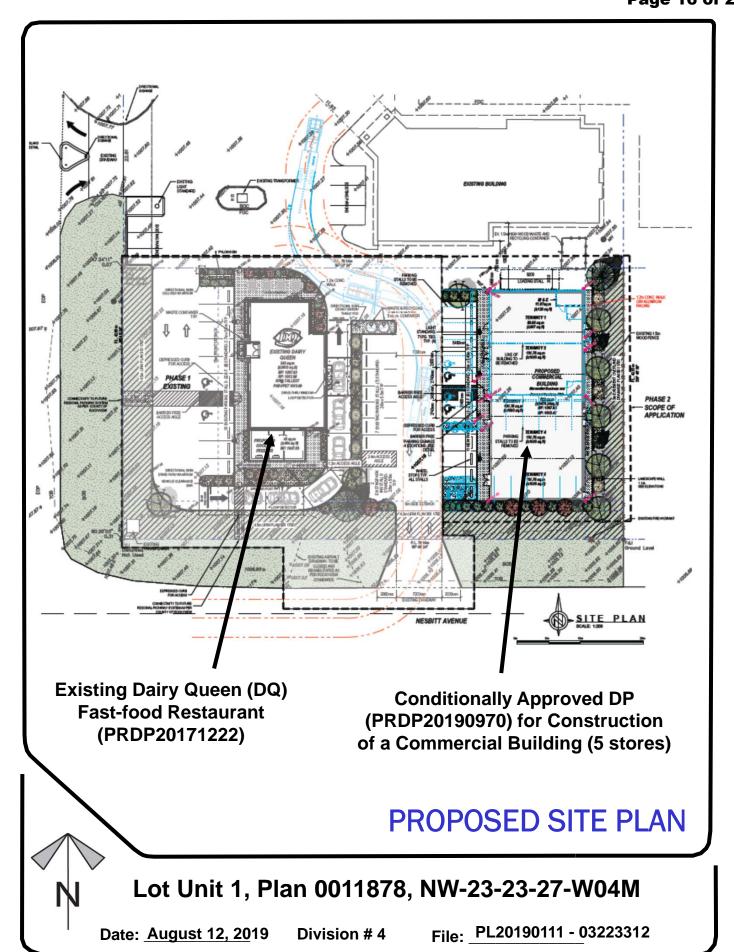
Minor spelling, punctuation, and formatting amendments throughout.

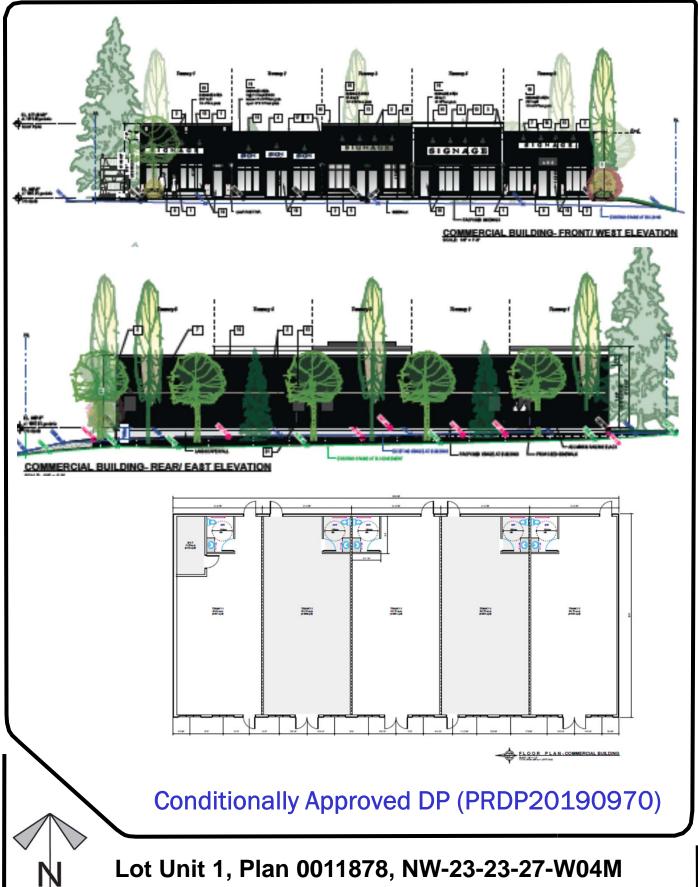












File: PL20190111 - 03223312 Date: August 12, 2019 Division #4



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 Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019 Division # 4 File: PL20190111 - 03223312



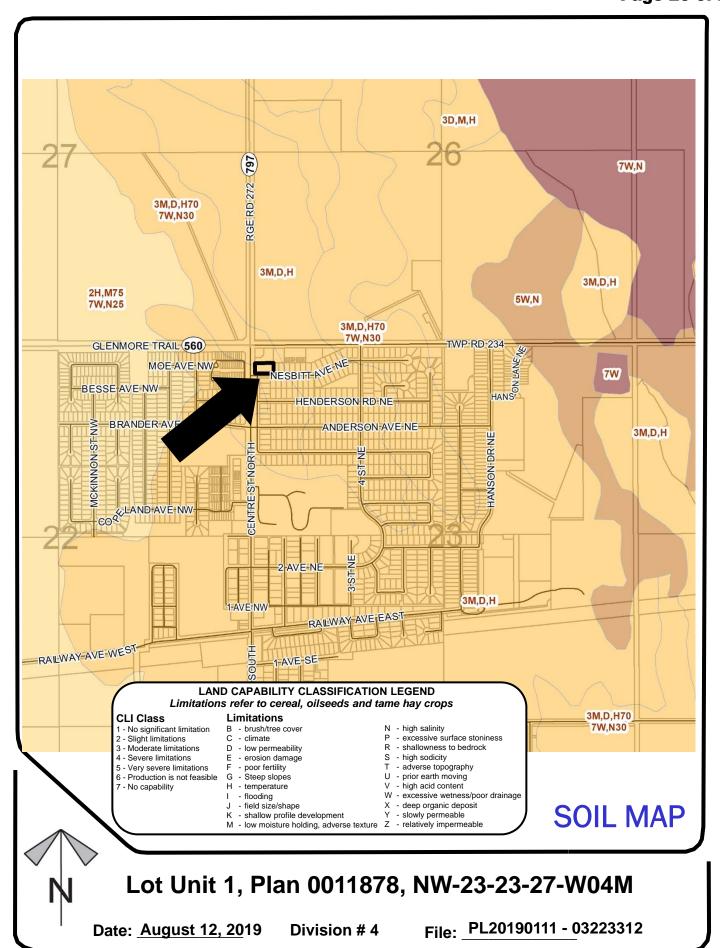
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

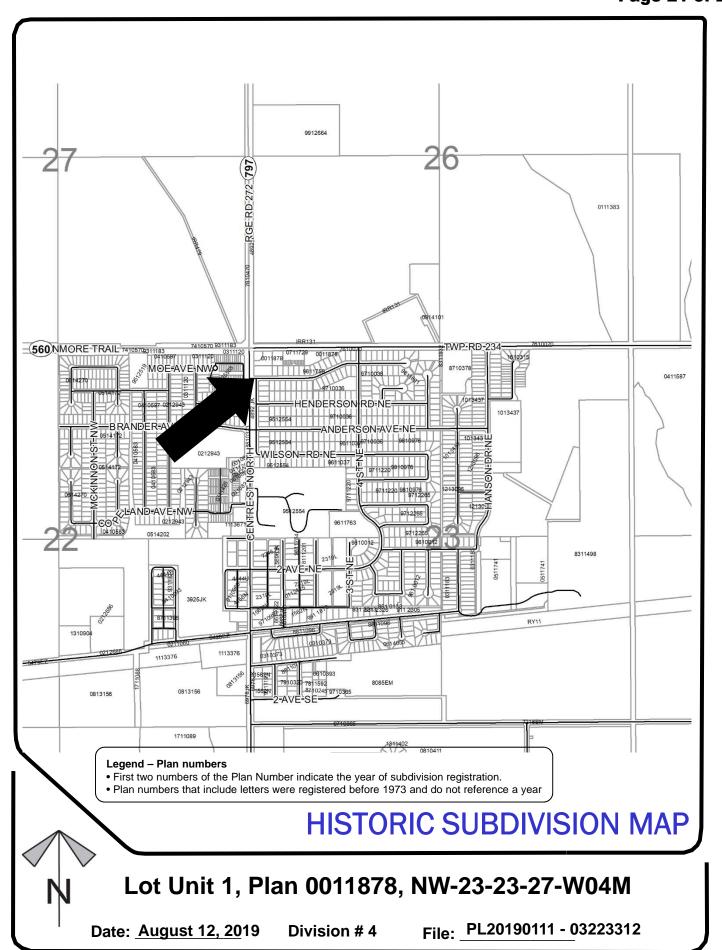
AIR PHOTO

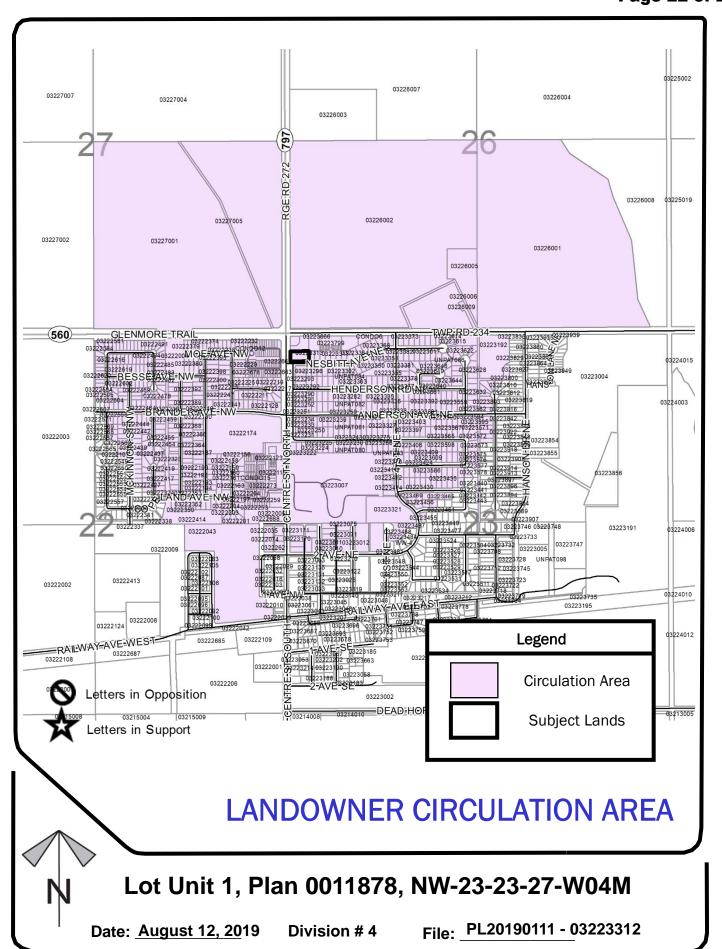
Spring 2018

Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019 Division # 4 File: PL20190111 - 03223312









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 5

FILE: 05333004 **APPLICATION**: PL20190128

SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: To redesignate the subject land from Residential Two District to

Residential One District, in order to facilitate the creation of a ± 2.1 acre

parcel (Lot 1) with a ± 2.1 acre remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.5 miles north of Highway 564 and east of South

Shore Bay.

APPLICANT: K5 Designs

OWNERS: Fran Ly

¹**POLICY DIRECTION:** The application was evaluated against the Interim Growth Plan and the

County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7946-2019 be given first reading.

Option #2: THAT application PL20190128 be tabled until the new Municipal Development Plan is

adopted by Council.

Option #3: THAT application PL20190128 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

XD/IIt

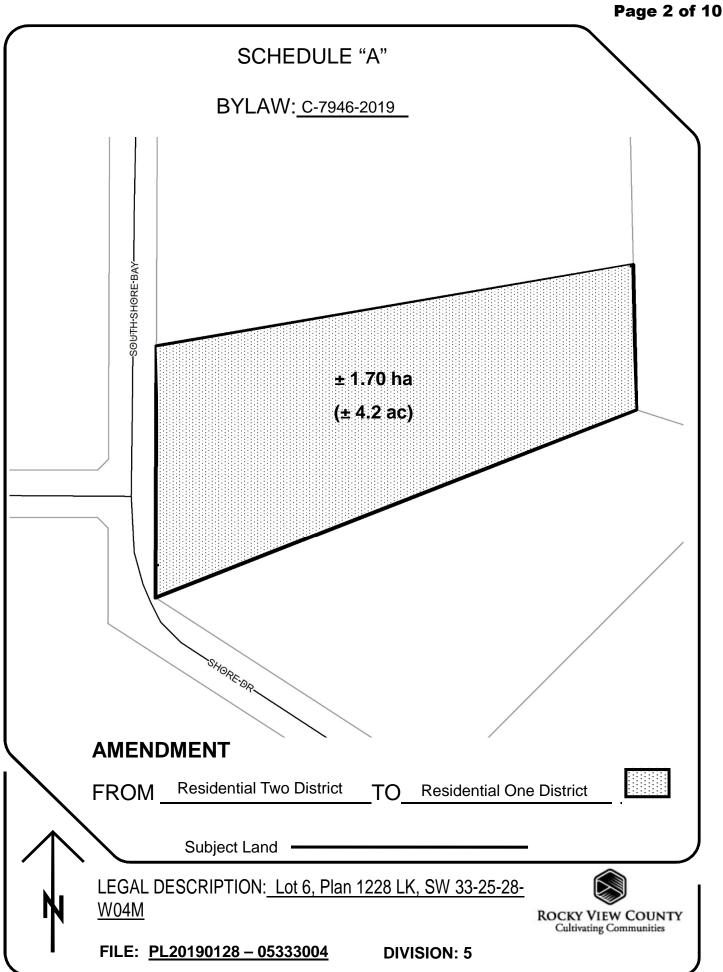
APPENDICES:

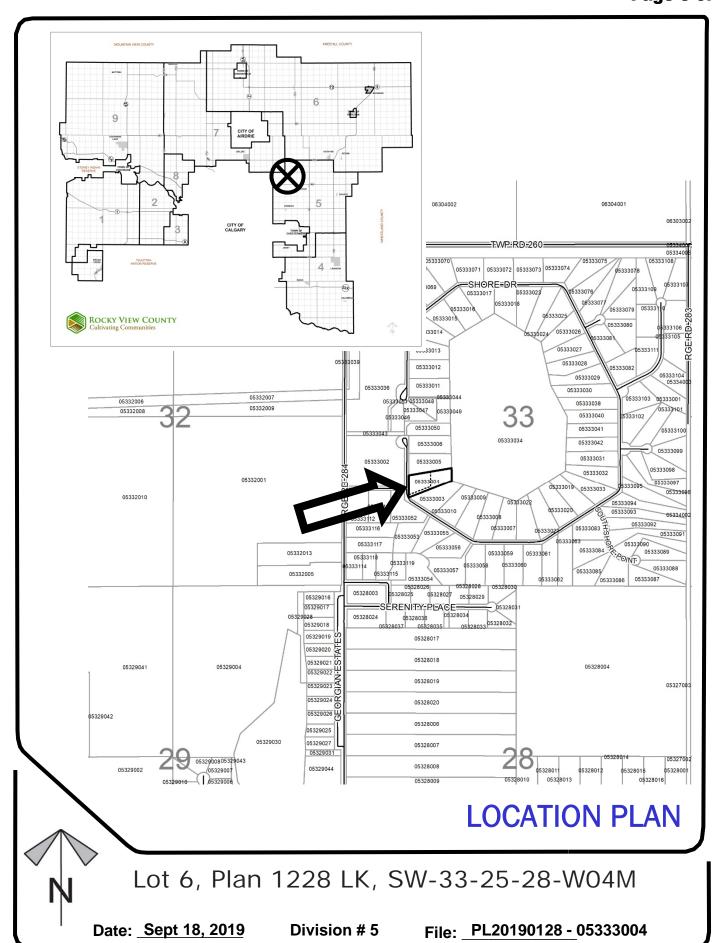
APPENDIX 'A': Bylaw C-7946-2019 & Schedule A

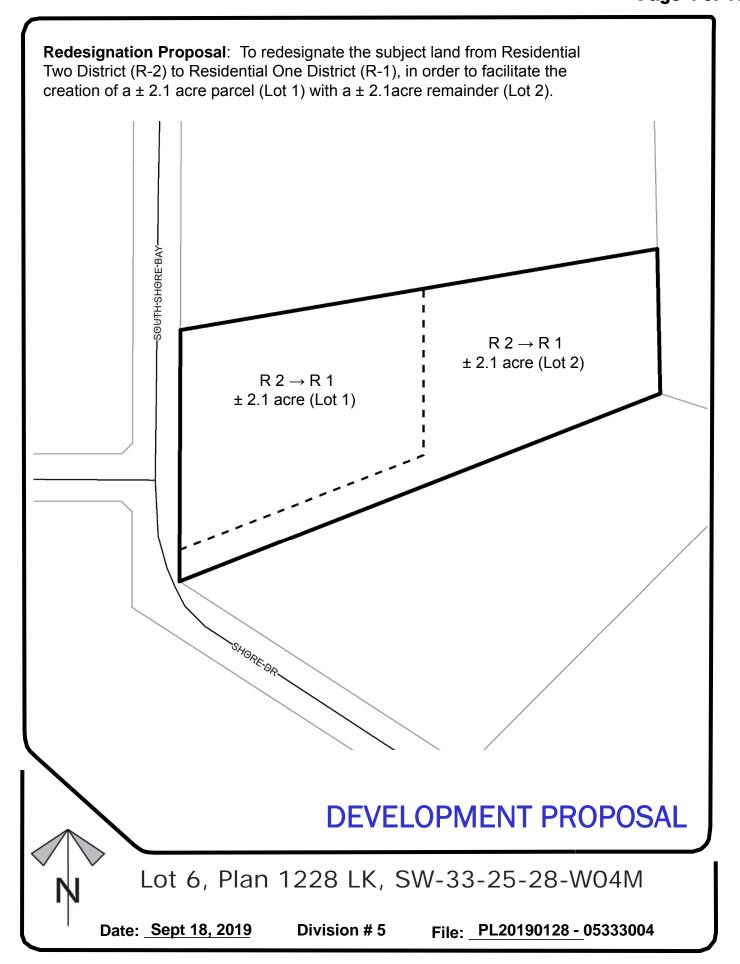
APPENDIX 'B': Map Set

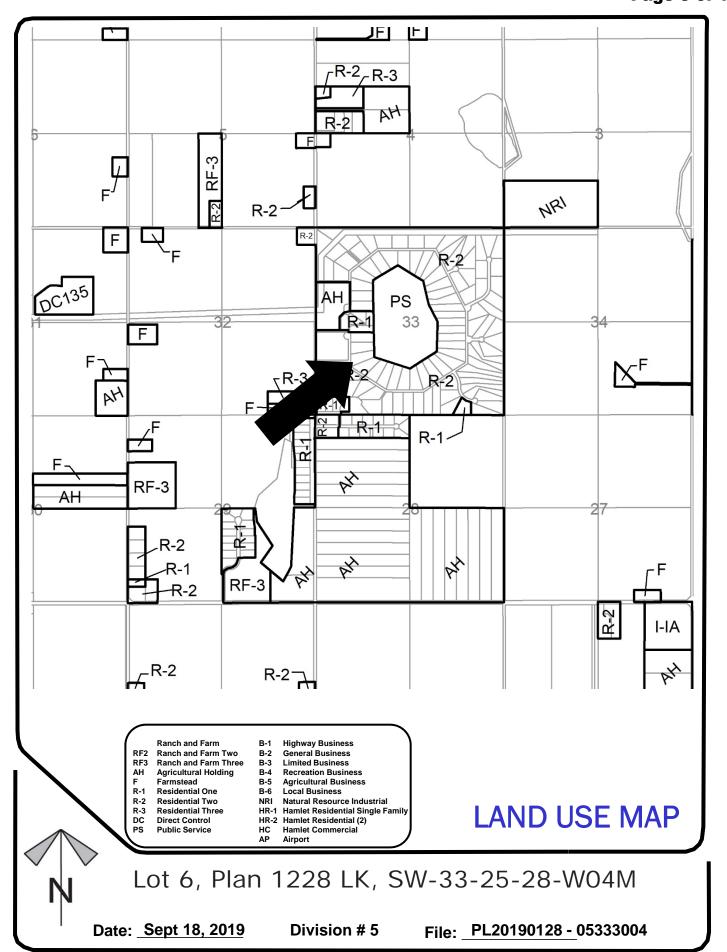
Xin Deng, Planning and Development Services

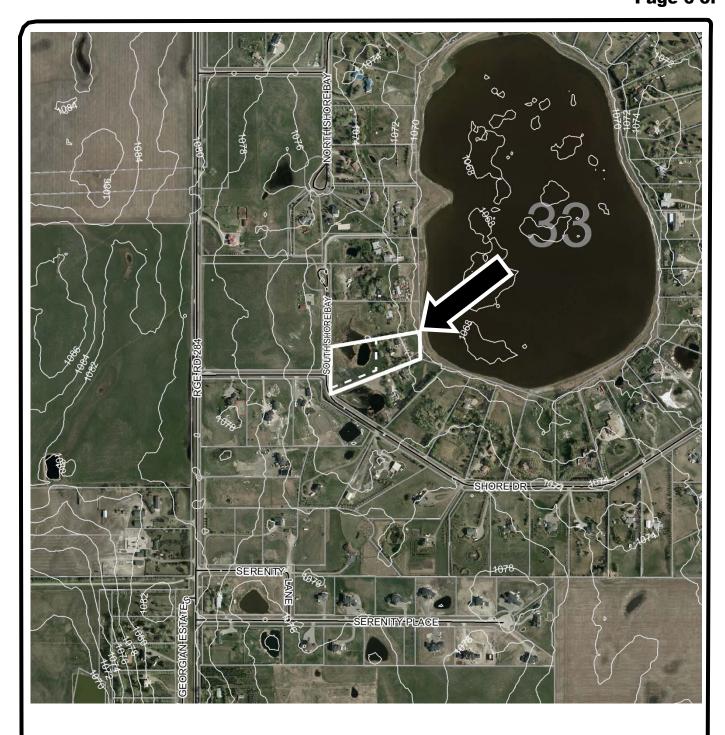
¹ Administration Resources











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 6, Plan 1228 LK, SW-33-25-28-W04M

Date: Sept 18, 2019 Division # 5 File: PL20190128 - 05333004



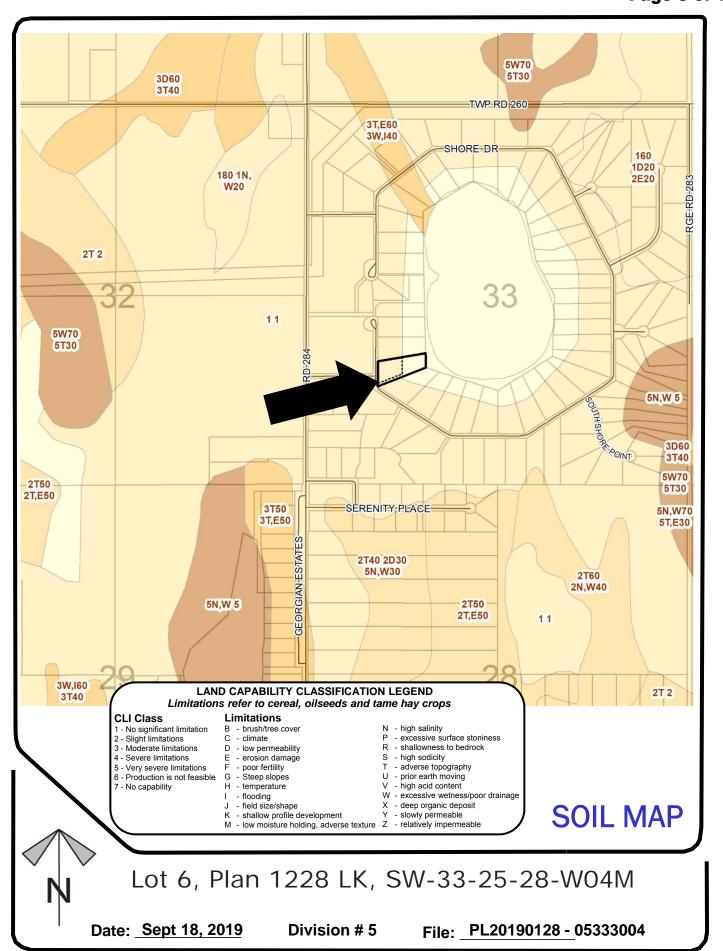
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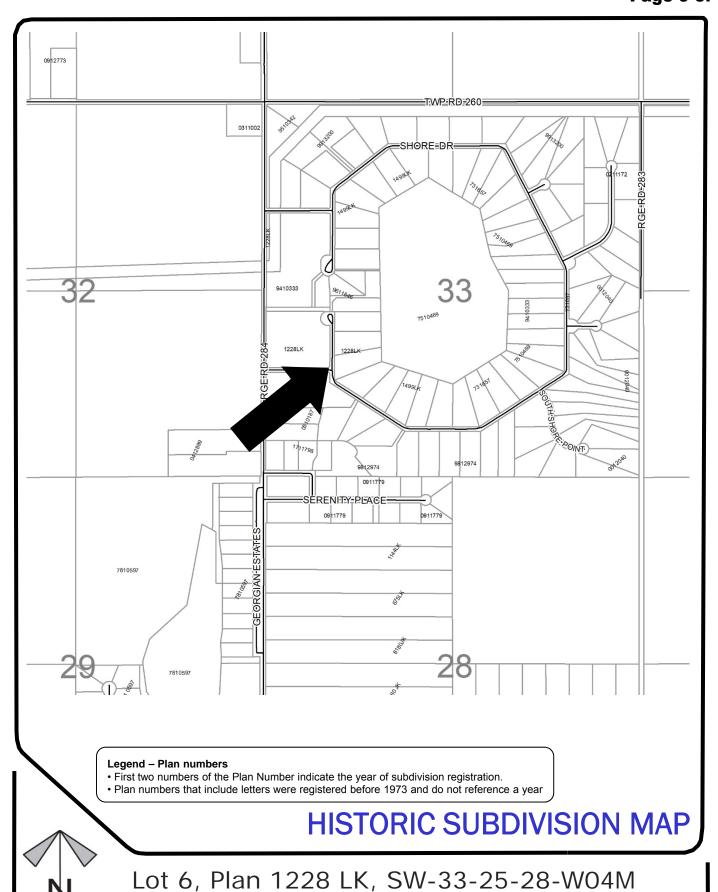
AIR PHOTO

Spring 2018

Lot 6, Plan 1228 LK, SW-33-25-28-W04M

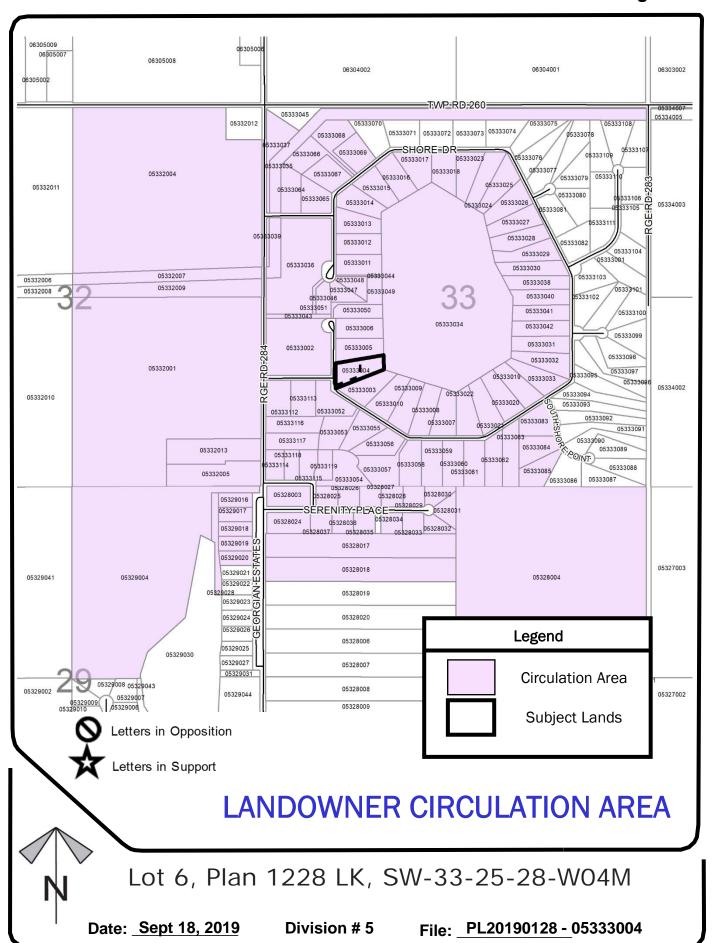
Date: Sept 18, 2019 Division # 5 File: PL20190128 - 05333004





LUL 6, PIAIT 1228 LK, SVV-33-25-28-VVU4IV

Date: Sept 18, 2019 Division # 5 File: PL20190128 - 05333004





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 8

FILE: 06713006 **APPLICATION**: PL20180089

SUBJECT: First Reading of Bylaw C-7947-2019 – Conceptual Scheme

PURPOSE: The purpose of this application is to adopt the Rich Hill Conceptual

Scheme to provide a framework to guide future country residential

development.

GENERAL LOCATION: Located in Bearspaw, immediately west of Poplar Hill Drive and

approximately 0.30 kilometres (0.19 miles) north of Township Road 262.

APPLICANT: CIMA Canada Inc. (Averil Trapp)

OWNERS: Shao Wei Yang & Huan Xue

¹**POLICY DIRECTION:** Relevant policies for this application include the Bearspaw Area

Structure Plan, Municipal Development Plan, and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7947-2019 be given first reading.

Option #2: THAT application PL20180089 be tabled until the new Bearspaw Area Strucutre Plan is

adopted by Council.

Option #3: THAT application PL20180089 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

PS/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7947-2019, Schedule A

APPENDIX 'B': Map Set

Paul Simon, Planning and Development Services

¹ Administration Resources



BYLAW C-7947-2019

A Bylaw of Rocky View County known as the Rich Hills Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7947-2019.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- **THAT** Bylaw C-4129-93, known as the "Bearspaw Area Structure Plan", be amended in accordance with amendments contained in Schedule 'A', attached to and forming part of the Bylaw; and,
- **THAT** Bylaw C-7947-2019, being the "Rich Hills Conceptual Scheme", affecting Block 4, Plan 8056 JK be adopted as defined in Schedule 'B', which is attached to, and forms part of, this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7947-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

File: 06713006/ PL20180089 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of , 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

Division: 8

SCHEDULE 'A' FORMING PART OF BYLAW C-7947-2019

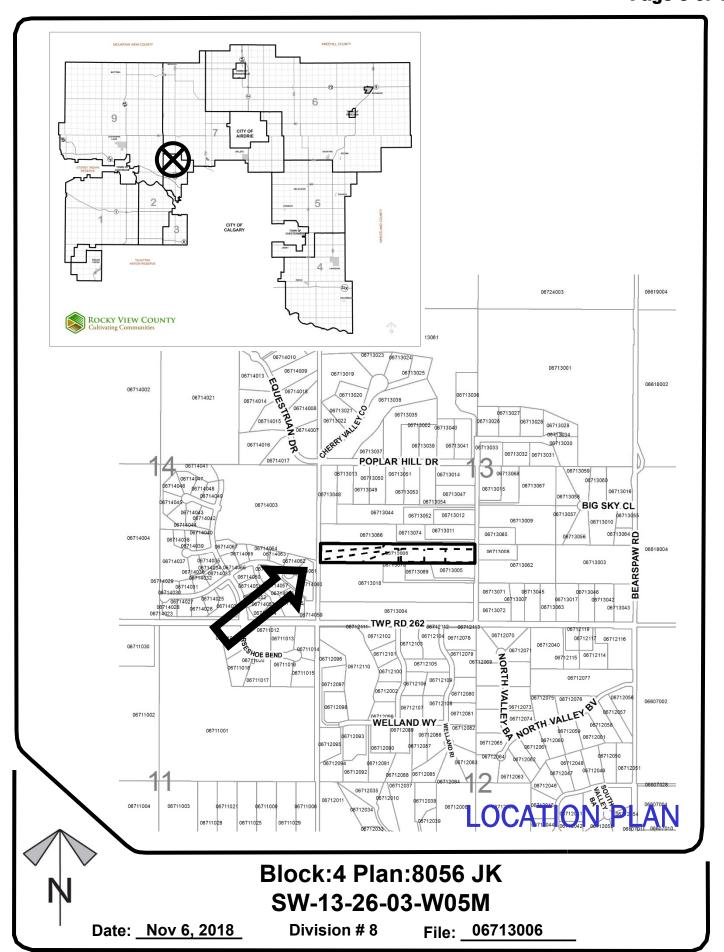
Amendment #1

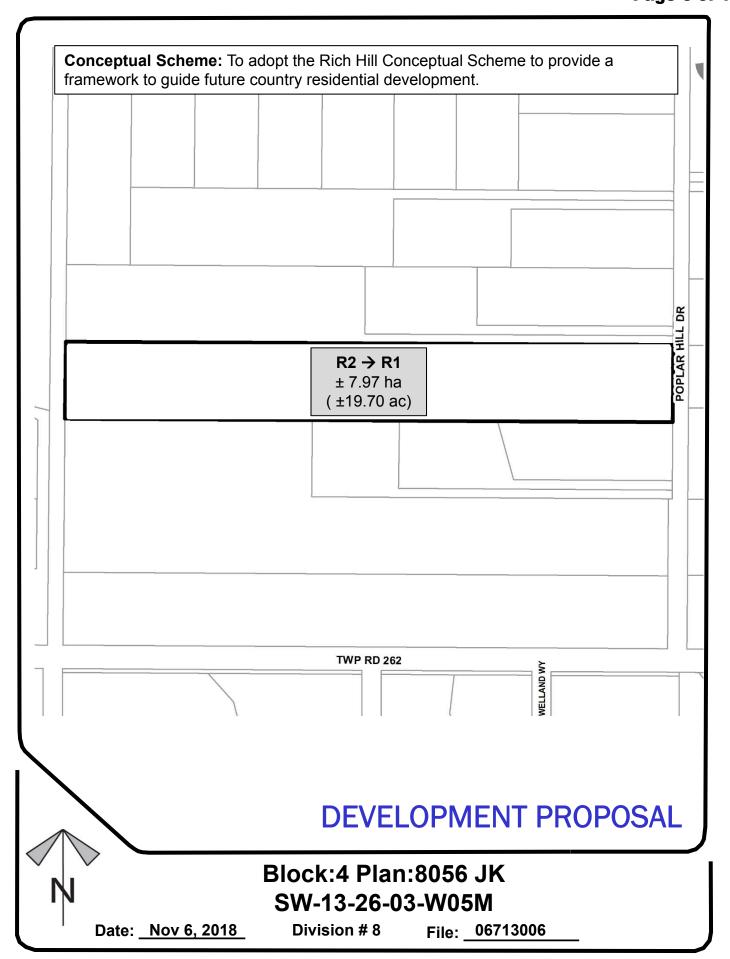
Add the following to section 10.0 Concept Plans:

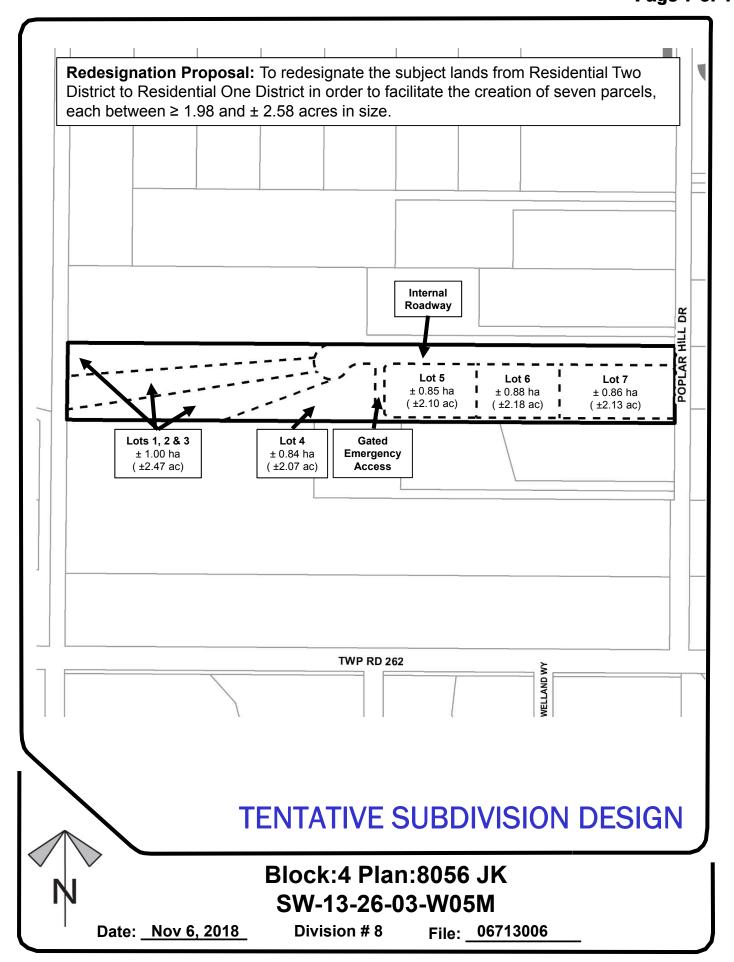
Rich Hills Conceptual Scheme – Adopted (Month, Day, Year)

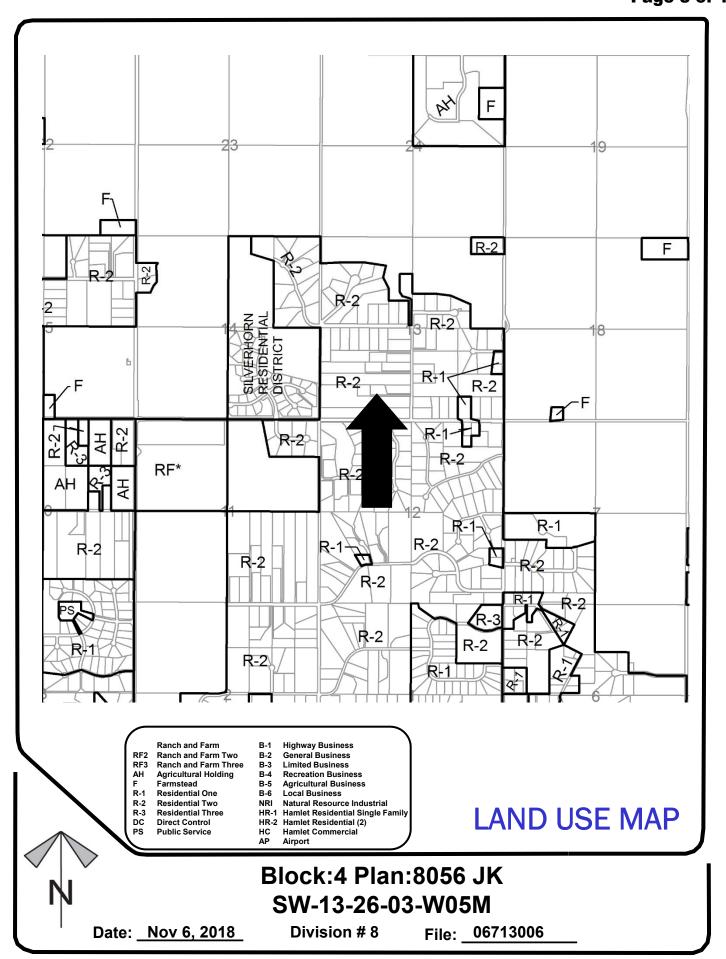
SCHEDULE 'B' FORMING PART OF BYLAW C-7947-2019

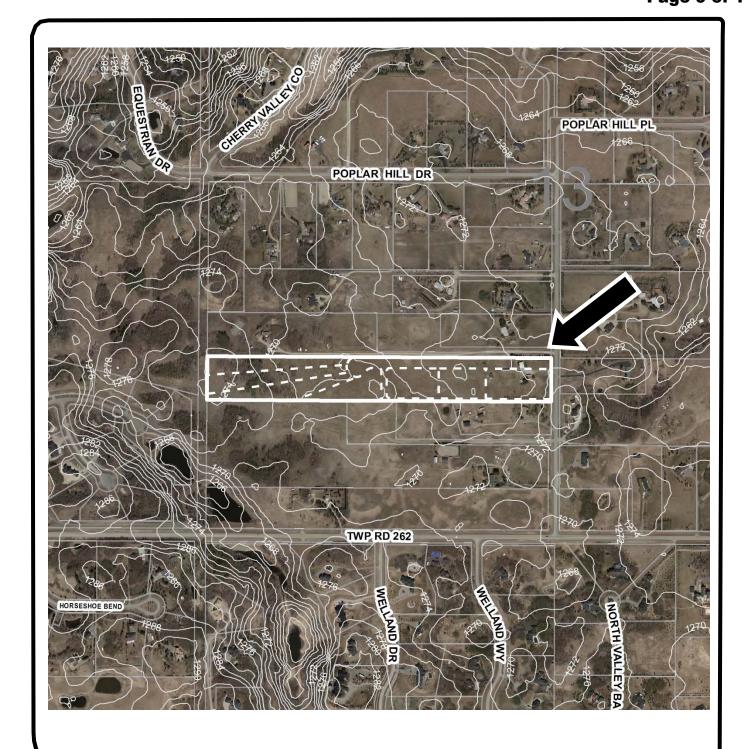
A Conceptual Scheme affecting Block 4, Plan 8056 JK, herein referred to as the Rich Hills Conceptual Scheme.











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

TOPOGRAPHY

Contour Interval 2 M

Block:4 Plan:8056 JK SW-13-26-03-W05M

Date: <u>Nov 6, 2018</u> Di

Division #8

File: 06713006



AIR PHOTO

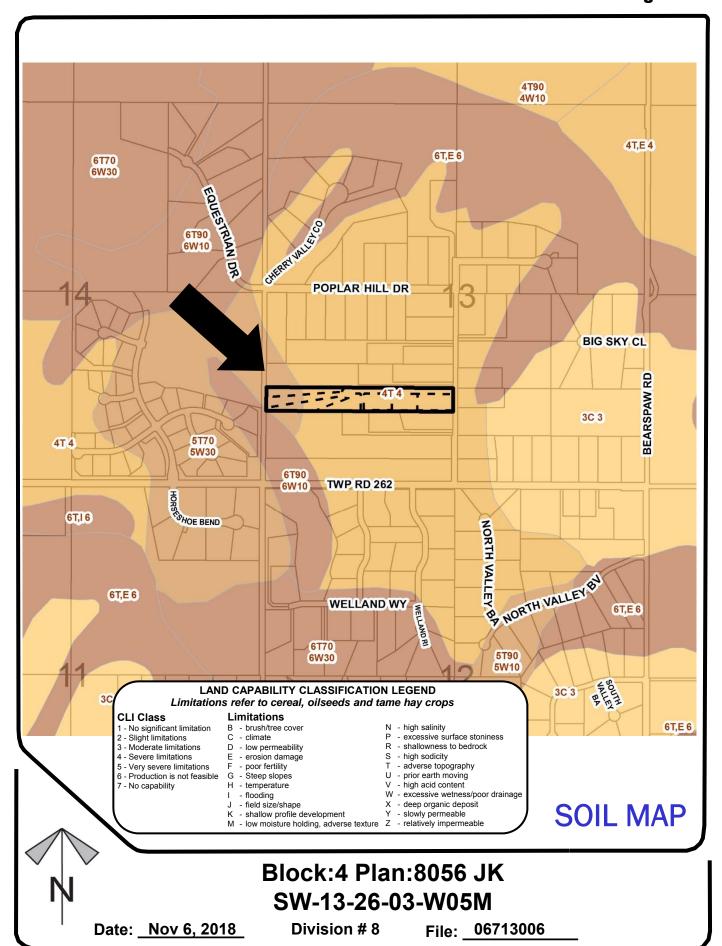
Spring 2016

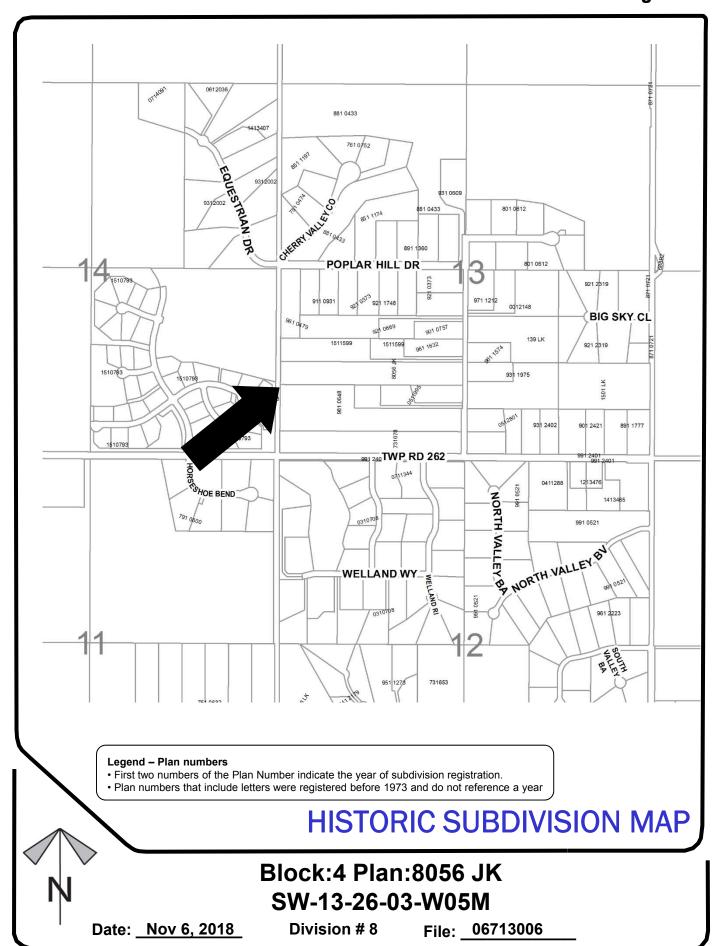
Block:4 Plan:8056 JK SW-13-26-03-W05M

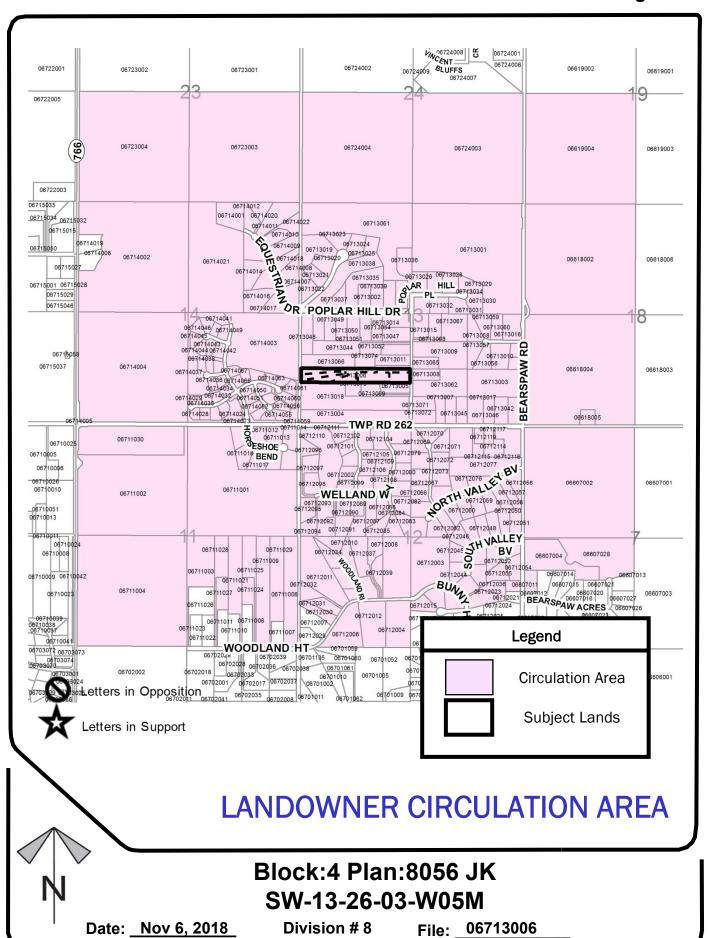
Date: Nov 6, 2018

Division #8

File: <u>06713006</u>









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 8

FILE: 06713006 **APPLICATION**: PL20180090

SUBJECT: First Reading of Bylaw C-7948-2019 – Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from

Residential Two District to Residential One District in order to facilitate the creation of seven parcels, each between ≥ 1.98 and ± 2.58 acres in size.

GENERAL LOCATION: Located in Bearspaw, immediately west of Poplar Hill Drive and

approximately 0.30 kilometres (0.19 miles) north of Township Road 262.

APPLICANT: CIMA Canada Inc. (Averil Trapp)

OWNERS: Shao Wei Yang & Huan Xue

¹**POLICY DIRECTION:** Relevant policies for this application include the Bearspaw Area Struture

Plan, Municipal Development Plan, and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7948-2019 be given first reading.

Option #2: THAT application PL20180090 be tabled until the new Bearspaw Area Structure Plan is

adopted by Council.

Option #3: THAT application PL20180090 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

PS/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7948-2019, Schedule A

APPENDIX 'B': Map Set

Paul Simon, Planning and Development Services

¹ Administration Resources



BYLAW C-7948-2019

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-7948-2019.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- **THAT** Part 5, Land Use Map No. 67-SE and Land Use Map No. 67 of Bylaw C-4841-97 be amended by redesignating Block 4, Plan 8056 JK within SW-13-26-03-W05M from Residential Two District to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Block 4, Plan 8056 JK within SW-13-26-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

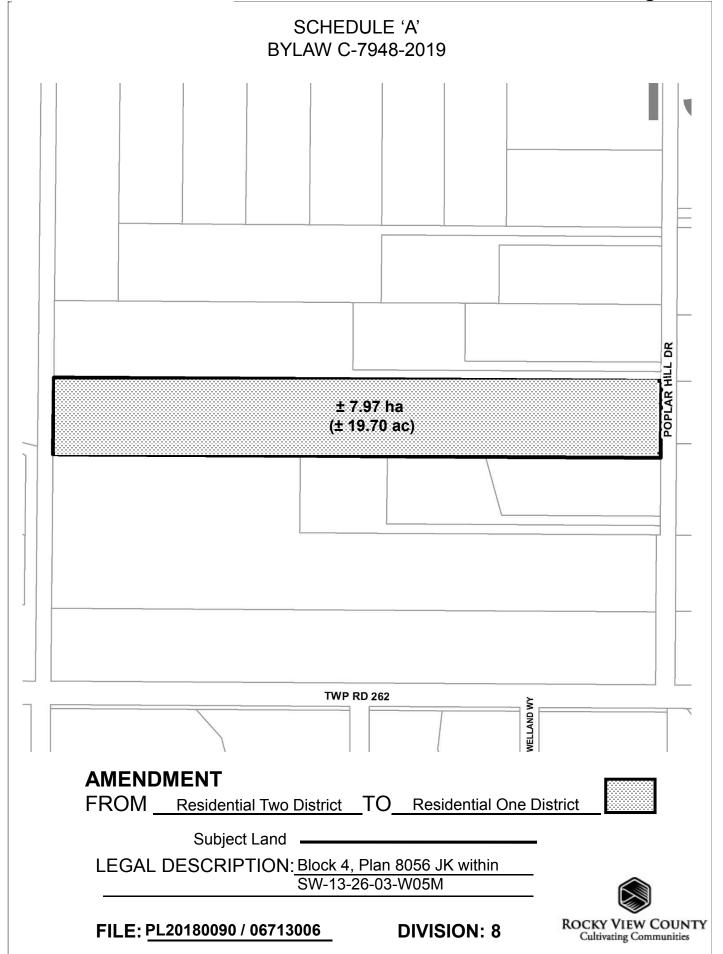
PART 4 – TRANSITIONAL

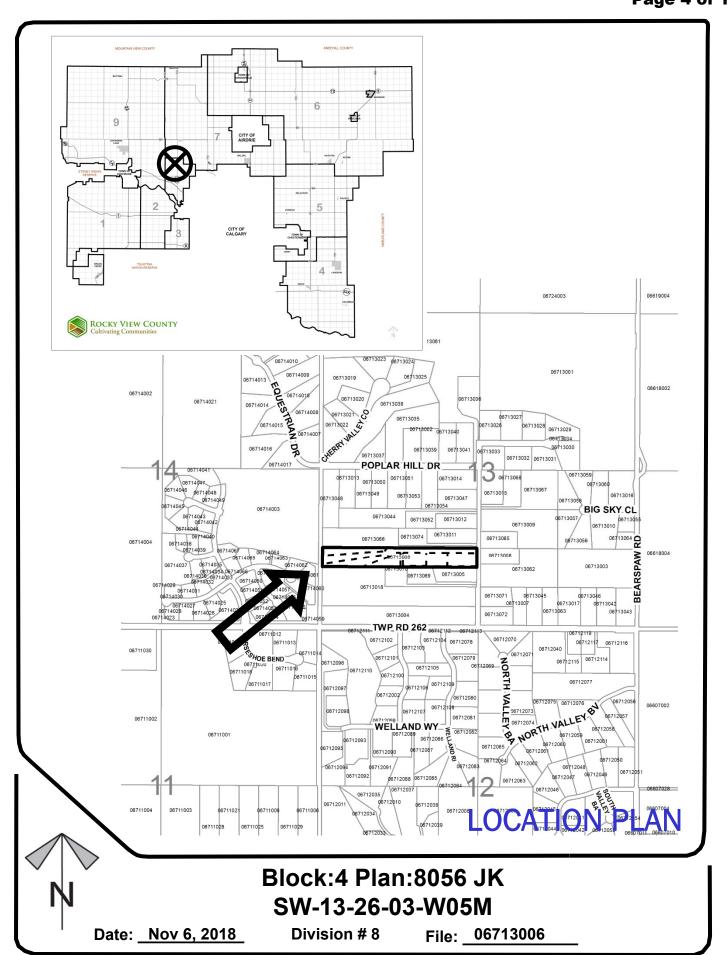
Bylaw C-7948-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

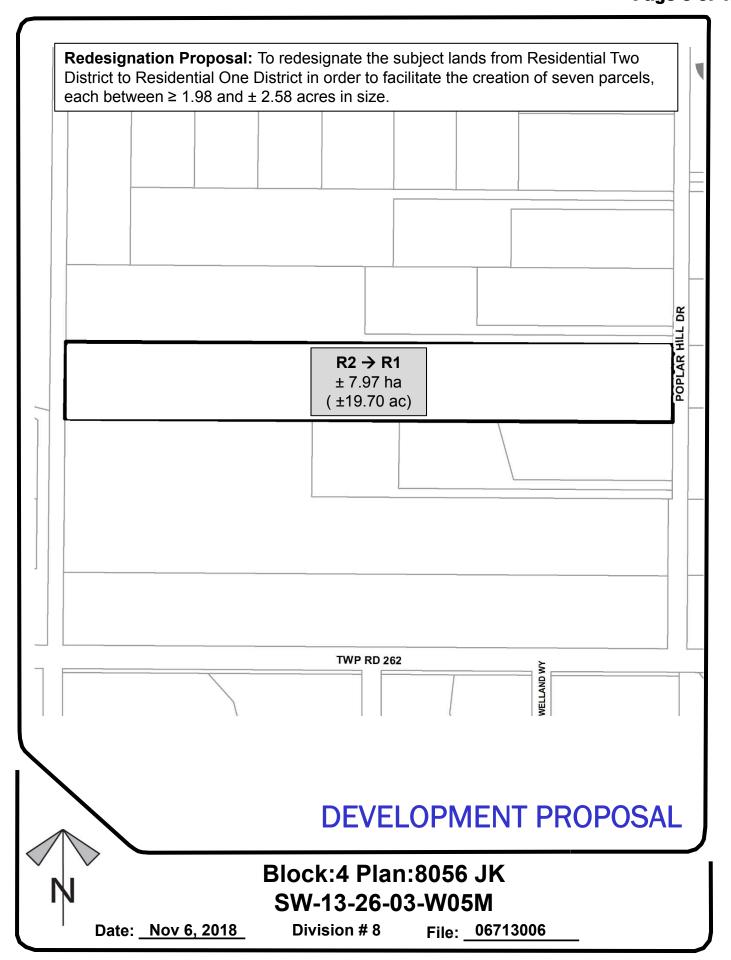
File: 06713006 / PL20180090 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of , 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

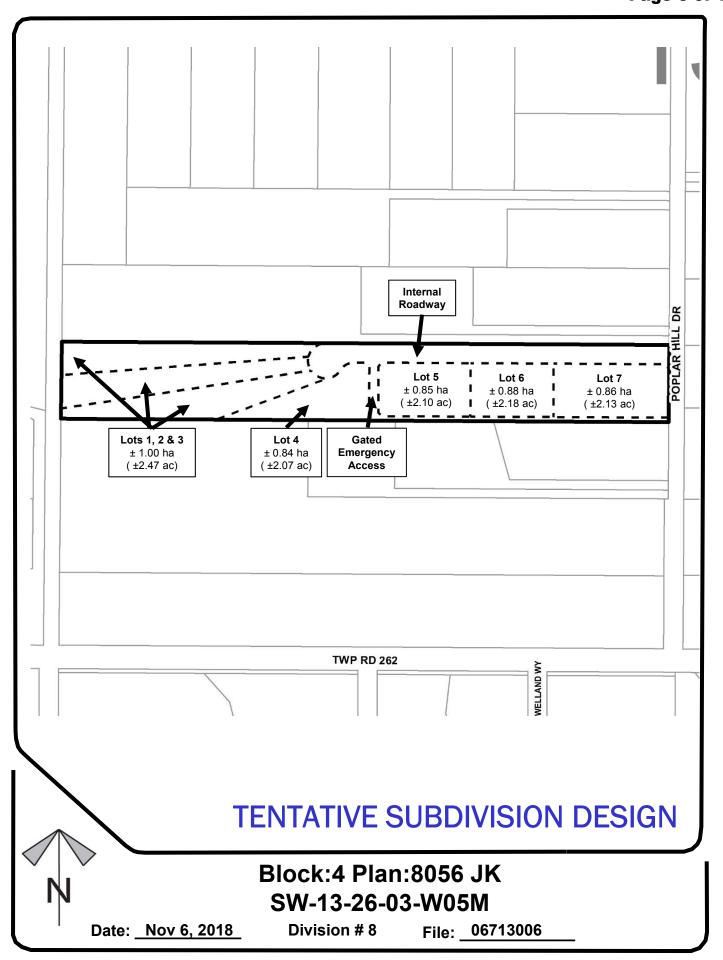
Division: 8

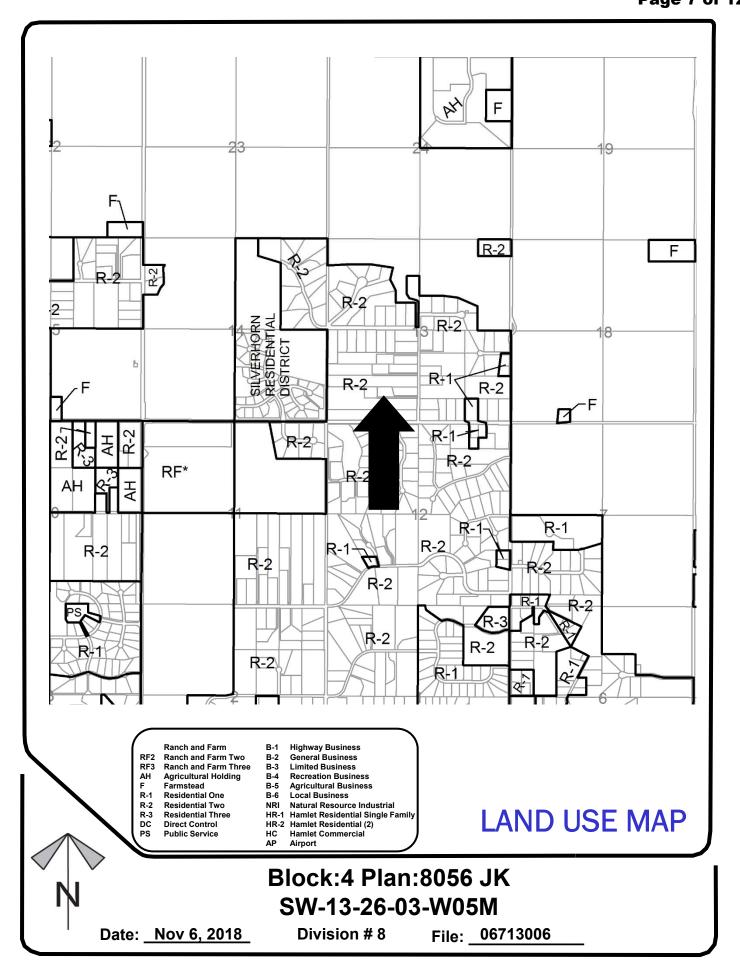
Page 3 of 12

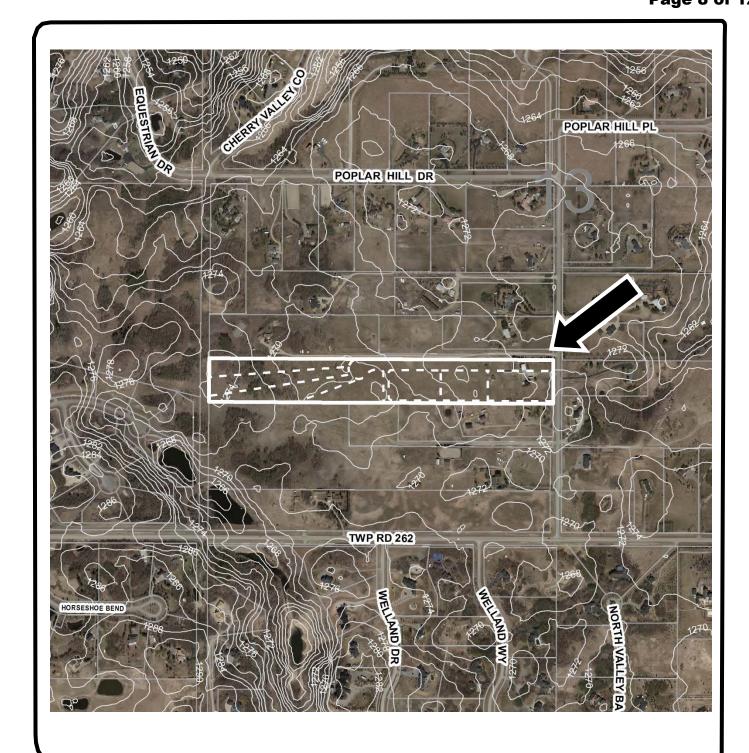












Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

Block:4 Plan:8056 JK SW-13-26-03-W05M

Date: Nov 6, 2018

Division #8

File: 06713006



AIR PHOTO

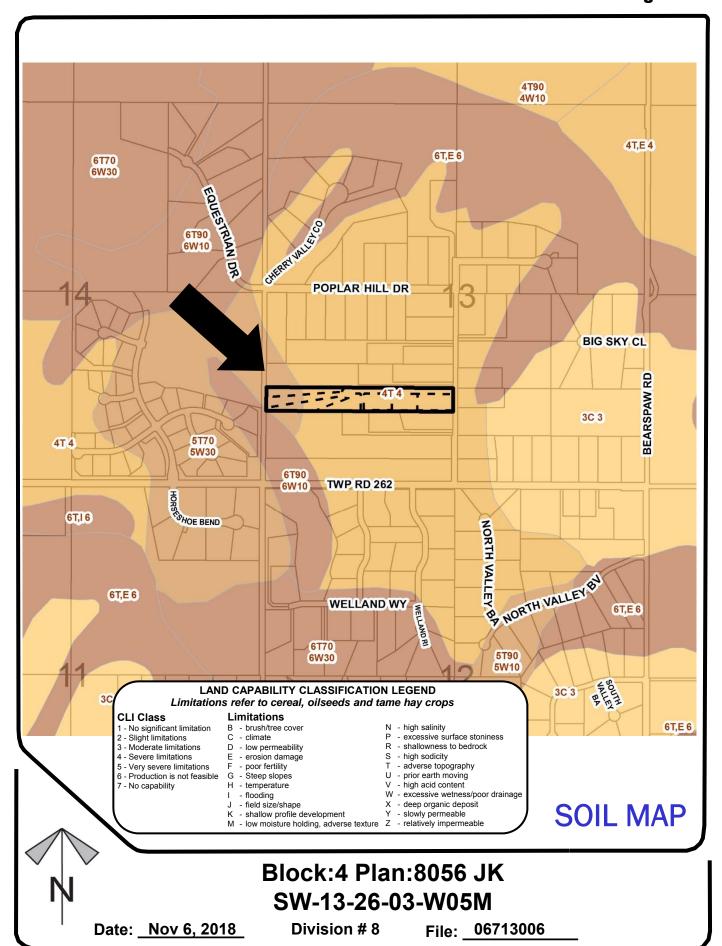
Spring 2016

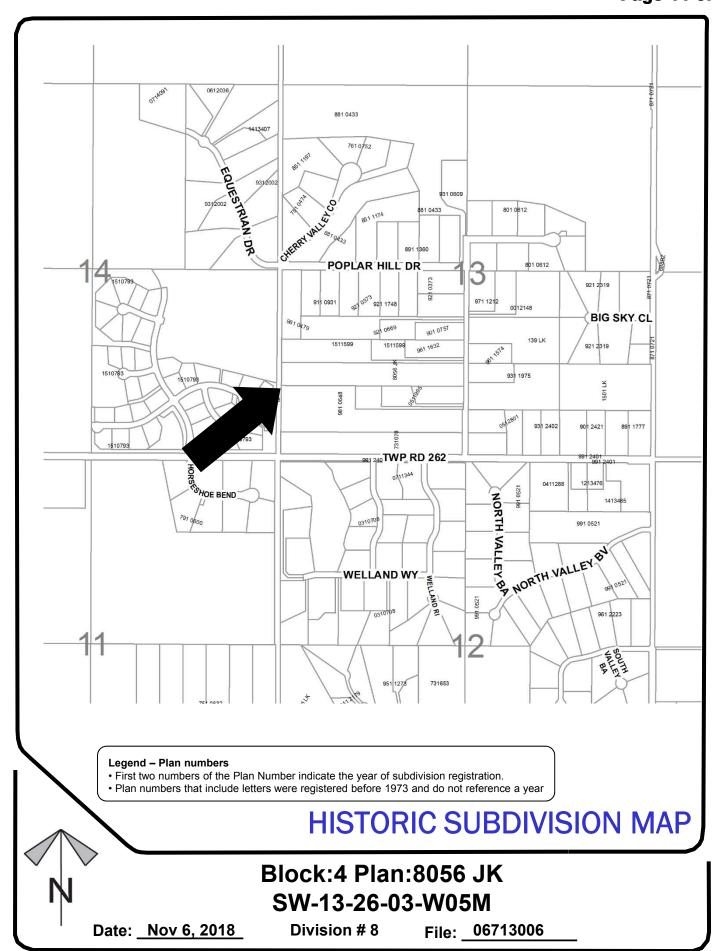
Block:4 Plan:8056 JK SW-13-26-03-W05M

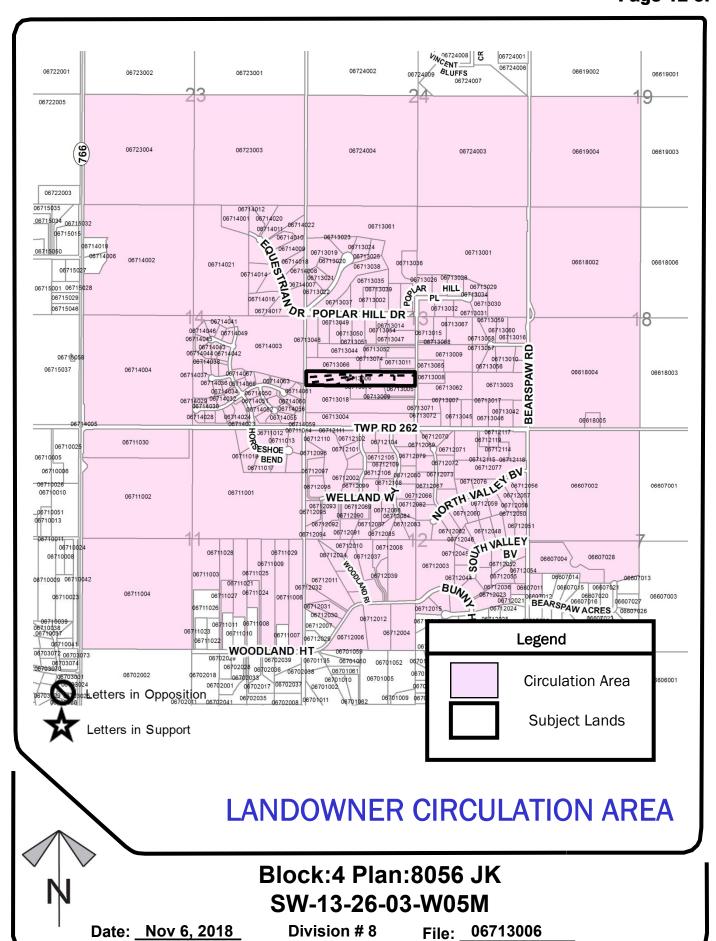
Date: Nov 6, 2018

Division #8

File: <u>06713006</u>









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: 07802005 **APPLICATION:** PL20190133

SUBJECT: First Reading Bylaw - Redesignation Item -

Site-Specific amendment to Direct Control Bylaw 96 (DC-96)

PURPOSE: The purpose of this application is to amend Direct Control District 96

to reduce the minimum side yard setback requirements for parking,

storage, and display products.

GENERAL LOCATION: Located at northeast junction of Highway 22 and Highway 567.

APPLICANT: Sean Veraart

OWNERS: Veraart Holdings Ltd.

¹**POLICY DIRECTION:** Relevant policies for this application include the Municipal Development

Plan, DC Bylaw 96, and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7949-2019 be given first reading.

Option #2: THAT application PL20190133 be denied..

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

PS/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7949-2019, Schedule A

APPENDIX 'B': Map Set

Paul Simon, Planning and Development Services

¹ Administration Resources



BYLAW C-7949-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5911-2004

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7949-2019.

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-5911-2004, and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5911-2004 is hereby amended to reduce the minimum side yard setback requirements for parking, storage and display products, as shown on the attached Schedule 'A' forming part of this bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7949-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

File: 07802005 / PL20190133 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of , 20XX UNANIMOUS PERMISSION FOR THIRD READING day of . 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

Division: 9

SCHEDULE 'A'

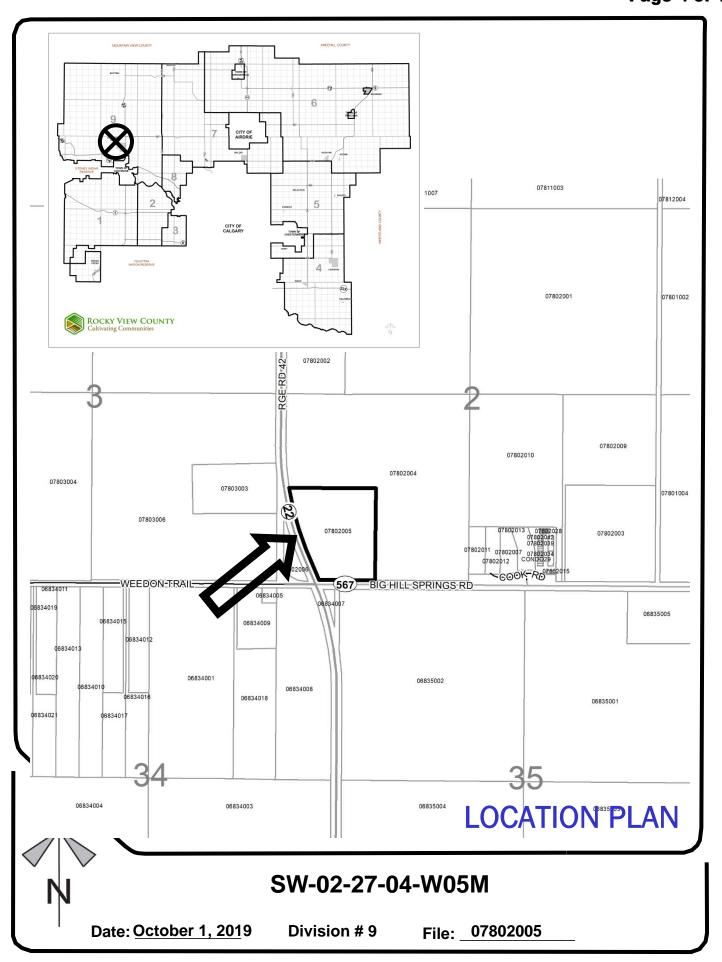
FORMING PART OF BYLAW C-7949-2019

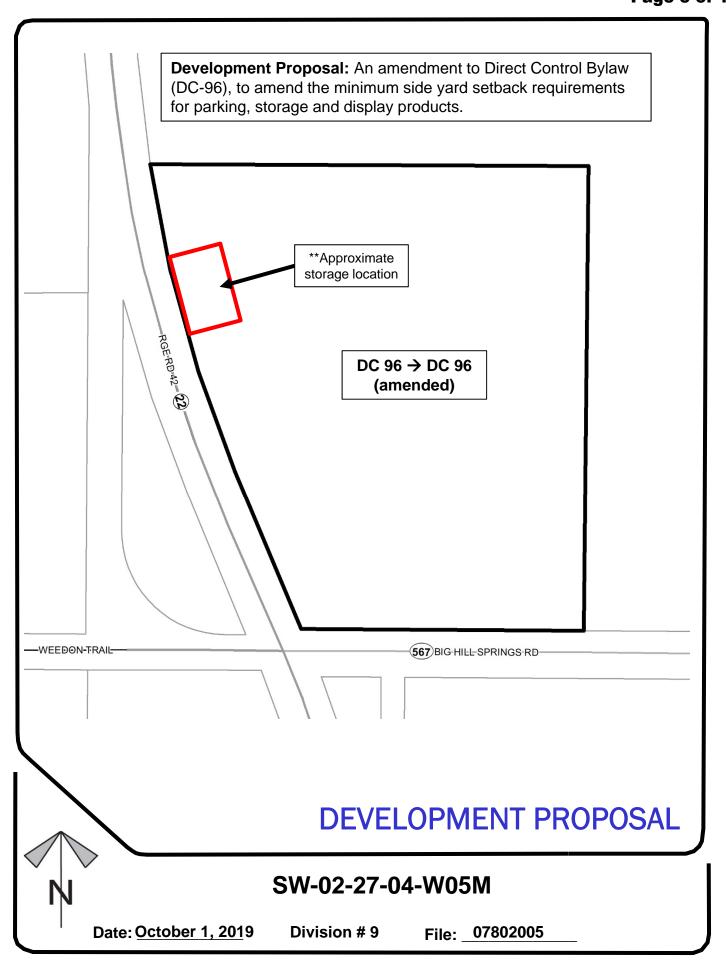
Schedule of textual amendments to Direct Control Bylaw C-4763-97:

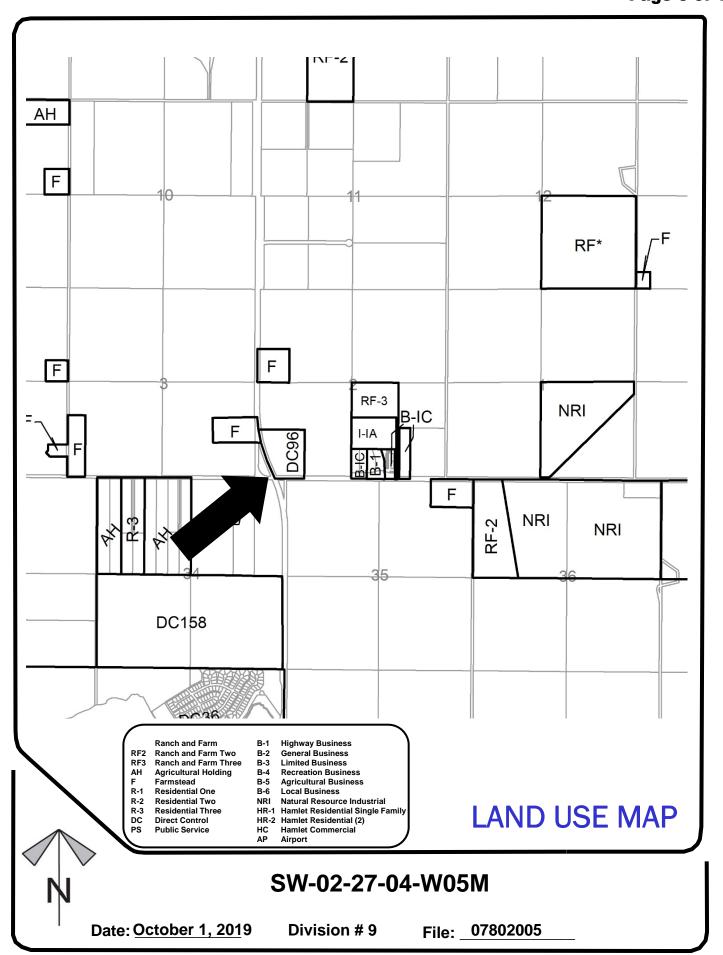
Amendment #1: Amend Section 2.6.6 (a) to read:

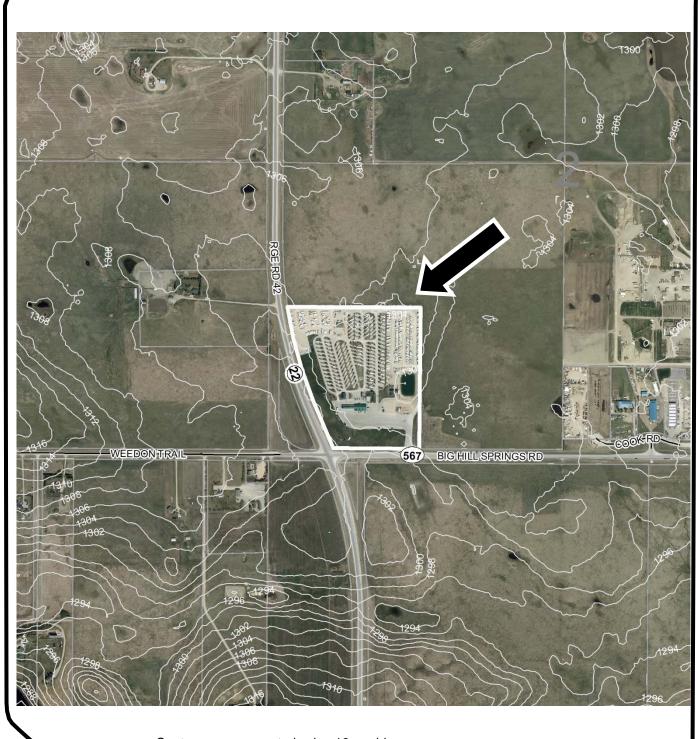
0.0 m (0.0 ft.) from any, road, municipal, road, or highway

Amendment #3: Minor administrative amendments for formatting and numbering.









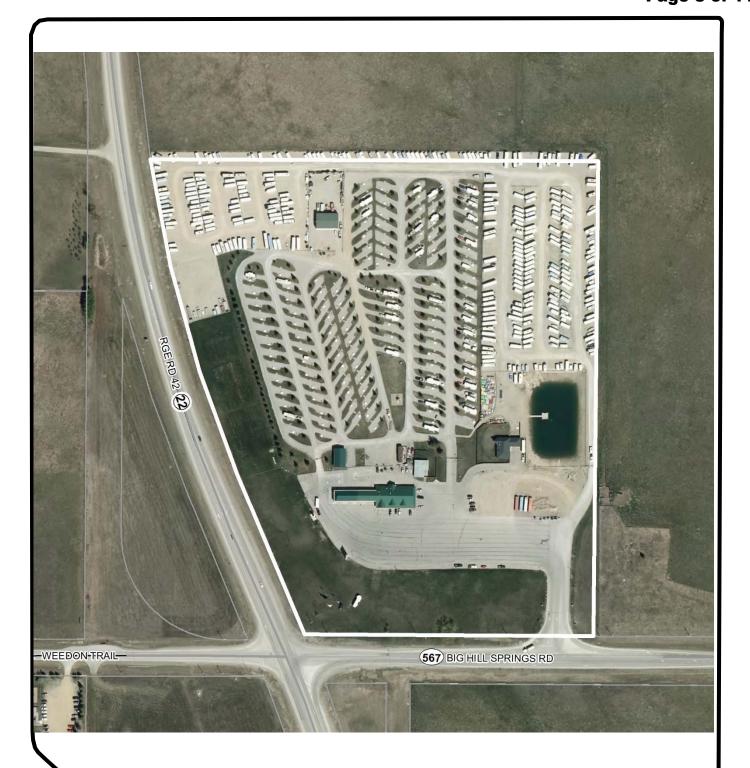
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SW-02-27-04-W05M

Date: October 1, 2019 Division # 9 File: 07802005

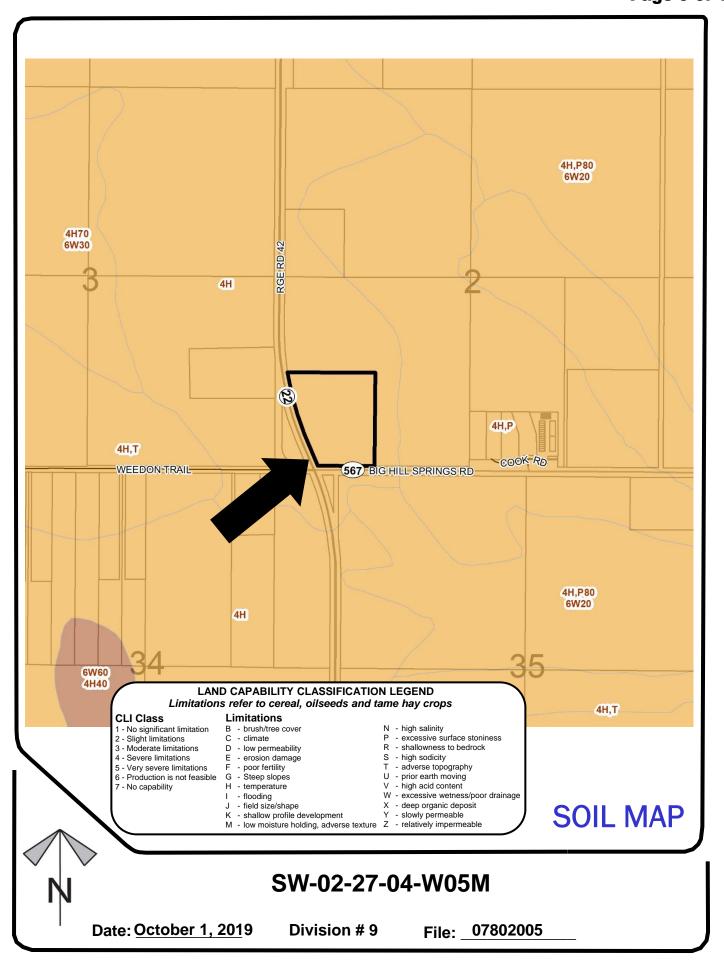


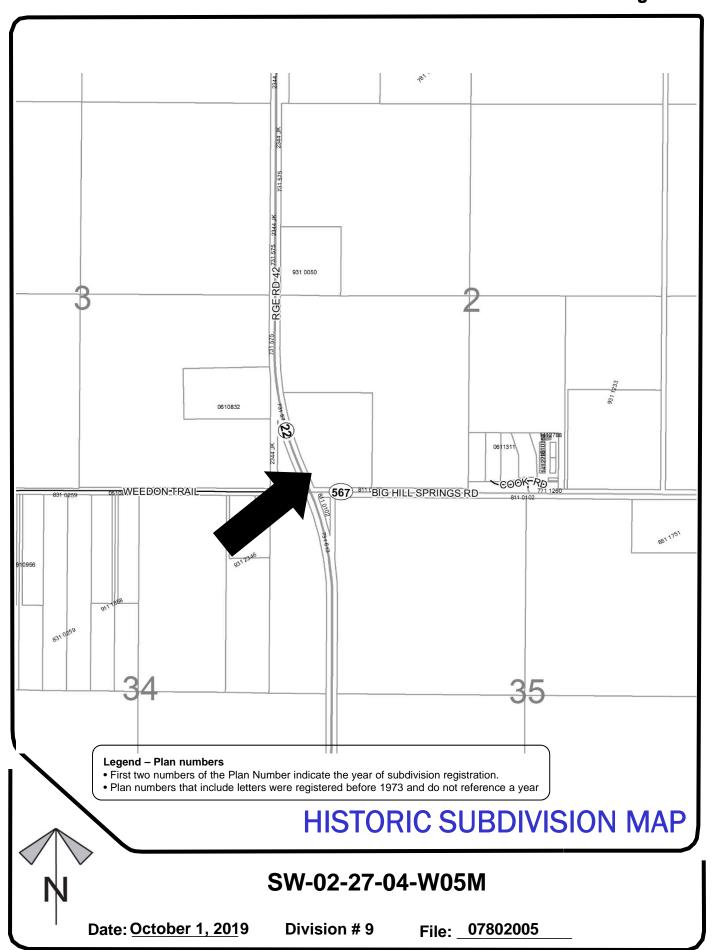
AIR PHOTO

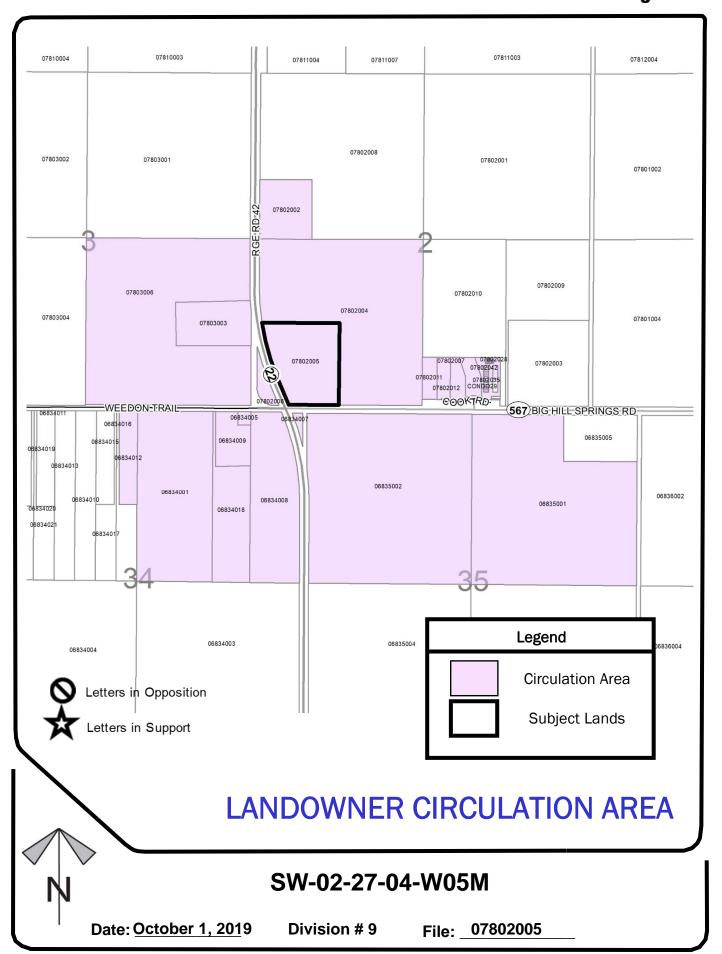
Spring 2018



Date: October 1, 2019 Division # 9 File: __07802005









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: 08922001 **APPLICATION**: PL20190118

SUBJECT: First Reading of Bylaw C-7950-2019 – Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from

Residential Two District to Agricultural Holdings District.

GENERAL LOCATION: Located 0.20 kilometers (1/8 mile) north of Township Road 283 and

2.00 kilometers (1 1/4 miles) west of Range Road 51.

APPLICANT: Mike Stuart & Barbara Smith

OWNERS: Mike Stuart & Barbara Smith

POLICY DIRECTION: Relevant policies for this application include the Municipal Development

Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Respectfully submitted,

Option #1: THAT Bylaw C-7950-2019 be given first reading.

Option #2: THAT application PL20190118 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

"Theresa Cochran" "Al Hoggan"

Concurrence.

Executive Director
Community Development Services

Chief Administrative Officer

LM/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7950-2019, Schedule A

APPENDIX 'B': Map Set

Lisa Mrozek, Planning and Development Services

¹ Administration Resources



BYLAW C-7950-2019

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-7950-2019.

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

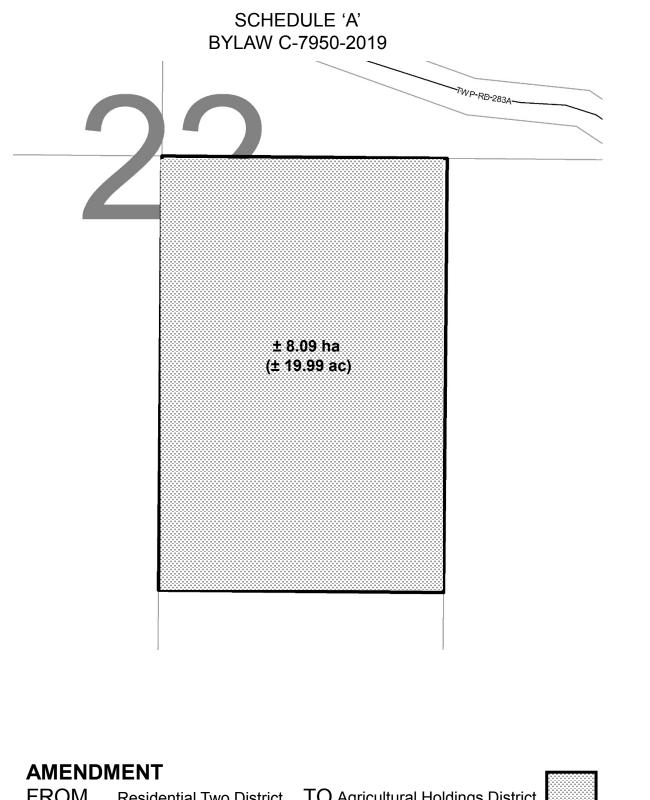
- **THAT** Part 5, Land Use Map No. 89 of Bylaw C-4841-97 be amended by redesignating Block A, Plan 9010125 within SE-22-28-05-W05M from Residential Two District to Agricultural Holdings District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Block A, Plan 9010125 within SE-22-28-05-W05M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7950-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

File: 08922001 / PL20190118 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of , 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

Division: 9



FROM Residential Two District TO Agricultural Holdings District

Subject Land

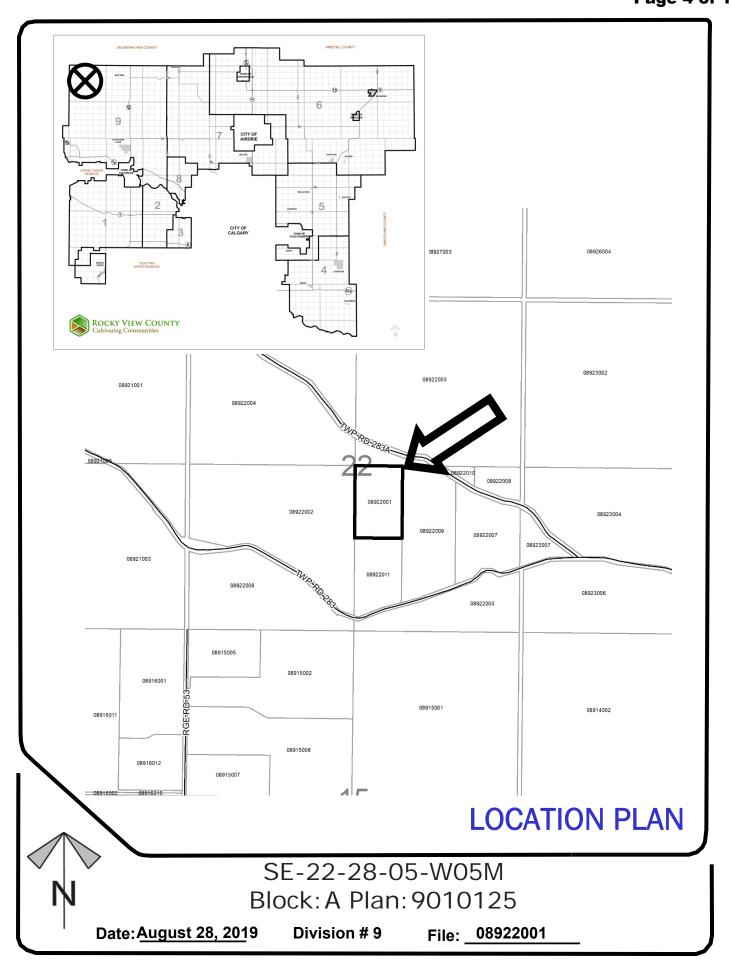
LEGAL DESCRIPTION: Block A, Plan 9010125 within

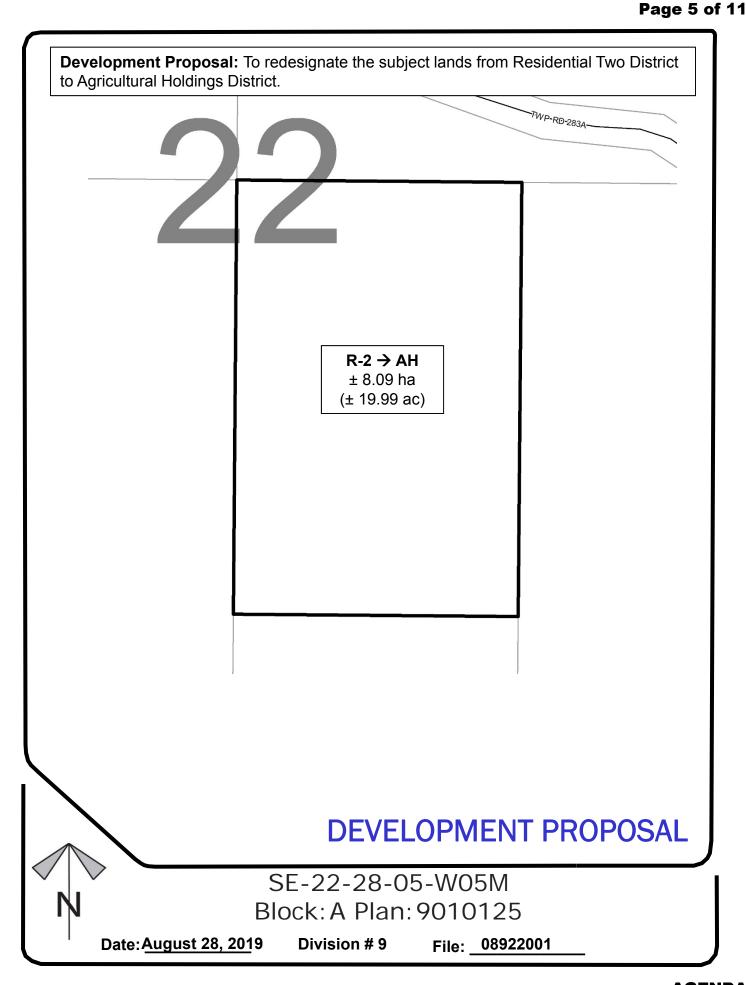
SE-22-28-05-W05M

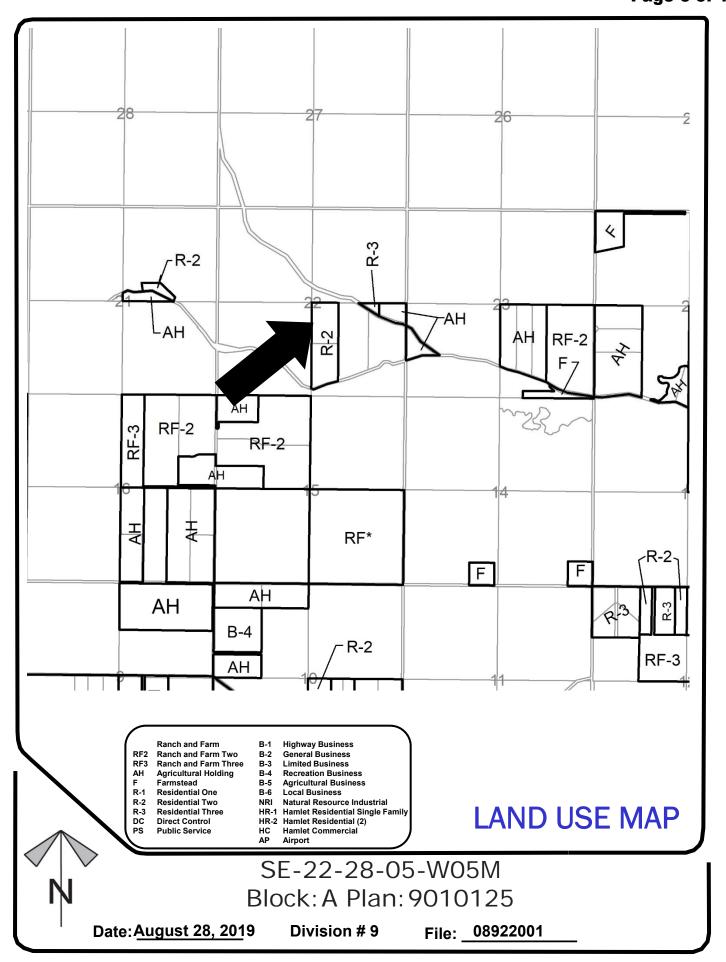
FILE: PL20190118 / 08922001

DIVISION: 9











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

TOPOGRAPHY

Contour Interval 2 M

SE-22-28-05-W05M Block: A Plan: 9010125

Date: August 28, 2019

Division #9

File: 08922001



AIR PHOTO

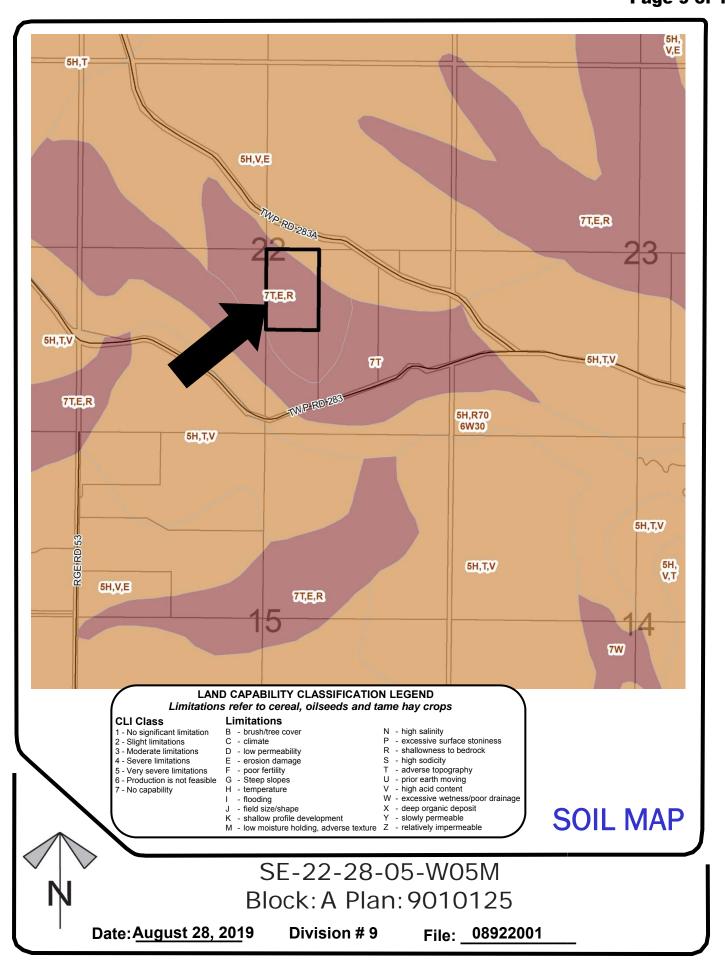
Spring 2018

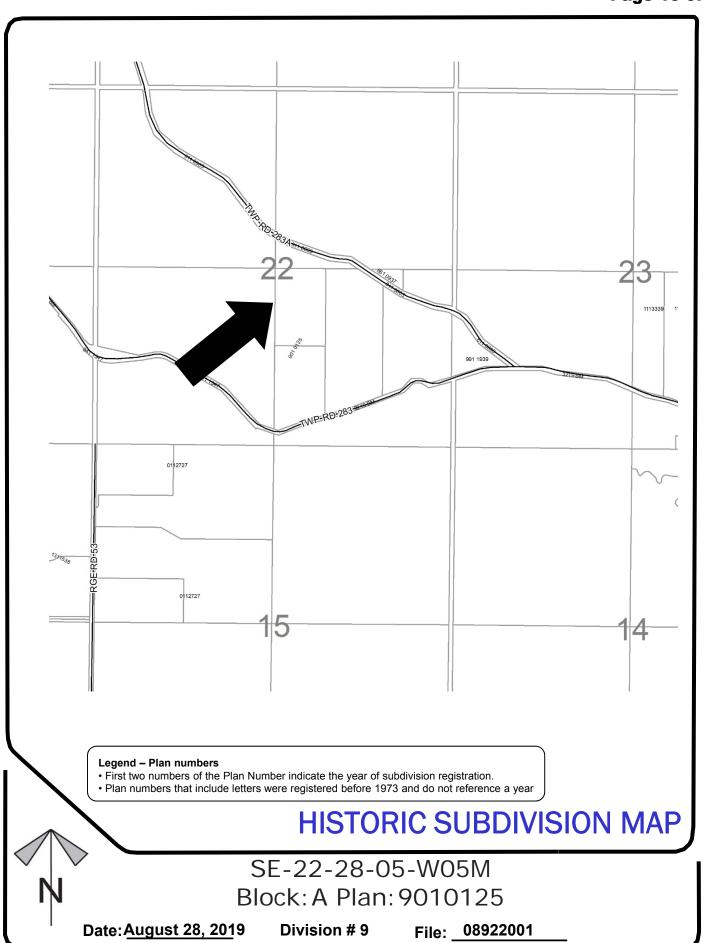
SE-22-28-05-W05M Block: A Plan: 9010125

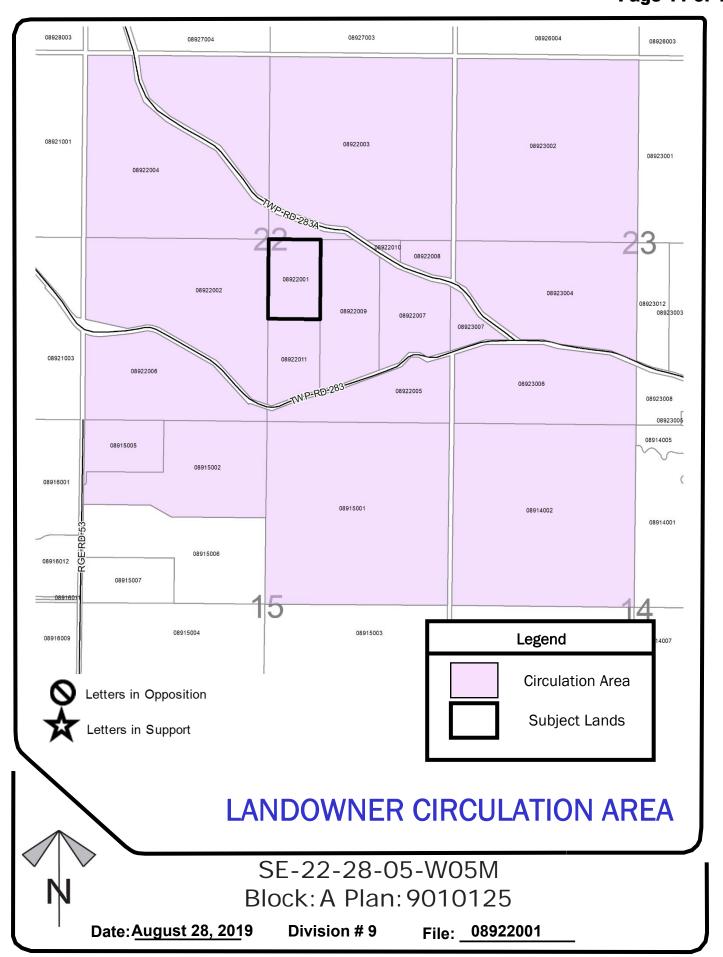
Date: August 28, 2019

Division #9

File: <u>0892200</u>1









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 8

FILE: 06712023 **APPLICATION**: PL20190107

SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from

Residential Two District to Residential One District.

GENERAL LOCATION: Located 1.20 kilometers (0.75 miles) south of Township Road 262 and

0.25 kilometers (0.15 miles) west of Bearspaw Road.

APPLICANT: Donald & Joanne Fraser

OWNERS: Donald & Joanne Fraser

POLICY DIRECTION: Relevant policies for this application include the Bearspaw Area

Structutre Plan (ASP), Municipal Development Plan and the Land Use

Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7951-2019 be given first reading.

Option #2: THAT application PL20190107 be tabled until the new Bearspaw Area Structure Plan is

adopted by Council.

Option #3: THAT application PL20190107 be denied.

APPLICATION REQUIREMENTS:

In accordance with Policy 8.1.21 of the Bearspaw ASP, the Applicant may be required to submit a conceptual scheme to support the redesignation.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

LM/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7951-2019 & Schedule A

APPENDIX 'B': Map Set

Lisa Mrozek, Planning and Development Services

¹ Administration Resources



BYLAW C-7951-2019

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-7951-2019.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- **THAT** Part 5, Land Use Map No. 67 and Land Use Map No. 67-SE of Bylaw C-4841-97 be amended by redesignating Lot 9, Plan 9510097 within SE-12-26-03-W05M from Residential Two District to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Lot 9, Plan 9510097 within SE-12-26-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

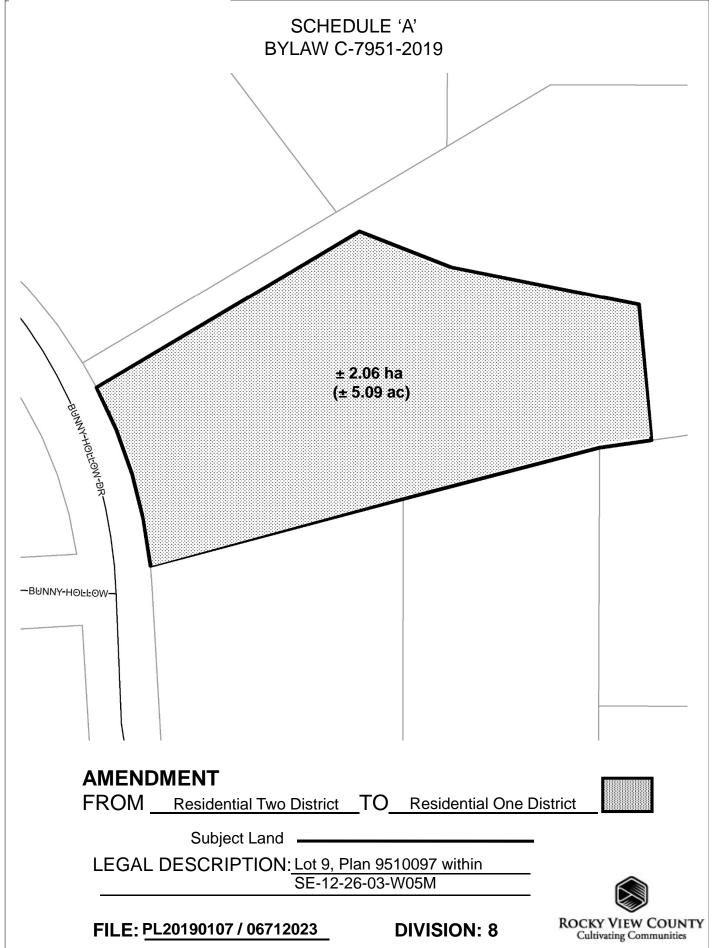
PART 4 – TRANSITIONAL

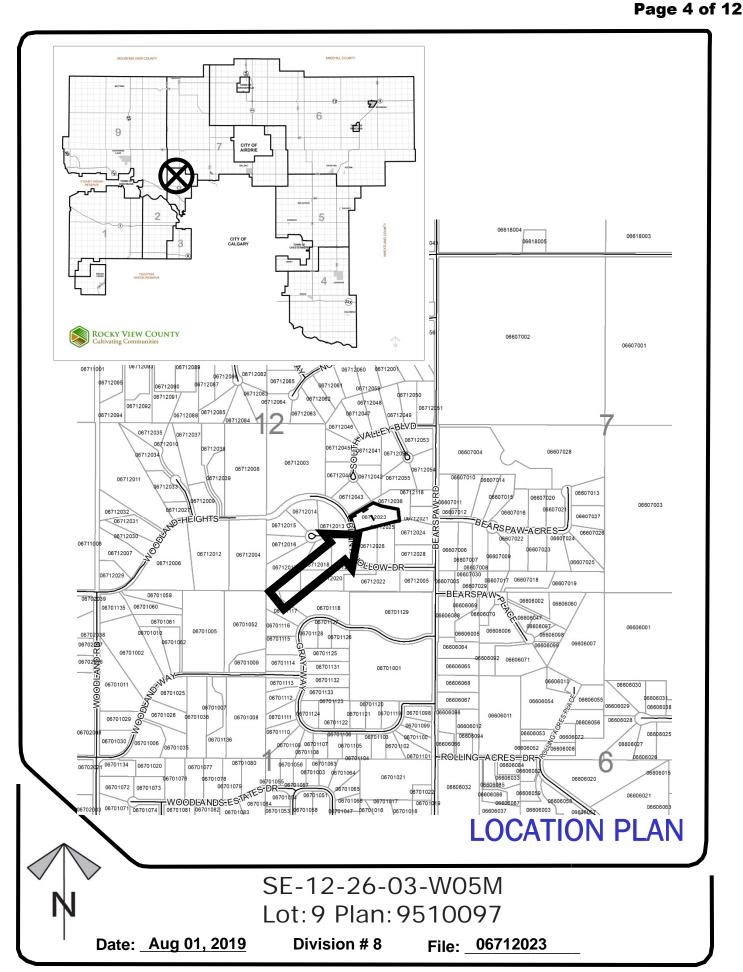
Bylaw C-7951-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

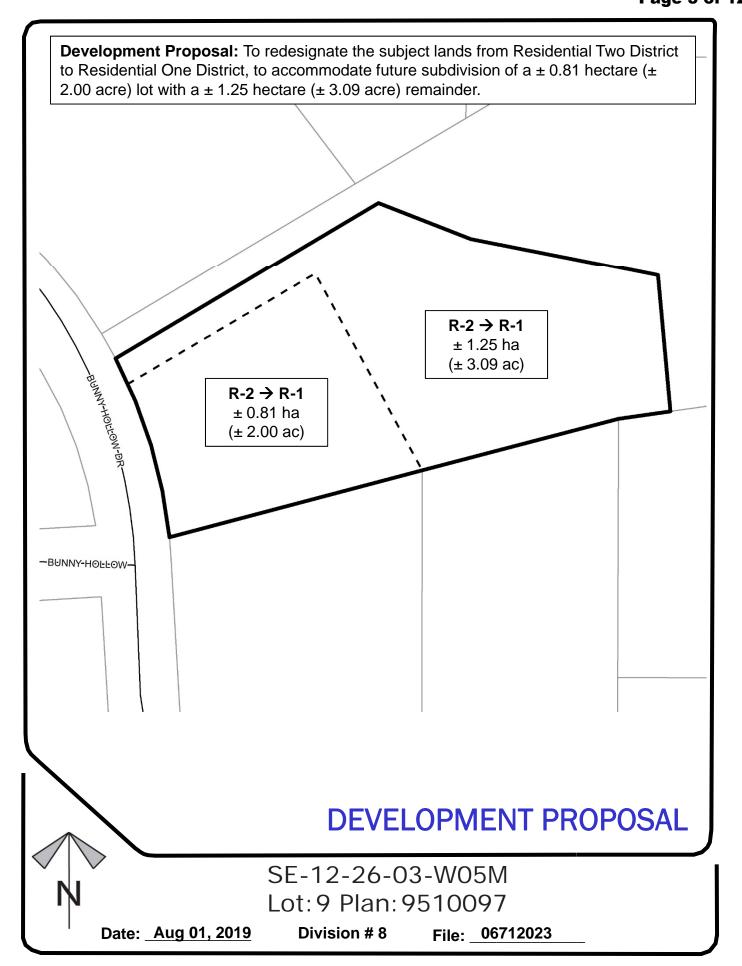
File: 06712023 / PL20190107 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of . 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

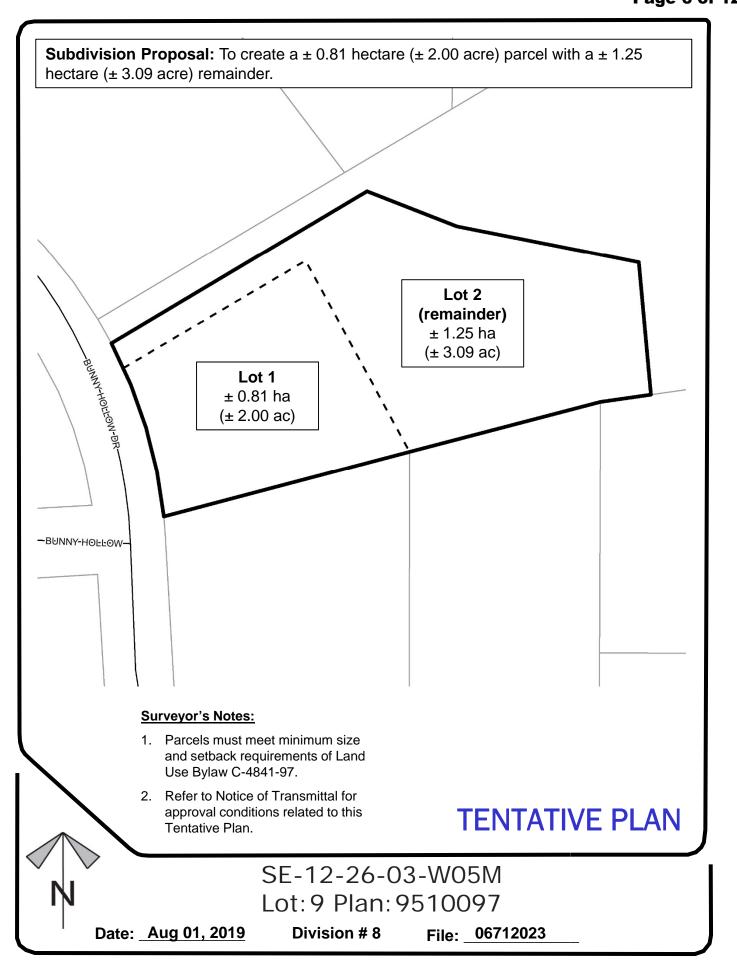
Division: 8

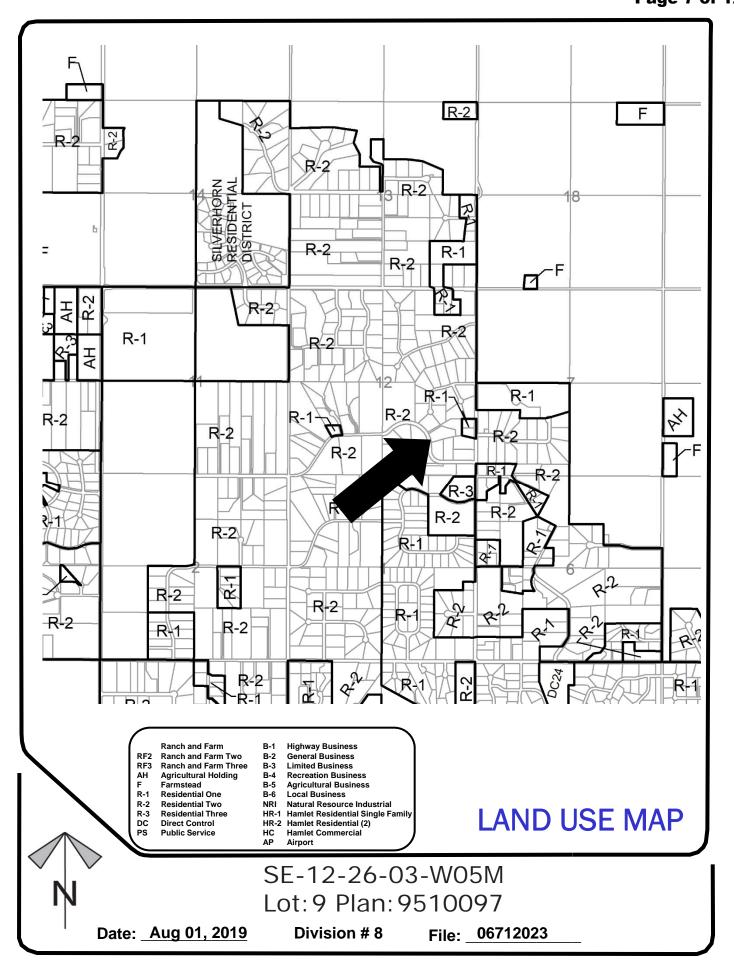
Page 3 of 12

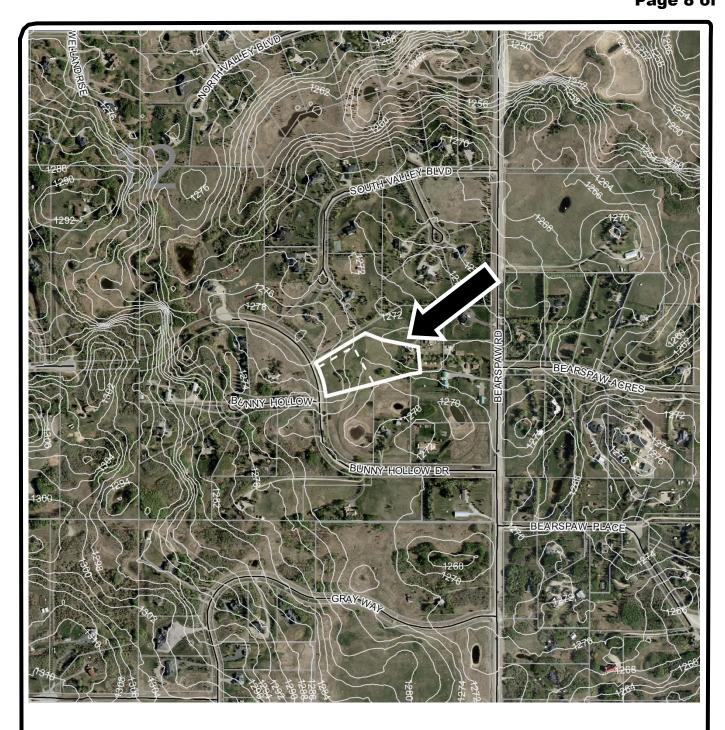












Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019 Division # 8 File: 06712023



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

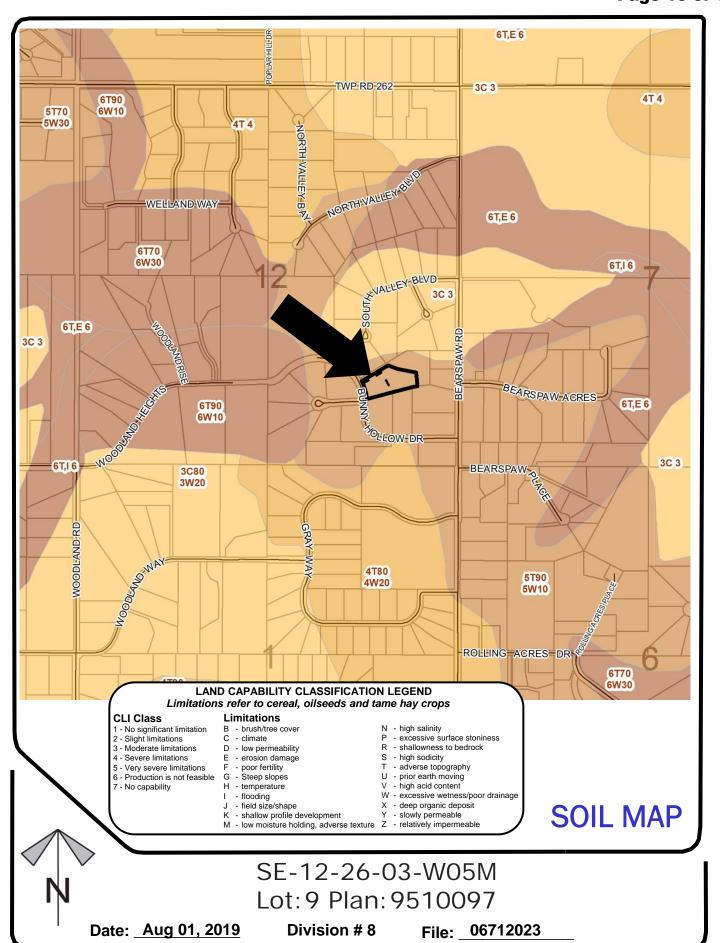
AIR PHOTO

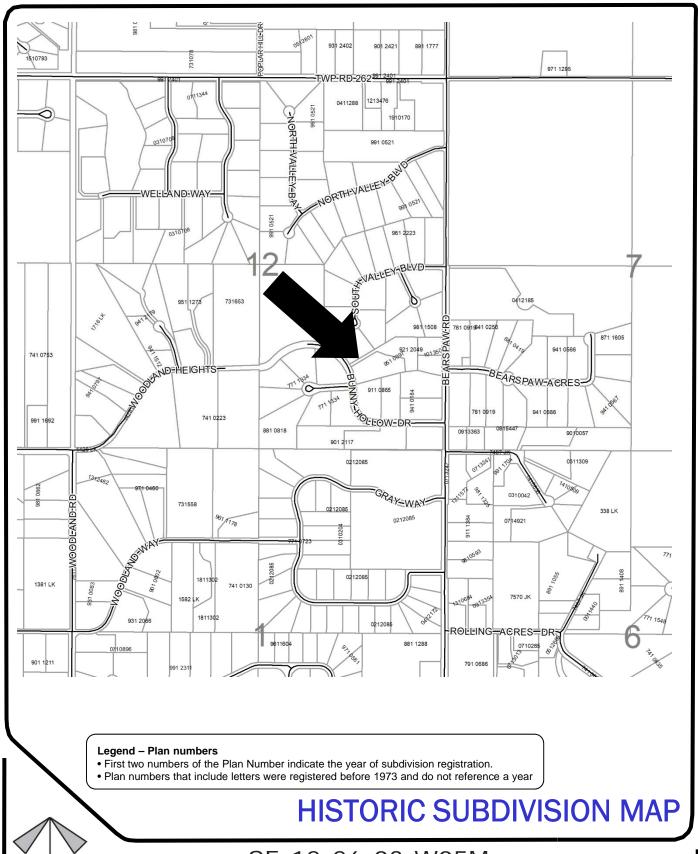
Spring 2018

SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: <u>Aug 01, 2019</u> Division # 8 File: <u>06712023</u>

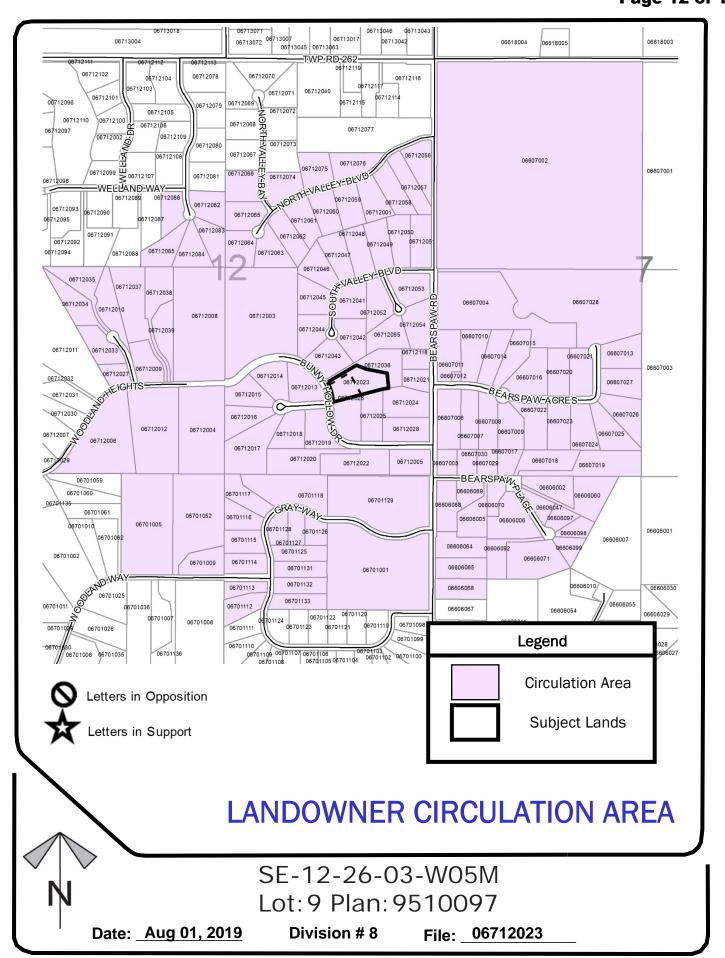




SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019 Division # 8 File: 06712023





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 5

FILE: 05333083 **APPLICATION**: PL20190092

SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from

Residential Two District to Residential One District.

GENERAL LOCATION: Located approximately 1.21 kilometers (3/4 mile) south of Township

Road 260 and 0.41 kilometers (1/4 mile) west of Range Road 283.

APPLICANT: Jones Geomatics Ltd. (Jean Mathieu)

OWNERS: Padda, Jasbir S & Harjinder K

POLICY DIRECTION: Relevant policies for this application include the Municipal Development

Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7953-2019 be given first reading.

Option #2: THAT application PL20190092 be tabled until the new Municipal Development Plan is

adopted by Council.

Option #3: THAT application PL20190092 be denied.

APPLICATION REQUIREMENTS:

In accordance with Policy 10.00 of the Municipal Development Plan, the Applicant may be required to submit supporting technical studies for a lot and road plan.

Respectfully submitted,	Concurrence,
"Theresa Cochran"	"Al Hoggan"
Executive Director Community Development Services	Chief Administrative Officer

LM/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7953-2019 & Schedule A

APPENDIX 'B': Map Set

Lisa Mrozek. Planning and Development Services

¹ Administration Resources



BYLAW C-7953-2019

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-7953-2019.

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. 53 of Bylaw C-4841-97 be amended by Lot 1, Plan 0012040 within SE-33-25-28-W04M from Residential Two District to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Lot 1, Plan 0012040 within SE-33-25-28-W04M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

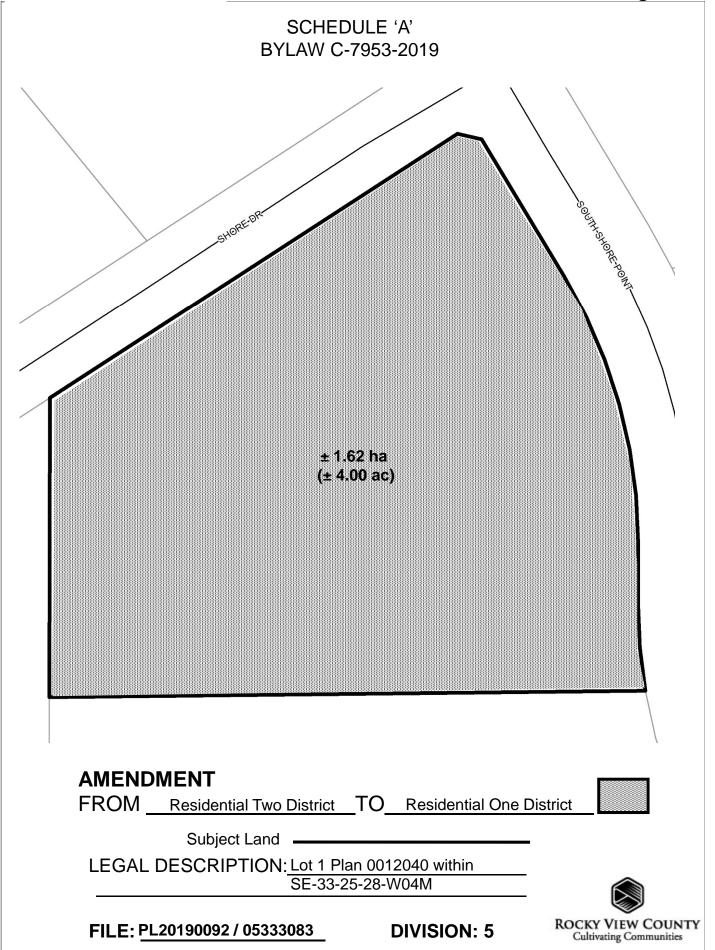
PART 4 – TRANSITIONAL

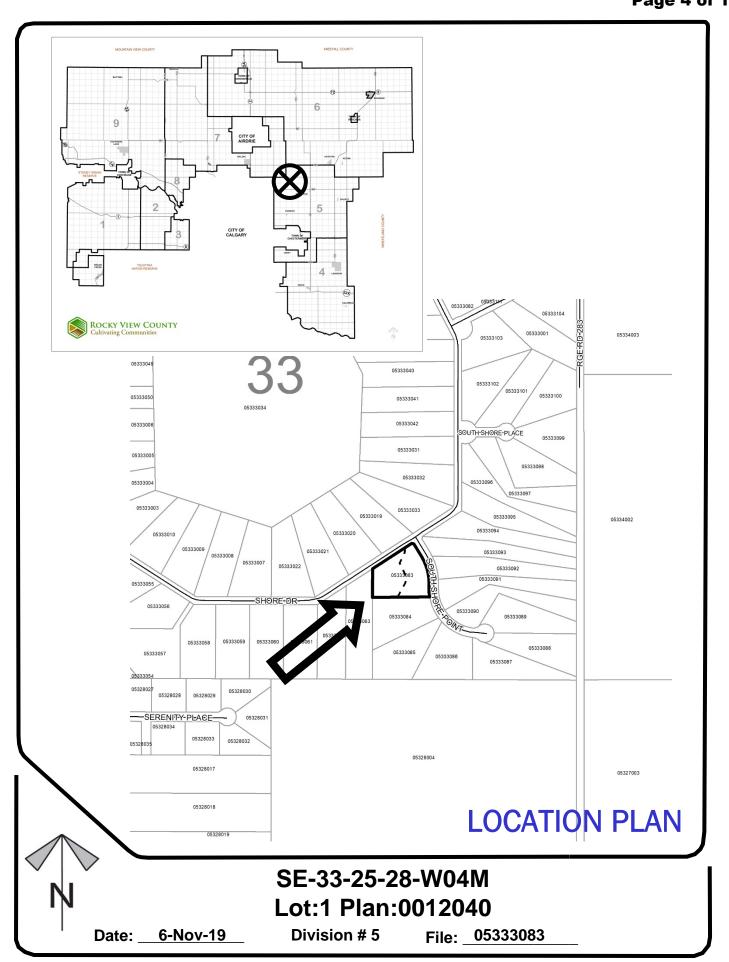
Bylaw C-7953-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

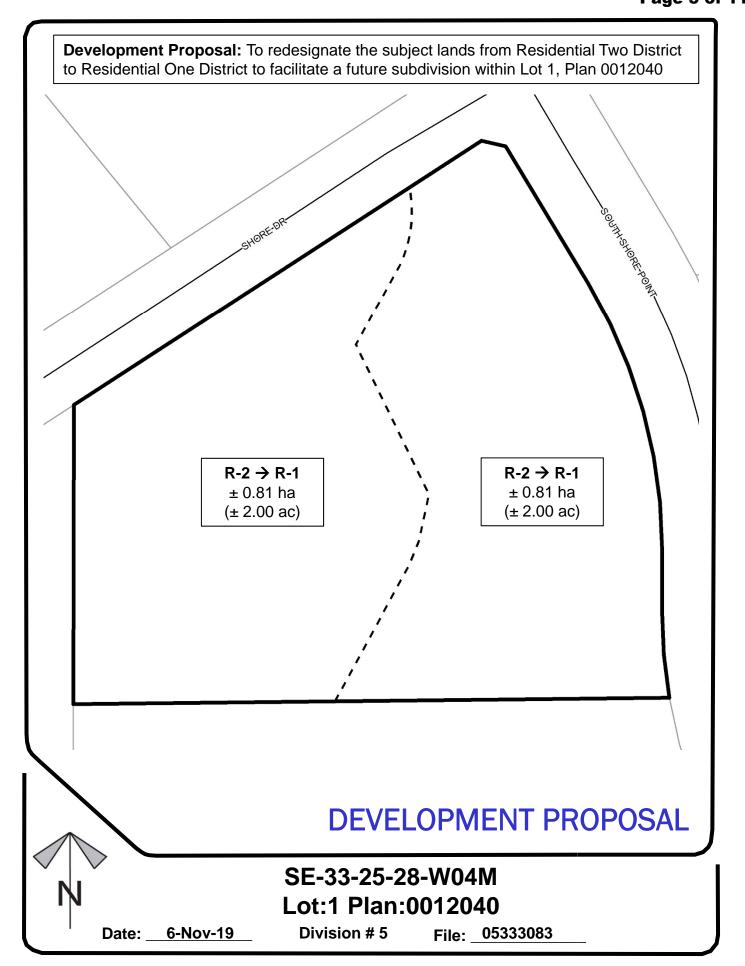
File: 05333083 / PL20190092 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of . 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate Date Bylaw Signed

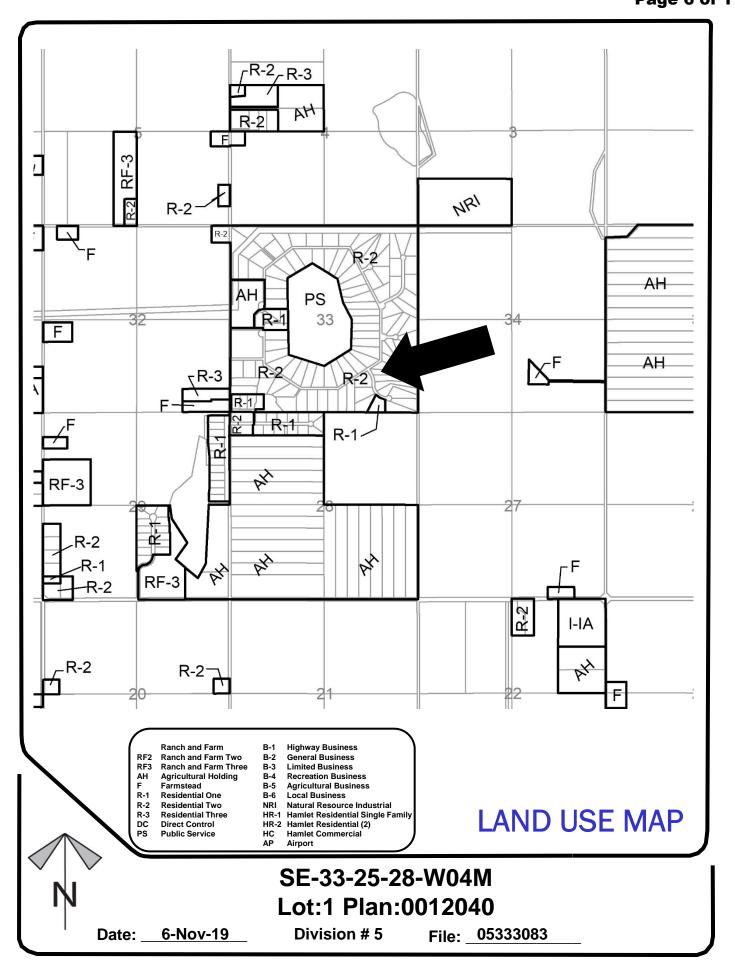
Division: 5

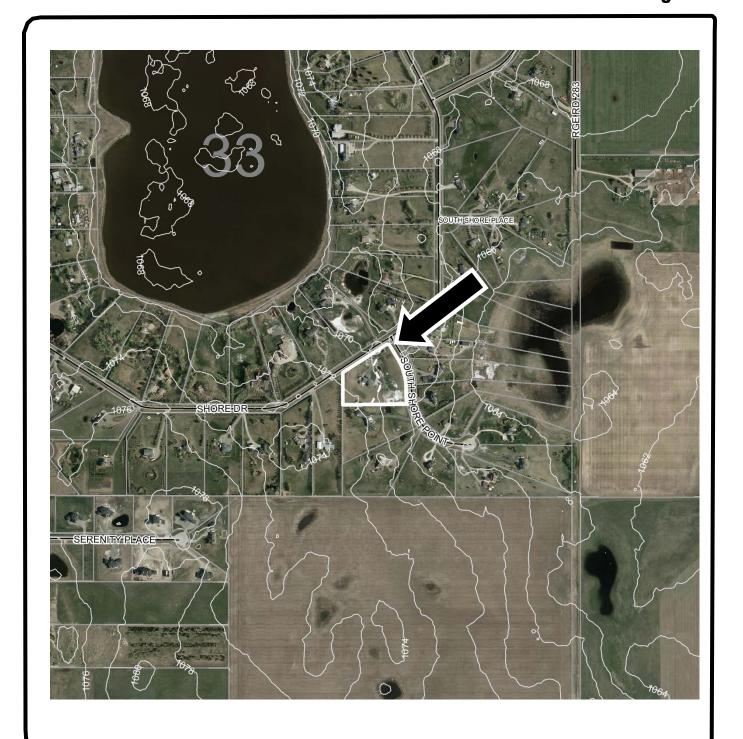
Page 3 of 11











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



Date: 6-Nov-19

Division # 5

File: <u>0533</u>3083



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

AIR PHOTO

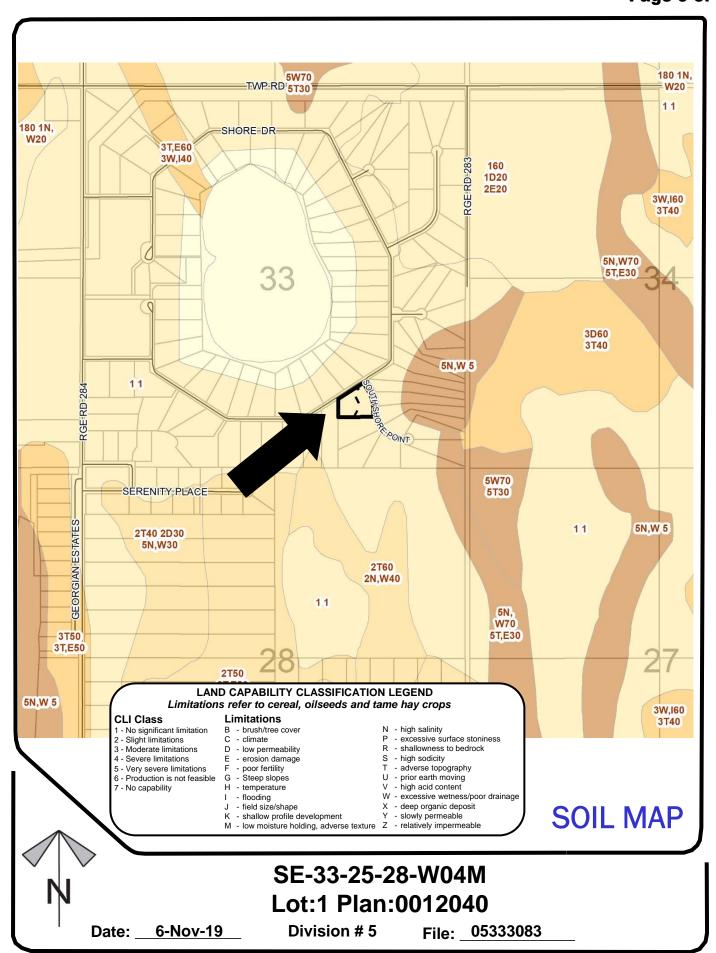
Spring 2018

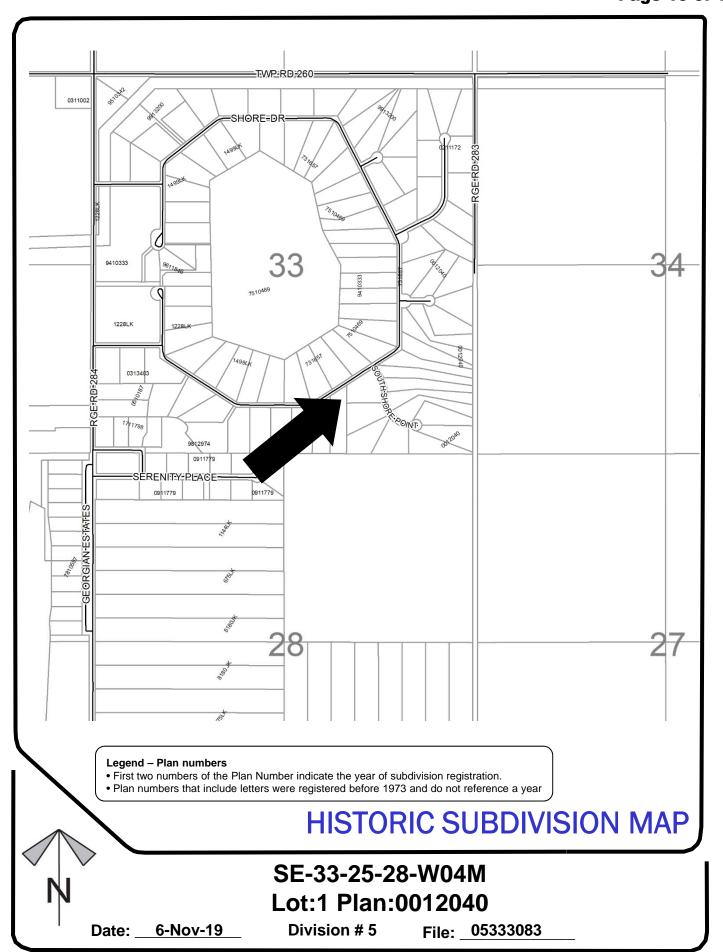
SE-33-25-28-W04M Lot:1 Plan:0012040

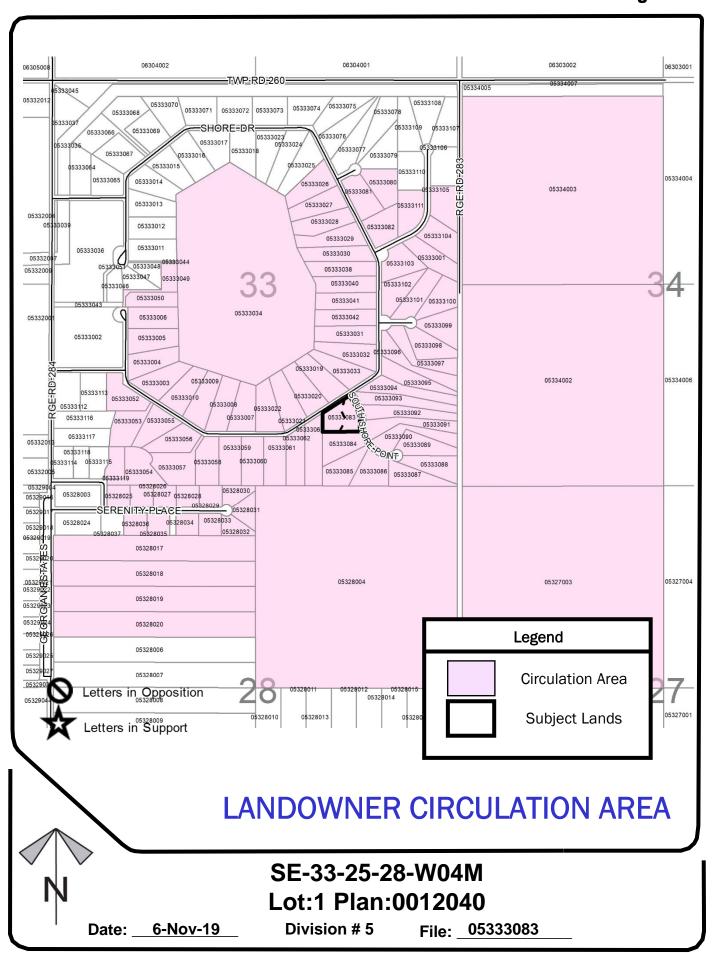
Date: 6-Nov-19

Division # 5

File: <u>0533308</u>3









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 6

FILE: 06228005 **APPLICATION**: PL20180029

SUBJECT: First Reading Bylaw – Agricultural Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from

Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ± 25.25 acre parcel (Lot 1), and a second ± 25.25

acre parcel (Lot 2) with ±101.02 acre remainder.

GENERAL LOCATION: Located approximately 3 kilometers north of the hamlet of Kathyrn,

on the west side of Range Road 273 approximately 0.81 kilometre

(1/2 mile) north of Township Road 264.

APPLICANT: Carswell Planning (Bart Carswell)

OWNERS: Kathryn NN Ltd, J&N Land Holdings Ltd., Hon's Vyna

Carpentry &Flooring

¹**POLICY DIRECTION:** Relevant policies for this application include the County Plan and any

other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7944-2019 be given first reading.

Option #2: THAT application PL20180029 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

ON/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7944-2019 & Schedule A

APPENDIX 'B': Map Set

Oksana Newmen, Planning and Development Services

¹ Administration Resources



BYLAW C-7944-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7944-2019.

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 Maps No. 62 of Bylaw C-4841-97 be amended by redesignating a portion of NE-28-26-27-W4M from Ranch and Farm District to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** A portion of NE-28-26-27-W4M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

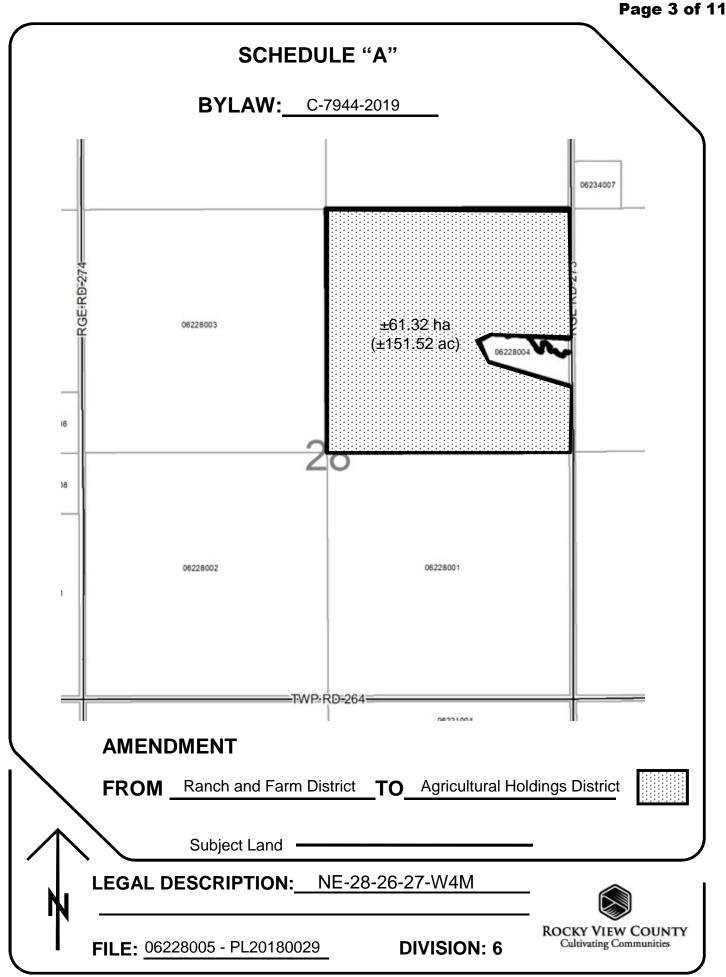
PART 4 – TRANSITIONAL

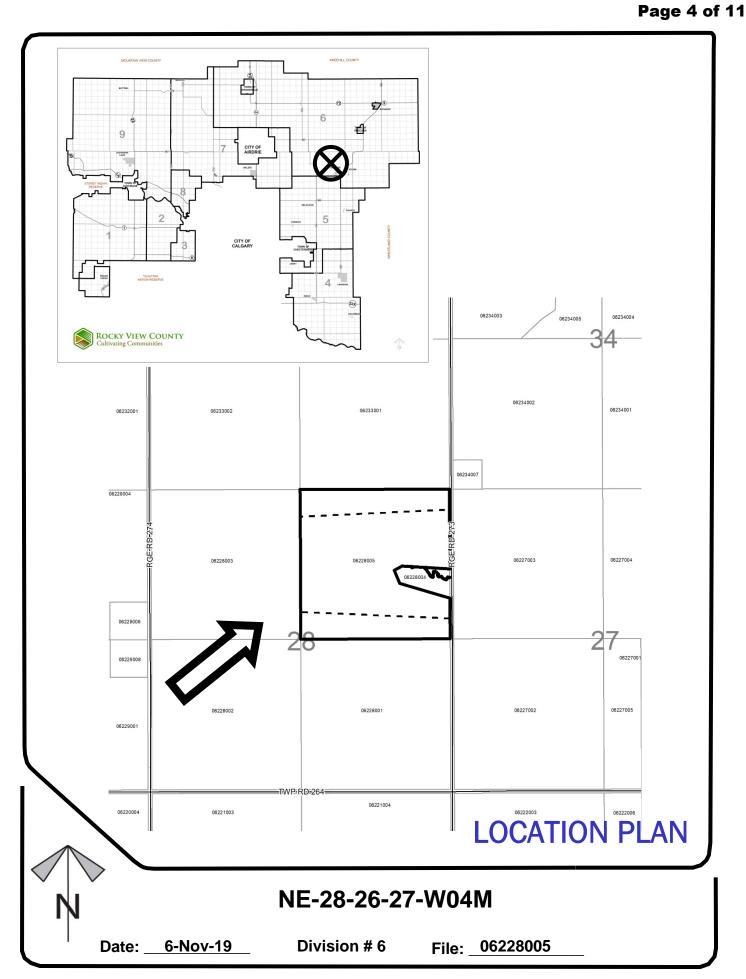
Bylaw C-7944-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

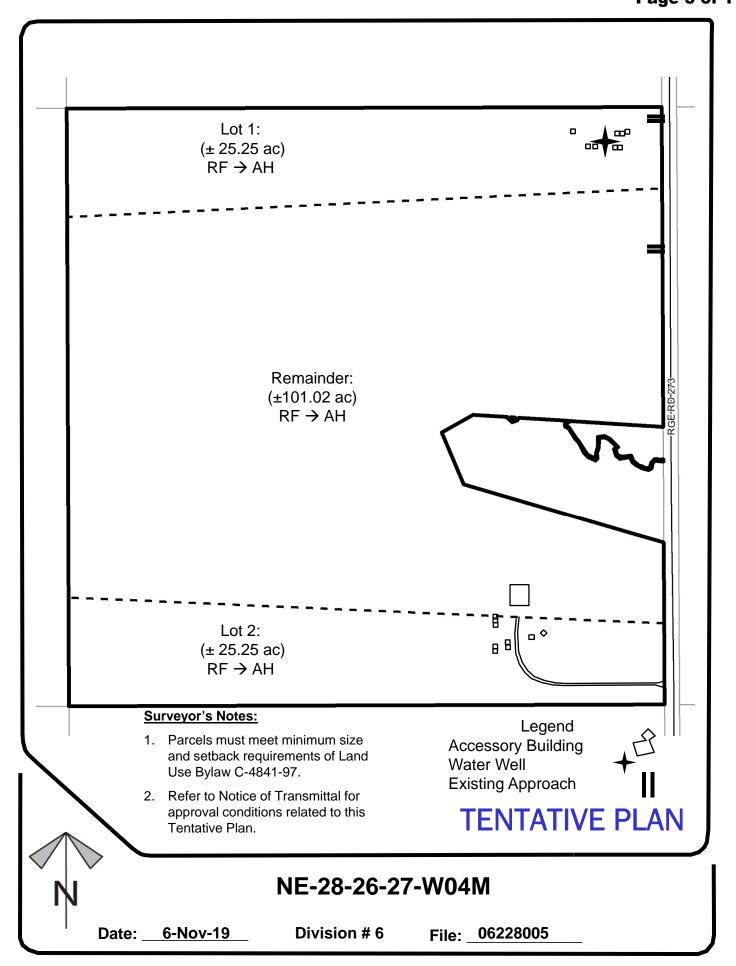
File: 06228005 - PL20180029 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2019 READ A FIRST TIME IN COUNCIL this day of , 2019 READ A SECOND TIME IN COUNCIL this day of , 2019 UNANIMOUS PERMISSION FOR THIRD READING day of , 2019 READ A THIRD TIME IN COUNCIL this day of , 2019 Reeve CAO or Designate Date Bylaw Signed

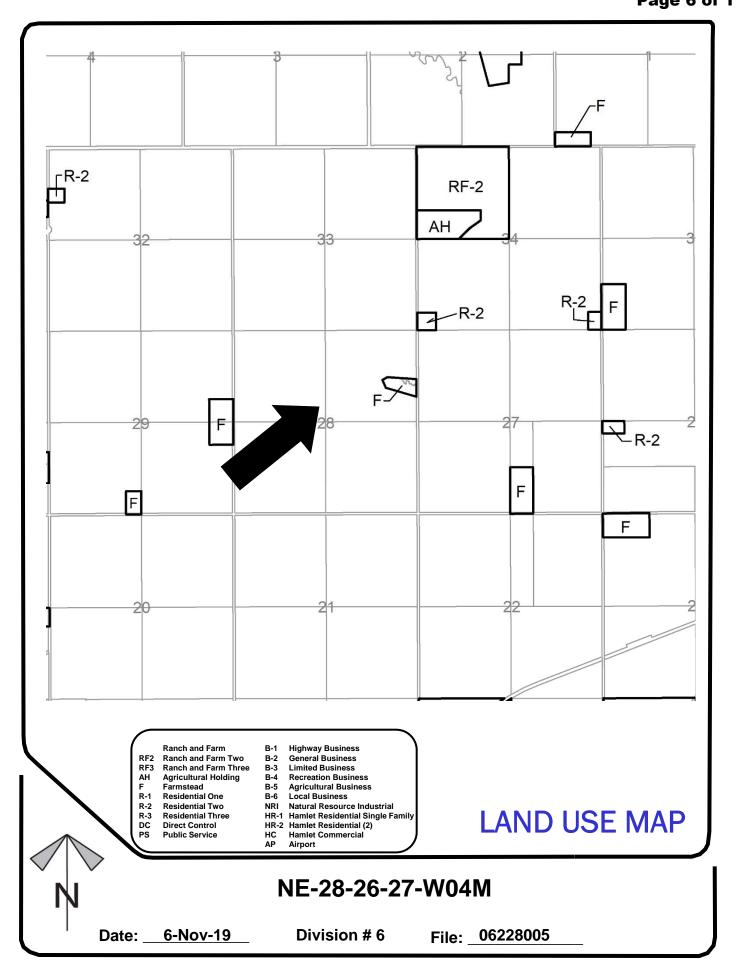
Bylaw C-7944-2019 Page 1 of 1

Division: 6











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

TOPOGRAPHY

Contour Interval 2 M

NE-28-26-27-W04M

6-Nov-19 Division #6 Date:

File: <u>06228005</u>



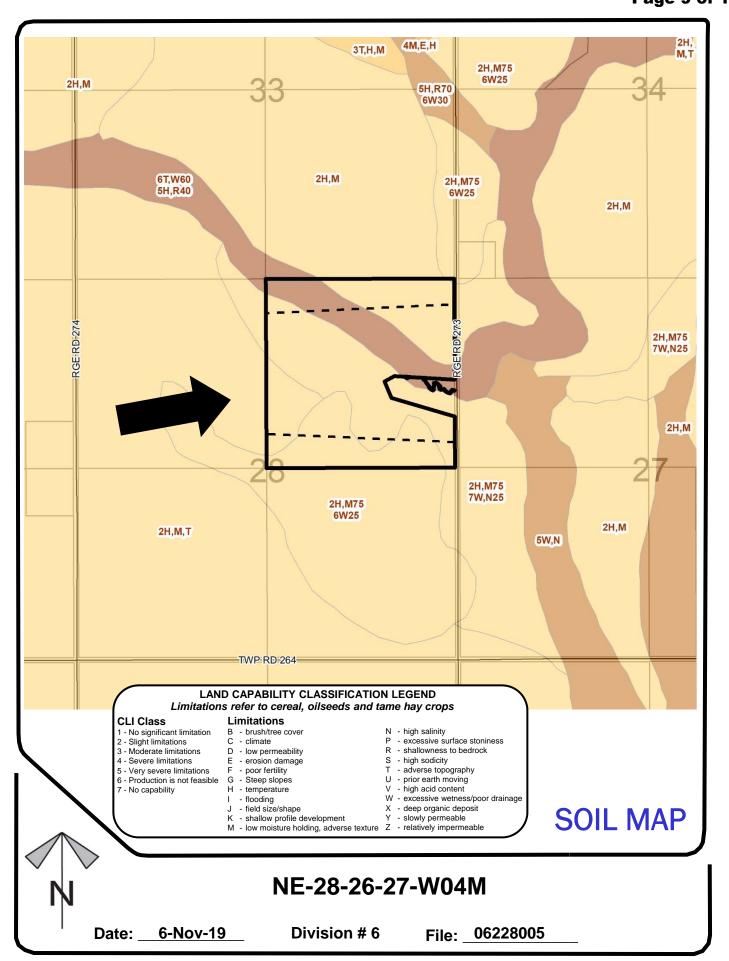
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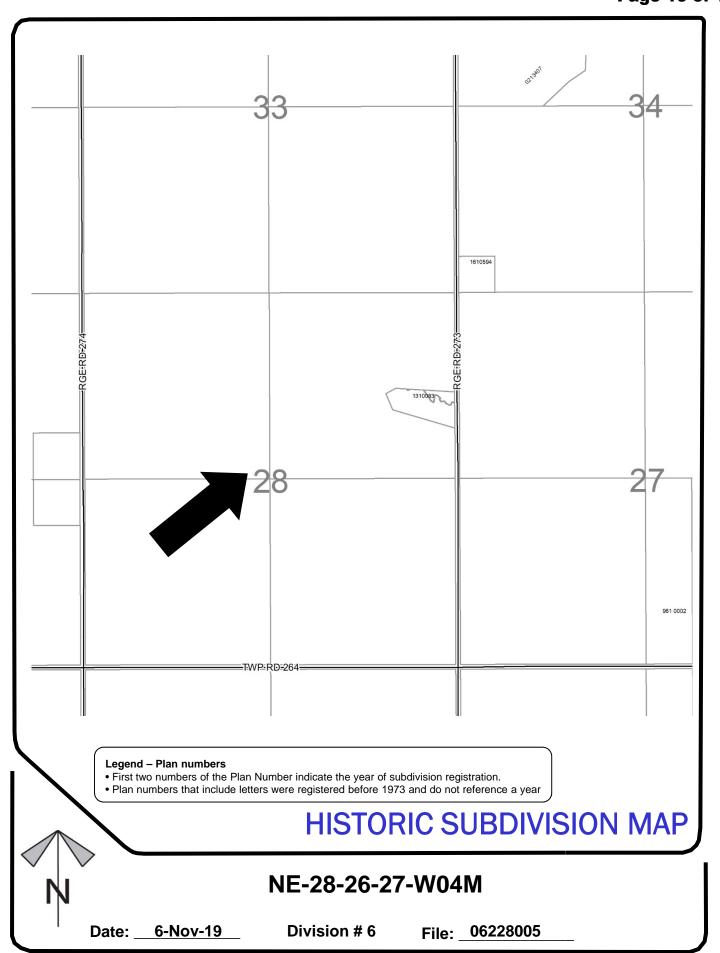
AIR PHOTO

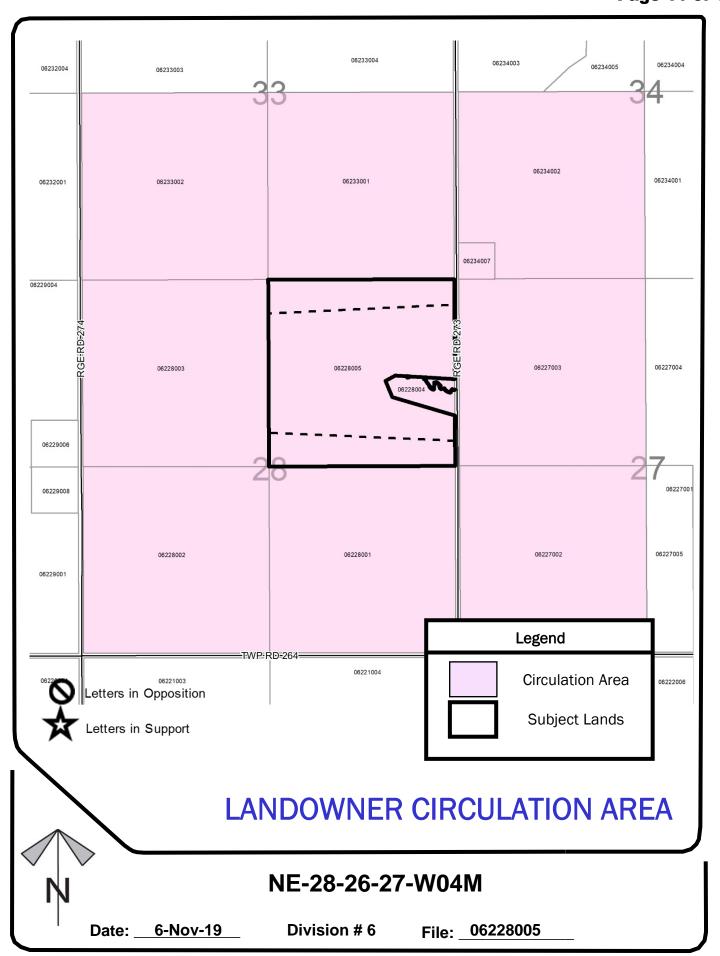
Spring 2018

NE-28-26-27-W04M

Date: 6-Nov-19 Division # 6 File: 06228005









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 **DIVISION:** 8

FILE: 06713007, 06713071, 06713072 **APPLICATION:** PL20190139

First Reading Bylaw - Residential Redesignation SUBJECT:

PURPOSE: The purpose of this application is to redesignate the subject lands,

> composed of three parcels, from Residential Two District to Residential One District in order to facilitate the creation of a 2.1 acre parcel (Lot 1), a 2.0 acre parcel (Lot 2), a 2.0 acre parcel (Lot 3), a 2.2 acre parcel (Lot 4),

and a 3.1 acre parcel (Lot 5).

GENERAL LOCATION: Located 5 km northwest of the city of Calgary, at the northeast junction

of Township Rd 262 and Poplar Hill Dr.

Planning Protocol 3, Inc. (Rodney Potrie) APPLICANT:

OWNERS: Inderjit & Harpal Wadhwa

¹POLICY DIRECTION: Relevant policies for this application include the Bearspaw Area Structure

Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7954-2019 be given first reading.

Option #2: THAT application PL20190139 be tabled until the new Bearspaw Area Structure Plan is

adopted by Council.

Option #3: THAT application PL20190139 be denied.

APPLICATION REQUIREMENTS:

This application anticipates standard technical requirements under policy.

Respectfully submitted. Concurrence.

> "Theresa Cochran" "Al Hoggan"

Executive Director

Chief Administrative Officer Community Development Services

ON/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7954-2019 & Schedule A

APPENDIX 'B': Map Set

¹ Administration Resources

Oksana Newmen, Planning and Development Services



BYLAW C-7954-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7954-2019.

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 Maps No. 67 and 67-SE of Bylaw C-4841-97 be amended by redesignating a portion of SE-13-26-03-W5M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** A portion of SE-13-26-03-W5M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7954-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

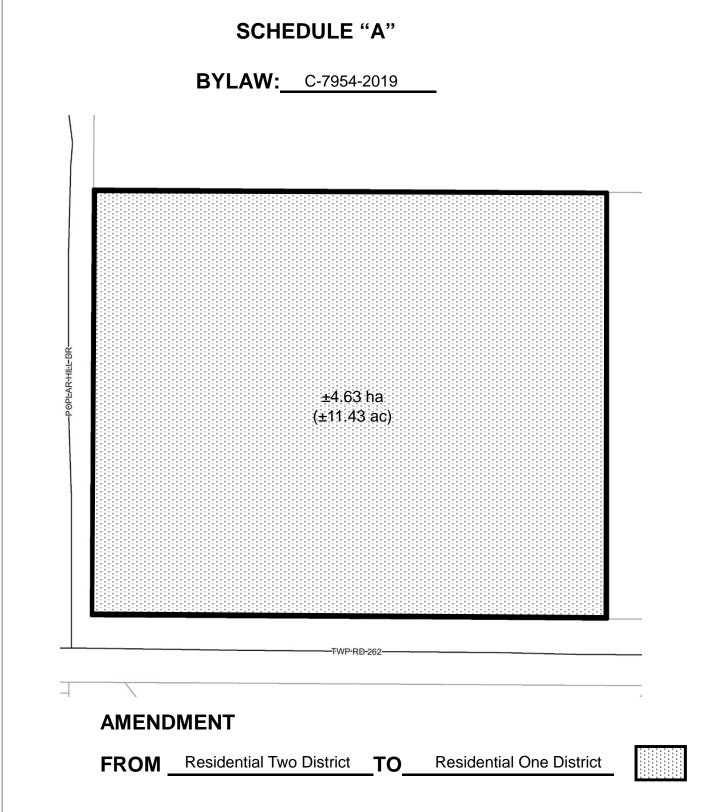
Division: 8

File: 06713007, 06713071, 06713072 - PL20190139

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX	
READ A FIRST TIME IN COUNCIL this	day of	, 20XX	
READ A SECOND TIME IN COUNCIL this	day of	, 20XX	
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX	
READ A THIRD TIME IN COUNCIL this	day of	, 20XX	
	Reeve		
	CAO or Designate		
	Deta Dulau Ciara ad		
	Date Bylaw Signed		

Bylaw C-7954-2019 Page 1 of 1

Page 3 of 11

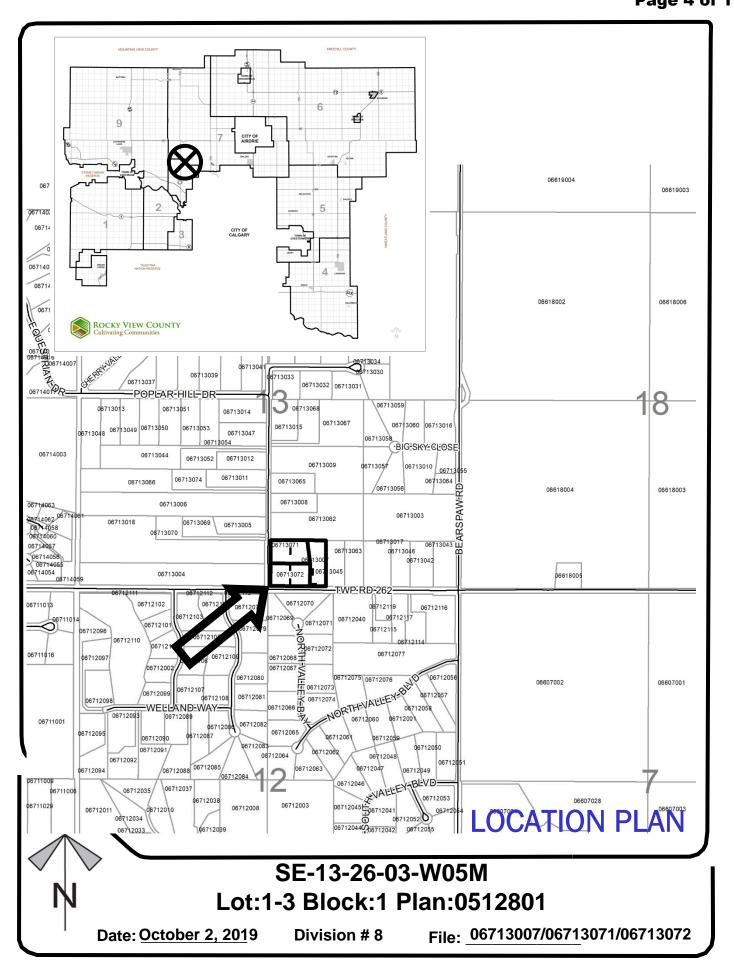


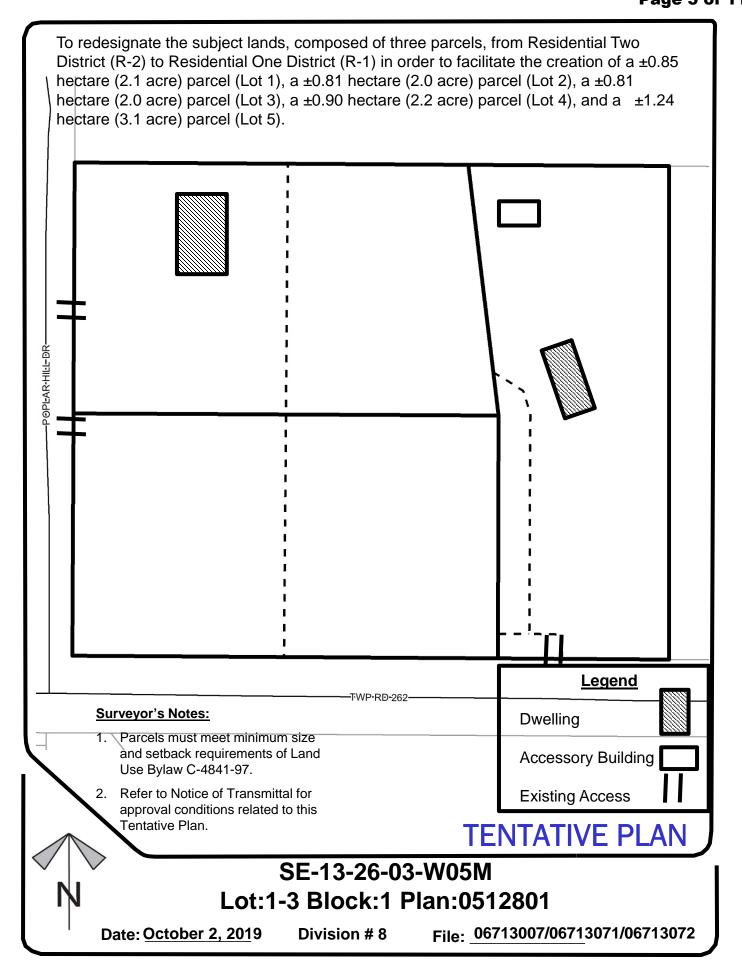
Subject Land -

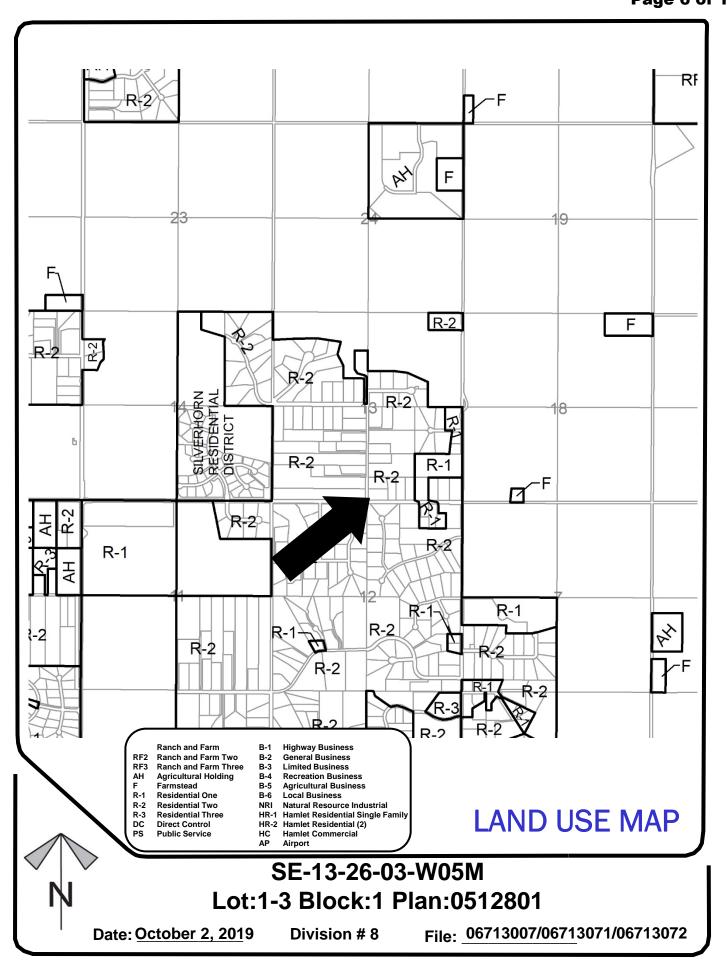
LEGAL DESCRIPTION: SE-13-26-03-W5M

FILE: 06713007/06713071/06713072 - DIVISION: 6











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

TOPOGRAPHY

Contour Interval 2 M

SE-13-26-03-W05M Lot:1-3 Block:1 Plan:0512801

Date: October 2, 2019 Division # 8 File: 06713007/06713071/06713072



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

AIR PHOTO

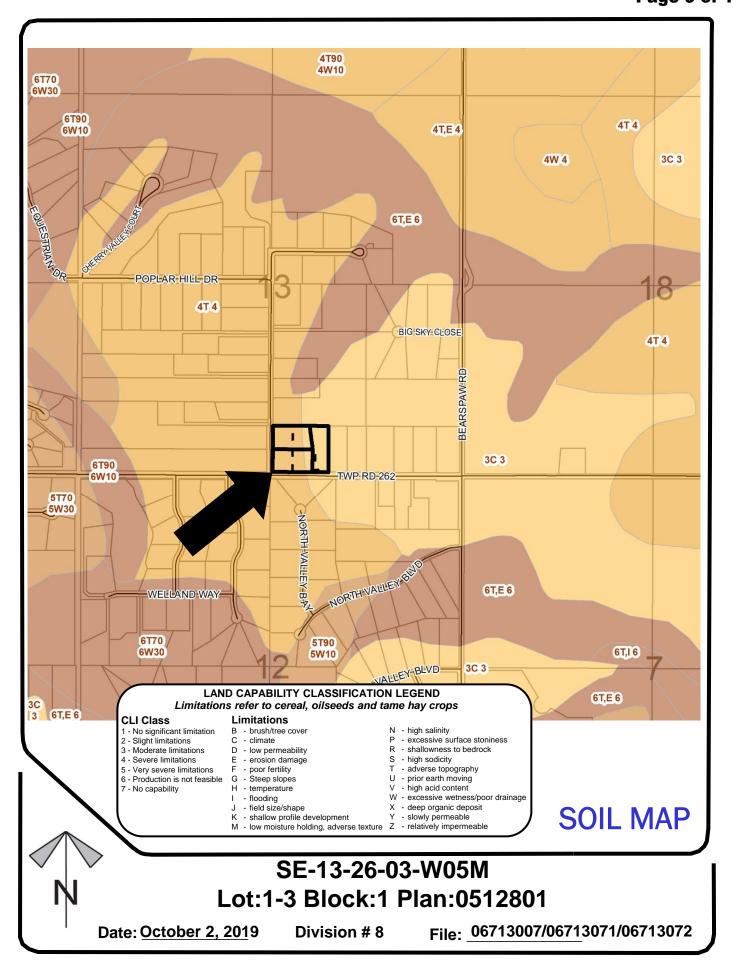
Spring 2018

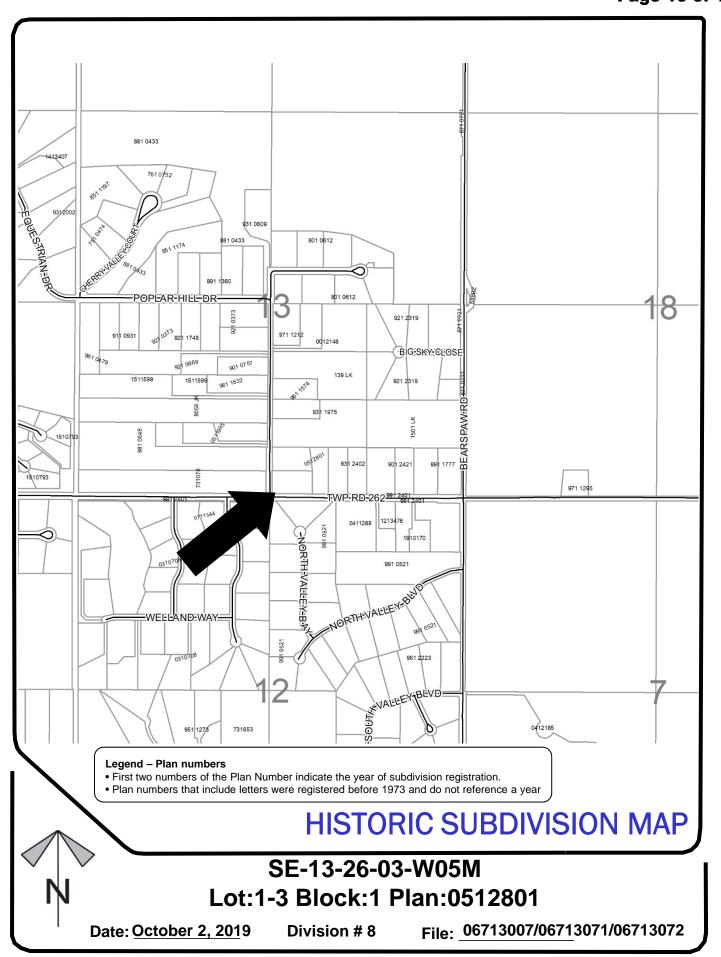
SE-13-26-03-W05M Lot:1-3 Block:1 Plan:0512801

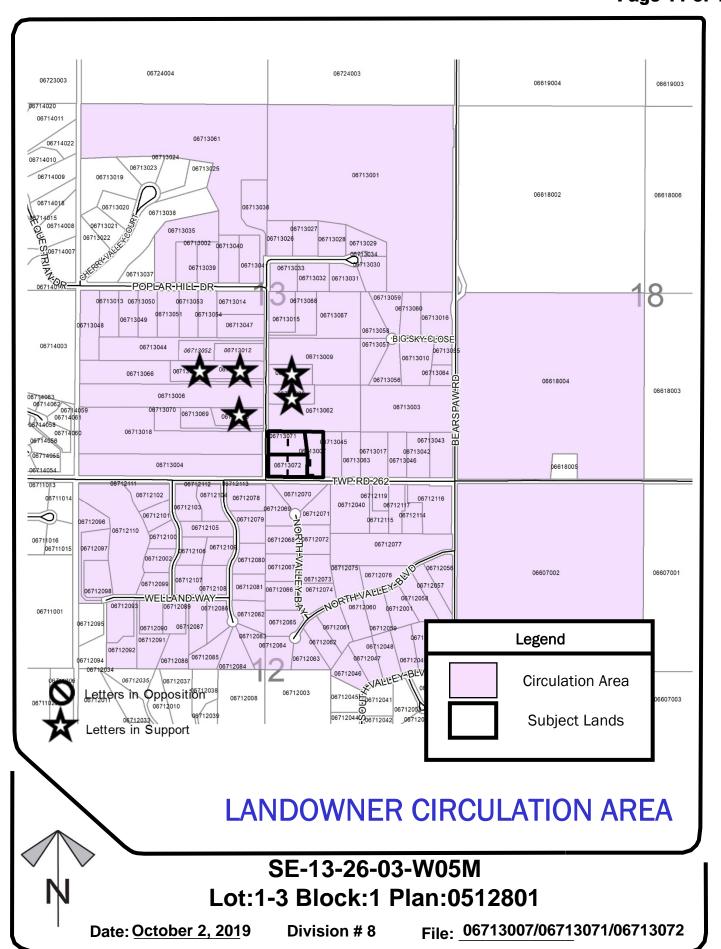
Date: October 2, 2019

Division #8

File: 06713007/06713071/06713072









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 5

FILE: 04329003 **APPLICATION**: PL20190153

SUBJECT: First Reading Bylaw - Commercial Appendix to Approved Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190021

(agenda item E-15)

PURPOSE: The purpose of this application is to consider amending the South Conrich

Conceptual Scheme (SCCS) to add Appendix D to guide the future development of six new commercial parcels, one public utility lot, and

municipal reserve parcels.

GENERAL LOCATION: Located approximately 1 kilometer north of the town of Chestermere, on

the east side of Range Road 285, approximately 0.81 kilometers (1/2

mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

¹**POLICY DIRECTION:** Relevant policies for this application include the Conrich Area Structure Plan

and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7957-2019 be given first reading.

Option #2: THAT application PL20190153 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

ON/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7957-2019 & Schedule A

APPENDIX 'B': Map Set

Oksana Newmen, Planning and Development Services

¹ Administration Resources



BYLAW C-7957-2019

A Bylaw of Rocky View County to amend Bylaw C-6401-2006

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7957-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Conrich Area Structure Plan (Bylaw C-7468-2015) and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Bylaw C-6401-2006 is hereby amended to add Appendix D, affecting a portion of NW-29-24-28-W04M as shown on the attached Schedule 'A' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7957-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5 **File:** 04329003 - PL20190153

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX
READ A THIRD TIME IN COUNCIL this	day of	, 20XX
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	

Bylaw C-7957-2019 Page 1 of 2

SCHEDULE 'A'

FORMING PART OF BYLAW C-7957-2019

An amendment adding Appendix D to the South Conrich Conceptual Scheme, affecting a portion of NW-29-24-28-W04M and herein referred to as "Appendix: Cell D" $\,$

South Conrich Conceptual Scheme

Appendix: Cell D

Submitted to

Rocky View County Planning Services

by

Amar Development Ltd.

October 2019 Draft

BYLAW No._____

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Draft Date: October 2019 South Conrich Conceptual Scheme
Appendix: Cell D

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APPENDIX 'A': BYLAW C-7957-2019 AND SCHEDULE A

Draft Date: October 2019 South Conrich Conceptual Scheme Appendix: Cell D Page 3 of 37

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1.0 Introduction

The <u>South Conrich Conceptual Scheme Appendix: Cell D</u> has been prepared for Rocky View County in conformance with the provisions of the <u>South Conrich Conceptual Scheme</u> (SCCS).

This Appendix is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with conceptual scheme policies.

2.0 Interpretation

In this Appendix, the following interpretation shall apply:

- 1. **SCCS** means the <u>South Conrich Conceptual Scheme</u> as approved by Council.
- 2. **SCCS Plan Area** means the area shown on Figure 3 of the <u>South Conrich Conceptual</u> Scheme.
- 3. **Council** means the Council of Rocky View County.
- 4. **County** means the Administration and Council of Rocky View County.
- 5. **County Plan** means the Rocky View County County Plan as amended.
- 6. County means Rocky View County.
- 7. **Developer** means the registered landowner or any future landowner.
- 8. Land Use Redesignation, Tentative Plan, Subdivision Stage means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a "Development Agreement" between the developer and the County.
- 9. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
- 10. **Should** is an operative verb which means that in order to achieve certain goals and objectives it is strongly advised that the action be taken.

3.0 Purpose and Objectives

3.1 Purpose

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;

2. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS).

3.2 Objective

The objective of South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

3.3 Policy Objectives

The policy objectives of South Conrich Conceptual Scheme Appendix: Cell D are:

- 1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
- 2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
- To mitigate and minimize potential impacts of the development of the planning area on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
- 4. To guide the the dedication of public roadways and municipal reserve parcels within Cell D;
- 5. To guide the provision of integrated parks and pathways within Cell D and to facilitate open space linkages with adjacent lands;
- 6. To ensure policy alignment with the <u>County Plan</u>, the <u>Conrich Area Structure Plan</u> (CASP), and the <u>South Conrich Conceptual Scheme</u> (SCCS) policy frameworks;
- 7. To establish requirements for amendments to the SCCS.

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Appendix: Cell D

Policy - Purpose and Objectives

- 3.0.1 Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the <u>County Plan</u>, the <u>Conrich Area Structure Plan</u> (CASP), the <u>South Conrich Conceptual Scheme</u> (SCCS) and this Appendix.
- 3.0.2 Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of this Appendix shall prevail.

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Appendix: Cell D

4.0 Cell D - Planning Area

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

Figure 1 - Development Cells of the South Conrich Conceptual Scheme identifies SCCS development cells and community context of Cell D.

Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by Cambridge Park Estates to the east, Garden Road (Range Road 284) to the west, country residential development to the south and the CNR right of way and agricultural lands to the north.

Figure 2 – Cell D Area Context identifies the regional context of Cell D.

Policy - Cell D

- 4.0.1 The <u>South Conrich Conceptual Scheme Appendix: Cell D</u> shall apply to lands identified as Cell D within the SCCS and shown in Figures 1 and 2 of this Appendix.
- 4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.

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Appendix: Cell D

CELL C
N.W.1/4 SEC.23-24-28-4
CELL B

CELL B

Figure 1 - Development Cells of the South Conrich Conceptual Scheme

Source: South Conrich Conceptual Scheme

McKnight Boulevard NE Township Road 250 Conrich Highway 1 LEGEND Study Intersections Signalized Intersection CNR Tracks Base Map Source: Google Maps

Figure 2 - Planning Area Context

Source: Bunt and Associates TIA

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5.0 Cell D - Assessment

Figure 3 - Cell D Air Photo provides an aerial perspective of Cell D.

5.1 Soils

The Canada Land Inventory (CLI) rates the majority of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. provides additional information respecting soil characteristics of the planning area:

"The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.

Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till." ¹

Figure 4 – Cell D Soils shows the distribution of soil types within Cell D.

5.2 Terrain

Cell D has a south east aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D drainage is to the southeast.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in one-metre contour intervals.

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Appendix: Cell D

¹ Ecotone Environmental Ltd. Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property (Calgary, AB, Author, September 2019), Page 7.

Figure 3 - Cell D Air Photo



Draft Date: October 2019

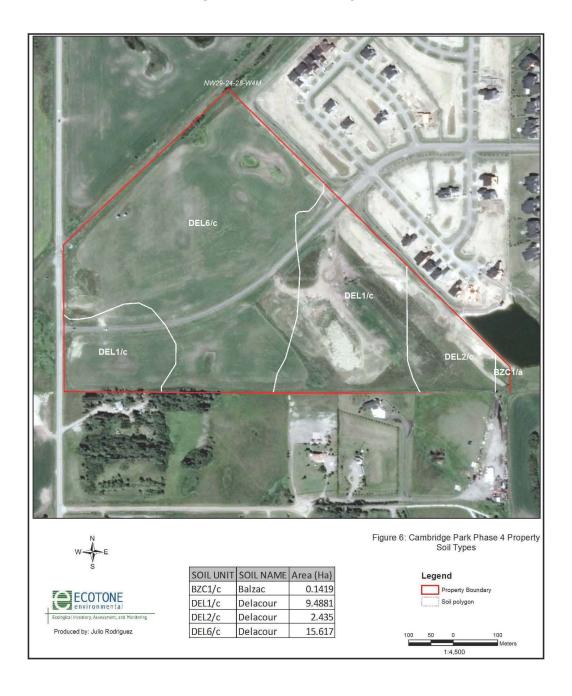


Figure 4 - Cell D Soil Types

Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 27.

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Appendix: Cell D

Figure 5 – Terrain

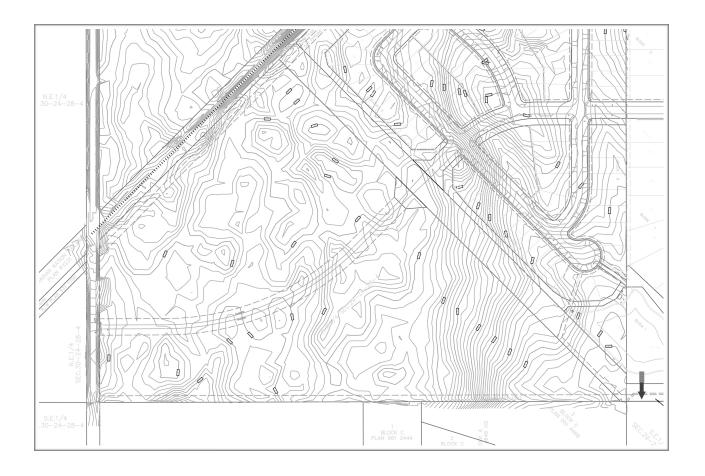


Figure Notes: Contour interval shown is in one (1) metre intervals.

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APPENDIX 'A': BYLAW C-7957-2019 AND SCHEDULE A

5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated

that "there is little reason to expect the presence of intact archaeological sites" within the

SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment

(HIA) is not considered necessary prior to development of Cell D. Notwithstanding and

pursuant to Section 31 of the Historical Resources Act of Alberta, the discovery of any

archaeological, historic period, or paleontological resources during the development of Cell D

shall be reported immediately to Alberta Community Development.

5.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was completed by HAB-TECH Environmental for the

Cambridge Park Lands – Cells C and D. This BIA was updated for Cell C in March 2014.²

5.5 Wetland Assessment

A wetland assessment was completed for Cell D by Ecotone Environmental Ltd. in September

2019.3 Ecotone found that there were nine (9) wetlands within Cell D comprising 1.4205

hectares and that all wetlands will be totally lost as a result of the proposed development of

Cell D.4

Figure 6 - Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

5.6 Wetland Mitigation

Ecotone Environmental Ltd. examined wetland mitigation having regard to the Alberta Wetland

Mitigation Directive (Government of Alberta 2017b) and three levels of mitigation:

1. Avoidance;

2. Minimization; and

² Hab-Tech Environmental, 2014 Update to the Biophysical Impact Assessment (BIA) Cambridge Park.

Calgary, Alberta: Author, March 2014.

³ Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4

Property. Calgary, Alberta: Author, September 2019.

⁴ Ibid, Page 15.

3. Replacement.5

Having regard to this examination Ecotone Environmental Ltd. concluded

The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).

Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.6

Policy - Planning Area Assessment

- 5.0.1 All development within Cell D shall be supported by site assessments as required the County.
- 5.0.2 All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.
- 5.0.3 During development of Cell D, it is the responsibility of the Landowner to report the discovery of any archaeological, historic period, or palaeontological resources directly to Alberta Culture and Community Spirit.

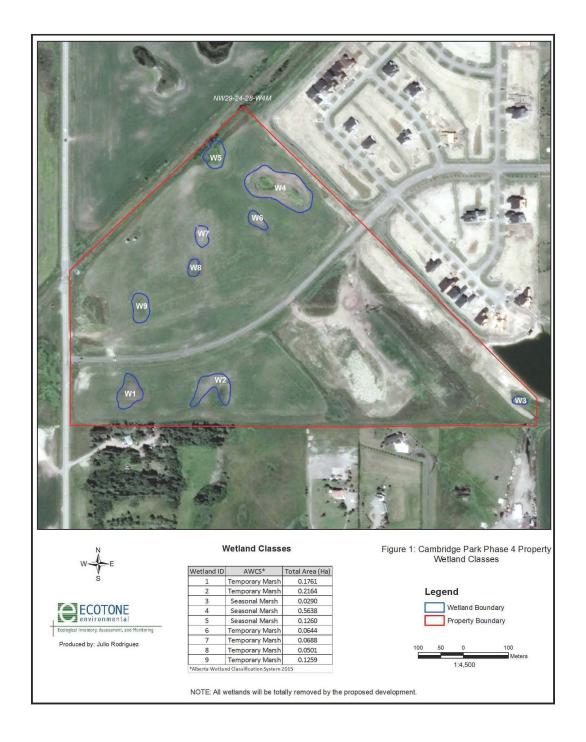
6 Ibid, Page 18.

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Draft Date: October 2019

⁵ Ibid, Page 15.

Figure 6 - Wetland



Source:

Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property*. (Calgary, Alberta: Author, September 2019), Page 22.

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Appendix: Cell D

6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as Ranch and Farm (2) that allows for a range of permitted and discretionary agricultural uses.

Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

The lands surrounding Cell D comprise a mix of residential, country residential and agricultural land uses.

Figure 7 – Land Use Districts and Community Context illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

Figure 7 - Land Use Districts and Community Context

Source: Rocky View Land Use Bylaw Map 43

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7.0 Conceptual Land Use Plan

7.1 Preferred Land Use

The SCCS has established **business land use** as the preferred future land use for Cell D.

Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development in accordance with the preferred future land use.

7.2 Conceptual Land Use Plan

Draft Date: October 2019

Figure 8 - Conceptual Land Use Plan provides a conceptual land use and subdivision design for Cell D. Table 1 - Land Use Areas by Future Land Use provides attendant areas of this concept.

Figure 8 - Conceptual Land Use Plan contains the entire area of the planning area and is intended to facilitate the future development of a comprehensive and sustainable business park. The proposed park is intended to focus on a market comprising the provision of services to on-site employees and the surrounding local clientele.

7.3 Conceptual Land Use Plan - Future Land Use Designation

Redesignation of Cell D is required to accommodate the preferred businesses land use, subdivision and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of Cell D from its current designation of Ranch and Farm Two District (RF-2) to Business - Business Campus (B-BC).

The stated purpose and intent of the Business - Business Campus (B-BC) land use district is:

"To accommodate a mix of office and light industrial activity within a comprehensively-planned campus-like setting. Uses secondary to office and light industrial activity may provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele. Development should have no off-site impacts, and must be compatible with adjacent land use. Development will be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses, particularly those residential in nature."

South Conrich Conceptual Scheme Appendix: Cell D

⁷ Rocky View County, Land Use Bylaw C-4841-97, Office Consolidation, September 1998, Page 189.

The permitted and discretionary uses of the *Business - Business Campus (B-BC)* land use district and market requirements are expected to establish the final development form within Cell D.

In accordance with the provisions of the *Business - Business Campus (B-BC)* land use district, development proposals within Cell D should address the visual design consideration of the proposed development . All proposals for development should provide architectural guidelines and site development standards that will implement design elements that will consider development scale, finish and context. Further, the development planning process should address development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

7.4 Conceptual Land Use Plan - Conceptual Design

It is important to note that the subdivision design, lot sizes, and land use areas in Figure 8 - Conceptual Land Use Plan are conceptual only and will be refined at the subdivision approval stage.

Figure 8 - Conceptual Land Use Plan comprises the following subdivision design elements:

Future Public Road

Two (2) right of way plans (RW Plan 171-0749 and RW Plan 171-0750) affect the subject land:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway #1 which is located south of the subject land;
- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Blvd. and its intersection with Range Road 285.

Figure 8 - Conceptual Land Use Plan provides for access to Cell D by proposing the dedication and development as public road, all of the lands currently contained under Access R/W Plan 171-0750 (3.21 Acres / 1.30 Hectares).

A portion of the lands currently contained under Access R/W Plan 171-0749 are also proposed for dedication and development as public road comprising (0.50 Acres / 0.20 Hectares).

Total area of Cell D proposed for dedication and development as public road comprises 5.43 percent (3.71 Acres /1.50 Hectares).

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Appendix: Cell D

Future Highway #1 Right of Way

That portion of Access R/W Plan 171-0749 not proposed for dedication and public road development is proposed to remain undeveloped and protected under an access right of way for the purpose of accommodating future improvements to Highway #1.

This right of way area comprises 9.53 percent (6.50 Acres / 2.63 Hectares) of Cell D.

Proposed Public Utility Lot

Figure 8 - Conceptual Land Use Plan provides for the dedication of a future Public Utility Lot (PUL) comprising 18.36 percent (12.53 Acres / 5.07 Hectares) of Cell D.

The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering consultants Ltd.

Proposed Municipal Reserve

The SCCS requires that a connective open space system be established through the dedication of Municipal Reserve (MR) land within each Development Cell.

Figure 8 - Conceptual Land Use Plan provides for the future dedication of four (4) municipal reserve (MR) lots comprising 14.60 percent (9.97 Acres / 4.03 Hectares) of Cell D.

In addition to providing open space and buffer areas within Cell D, future MR lots are intended to be used for the irrigation of stormwater collected in a stormwater pond located in a public utility lot located in the south eastern portion of Cell D.

The size land location of the MR lots within the planning area is in accordance with stormwater management modelling determined by Jubilee Engineering Consultants Ltd.

Dedication of MR lots within Cell D as shown of the Figure 8 - Conceptual Land Use Plan is beyond the normal ten (10) percent in response with stormwater management modelling requirements.

Proposed Pedestrian Walkway System

A pedestrian walkway system is proposed within MR lots ensuring that all public lands will be accessible to all residents of the County.

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Appendix: Cell D

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APPENDIX 'A': BYLAW C-7957-2019 AND SCHEDULE A

The proposed pedestrian walkway system designed to connect to adjacent properties, which will facilitate recreational opportunities and pedestrian linkages to surrounding lands.

The design of the pedestrian walkway system within the municipal reserve lots should be considered at the subdivision approval stage and be constructed in accordance with County standards.

Maintenance of MR lots within planning area including implementation of a weed management plan should be the responsibility of a Homeowners Association or Associations to be established as a requirement of subdivision approval.

Proposed Business Lots

Figure 8 - Conceptual Land Use Plan provides for the creation of six (6) business lots comprising 51.94 percent (35.45 Acres / 14.34 Hectares) of Cell D.

The proposed lots range in size from 4.21 Acres / 1.70 Hectares to 7.46 Acres / 3.02 Hectares.

The provision of business lot sizes below the minimum parcel size requirements of the *Business - Business Campus (B-BC)* land use district is accommodated by the land use district where parcel size is supported by a comprehensive development design scenario considered at the subdivision approval stage.

7.5 Conceptual Land Use Plan - Adjacent Development Compatibility

A comprehensive development design scenario is required by the land use district comprising a framework of architectural and site development requirements intended to facilitate comprehensive development of the planning area and ensure contextual land use compatibly. Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell D.

7.6 Conceptual Land Use Plan - Adjacent Development Connectivity

The development of Cell D will ensure that a public road is developed within an existing access right of way. This public road and its intersection with Garden Road will serve as the primary roadway access to Cell D. The road connection east to Cambridge Park Boulevard will facilitate connectivity between developments and enhance emergency access.

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Appendix: Cell D

The open space system proposed for Cell D will integrate with the existing Cambridge Park Estates open space system promoting walkability within Cell D and to the greater community. The open space system is also intended to function as a buffer between development in Cell D and the surrounding community.

Policy - Conceptual Land Use Plan

- 7.0.1 All lands within Cell D should be designated Business Business Campus (B-BC) in order to facilitate the comprehensively planned business development of the Cell D.
- 7.0.2 Subdivision of land within Cell D should generally be in accordance with the conceptual design provisions of Figure 8 Conceptual Land Use Plan herein.
- 7.0.3 Within Cell D, a minimum of ten (10) percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space buffer to be protected as communally owned and maintained private property.
- 7.0.4 An open space system shall be developed within Cell D in general conformity with the provisions of Figure 8 Conceptual Land Use Plan.
- 7.0.5 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.
- 7.0.6 All open space and pathways within Cell D shall be maintained by a Homeowners Association or Associations.
- 7.0.7 Preparation and implementation of a weed management plan should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.
- 7.0.8 In accordance with the provisions of the Business Business Campus (B-BC) land use district, Development proposals within Cell D should be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).
- 7.0.9 The provision of business lot sizes below the minimum parcel size requirements of the Business Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.

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Appendix: Cell D

Cambridge Park
Remainder of the NW 1/4
Sec. 29-24-28-WAM
Development Cell D Conceptual Land Use Plan
The Conceptual Land Use Plan

Figure 8 - Conceptual Land Use Plan

Table 1 - Land Use Areas by Future Land Use

Proposed Use	Lot No.	Area (Acres)	Subtotal	Area (Hectares)	Subtotal	Percent
Business	1	7.46		3.02		
	2	6.95		2.81		
	3	5.54		2.24		
	4	5.69		2.30		
	5	5.60		2.27		
	6	4.21		1.70		
Subtotal Business			35.45		14.34	51.94
Public Utility	7 PUL	12.53	12.53	5.07	5.07	18.36
Municipal Reserve	8 MR	2.25		0.91		
	9 MR	5.81		2.35		
	10 MR	1.66		0.67		
	11 MR	0.25		0.10		
Subtotal MR			9.97		4.03	14.60
Future Public Road		3.71	3.71	1.50	1.50	5.43
Future Road R/W		6.50	6.50		2.63	9.53
Total			68.16		27.57	100.00

Table Notes:

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- 1. All table areas are approximate and based upon a conceptual plan (Figure 7 Conceptual land Use Plan). All areas will require verification by legal survey.
- 2. Table columns may vary due to rounding and area conversions.

8.0 Transportation and Roadways

8.1 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates8.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed an interchange to the south of the SCCS, on the Trans Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

"It is noted that AT plans to develop a grade separated interchange at the Garden Road/ Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implementation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt & Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase as a result of growth in both background traffic and development traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1."9

Figure 8 - Conceptual Land Use Plan provides primary public road access to Cell D and Garden Road (Range Road 284) via an internal public road connecting Garden Road and Cambridge Park Boulevard. The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in this Appendix:

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Appendix: Cell D

⁸ Bunt and Associates, *Cambridge Park Phase 4, Traffic Impact Assessment, Final.* Calgary, Alberta: Author, June 2019.

⁹ Bunt and Associates, Cambridge Park Phase 4, Transportation Impact Assessment, Final. (Calgary, Alberta: Author), Page 3.

"The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluated for each of the future horizons to determine any necessary intersection treatments.

The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP₃, Garden Road will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type Illa intersection treatment is recommended."¹⁰

Policy - Transportation and Roadways

- 8.0.1 Vehicular access to all development within Cell D shall be provided from a public road linking Garden Road (Range Road 284) and Cambridge Park Blvd.
- 8.0.2 All public roads within Cell D shall be developed in accordance with sound professional engineering practices and Rocky View County Engineering Standards.
- 8.0.3 Intersection upgrades required as a result of the development of Cell D should be considered at the subdivision approval stage and with regard to the findings and recommendations of the Bunt and Associates TIA referenced in this Appendix.

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Appendix: Cell D

¹⁰ Bunt and Associates, *Cambridge Park Phase 4, Transportation Impact Assessment, Final.* (Calgary, Alberta: Author), Page 32.

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9.0 Servicing Infrastructure

9.1 Sanitary Sewer

Construction of the East Rocky View Regional Wastewater Transmission Main was completed in 2008. As the planning area is within the service area of the this East Rocky View Regional Wastewater service system, all development within the planning area shall be serviced by connection to the regional servicing system.

9.2 Potable Water

At the date of adoption of the SCCS, a piped water utility system to serve the East Rocky View Regional Wastewater service area was in the design stage.

All sanitary sewer and water service within the SCCS will ultimately be provided from regional sewer and water systems.

Any water servicing for Cell D prior to implementation of a regional water system, must meet three (3) conditions:

- Proven success of water conservation measures within Cell A (including a ban on use of potable water for irrigation);
- 2. Prior approval from Alberta Environment for interim use of a communal well system on site (to be considered a back-up or redundant system); and
- 3. All lots approved within Cell D will be required to connect to regional water servicing when it becomes available.

9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. has prepared a conceptual stormwater management study for Cell D.¹¹

The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

"The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be

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Appendix: Cell D

¹¹Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.

The combined evaporation/irrigation pond will be a zero discharge facility to handle runoff from a 1:100 year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.

The evaporation pond was designed for a 1:100 year storm event and has no minor system outlet. Through Water Balance the 1:100 year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.

All details conform to the City of Calgary Standard Specifications and Stormwater Management Design Manual."12

Figure 9 - Stormwater Management illustrates the overall concept for stormwater management within the planning area.

9.4 Solid Waste Management

Solid waste containment and disposal will be the responsibility of individual landowners. Recycling opportunities throughout the community is encouraged.

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Appendix: Cell D

¹² Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. (Calgary, Alberta: Author, April 2019), Page 13.

Policy - Servicing Infrastructure

Sanitary Sewer and Potable Water

- 9.0.1 Sanitary sewer and potable water servicing within Cell D shall be provided by connection to regional servicing systems.
- 9.0.2 Notwithstanding Policy 9.0.1, potable water servicing for Cell D may be provided by connection to an interim communal well system approved by Alberta Environment, pending ultimate availability of a regional potable water servicing system.
- 9.0.3 Internal servicing systems and networks within Cell D shall meet all Rocky View County standards for connection to regional systems.
- 9.0.4 It will be the responsibility of the Developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of Rocky View County
- 9.0.5 For the purpose of tying into regional systems, the Developer shall be required to provide accessible potable water and wastewater connections for all lots within Cell D.
- 9.0.6 All on-site water utilities will be sized to meet future fire flow protection demand.
- 9.0.7 Potable water for Cell D shall be backed up by plans for a redundant communal well system.
- 9.0.8 Development of Cell D shall implement water conservation measures that will include rainwater harvesting and a ban on use of potable water for irrigation.

Stormwater Management

- 9.0.9 A Stormwater Management Plan, prepared by qualified professionals to the satisfaction of Rocky View County, shall be required at the subdivision approval stage for all subdivision proposals within Cell D.
- 9.0.10 Accepted Best Management Practices for stormwater management should be observed and detailed within the submitted Stormwater Management Plan.

Solid Waste Management

9.0.11 Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners. Recycling opportunities will be encouraged.

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Appendix: Cell D

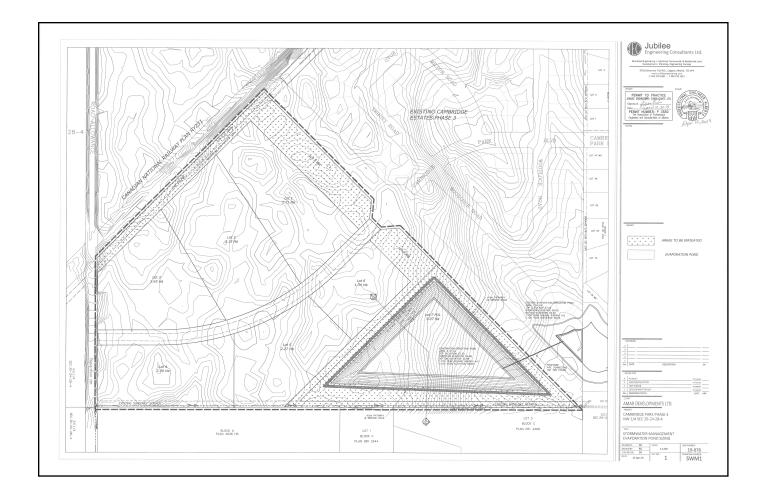


Figure 9 - Stormwater Management

Source: Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

10.0 Public Consultation

As required by Policy 9.1.3 of the SCCS, a public open house was held on ---, 2019, to present the conceptual land use plan, Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to affected Conrich area residents. That direct mailing included a a conceptual land use plan, design rationale, servicing strategies, and planning approval process for the Conceptual Scheme amendment and land use redesignation for Cell D.

Approximately --- parties attended the ---- open house..

11.0 Implementation

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Policy - Implementation

11.0.1 The policy provisions of this Appendix shall be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

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Appendix: Cell D

12.0 Policy Summary

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

12.1 Policy Summary: Section 3.0 Purpose and Objective

Number Policy

- 3.0.1 Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the the <u>County Plan</u>, the <u>Conrich Area Structure Plan</u> (CASP), the <u>South Conrich Conceptual Scheme</u> (SCCS) and this Appendix.
- 3.0.2 Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies contained within this Appendix shall prevail.

12.2 Policy Summary: Section 4.0 Cell D - Planning Area

Number Policy

- 4.0.1 The <u>South Conrich Conceptual Scheme Appendix: Cell D</u> shall apply to lands identified as Cell D within the SCCS and shown in Figures 1 and 2 of this Appendix.
- 4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.

12.3 Policy Summary: Section 5.0 Planning Area Assessment

Number Policy

- 5.0.1 All development within Cell D shall be supported by site assessments as required the County.
- 5.0.2 All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.
- 5.0.3 During development of Cell D, it is the responsibility of the Landowner to report the discovery of any archaeological, historic period, or palaeontological resources

Draft Date: October 2019 South Conrich Conceptual Scheme Page 33 of 37

12.4 Policy Summary: Section 78.0 Conceptual Land Use Plan

Number Policy

- 7.0.1 All lands within Cell D of the SCCS should be designated Business Business Campus (B-BC) in order to facilitate the comprehensively planned business development of Cell D.
- 7.0.2 A subdivision of land within Cell D should generally be in accordance with the conceptual design of Figure 8 Conceptual Land Use Plan herein.
- 7.0.3 Within Cell D, a minimum of ten percent Municipal Reserve will be provided by full dedication of land, with additional publicly accessible open space such as the surrounding open space buffer to be protected as communally owned and maintained private property.
- 7.0.4 A system of open spaces shall be established in general conformity with the Figure8 Conceptual Land Use Plan.
- 7.0.5 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.
- 7.0.6 All open spaces and pathways within Cell D shall be maintained by a Homeowners Association or Associations.
- 7.0.7 Preparation and implementation of a weed management plan should be the responsibility of a Homeowners Association or Associations to be established at the time of subdivision registration.
- 7.0.8 In accordance with the provisions of the Business Business Campus (B-BC) land use district, Development proposals within Cell D should be of a high quality standard of visual design, and address compatibility and transitional issues with adjacent land uses (particularly those residential in nature).
- 7.0.9 The provision of business lot sizes below the minimum parcel size requirements of the Business Business Campus (B-BC) land use district should be supported by a comprehensive development design scenario considered at the subdivision approval stage.

Draft Date: October 2019 South Conrich Conceptual Scheme Page 34 of 37
Appendix: Cell D

12.5 Policy Summary: Section 8.0 Transportation and Roadways

Number	Policy
8.0.1	Vehicular access to all development within Cell D shall be provided from a public
	road linking Garden Road (Range Road 284) and Cambridge Park Blvd.
8.0.2	All public roads within Cell D shall be developed in accordance with sound
	professional engineering practices and Rocky View County Engineering Standards.
8.0.3	Intersection upgrades required as a result of the development of Cell D should be
	considered at the subdivision approval stage and with regard to the findings and
	recommendations of the TIA submitted in support of this Appendix.

12.6 Policy Summary: Section 9.0 Servicing Infrastructure

Number	Policy
	Sanitary Sewer and Potable Water
9.0.1	Sanitary sewer and potable water servicing within Cell D shall be provided by connection to regional servicing systems.
9.0.2	Notwithstanding Policy 9.0.1, potable water servicing for Cell D may be provided by connection to an interim communal well system approved by Alberta Environment, pending ultimate availability of a regional potable water servicing system.
9.0.3	Internal servicing systems and networks within Cell D shall meet all Rocky View County standards for connection to regional systems.
9.0.4	It will be the responsibility of the Developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County
9.0.5	For the purpose of tying into regional systems, the Developer shall be required to provide accessible potable water and wastewater connections for all lots within Cell D.
9.0.6	All on-site water utilities will be sized to meet future fire flow protection demand.

Draft Date: October 2019 South Conrich Conceptual Scheme Page 35 of 37
Appendix: Cell D

- 9.0.7 Potable water for Cell D shall be backed up by plans for a redundant communal well system.
- 9.0.8 Development of Cell D shall implement water conservation measures that will include rainwater harvesting and a ban on use of potable water for irrigation.

Stormwater Management

- 9.0.9 A Stormwater Management Plan, prepared by qualified professionals to the satisfaction of Rocky View County, shall be required at the subdivision approval stage for all subdivision proposals within Cell D.
- 9.0.10 Accepted Best Management Practices for stormwater management should be observed and detailed within the submitted Stormwater Management Plan.

Solid Waste Management

9.0.11 Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners. Recycling opportunities will be encouraged.

12.7 Policy Summary: Section 11.0 Implementation

Number Policy

11.0.1 The policy provisions of this Appendix shall be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

Draft Date: October 2019 South Conrich Conceptual Scheme
Appendix: Cell D

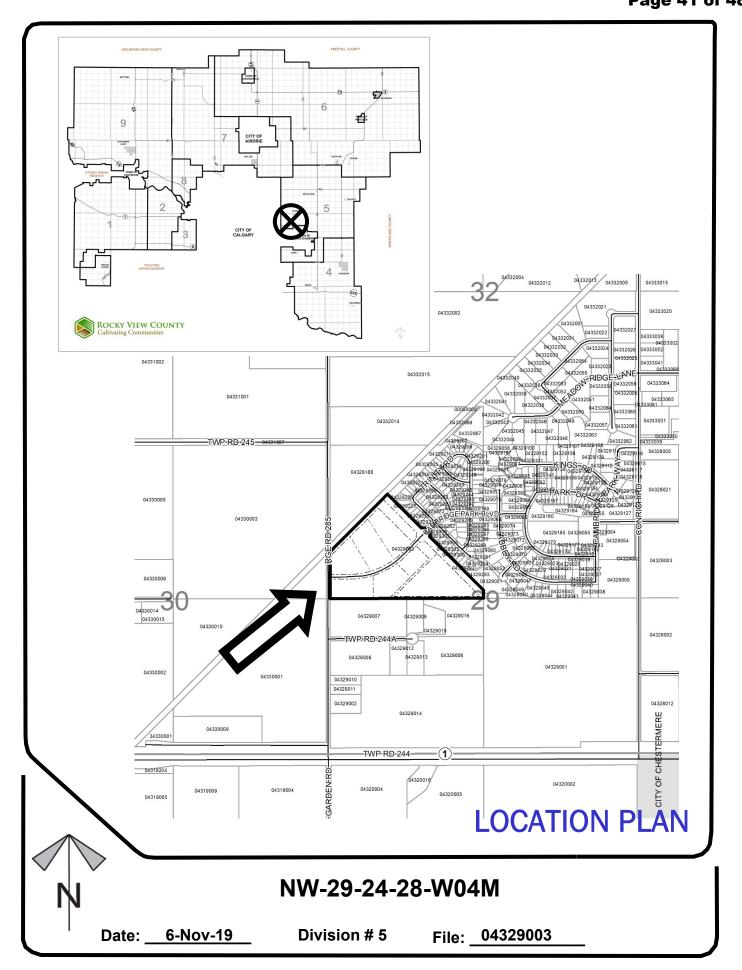
Page 36 of 37

13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County In support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

- 1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
- 2. Ecotone Environmental Ltd., *Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property.* Calgary, Alberta: Author, September 2019.
- 3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
- 4. Jubilee Engineering Consultants Ltd., *Stormwater Management Report*. Calgary, Alberta: Author, April 2019.

Draft Date: October 2019 South Conrich Conceptual Scheme Page 37 of 37
Appendix: Cell D



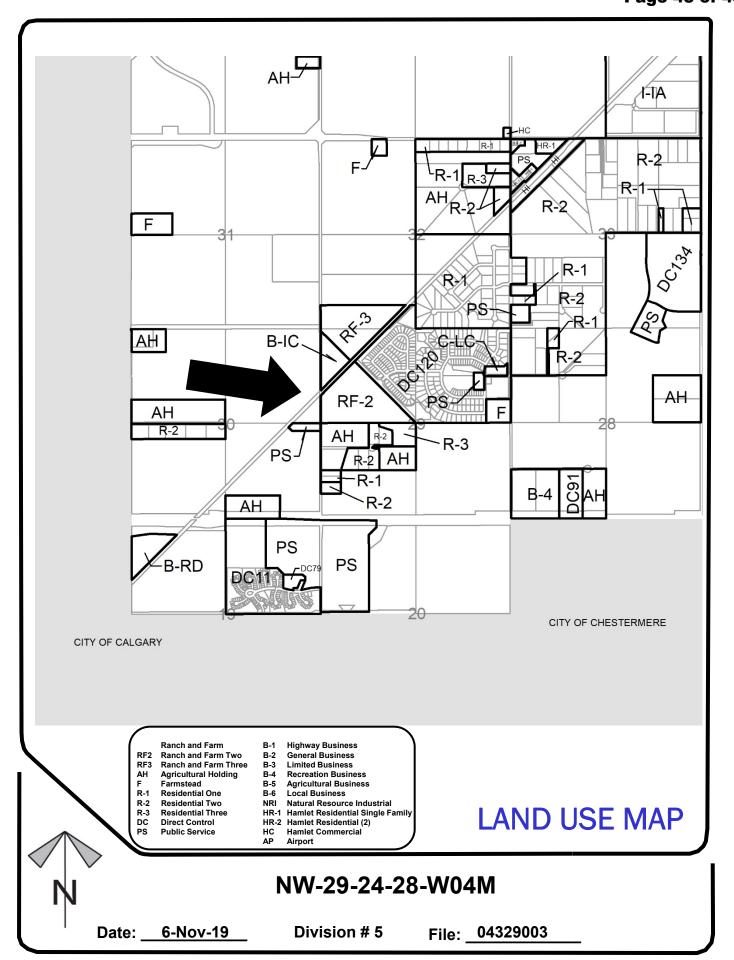
Page 42 of 48 Conceptual Scheme Amendment Proposal: To amend the South Conrich Conceptual Scheme (Bylaw C-6401-2006) to adopt Appendix Cell D, within a portion of NW-29-24-28-W4M for 6 business commercial lots, a public utility lot, and municipal reserve lands. Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Business - Business Campus District (6 lots) to accommodate future commercial development. Subdivision Proposal: To create 6 business lots ranging from 3.31 to 7.74 acres, as well as a MR #0.67 Ha 1.66 ac Public Utility parcel (PUL); and 9.63 acres of municipal reserve lands (MR). GRANGE-LANE. MR * 7.05 ha (8.07 dc) MARINGE-PARK BLVD-Moodlock Ab. 3GE-RD-285 Lot 2 (6.69 ac) ±3.13 ha (7.74 ac) Lot 3 Lot 6 ±2.65 ha ±1.34 ha (6.54 ac) (3.31 ac) PUL Lot 5 ±5.07 ha ±2.27 ha Lot 4 (12.53 ac) (5.61 ac)±2.40 ha (5.94 ac) **Surveyor's Notes:** 1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97. **TENTATIVE PLAN** 2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan. NW-29-24-28-W04M

Division # 5

Date:

6-Nov-19

File: 04329003

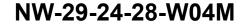




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



Date: 6-Nov-19 Division # 5 File: 04329003



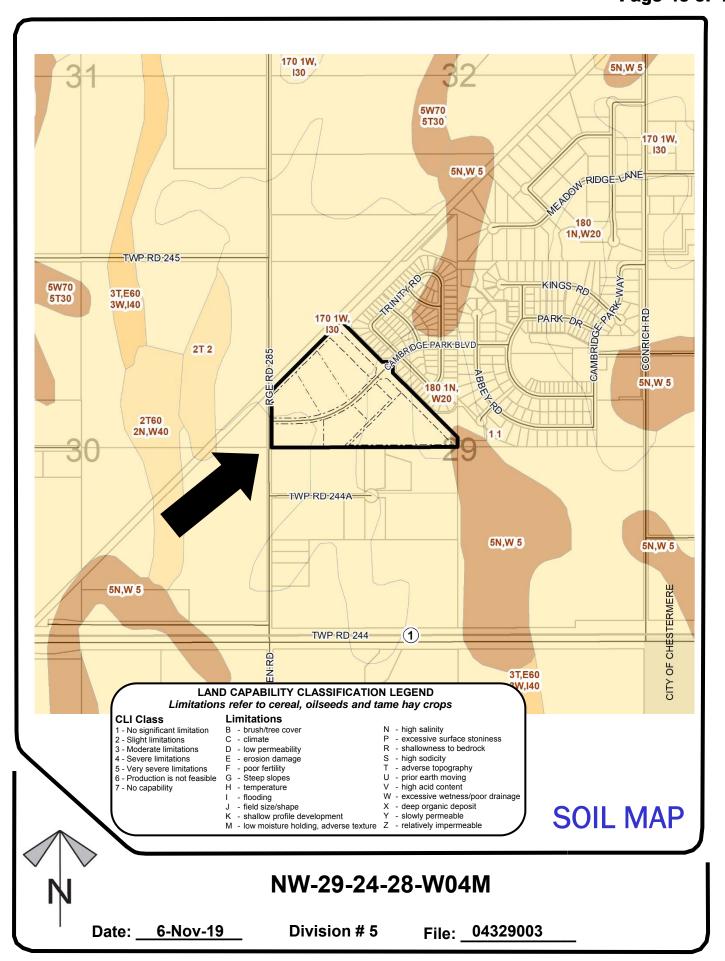
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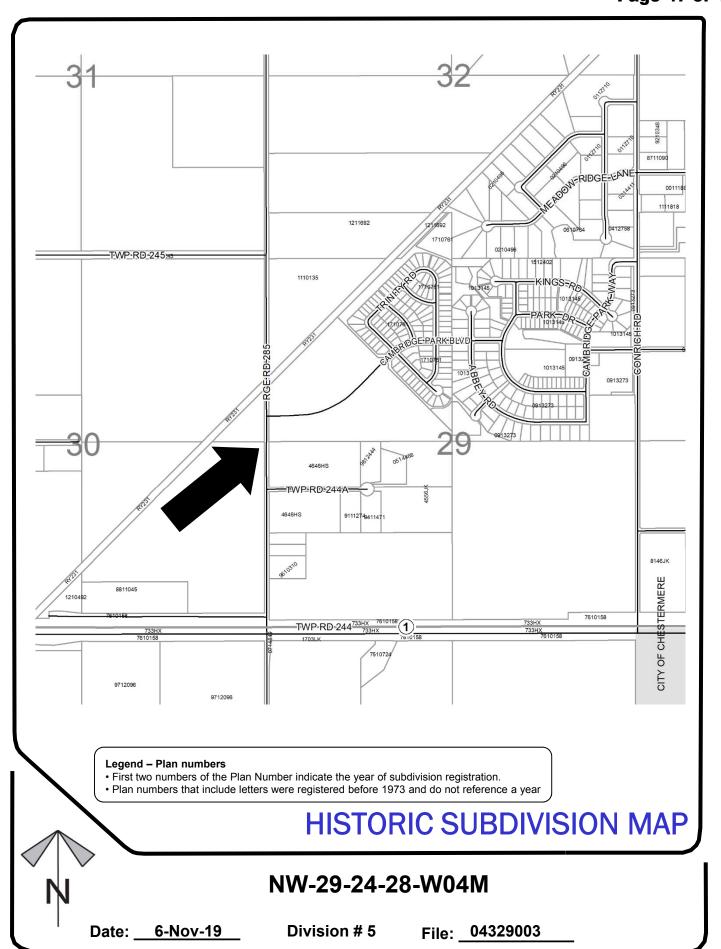
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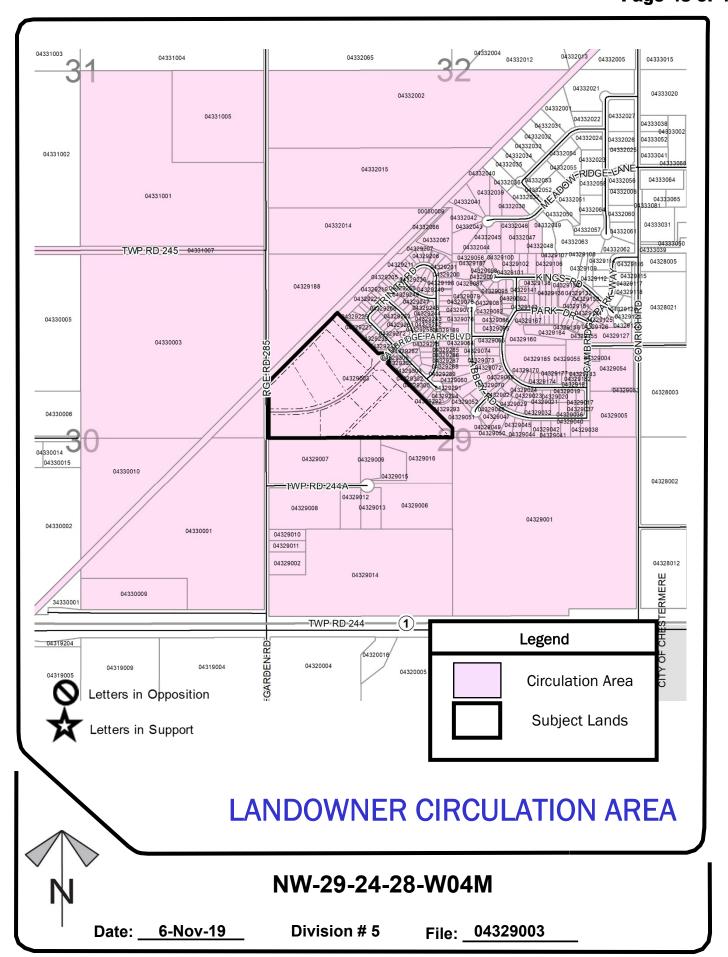
Spring 2018

NW-29-24-28-W04M

Date: 6-Nov-19 Division # 5 File: 04329003









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 5

FILE: 04329003 **APPLICATION**: PL20190021

SUBJECT: First Reading Bylaw - Commercial Redesignation

NOTE: This application should be considered in conjunction with application PL20190153

(agenda item E-14)

PURPOSE: The purpose of this application is to redesignate Ranch and Farm Two

District to Business-Business Commercial District in order to create six new commercial parcels, one public utility lot, and municipal reserve

parcels.

GENERAL LOCATION: Located approximately 1 kilometer north of the town of Chestermere,

on the east side of Range Road 285, approximately 0.81 kilometres

(1/2 mile) north of Highway 1.

APPLICANT: Amar Development Ltd./Rani Duhra

OWNERS: Duhra Financial Ltd.

¹POLICY DIRECTION: Relevant policies for this application include the Conrich Area Structure Plan

and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7959-2019 be given first reading.

Option #2: THAT application PL20190021 be denied.

APPLICATION REQUIREMENTS:

This application will require standard technical requirements under policy.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

ON/IIt

APPENDICES:

APPENDIX 'A': Bylaw C-7959-2019 & Schedule A

APPENDIX 'B': Map Set

Oksana Newmen, Planning and Development Services

¹ Administration Resources



BYLAW C-7959-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7959-2019.

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 Maps No. 43 and 43-NW of Bylaw C-4841-97 be amended by redesignating a portion of NW-29-24-28-W4M from Ranch and Farm Two District to Busines Business Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** A portion of NW-29-24-28-W4M is hereby redesignated to Busines Business Campus as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

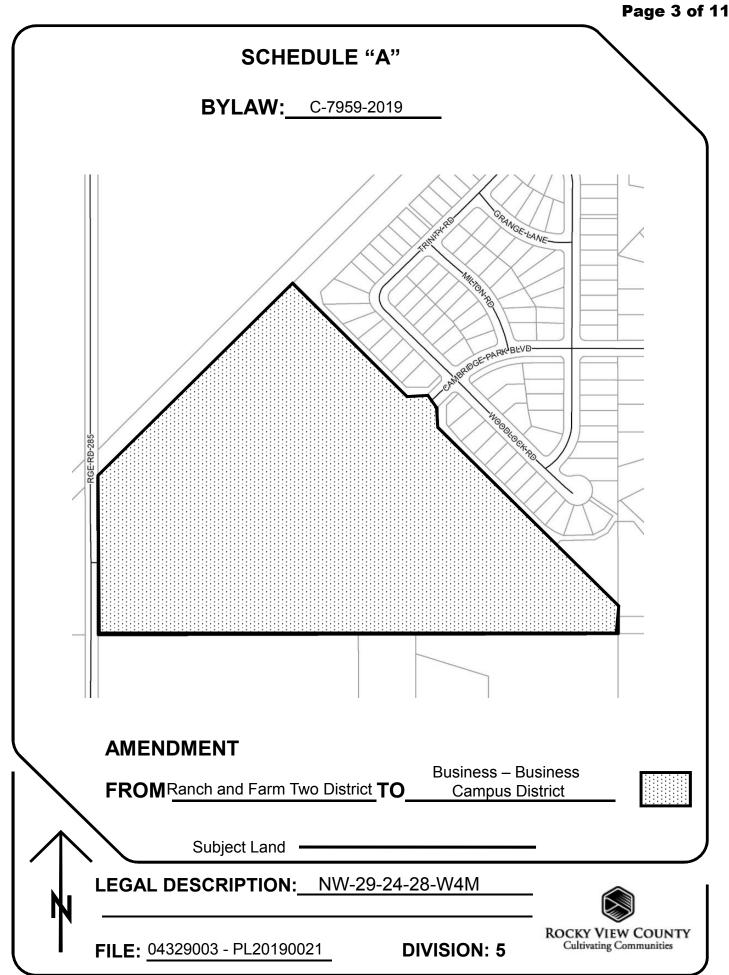
Bylaw C-7959-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

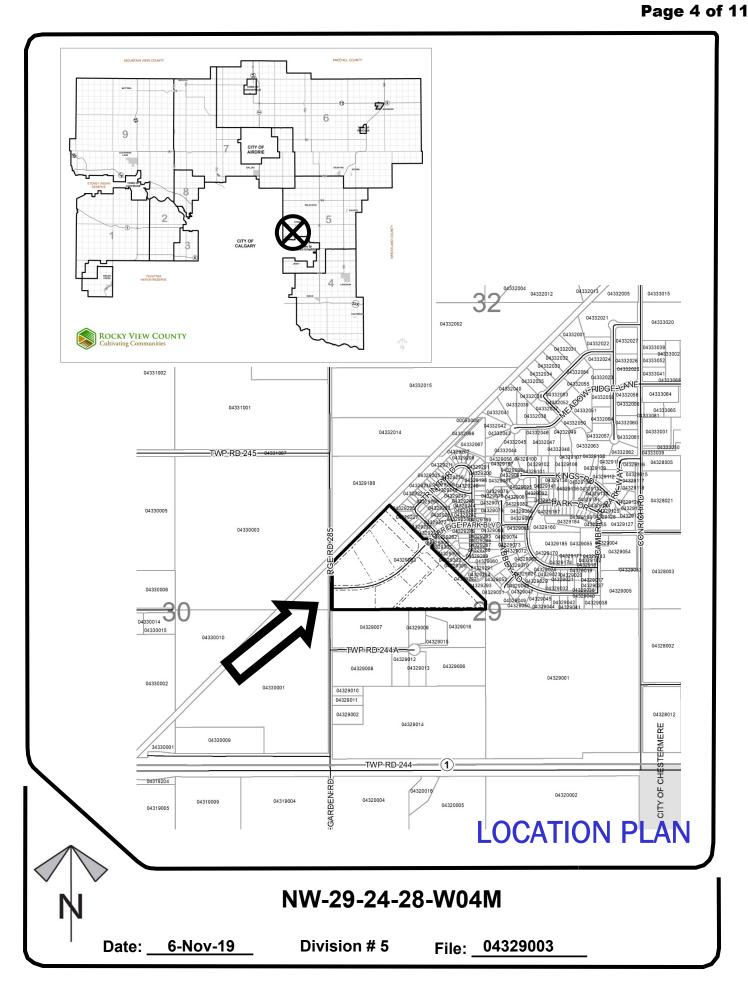
File: 04329003 - PL20190021 PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20XX READ A FIRST TIME IN COUNCIL this day of , 20XX READ A SECOND TIME IN COUNCIL this day of , 20XX UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX READ A THIRD TIME IN COUNCIL this day of , 20XX Reeve CAO or Designate

Bylaw C-7959-2019 Page 1 of 1

Date Bylaw Signed

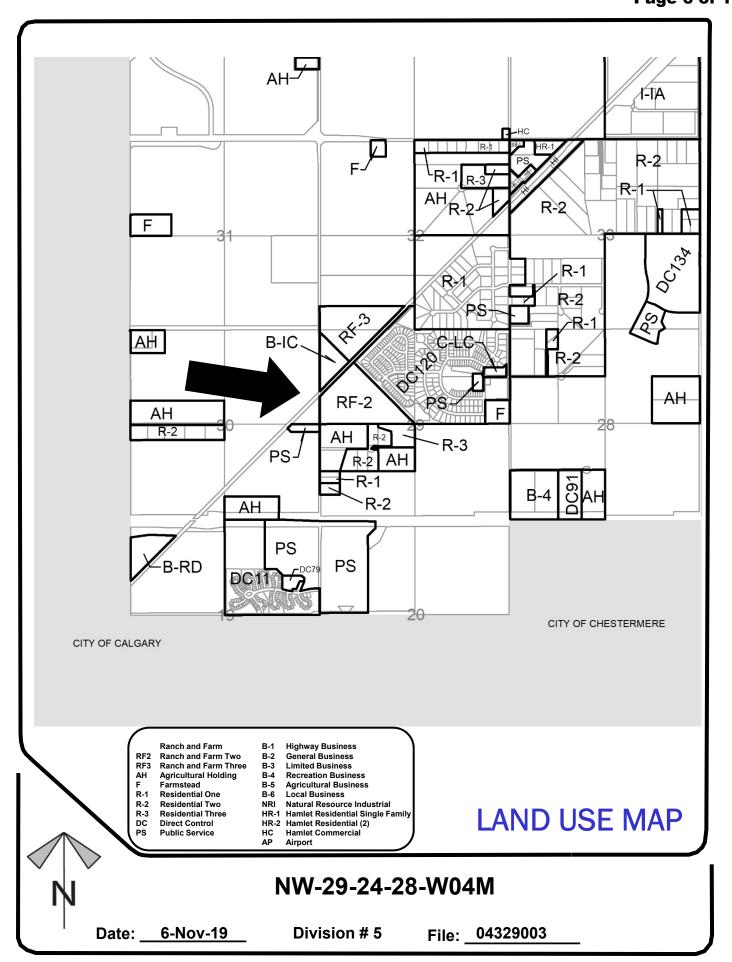
Division: 5





Conceptual Scheme Amendment Proposal: To amend the South Conrich Conceptual Scheme (Bylaw C-6401-2006) to adopt Appendix Cell D, within a portion of NW-29-24-28-W4M for 6 business commercial lots, a public utility lot, and municipal reserve lands. Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Business - Business Campus District (6 lots) to accommodate future commercial development. Subdivision Proposal: To create 6 business lots ranging from 3.31 to 7.74 acres, as well as a MR #0.67 Ha 1.66 ac Public Utility parcel (PUL); and 9.63 acres of municipal reserve lands (MR). GRANGE-LANE. MR * 7.05 ha (8.07 dc) MARINGE-PARK BLVD-Moodlock Ab. 3GE-RD-285 Lot 2 (6.69 ac) ±3.13 ha (7.74 ac) Lot 3 Lot 6 ±2.65 ha ±1.34 ha (6.54 ac) (3.31 ac) PUL Lot 5 ±5.07 ha ±2.27 ha Lot 4 (12.53 ac)(5.61 ac)±2.40 ha (5.94 ac) **Surveyor's Notes:** 1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97. 2. Refer to Notice of Transmittal for **TENTATIVE PLAN** approval conditions related to this Tentative Plan. NW-29-24-28-W04M

File: 04329003 Date: 6-Nov-19 Division # 5





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TOPOGRAPHY

Contour Interval 2 M

NW-29-24-28-W04M

Date: 6-Nov-19 Division # 5 File: 04329003



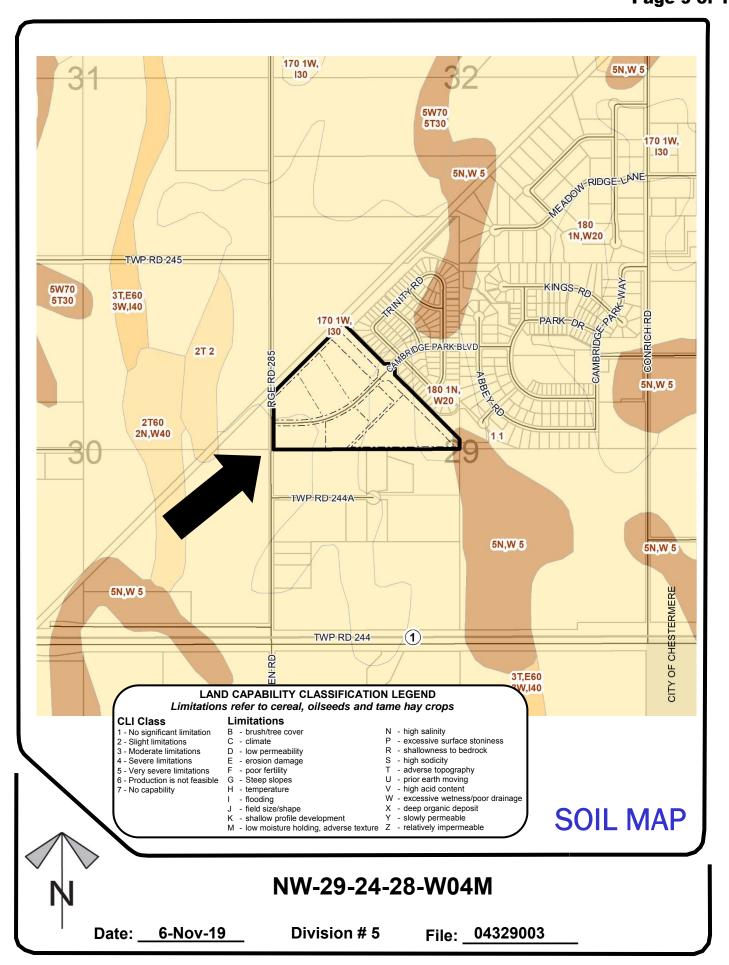
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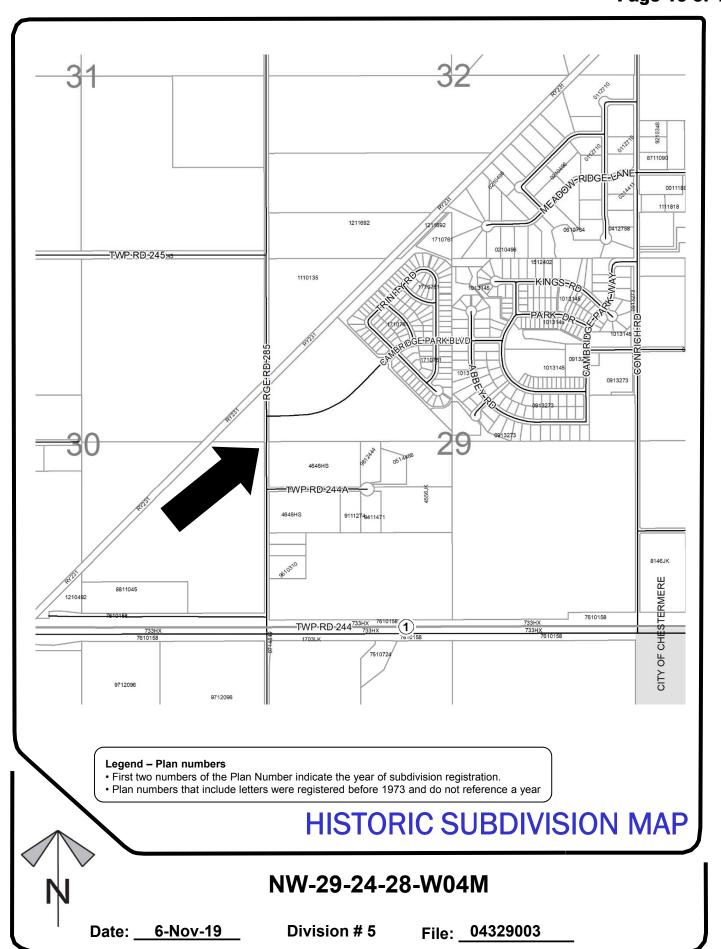
AIR PHOTO

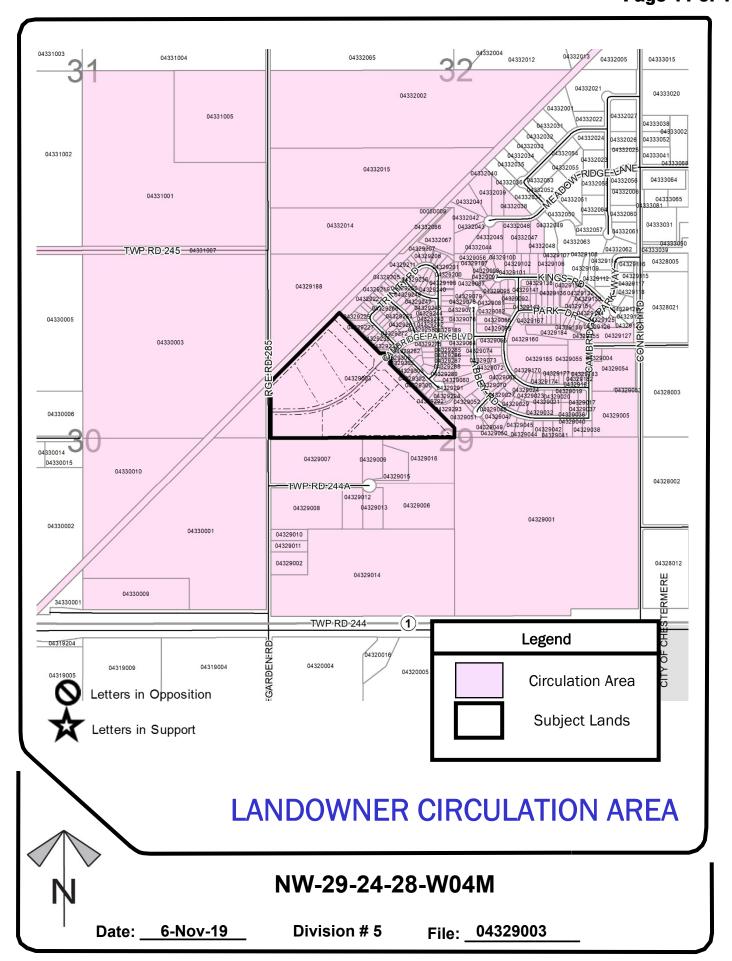
Spring 2018

NW-29-24-28-W04M

Date: 6-Nov-19 Division # 5 File: 04329003









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: 10013010 **APPLICATION:** PL20180059

SUBJECT: First Reading Bylaw – Conceptual Scheme Amendment

NOTE: This application should be considered in conjunction with application PL20180060

(agenda item E-17)

PURPOSE: The purpose of this application is to amend the Cottage Club Ghost Lake

Conceptual Scheme to: 1) remove any wording that references prohibition or restriction of full basements; 2) allow cabins to be connected to natural

gas; and 3) allow year-round water servicing in the plan area.

GENERAL LOCATION: Located east of the Municipal District of Bighorn, at the southwest junction

of Highway 1A and Range Road 60.

APPLICANT: Cottage Club Ghost Lake Inc. (Scott Lamont)

OWNERS: Cottage Club Ghost Lake Inc.

¹**POLICY DIRECTION:** Relevant policies for this application include the Municipal Development

Plan, the Cottage Club Ghost Lake Conceptual Scheme, and any other

Chief Administrative Officer

applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7807-2018 be given first reading.

Option #2: THAT application PL20180059 be denied.

APPLICATION REQUIREMENTS:

No additional requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director

Community Development Services

JKwan/Ilt

APPENDICES:

APPENDIX 'A': Bylaw C-7807-2018 & Schedule A

APPENDIX 'B': Map Set

Johnson Kwan, Planning and Development Services

¹ Administration Resources



BYLAW C-7807-2018

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the Municipal Government Act to amend Bylaw C-6585-2007, known as the "Cottage Club Ghost Lake Conceptual Scheme".

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This bylaw shall be known as Bylaw C-7807-2018.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- **THAT** Bylaw C-6585-2007, known as the "Cottage Club Ghost Lake Conceptual Scheme", be amended in accordance with the amendments contained in Schedule 'A', attached to and forming part of the Bylaw.
- THAT The amendments contained in Schedule 'A' attached to and forming part of the Bylaw to be adopted to remove any wording that reference prohibition or restriction of full basements, to allow cabins to be connected to natural gas, and to allow year-round water servicing in the Cottage Club Ghost Lake Conceptual Scheme Plan area.

PART 4 – TRANSITIONAL

Bylaw C-7807-2018 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*.

		D.11.0.0 0
File:	10013010 -	PL20180059

Division: 9

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

Bylaw C-7807-2018 Page 1 of 4

E-16 Page 3 of 13

APPENDIX 'A': BYLAW C-7807-2018 AND SCHEDULE A



Reeve	
CAO or Designate	
Date Bylaw Signed	



SCHEDULE 'A'

FORMING PART OF BYLAW C-7807-2018

Schedule of Amendments to Bylaw C-6585-2007:

1. Delete the following sentence from Section 6.4, second paragraph:

No grading will take place on the cabin lots, rather all cabins will be located on helix pile which create virtually no disturbance of the existing vegetation.

2. Amend Section 7.4, third paragraph as follows:

The cabins will be detached units, clustered into cells as shown on figure 8. The cabins will be restricted to a maximum footprint of 600 square feet and a maximum total <u>above grade</u> area of 950 square feet by the Direct Control Bylaw. <u>Fully developed basements are permitted in addition to the above grade area.</u> All of the cabins will be coordinated through the architectural guidelines established and enforced by the developer.

3. Amend Policy 7.8.1 as follows:

7.8.1 Policy: Architectural guidelines shall be prepared by the developer to ensure a cohesive, high quality building form suited to the natural environment. All cabins and buildings will be constructed of low maintenance, high quality materials. Basements will not be permitted.

4. Amend Section 9.1 as follows:

The water and sanitary sewer systems will have limited capacity. Water for cabin use will be provided by two wells located on-site with a treatment and distribution system. This system will supply water to all cabins from April to October and the system to the cabins will be taken out of service during the winter months-year-round. Water will also be provided to the two washroom facilities and the recreation and learning centre via the piped distribution system on a year-round basis.

5. Amend Policy 9.1.3 as follows:

9.1.3 Policy: Water services shall be provided to all cabin lots via a community distribution system that is operational from April to October on a year-round basis. The system that supplies water to the cabin lots shall be taken out of service during the winter months.

6. Amend Section 9.3, first paragraph as follows:

A limited range of private utilities will be provided. Only electric and **gas** service will be provided to the cabins. No **natural gas**, telephone or cable television will be installed to the cabins. By limiting the extent of services offered, the intended use as a recreational community will be encouraged and year-round permanent residency will be discouraged.

7. Amend Policy 9.3.1 as follows:

9.3.1 Policy: In order to encourage non-permanent occupancy, only electrical <u>and gas</u> service will be provided to each cabin lot. No natural gas, telephone or cable television will be installed to the cabins.

Bylaw C-7807-2018 Page 3 of 4



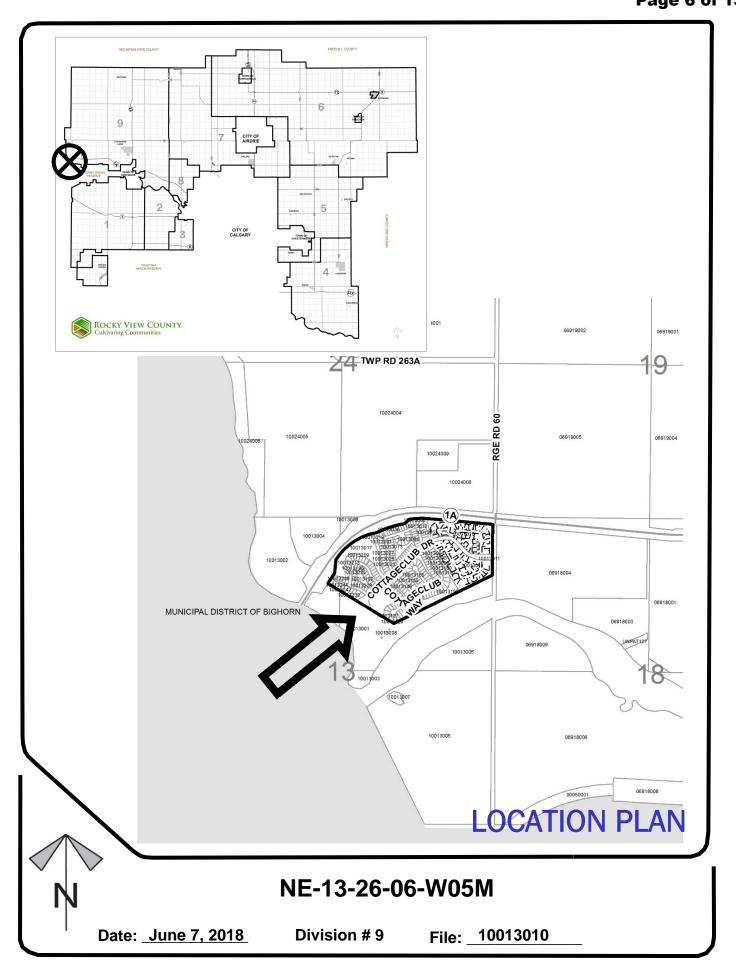
8. Amend Section 14.5, second paragraph as follows:

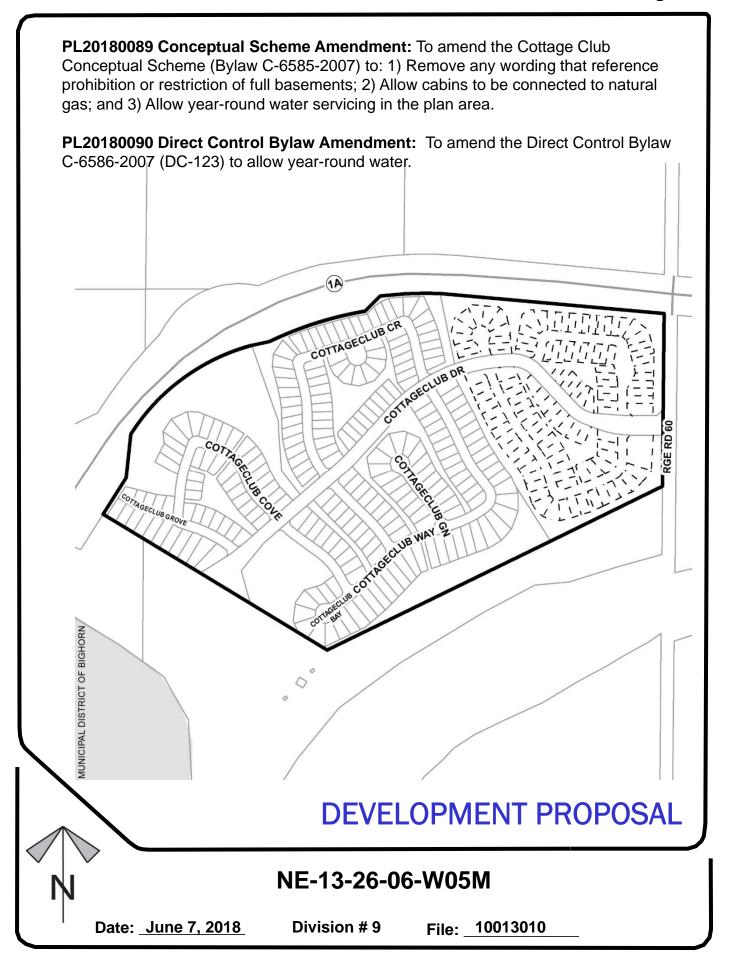
Its design is sensitive to the natural landform and intended to integrate with existing natural conditions. For example, roadways and building sites have been located to minimize on-site grading. The stormwater plan utilizes the natural contours without the need for extensive ditches or swales. Buildings are located on piles so that the natural drainage patterns are maintained. Existing vegetation is maintained and where appropriate, additional plantings, indigenous to the area are sensitively located.

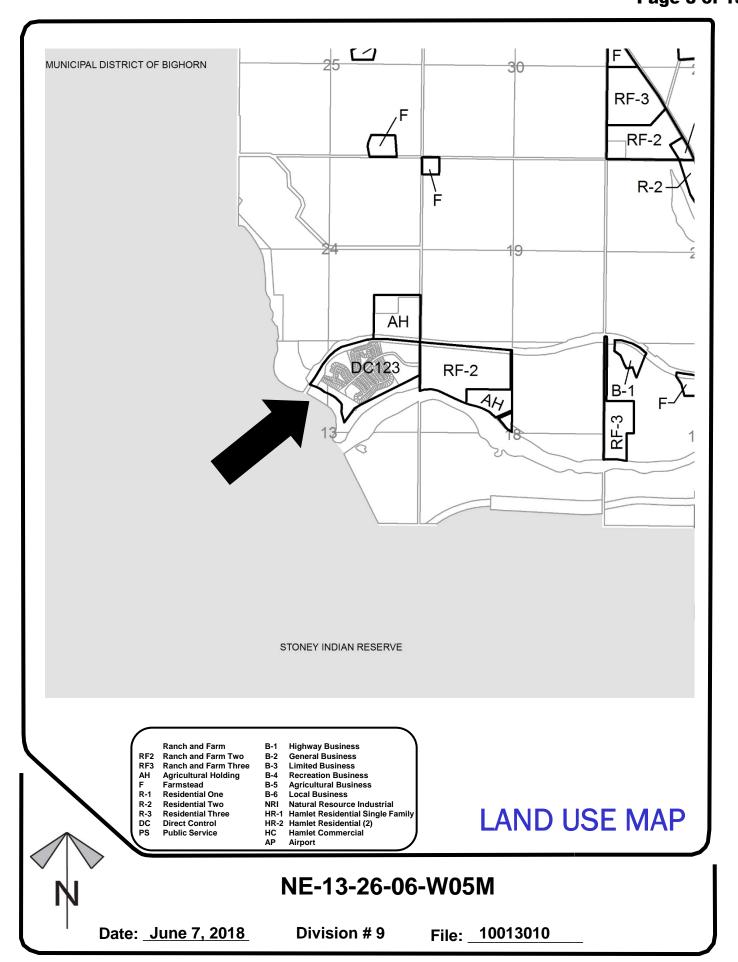
Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- 9. Renumbering the Bylaw as required.
- 10. Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- 11. Italicize all definitions within the Bylaw.
- 12. Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.

Bylaw C-7807-2018 Page 4 of 4









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

TOPOGRAPHY

Contour Interval 2 M

NE-13-26-06-W05M

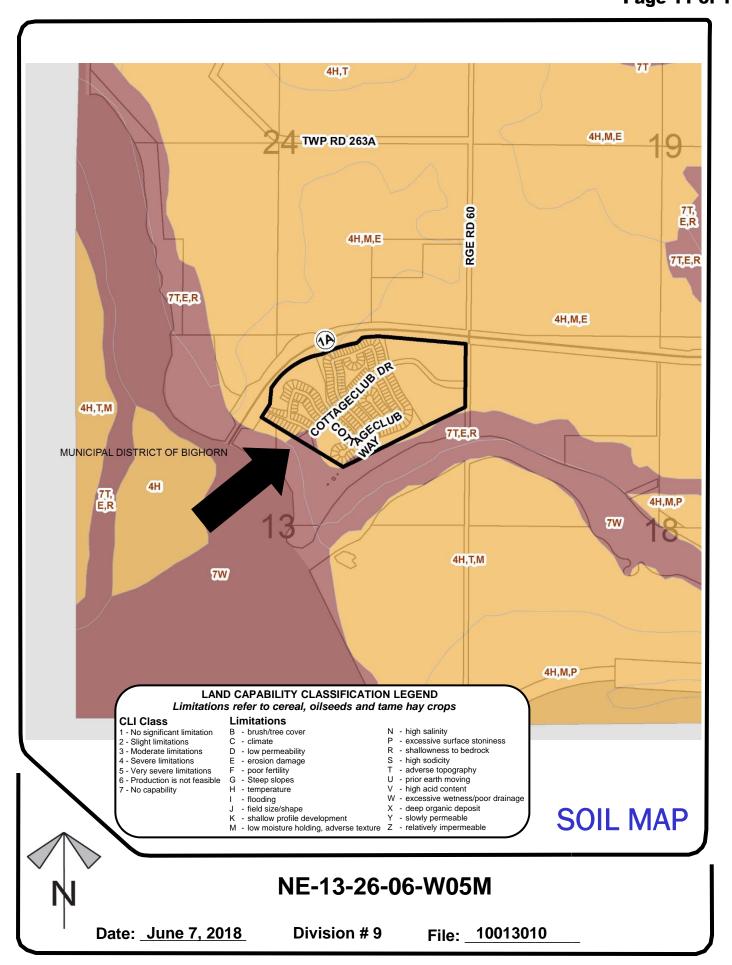


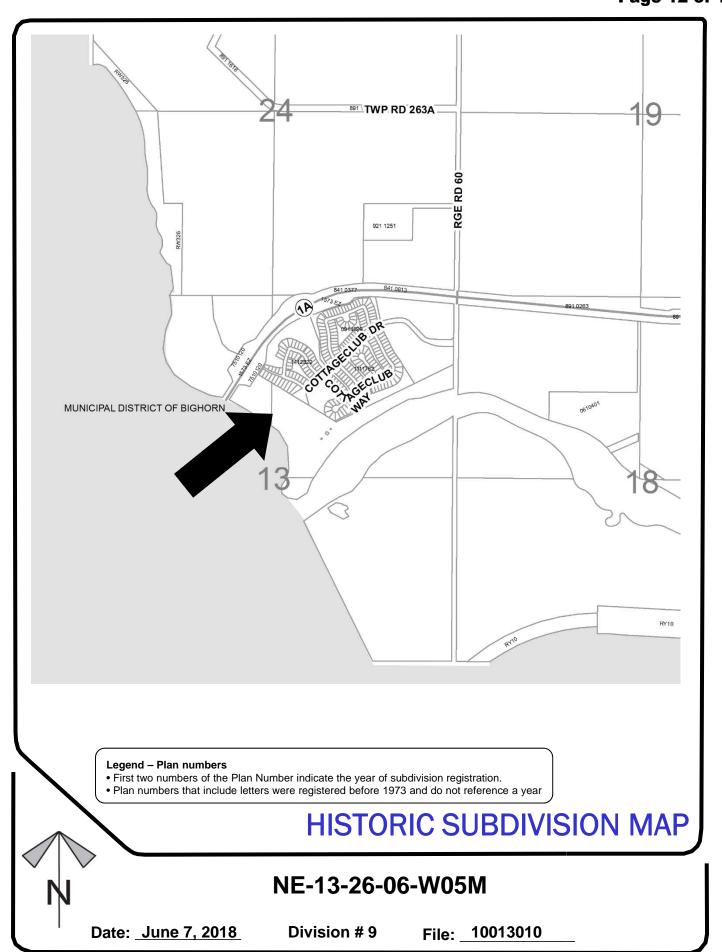
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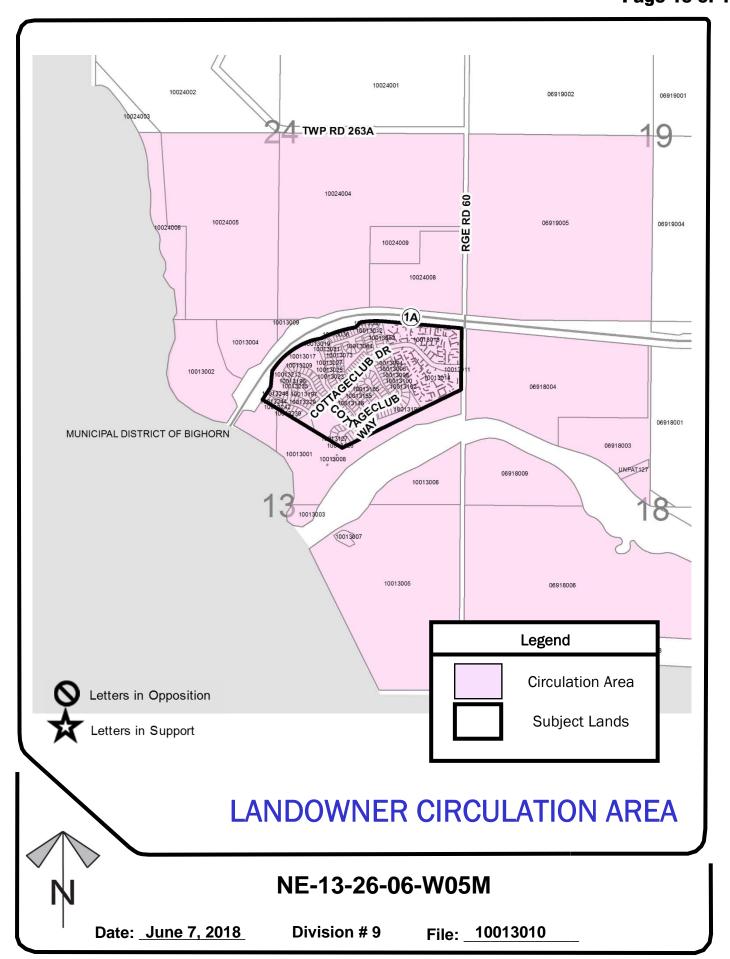
AIR PHOTO

Spring 2016











PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: 10013010 **APPLICATION**: PL20180060

SUBJECT: First Reading Bylaw – Direct Control Bylaw Amendment

NOTE: This application should be considered in conjunction with application PL20180059

(agenda item E-16)

PURPOSE: The purpose of this application is to amend the Direct Control Bylaw

C-6586-2007 (DC-123) to allow year-round water servicing in the Cottage

Club Ghost Lake area.

GENERAL LOCATION: Located east of the Municipal District of Bighorn, at the southwest junction

of Highway 1A and Range Road 60.

APPLICANT: Cottage Club Ghost Lake Inc. (Scott Lamont)

OWNERS: Cottage Club Ghost Lake Inc.

¹**POLICY DIRECTION:** Relevant policies for this application include the Municipal Development

Plan, the Cottage Club Ghost Lake Conceptual Scheme, and any other

applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7808-2018 be given first reading.

Option #2: THAT application PL20180060 be denied.

APPLICATION REQUIREMENTS:

No additional requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Chief Administrative

Executive Director Chief Administrative Officer Community Development Services

JKwan/llt

APPENDICES:

APPENDIX 'A': Bylaw C-7808-2018 & Schedule A

APPENDIX 'B': Map Set

Johnson Kwan, Planning and Development Services

¹ Administration Resources



BYLAW C-7808-2018

A Bylaw of Rocky View County to amend Direct Control District (DC-123, Bylaw C-6586-2007)

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7808-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Direct Control District (DC-123, Bylaw C-6586-2007), Land Use Bylaw C-4841-97, and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Direct Control District (DC-123, Bylaw C-6586-2007) be amended as detailed in Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7808-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 9 File: 10013010 / PL20180060

	Date Bylaw Signed		
	CAO or Designate		
	Reeve		
	D		
READ A THIRD TIME IN COUNCIL this	day of	, 20XX	
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX	
READ A SECOND TIME IN COUNCIL this	day of	, 20XX	
READ A FIRST TIME IN COUNCIL this	day of	, 20XX	
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX	



SCHEDULE 'A' FORMING PART OF BYLAW C-7808-2018

Schedule of Amendments to Bylaw C-6586-2007

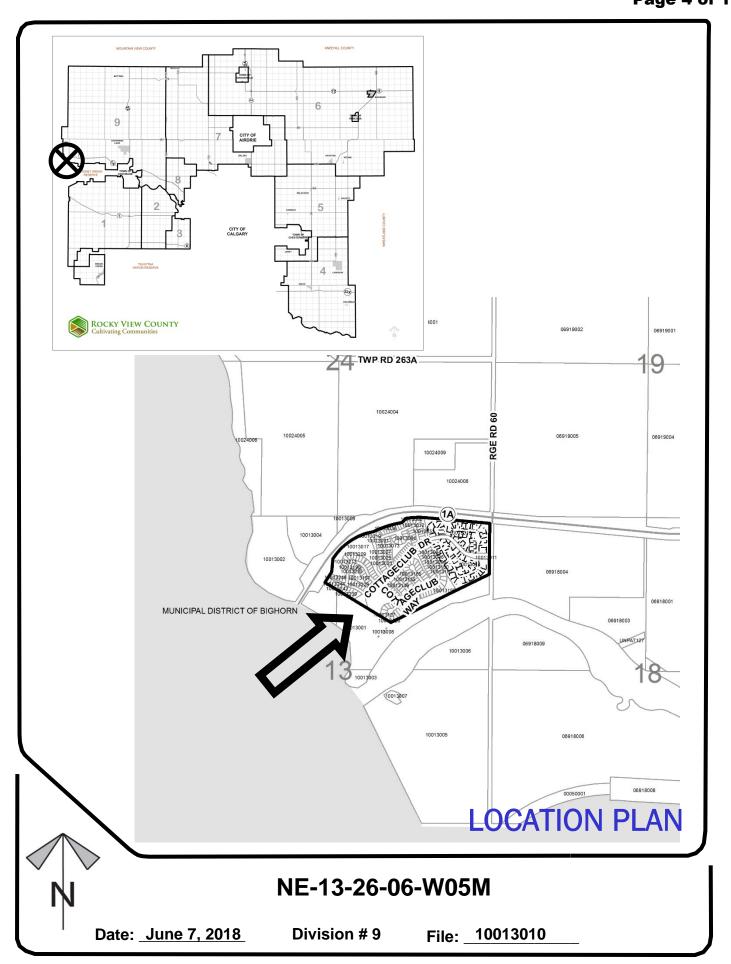
1. Remove Section 4.1.0 as follows:

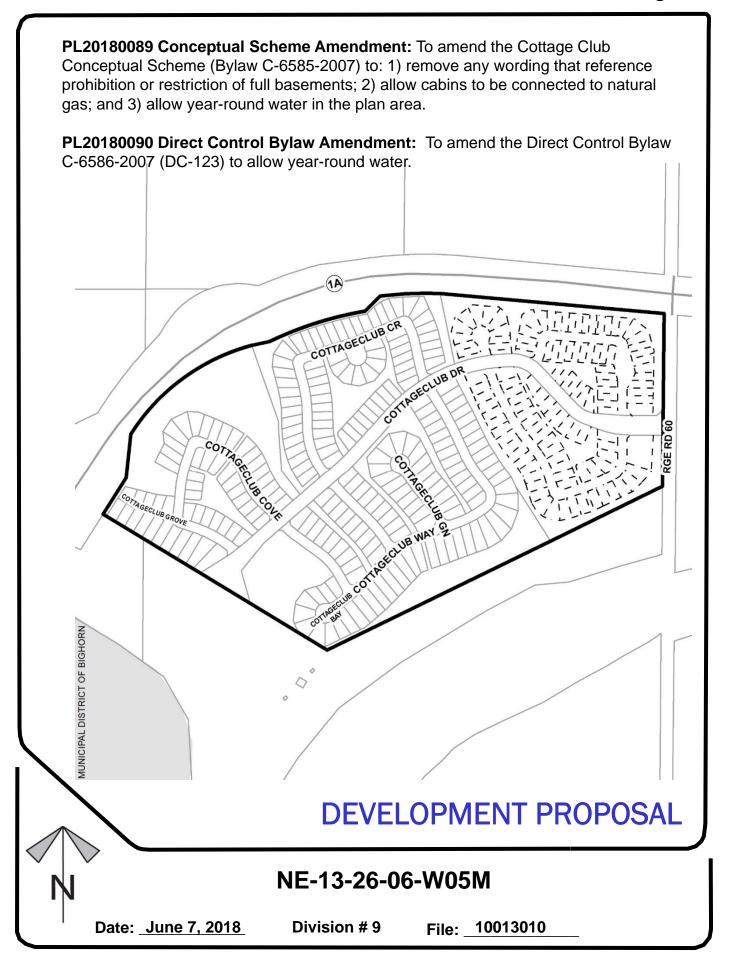
4.1.0 In accordance with the Cottage Club Ghost Lake Conceptual Scheme's policy 9.1.3 and policy 9.1.4, an agreement shall be executed between the Municipality and the Developer and/or condominium association restricting operation of the communal water system between October 31 and April 1. This agreement shall be registered against title to each property within the development.

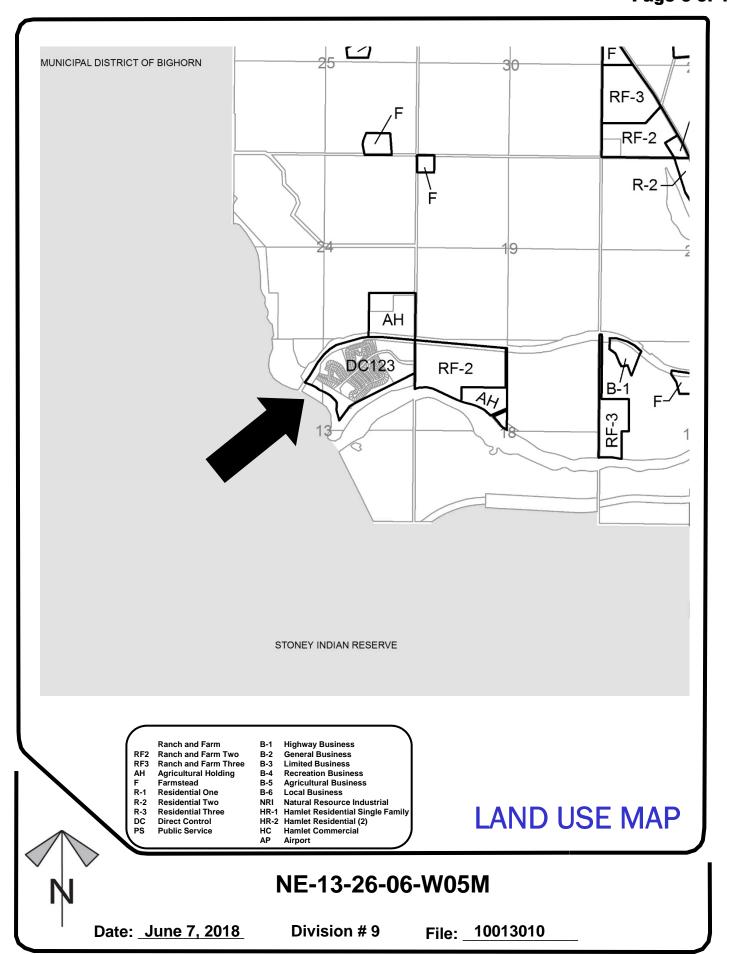
Overall Abbreviations, Numbering, Grammar, Spelling and Punctuation

- 2. Renumbering the Bylaw as required.
- 3. Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference.
- 4. Italicize all definitions within the Bylaw.
- 5. Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations and spacing errors.

Bylaw C-7808-2018 Page 2 of 2









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TOPOGRAPHY

Contour Interval 2 M

NE-13-26-06-W05M

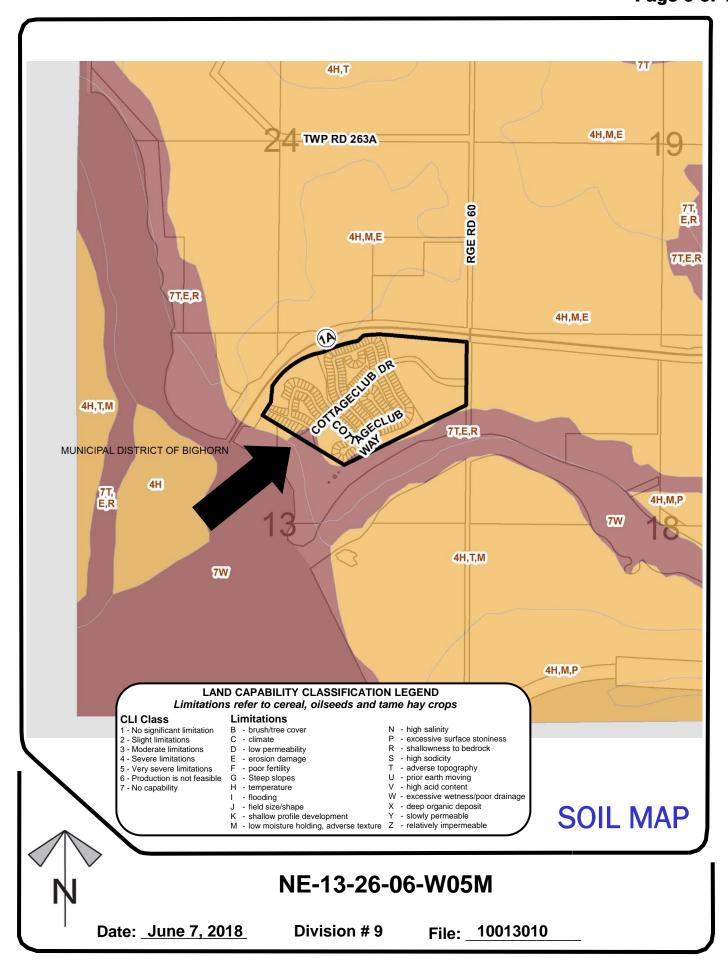


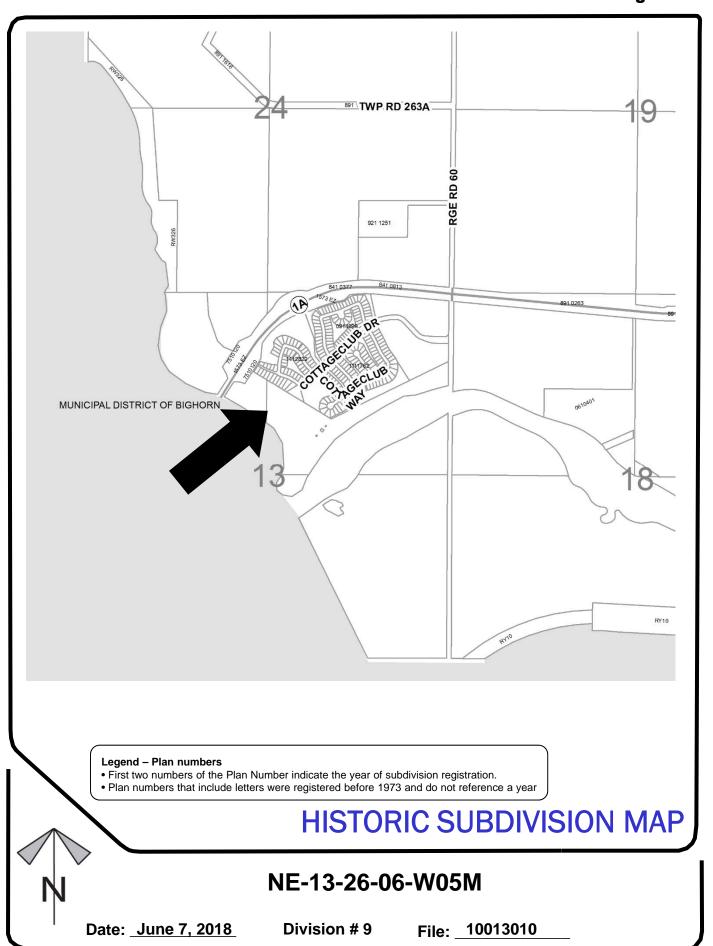
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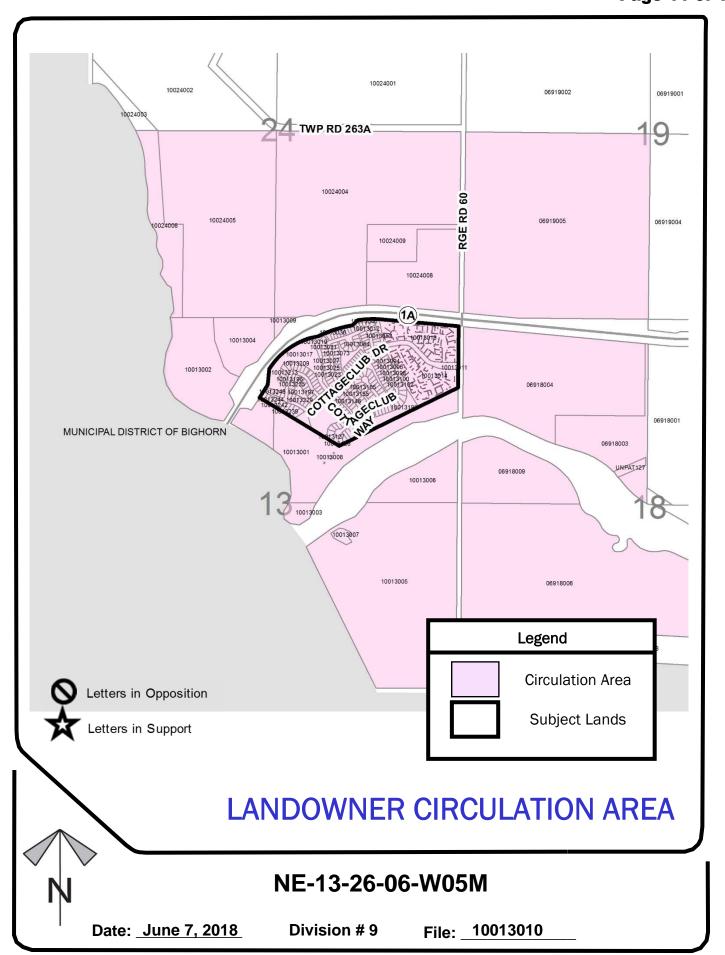
AIR PHOTO

Spring 2016











PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 9

FILE: 07706005 **APPLICATION**: PL20180097

SUBJECT: First Reading Bylaw – Agriculture Redesignation

PURPOSE: The purpose of this application is to redesignate the subject land from

Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District to facilitate future subdivision of the subject land.

GENERAL LOCATION: Located approximately 10 km north east of the Town of Cochrane,

approximately 0.81 km (1/2 mile) east of Range Road 40 and on the

north side of Highway 567.

APPLICANT: Township Planning + Design Inc. (Kristi Beunder)

OWNERS: Stoneman, Corey & Inger

POLICY DIRECTION: Relevant policies for this application include the Municipal Development

Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7848-2018 be given first reading.

Option #2: THAT application PL20180097 be denied.

APPLICATION REQUIREMENTS:

No additional requirement at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

JKwan/llt

APPENDICES:

APPENDIX 'A': Bylaw C-7848-2018 & Schedule A

APPENDIX 'B': Map Set

Johnson Kwan, Planning and Development Services

¹ Administration Resources



BYLAW C-7848-2018

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7848-2018.

PART 2 – DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

- THAT Part 5, Land Use Maps No. 77 of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 9110979 within SE-06-27-03-W05M from Ranch and Farm District to Ranch and Farm Two District and Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Block 2, Plan 9110979 within SE-06-27-03-W05M is hereby redesignated to Ranch and Farm Two District and Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7848-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

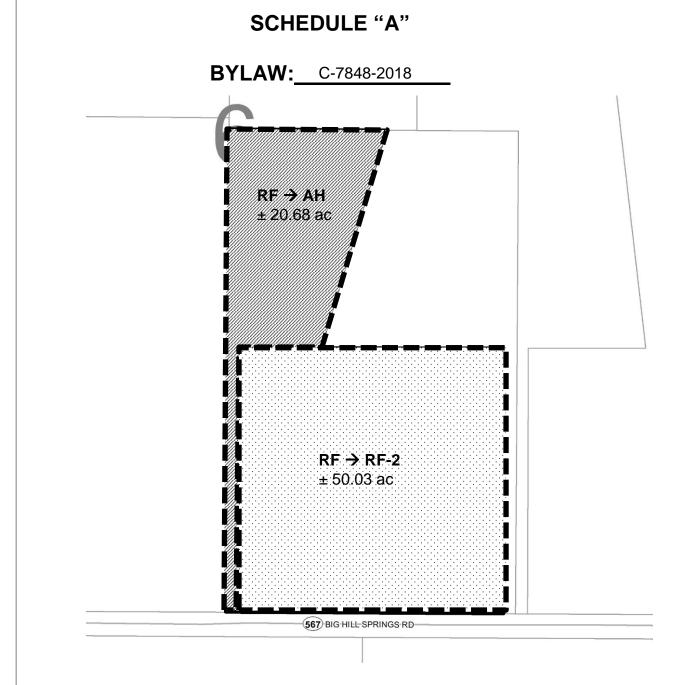
Division: 9

File: 07706005 - PL20180097

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX
READ A FIRST TIME IN COUNCIL this	day of	, 20XX
READ A SECOND TIME IN COUNCIL this	day of	, 20XX
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX
READ A THIRD TIME IN COUNCIL this	day of	, 20XX
	Reeve	
	CAO or Designate	
	Date Bylaw Signed	

Bylaw C-7848-2018 Page 1 of 1

Page 3 of 11



AMENDMENT

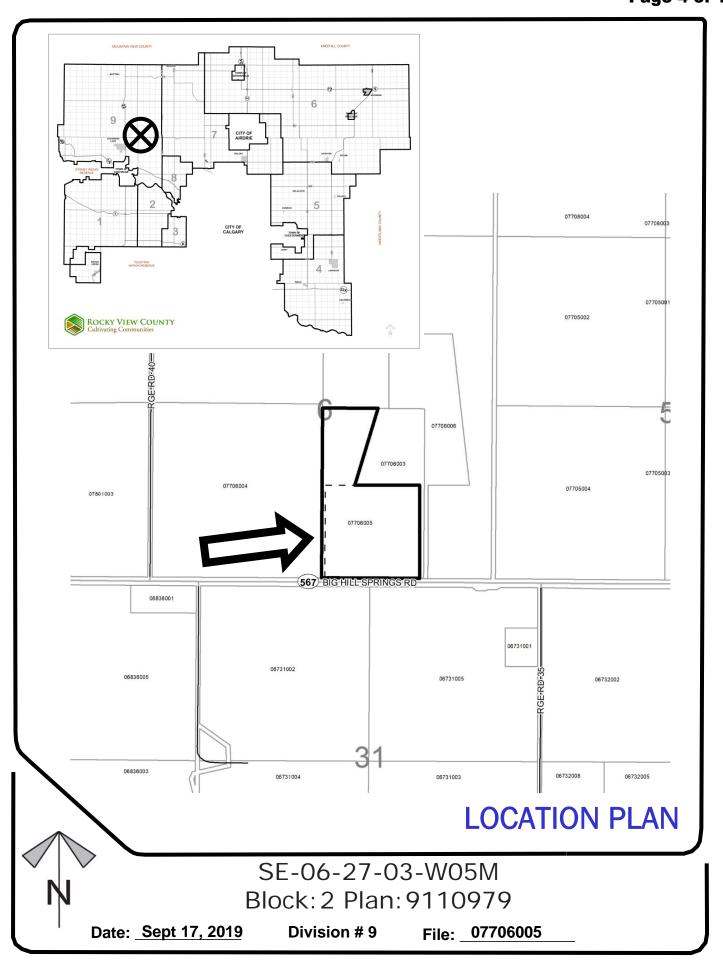
FROM Ranch and Farm District TO Ranch and Farm Two District

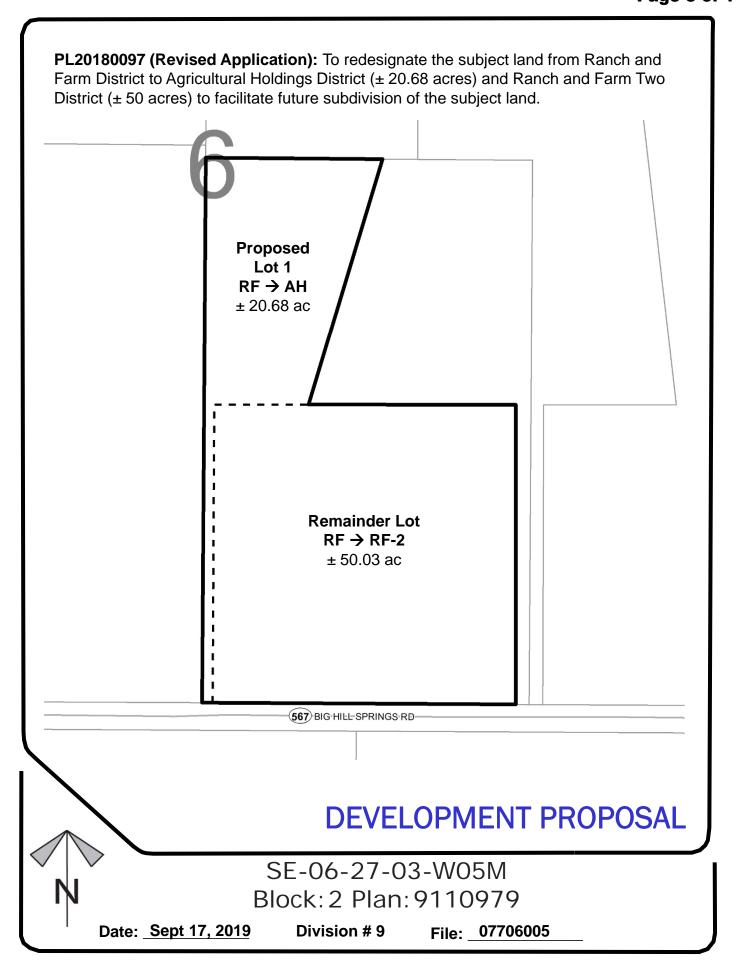
FROM Ranch and Farm District TO Agricultural Holdings District

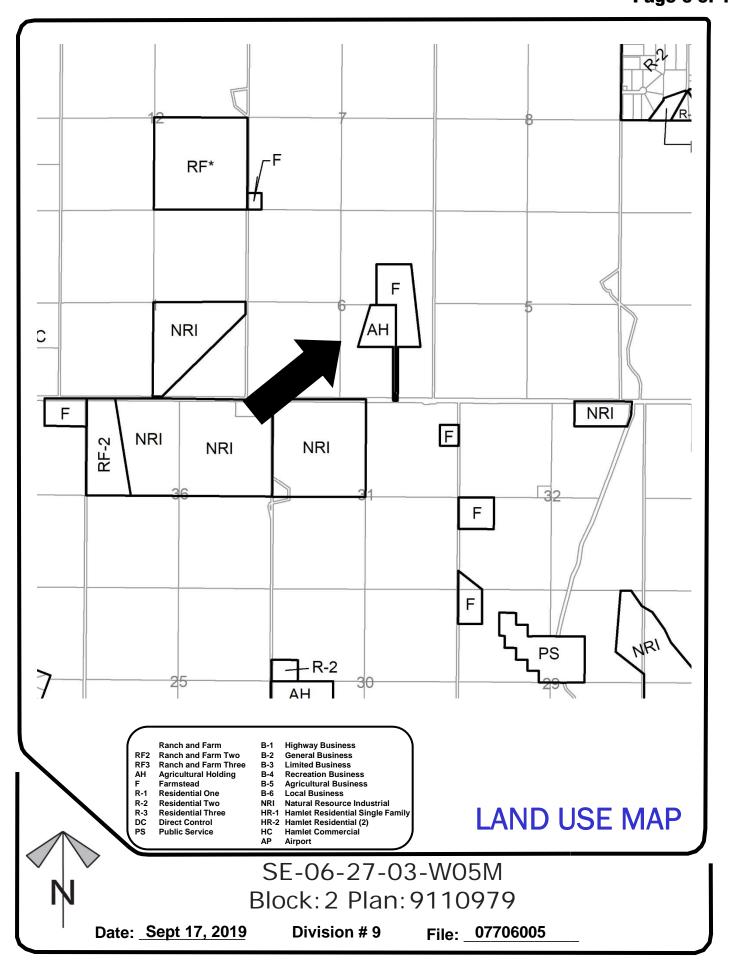
Subject Land -

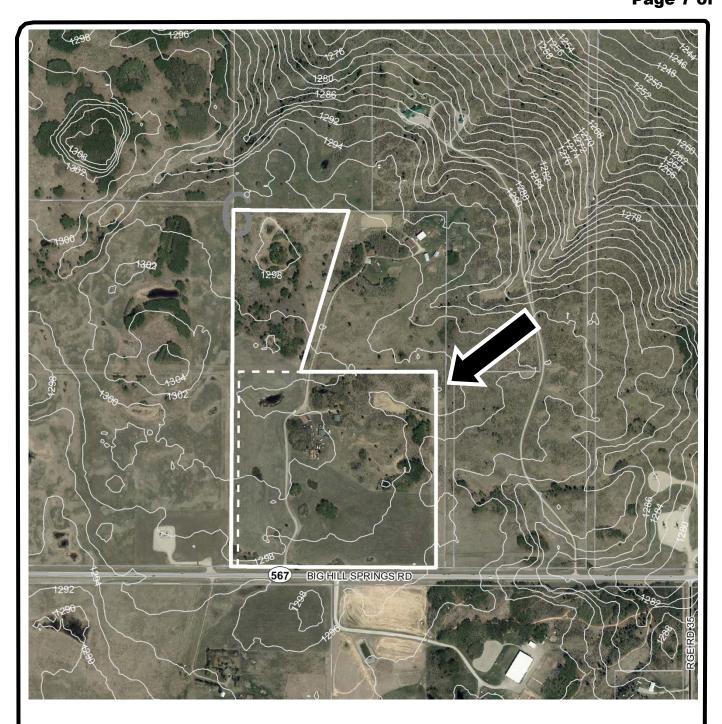
LEGAL DESCRIPTION:Block 2, Plan 9110979
SE-06-27-03-W05M











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

TOPOGRAPHY

Contour Interval 2 M

SE-06-27-03-W05M Block: 2 Plan: 9110979

Date: Sept 17, 2019 Division # 9 File: 07706005



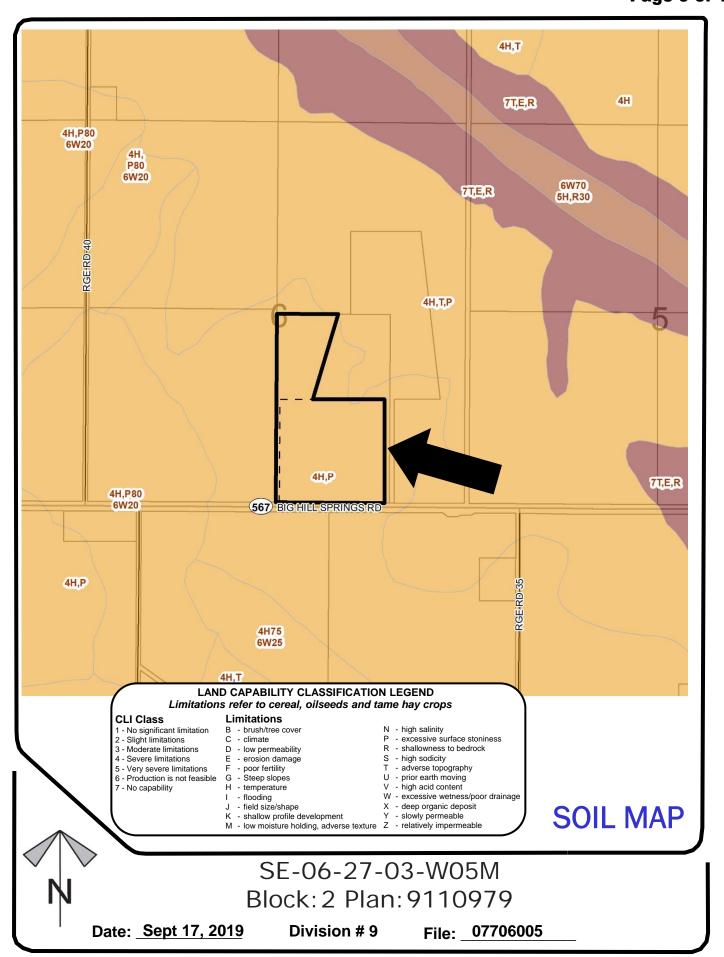
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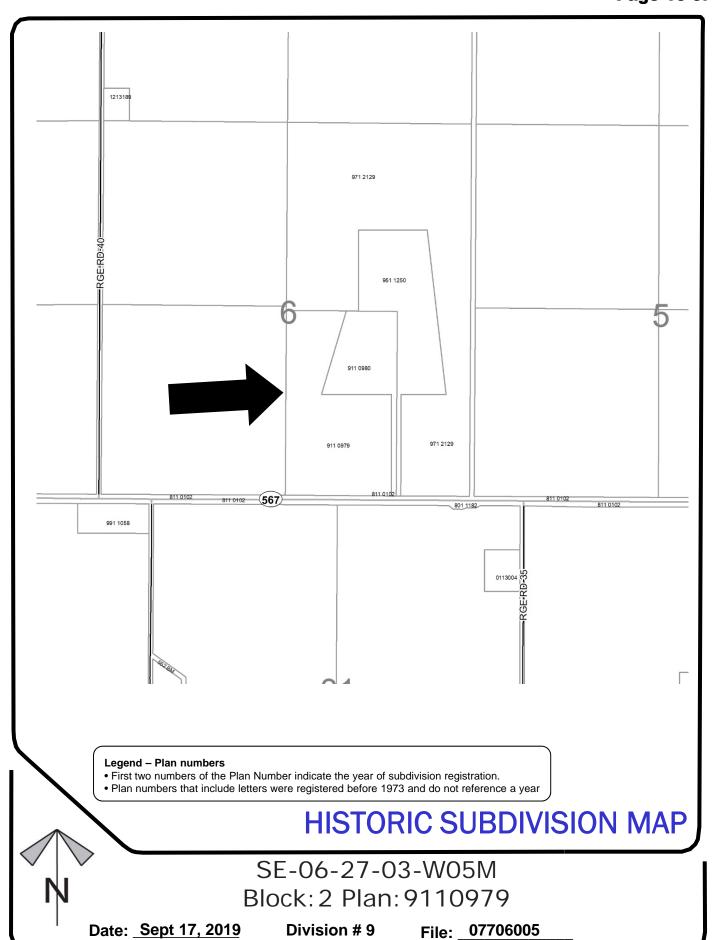
AIR PHOTO

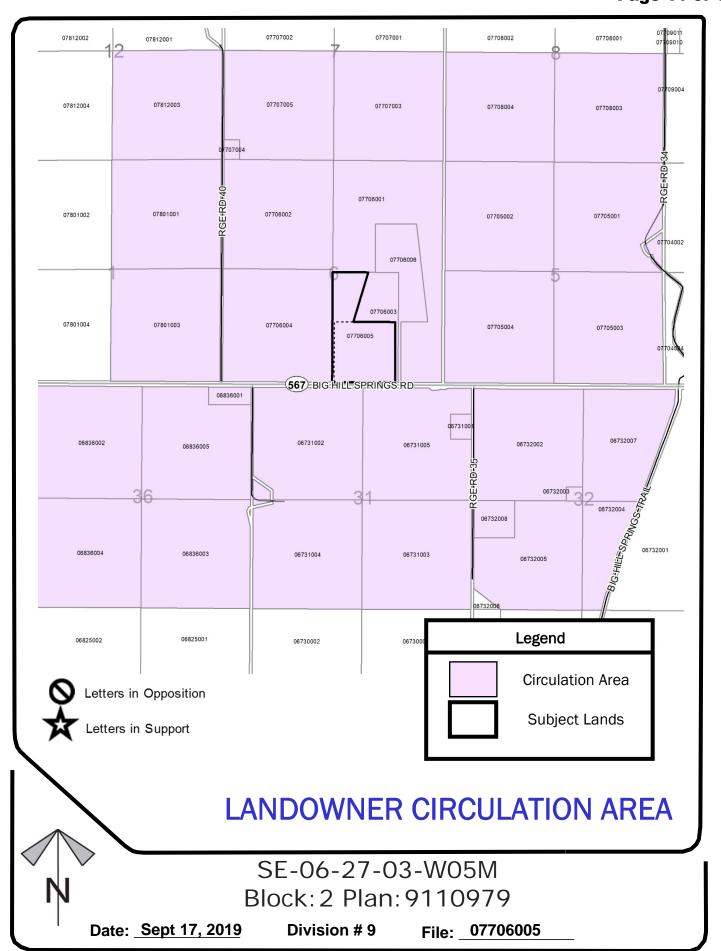
Spring 2018

SE-06-27-03-W05M Block: 2 Plan: 9110979

Date: Sept 17, 2019 Division # 9 File: 07706005









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 5

FILE: 03325006 **APPLICATION:** PL20180102

SUBJECT: First Reading Bylaw – Institutional Redesignation

PURPOSE: The purpose of this application is to redesignate the subject land from

Farmstead District to Public Services District in order to accommodate

future development of a religious assembly.

GENERAL LOCATION: Located at the northwest junction of Highway 560 and Highway 791.

APPLICANT: Xuan Dat La

OWNERS: Pho Duc Vietnamese Buddhist Centre

¹**POLICY DIRECTION:** Relevant policies for this application include the Municipal Development

Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7940-2019 be given first reading.

Option #2 THAT application PL20180102 by tabled until the new Municipal Development Plan is

adopted by Council.

Option #3: THAT application PL20180102 be denied.

APPLICATION REQUIREMENTS:

The applicant is preparing a Traffic Impact Assessment. There are no additional requirements at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

JKwan/Ilt

APPENDICES:

APPENDIX 'A': Bylaw C-7940-2019 & Schedule A

APPENDIX 'B': Map Set

¹ Johnson Kwan, Planning and Development Services



BYLAW C-7940-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7940-2019.

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 Maps No. 32 and 32-NW of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 8910676 within SE-25-23-28-W04M from Farmstead District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.
- **THAT** Lot 1, Plan 8910676 within SE-25-23-28-W04M is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7940-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 03325006 - PL20180102

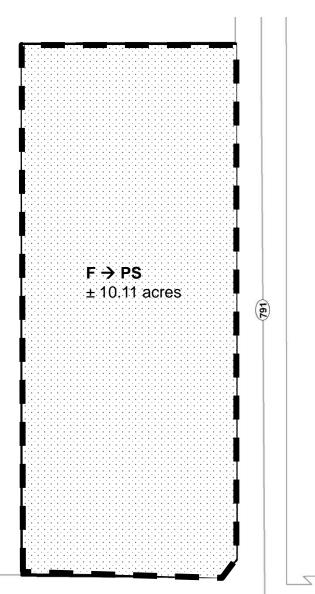
PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX	
READ A FIRST TIME IN COUNCIL this	day of	, 20XX	
READ A SECOND TIME IN COUNCIL this	day of	, 20XX	
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 20XX	
READ A THIRD TIME IN COUNCIL this	day of	, 20XX	
	Reeve		_
	CAO or Designate		
	Date Bylaw Signed		

Bylaw C-7940-2019 Page 1 of 1

Page 3 of 12



BYLAW: C-7940-2019



AMENDMENT

FROM Farmstead District

TO Public Services District



Subject Land

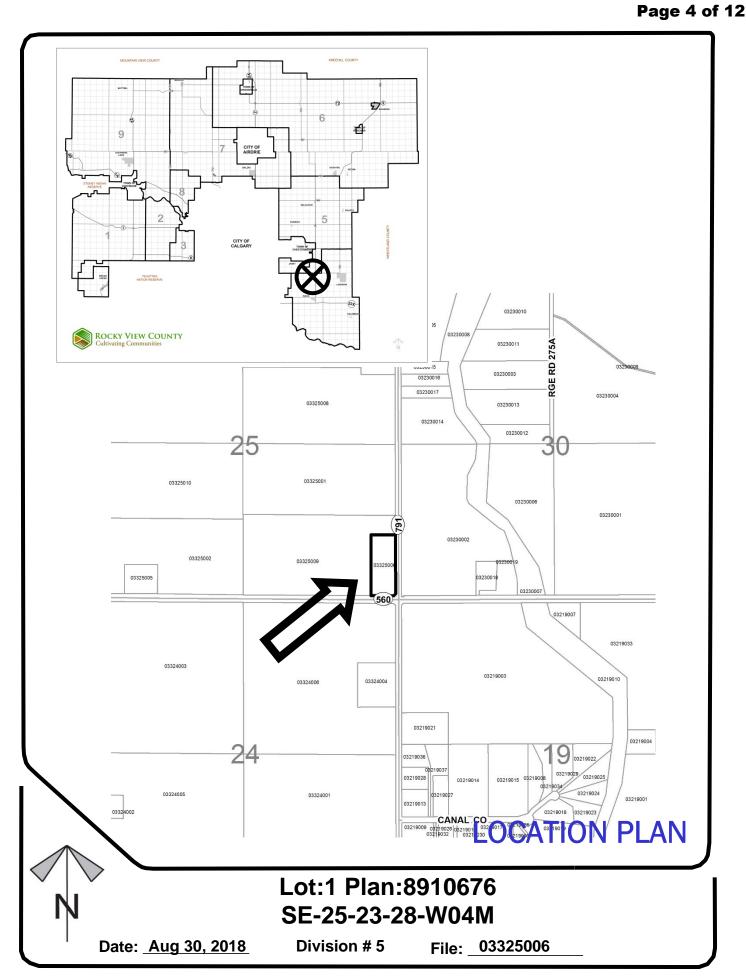
LEGAL DESCRIPTION: Lot 1, Plan 8910676

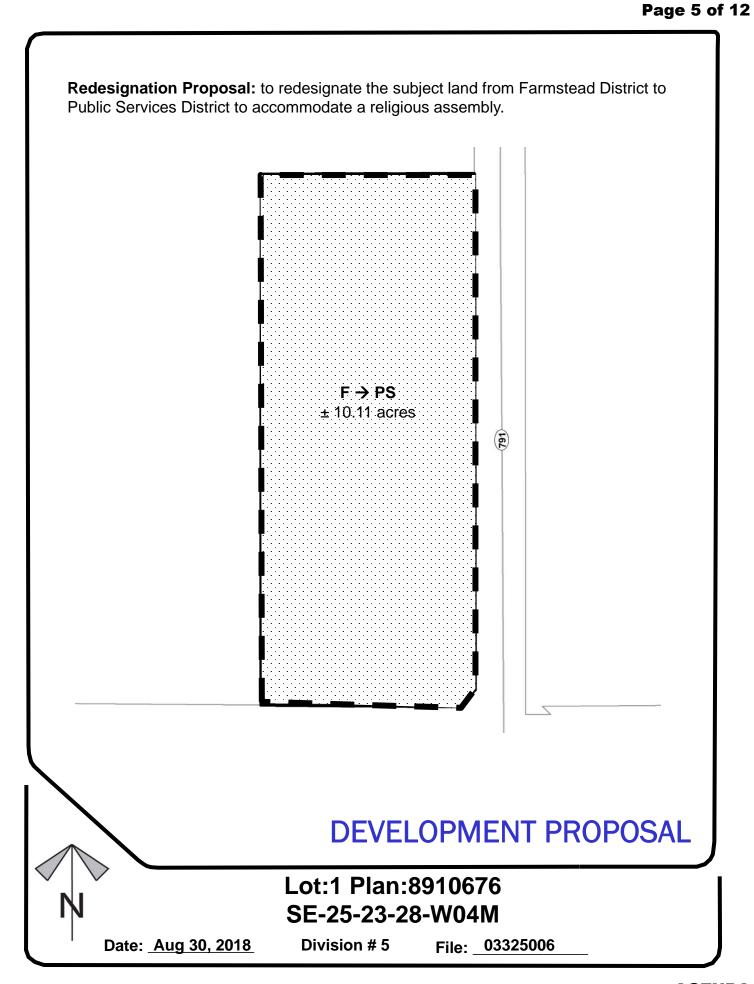
SE-25-23-28-W04M

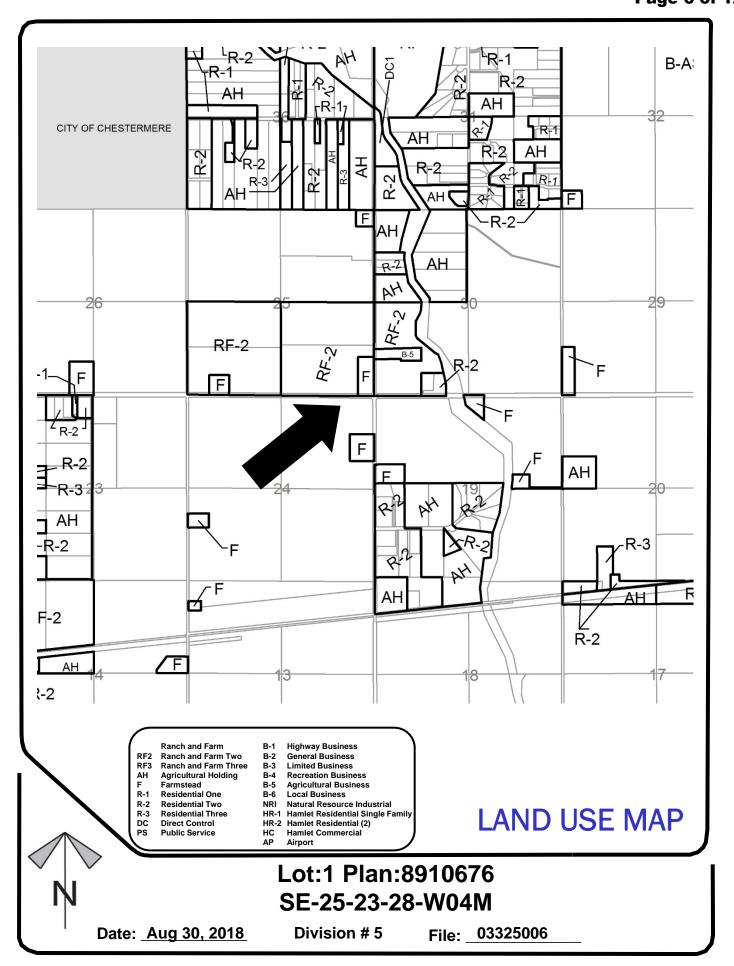
FILE: 03325006 – PL20180102

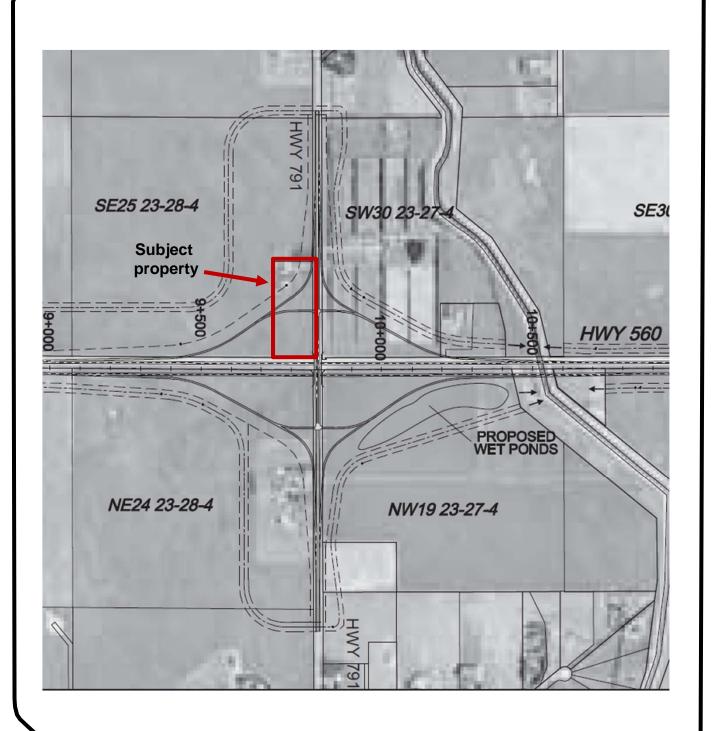
DIVISION: 5











HIGHWAY 560 FUNCTIONAL PLANNING STUDY

Lot:1 Plan:8910676 SE-25-23-28-W04M

Date: Aug 30, 2018

Division # 5

File: <u>033250</u>06



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 Plan:8910676 SE-25-23-28-W04M

Date: Aug 30, 2018

Division # 5

File: <u>033250</u>06



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

AIR PHOTO

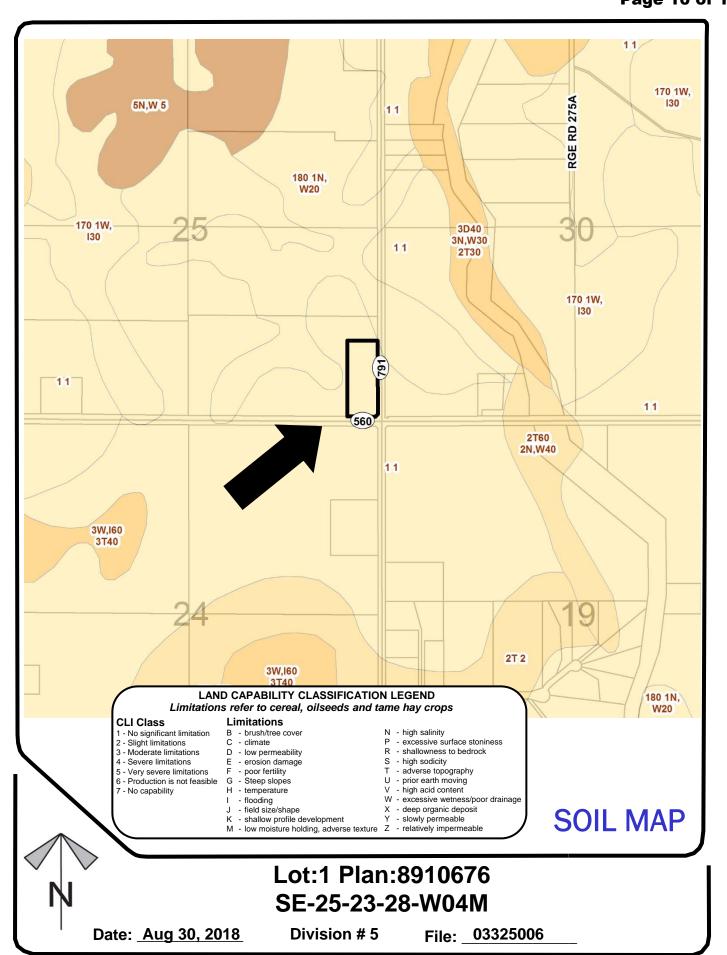
Spring 2018

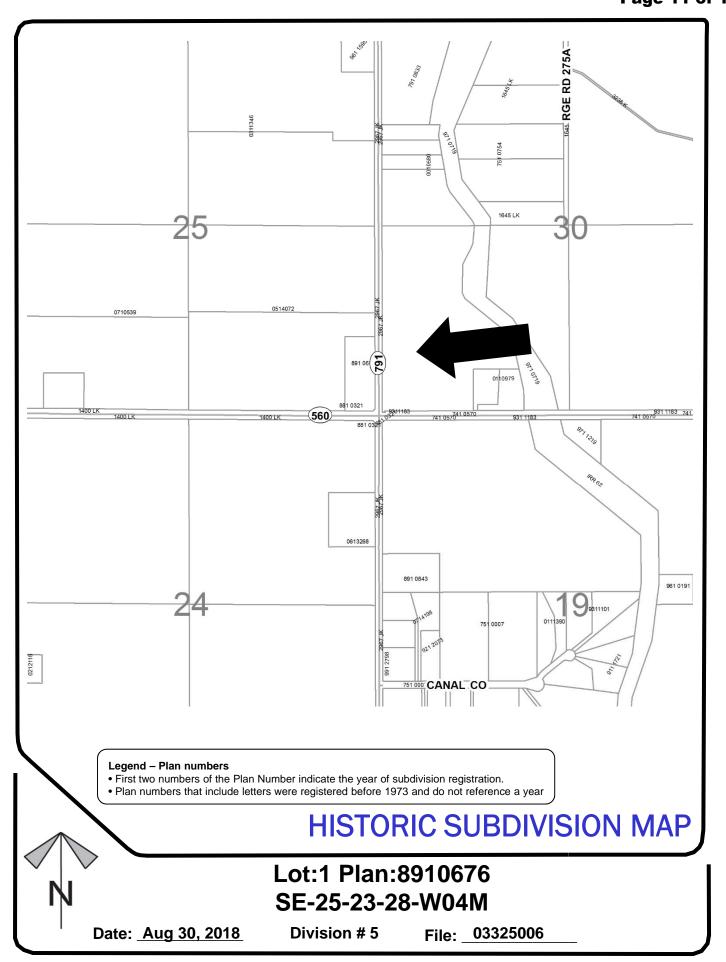
Lot:1 Plan:8910676 SE-25-23-28-W04M

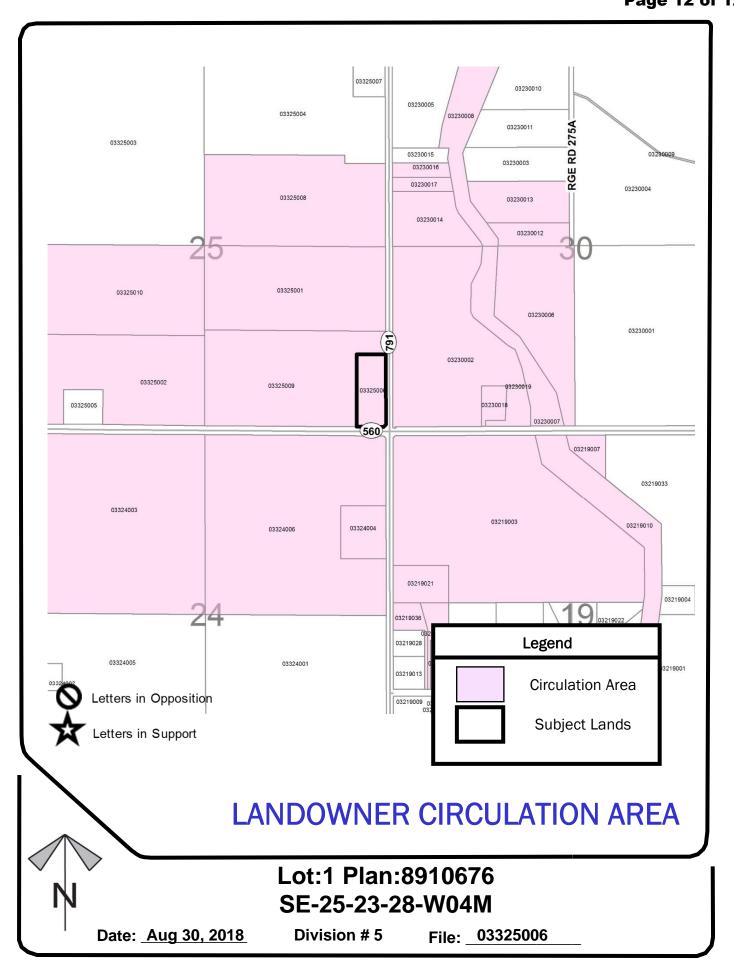
Date: Aug 30, 2018

Division # 5

File: <u>03325006</u>









PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: November 26, 2019 DIVISION: 1

FILE: 03913077 **APPLICATION:** PL20190157

SUBJECT: First Reading Bylaw – Direct Control Bylaw Redesignation

PURPOSE: This application is a site-specific redesignation to Direct Control District to

allow a Specialty Food and Beverage Facility, Drinking Establishment, Hotel, Liquor Sales, Restaurant, Signs and other related uses at Lot 1,

Block 6, Plan 1741 EW, SE-13-23-05-W05M.

GENERAL LOCATION: Located in the hamlet of Bragg Creek, at the northwest junction of

Balsam Avenue and River Drive North.

APPLICANT: O2 Planning and Design (Brian Horton)

OWNERS: 2127145 Alberta Ltd.

¹**POLICY DIRECTION:** Relevant policies for this application include the Municipal Development

Plan, the Greater Bragg Creek Area Structure Plan, and any other

applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7960-2019 be given first reading.

Option #2: THAT application PL20190157 be denied.

APPLICATION REQUIREMENTS:

There are no additional requirement at this time.

Respectfully submitted, Concurrence,

"Theresa Cochran" "Al Hoggan"

Executive Director Chief Administrative Officer

Community Development Services

JKwan/llt

APPENDICES:

APPENDIX 'A': Bylaw C-7960-2019 & Schedule A

APPENDIX 'B': Map Set

¹ Administration Resources

Johnson Kwan, Planning and Development Services

BYLAW C-7960-2019

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 Direct Control Bylaw (Bylaw C-7960-2019)

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms not defined in this Bylaw shall have the meanings given to them in the Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

"Specialty Food and Beverage Facility" means where products including but not limited to beer, wine, spirits, other alcoholic beverages, cheese, coffee, chocolate, and other specialty goods are manufactured; that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made; that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event and are sold to the general public for consumption on the premises; and that may include the retail sale of products made on the premises or by other Specialty Food and Beverage Facilities for consumption off the premises.

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 39-1 of Bylaw C-4841-97 be amended by redesignating Plan 1741EW, Block 6, Lot 1 from Hamlet Commercial to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT the regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Land Use Regulations
- 3.0 Development Regulations

1.0 GENERAL REGULATIONS

1.1 Purpose and Intent:

The purpose and intent of the Direct Control District is to facilitate the development of the unique proposal brought forward for this site. The proposed development represents a complex commercial business model that is not adequately encompassed by any existing land use district. Direct Control designation is required to provide flexibility for the anticipated uses while providing assurance to the general public regarding the proposed built form.

- 1.2 The rules regulating the Hamlet Commercial District shall apply unless otherwise specified in this Bylaw.
- 1.3 Parts 1, 2, 3, and 4 of the Land Use Bylaw C-4841-97 shall apply unless otherwise specified in this Bylaw.
- 1.4 Pursuant to this Bylaw, Council is the Development Authority, as defined in the Land Use Bylaw, for all Development Permit applications for developments on lands in this Direct Control District.
- 1.5 All uses, including the expansion of uses approved by Development Permit, shall require a Development Permit.
- 1.6 The Development Authority may vary the Direct Control regulations of this Bylaw for the approval of a development permit for a proposed development if, in the opinion of the Development Authority the granting of a variance would not unduly interfere with the amenities of the neighborhood or would not materially interfere with or affect the use, enjoyment or value of neighbouring properties and the proposed development conforms with the use(s) allowed in this Direct Control District pursuant to this Bylaw and Land Use Bylaw.
- 1.7 The Development Authority may require the developer to enter into a Development Agreement to fulfill the development-related regulations necessary to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the County's Servicing Standards, and the Master Site Development Plan, as amended.

2.0 LAND USE REGULATIONS

2.1 Permitted Uses

Drinking Establishment
Hotel
Liquor Sales
Restaurants
Signs
Specialty Food and Beverage Facility

2.2 Discretionary Uses

The Discretionary Uses listed in Section 63.3 of the Hamlet Commercial District shall apply.

- 2.3 Minimum Requirements
- 2.3.1 Minimum number of on-site parking stalls: 21
- 2.3.2 Minimum number of off-site parking stalls: 17
- 2.3.3 Minimum building setback from the west (Elbow River) property line: 0.5 metres

- 2.3.4 Minimum building setback from the north property line: 2.0 metres
- 2.3.5 Minimum building setback from the east (River Drive North) property line: 14.0 metres
- 2.3.6 Minimum building setback from the south (Balsam Avenue) property line: 12.0 metres
- 2.4 Maximum Requirements
- 2.4.1 Maximum building height: 13.0 metres
- 2.4.2 Maximum lot coverage: 21%
- 2.5 Parking Requirements
- 2.5.1 Off-site parking shall be secured through an agreement signed by the off-site parking lessor and the developer, or property owner of the land in the Direct Control District, to the satisfaction of Rocky View County.
- 2.5.2 Off-site parking agreements shall be submitted to the satisfaction of the Development Authority prior to release of Development Permit.
- 2.5.3 Off-site parking agreements shall require the developer, or property owner of the lands in the Direct Control District, to notify Rocky View County immediately should any agreement end with respect to any of the off-site parking stalls.

3.0 DEVELOPMENT REGULATIONS

3.1 Interface Treatments with Residences

Property lines shared directly with residential land uses shall be landscaped with trees and/or privacy screening to the satisfaction of the Development Authority.

PART 4 – TRANSITIONAL

Bylaw C-7960-2019 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 198 of the *Municipal Government Act*.

Division: 1 File: 03913077 - PL20190157

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 20XX	
READ A FIRST TIME IN COUNCIL this	day of	, 20XX	
READ A SECOND TIME IN COUNCIL this	day of	, 20XX	

UNANIMOUS PERMISSION FOR THIRD READING day of , 20XX

READ A THIRD TIME IN COUNCIL this day of , 20XX

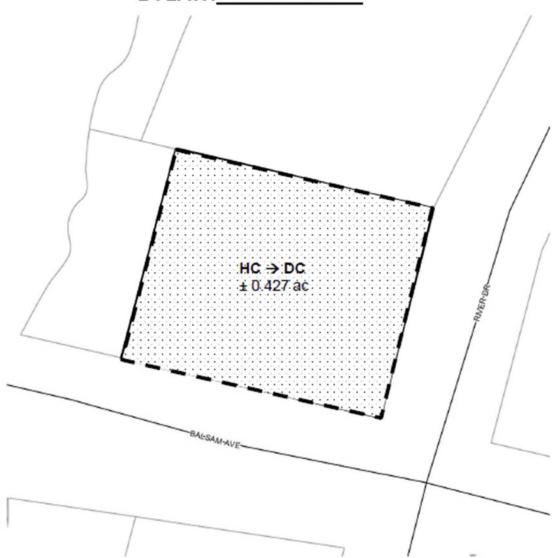
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7960-2019



AMENDMENT

FROM (HC)

Hamlet Commercial District

TO Direct Control District (DC)

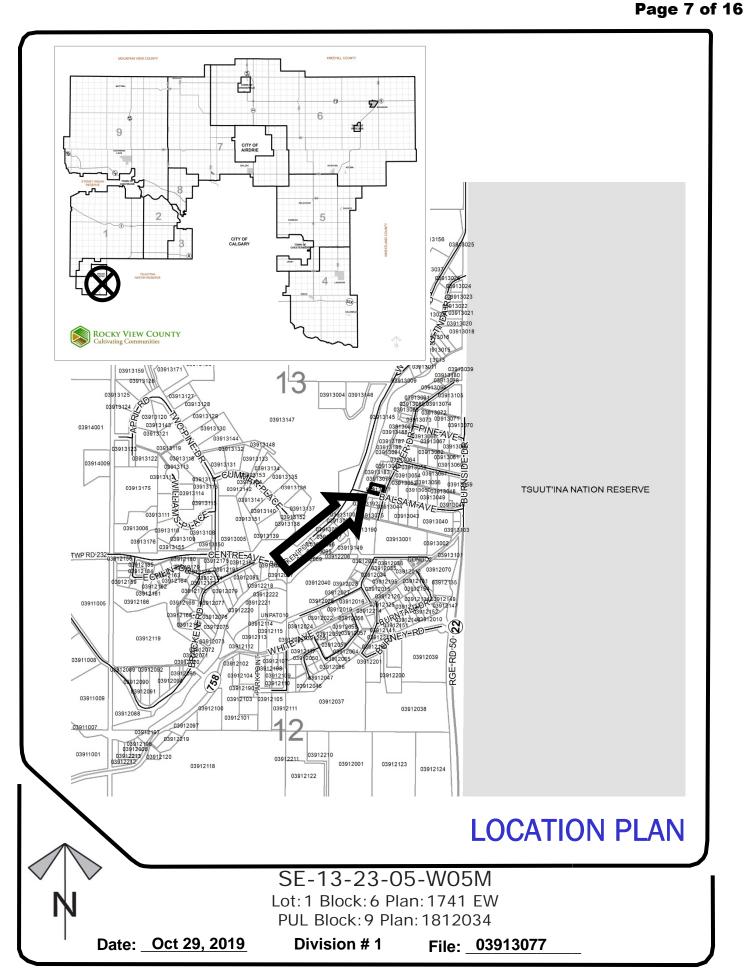


Subject Land —

LEGAL DESCRIPTION: Lot 1, Block 6, Plan 1741 EW SE-13-23-05-W05M

FILE: 03913077 - PL20190157 DIVISION: 1

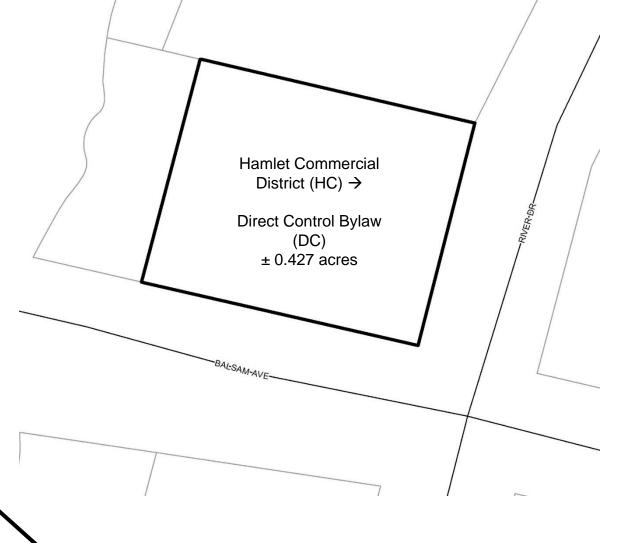




PL20190156 MSDP Proposal: To approve the Bragg Creek Brewery Master Site Development Plan to guide and evaluate the development of a Specialty Food and Beverage Facility, hotel, drinking establishment and other related uses.

Proposed MSDP available on the County website under the following link: https://www.rockyview.ca/BuildingPlanning/PlansUnderReview/ProposedMSDPs.aspx

PL20190157 DC Bylaw Proposal: A site-specific amendment to Direct Control District to allow a Specialty Food and Beverage facility, Drinking Establishment, Hotel, Liquor Sales, Restaurant, Signs and other related uses at Lot 1, Block 6, Plan 1741 EW, SE-13-23-05-W05M.



DEVELOPMENT PROPOSAL

SE-13-23-05-W05M Lot: 1 Block: 6 Plan: 1741 EW

PUL Block: 9 Plan: 1812034



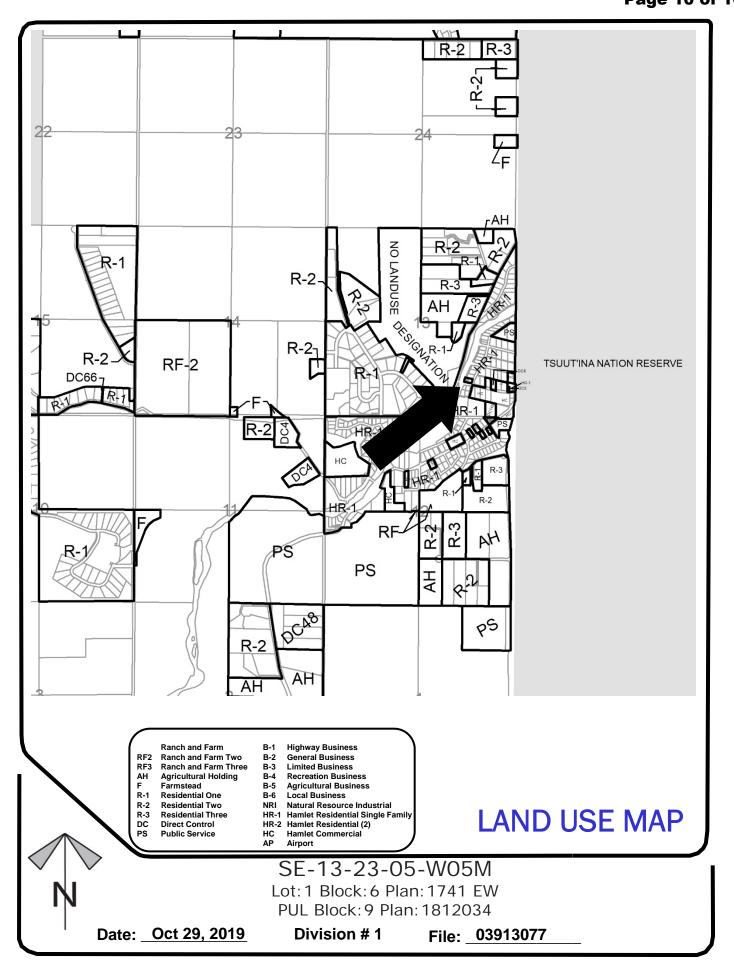
Figure 13: Landscaping Plan

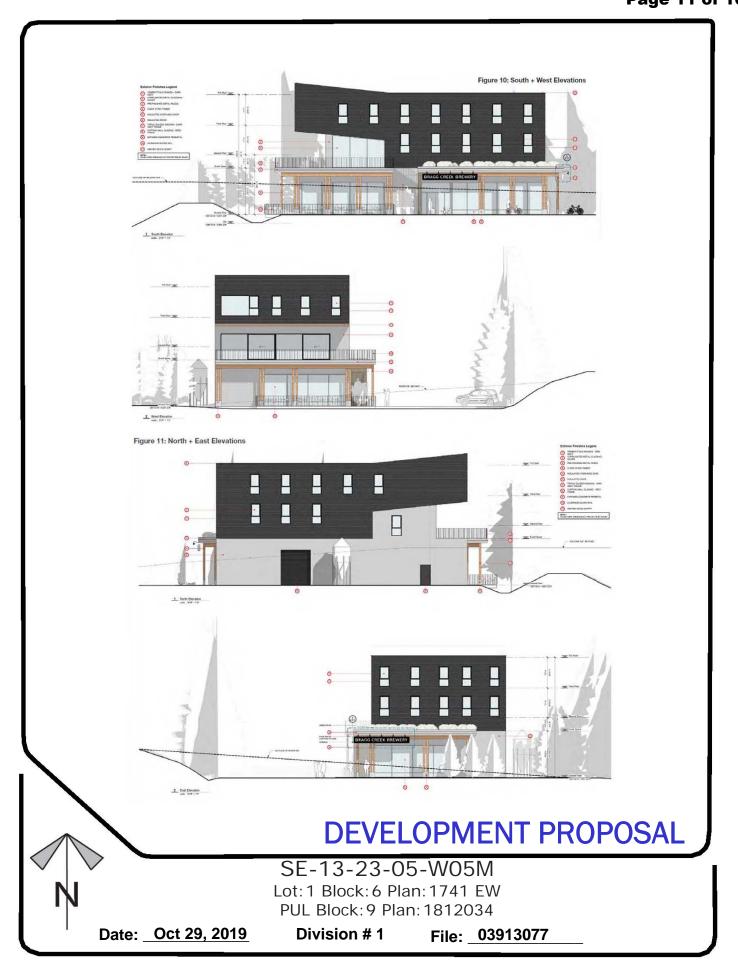
Proposed new definition: "Specialty Food and Beverage Facility" means where products including but not limited to beer, wine, spirits, other alcoholic beverages, cheese, coffee, chocolate, and other specialty goods are manufactured; that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made; that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event and are sold to the general public for consumption on the premises; and that may include the retail sale of products made on the premises or by other Specialty Food and Beverage Facilities for consumption off the premises.

DEVELOPMENT PROPOSAL

SE-13-23-05-W05M

Lot: 1 Block: 6 Plan: 1741 EW PUL Block: 9 Plan: 1812034







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: 6 Plan: 1741 EW PUL Block: 9 Plan: 1812034



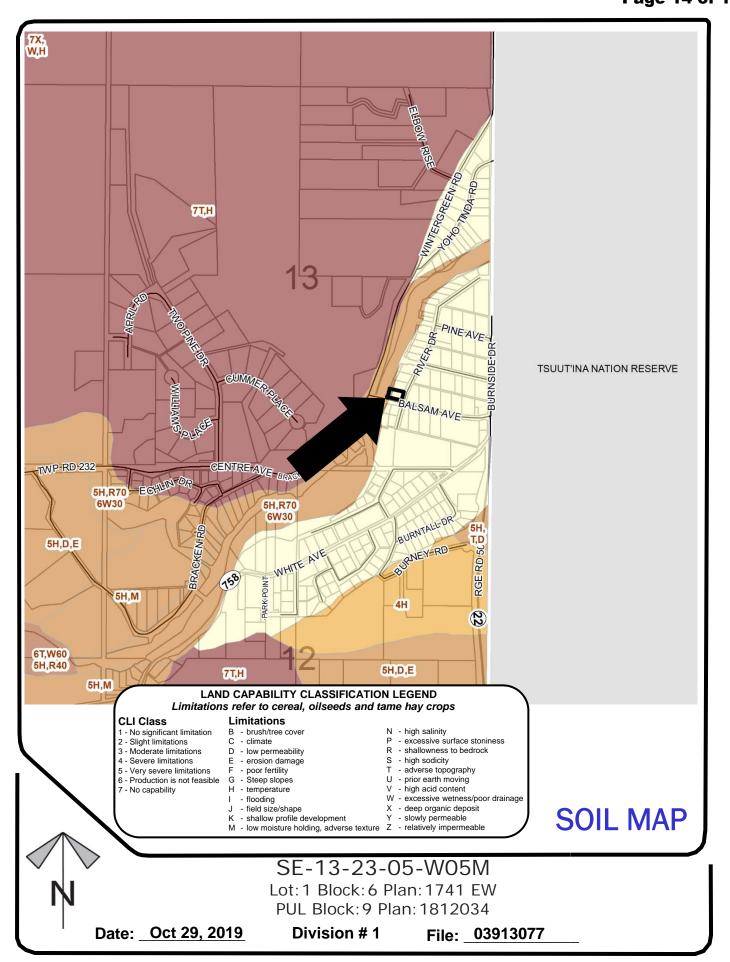
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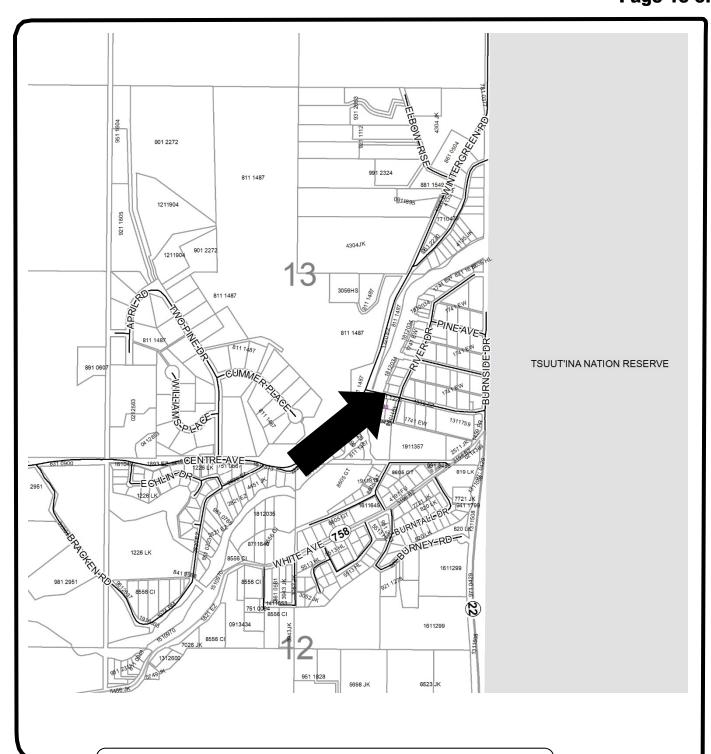
AIR PHOTO

Spring 2018

SE-13-23-05-W05M

Lot: 1 Block: 6 Plan: 1741 EW PUL Block: 9 Plan: 1812034





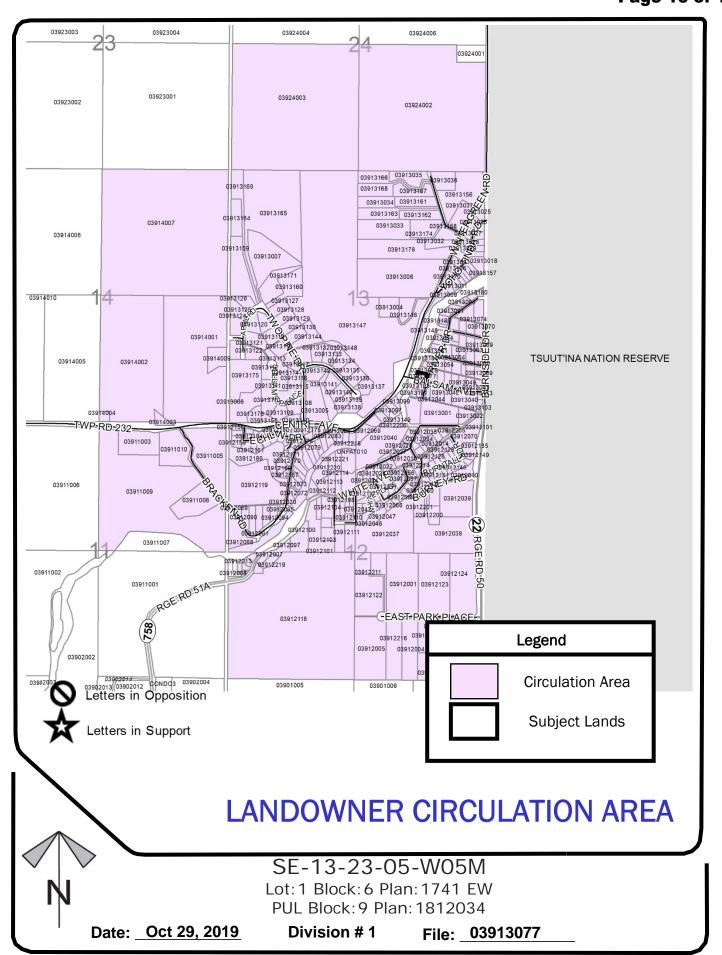
Legend - Plan numbers

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

HISTORIC SUBDIVISION MAP

SE-13-23-05-W05M

Lot: 1 Block: 6 Plan: 1741 EW PUL Block: 9 Plan: 1812034





PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority DATE: November 26, 2019 **DIVISION:** APPLICATION: PL20190095 7

SUBJECT: Subdivision Item: Residential Subdivision

APPLICATION: To create a ± 2.14 acre parcel with a ± 2.71 acre remainder.

GENERAL LOCATION: Located approximately 1.0 kilometer (2/3 mile) south of Secondary Highway 566, on the east side of Valley View Road

LAND USE DESIGNATION: R-1

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval, in accordance with Option #1.

OPTIONS:

Option #1: **THAT Subdivision Application**

PL20190095 be approved with the conditions noted in Appendix 'B'.

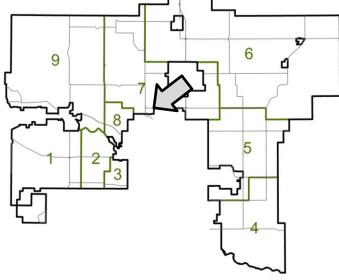
THAT Subdivision Application PL20190095 be refused as per the reasons noted. Option #2:

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ Administration Resources

Paul Simon and Milan Patel - Planning and Development Services





APPLICANT: Joginderpal and Karen Sandhu

OWNER: Joginderpal and Karen Sandhu

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:

- Municipal Government Act;
- Subdivision and Development Regulations;
- City of Calgary/Rocky View County IDP;
- Municipal Development Plan;
- · Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Level 1 Variation Assessment, prepared by Sedulous Engineering (May, 2019)
- Level 2 PSTS Report, prepared by Sedulous Engineering (December, 2018)
- Conceptual Stormwater Management Plan, prepared by Sedulous Engineering (December, 2018)
- Water Capacity Memo, prepared by Rocky View Water Co-Op (April, 2018)

County Plan

In accordance with the policies of the County Plan, the application was evaluated against the Fragmented Country Residential Development policies in Section 10. At the time of redesignation, the application was deemed compliant with these policies. The subdivision is consistent with the original redesignation application.

Payments and Levies

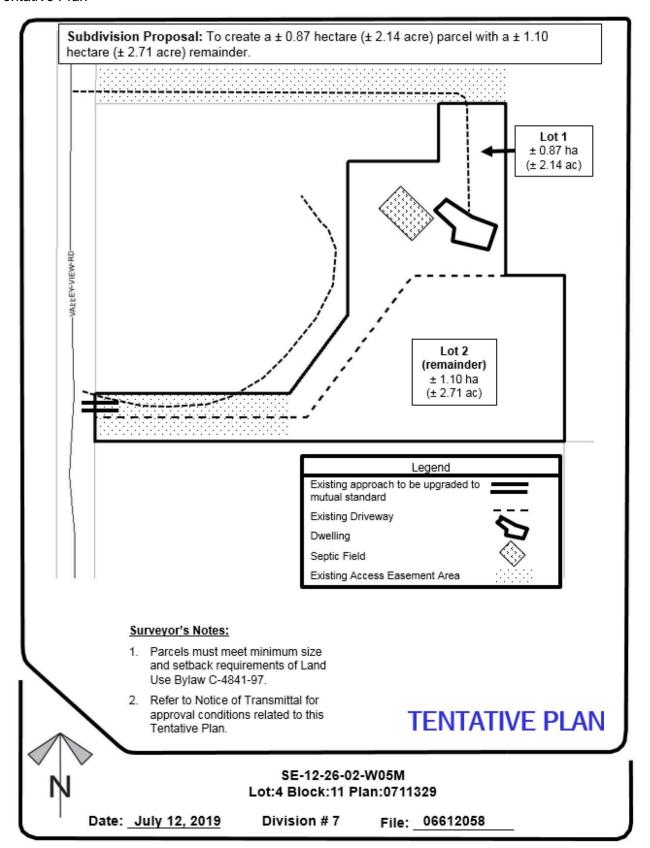
Municipal Reserves and Transportation Offsite levies have been paid in full through a previous subdivision application.

Servicing

The existing dwelling on Lot 1 is serviced by a septic field and piped water from the Rocky View Water Co-op. The proposed Lot 2 will be serviced in the same manner.



Tentative Plan





CONCLUSION:

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

Concurrence,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

PS/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: July 4, 2019	DATE DEEMED COMPLETE: July 4, 2019
GROSS AREA: ± 4.85 acres	LEGAL DESCRIPTION: Lot 4, Block 11, Plan 0711329 (SE-12-26-02-W05M)

APPEAL BOARD: Municipal Government Board

HISTORY:

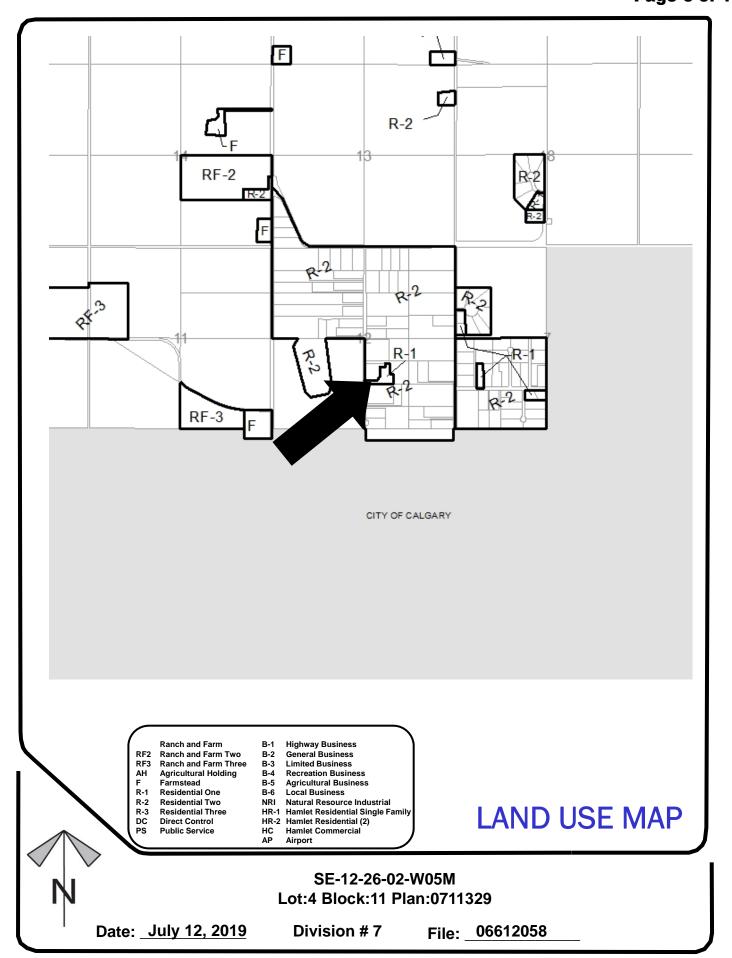
March 12, 2019: The subject lands were redesignated to Residential One District.

March 14, 2007: Plan 071 1329 was registered creating the subject lands.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 72 adjacent landowners. Four letters in opposition (one of which includes names of individuals from four properties) were submitted in response. 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.







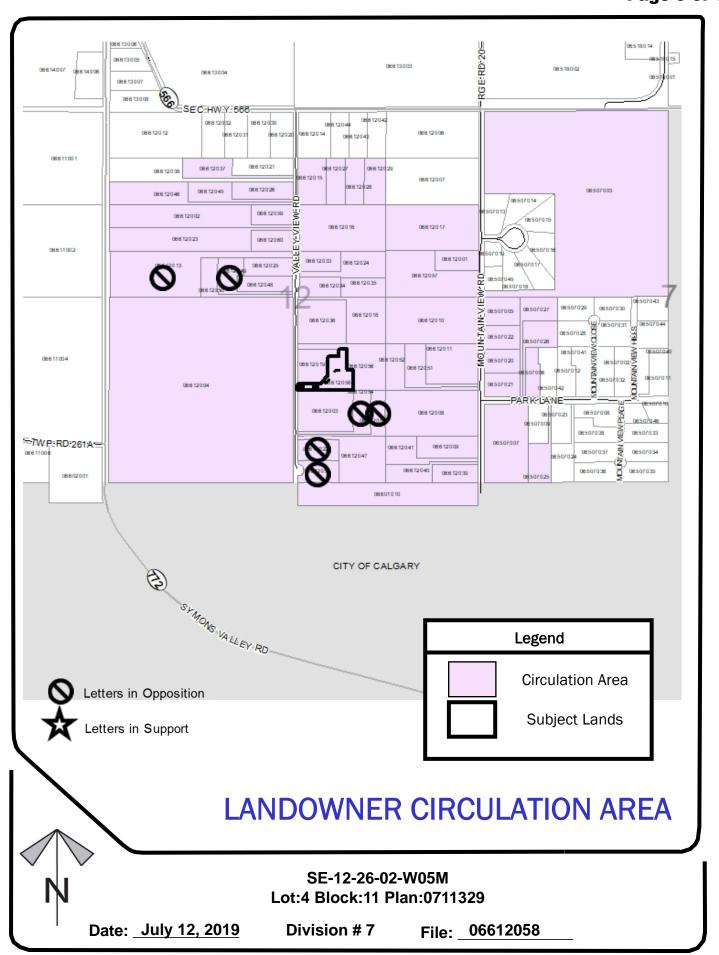
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

SE-12-26-02-W05M Lot:4 Block:11 Plan:0711329

Date: <u>July 12, 2019</u> Division # 7 File: <u>06612</u>058





APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 0.87 hectare (± 2.14 acre) parcel with a ± 1.10 hectare (± 2.71 acre) remainder at Lot 4, Block 11, Plan 0711329 within SE-12-26-02-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 and Access

2) The Owner shall upgrade the existing approach from Valley View Road to a mutual standard in order to provide access to Lot 2.

Site Servicing

- 3) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County and shall include the following:
 - a) In accordance with the Level 2 PSTS report prepared by Sedulous Engineering Inc. (December, 2018) for the construction of a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standard for treatment; and
 - b) In accordance with the Conceptual Level Site-Specific Stormwater Water Management Plan, prepared by Sedulous Engineering Inc. (December, 2018) for the construction of a rear yard ponding and infiltration system.
- 4) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for Lots 1 and 2, indicating:
 - a) Requirements for future Lots Owners to connect to County piped wastewater and stormwater systems at their cost when such services becomes available; and



- b) Requirements for decommissioning and reclamation once County servicing becomes available.
- 5) The 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 Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2; and
 - c) Documentation proving that water supply infrastructure requirements including servicing to the property has been installed or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

Utilities

6) The Owner is to register any required easements and right-of-way plans to the satisfaction of ACTO Gas.

Payments and Levies

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

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.

APPENDIX 'C': LETTERS

Lori-Lee Turcotte

From:

Sent: Thursday, July 25, 2019 1:25 PM

To: Paul Simon
Cc: Connie Loewen

Subject: File #06612058, Application #PL20190095, Division 7

Attention: Planning Services Department, RockyView County – 262075 Rocky View Point,

Rocky View County, AB, T4A 0X2

RE:

File #06612058

Application Number: PL20190095

Division 7

Applicant: Joginderpal and Kiran Sandhu

Legal: Lot 4, Block 11, Plan 0711329, SE-12-26-02 W5M

Dear Paul Simon:

I am writing in regard to the Application as mentioned above regarding a proposal to subdivide their property into two lots approximately 2 acres in size.

I live in a neighbouring property with approximately 22 acres of land and have lived here for the past 26 years. We are surrounded by 160 acre, 32 acre and 4 acre parcels. We have a water well, and a septic field, as do all of our neighbours that I am aware of.

I oppose allowing the above parcel to be subdivided into 2 acres lots as this is not compatible with existing uses in our neighbourhood. Valley View Road is a dead end road, with only one access off of Highway 566. To start allowing 2 acres parcels on this road would increase the volume of vehicle traffic too much. If this is approved, it will set a precedent for all of the other parcels in this area. Please don't allow this high density in our neighbourhood.

Thank you.

Connie Loewen 261163 Valley View Road

1

APPENDIX 'C': LETTERS

Lori-Lee Turcotte

From: Brian Mulder

Sent: Tuesday, August 06, 2019 8:38 PM

To: Paul Simon

Subject: file № 06612058, application PL20190095

Follow Up Flag: Flag for follow up

Flag Status: Flagged

With reference to file № 06612058, application PL20190095 2019Aug05

To Rocky View County, with attention to Paul Simon:

We oppose the subdivision of this acreage (and, any further subdivision, in this area), based upon the parcel size being too small.

Part of our reasoning stems from our desire to live in a community of less densely-packed houses. That is why we chose this area. Furthermore, dividing the acreage into smaller parcels ruins the character of the neighbourhood. People who purchased land in this area understood, accepted and preferred the current restrictions on lot sizes as a protection of the space they sought. The zone restrictions should be enforced, not waived.

Further subdivision of the acreage on Valley View lessens our own property values.

Thank you for your consideration of our position.

Sincerely,

Brian & Beverly Mulder
261034 Valley View Road
Rocky View № 44
Alberta, Canada
T3P 1A2
(Proud to live in Rocky View № 44 – We don't live in Calgary)

August 6, 2019

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

Attn: Mr. Paul Simon

Re: File No 06612058 Application No PL20190095

The following are our comments in response to your letter dated July 16, 2019:

All properties in the Valley View Road area are zoned R2 with a minimum of 4 acres.

This zoning has resulted in a very pleasant rural neighbourhood. The very reason we chose to buy a property and live in this community.

As owners of properties along Valley View Road we are strongly opposed to the creation of properties smaller than 4 acres, which will drastically alter the quality of our neighbourhood.

Peter and Dolly Houtzager 261026 Valley View Road	e-mail:
Randy and Edith Girling 261010 Valley View Road	e-mail:
Brian and Bev Mulder 261034 Valley View Road	e-mail:
Brock and Lori Crowley 261036 Valley View Road	e-mail:

APPENDIX 'C': LETTERS

Lori-Lee Turcotte

From:

Sent: Thursday, August 08, 2019 11:49 AM

To: Paul Simon

Subject: file #06612058, pl20190095

Follow Up Flag: Follow up Flag Status: Completed

August 7, 2019

Attention: Paul Simon

Planning Services Department

Rockyview County

Paul

As discussed with you 2 weeks ago...

We are opposed to the above subdivision.

If approved, these would be the **only** 2+/- acre lots on the whole street.

The rest of the complete community is zoned for a minimum of 4 acre lots.

We are also concerned about the waste water management.

Regards

Richard Clarke and Janet Fray 261135 Valley View Road



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority DATE: November 26, 2019
DIVISION: 6 APPLICATION: PL20190096

SUBJECT Subdivision Item: Agricultural Business Parcel

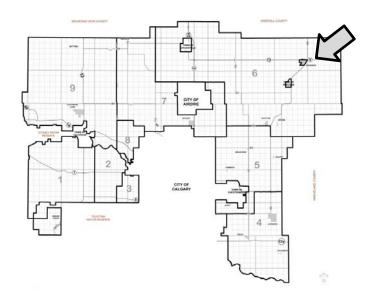
APPLICATION: To create a ± 10.00 acre parcel with a ± 145.38 acre remainder.

GENERAL LOCATION: Located approximately 6.5 kilometres (4 miles) east of the village of Beiseker, northeast of the intersection of Bircham Road and Highway 9.

LAND USE DESIGNATION: Ranch and Farm District (RF) and Business-Agricultural Services District (B-AS).

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.



OPTIONS:

Option #1: THAT Subdivision Application PL20190096 be approved

with the conditions noted in Appendix B.

Option #2: THAT Subdivision Application PL20190096 be refused per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ Administration Resources

Stefan Kunz and Nathan Madigan, Planning and Development Services



APPLICANT: Richard International Ltd. (Karl Carnegie)

OWNER: RDM Farms Ltd.

APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- Municipal Government Act,
- Subdivision and Development Regulations;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

 Transportation Impact Assessment Memo (Stantec Consulting Ltd., 2019)

Payments and Levies

Reserves and applicable levies are outstanding, but are to be deferred.

Accessibility to a Road:

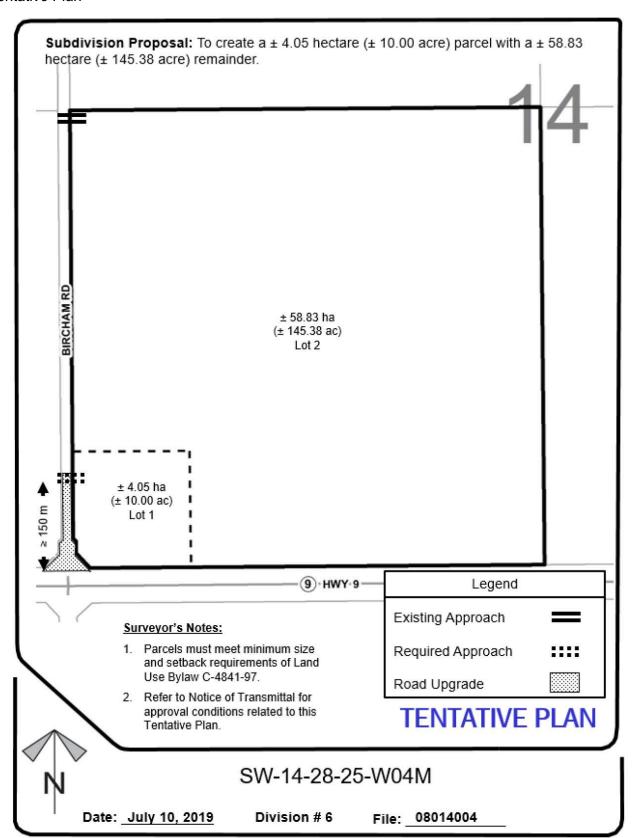
The lands are located adjacent to Highway 9, and as such, a roadside development permit subject to Alberta Transportation (AT) requirements is required.

Access to the lands is required to be provided via Bircham Road, a minimum of 150 metres from the intersection with Highway 9. Additionally, upgrade of Bircham Road is required in order to accommodate the proposed business use. The Regional Transitional Paved Road standard is required from Highway 9 to new site access.

The lands share the approach with the parcel to the south; however, no access easement agreement is in place. As such, a condition requiring an easement has been included.



Tentative Plan





CONCLUSION:

Sul	piect to the	proposed	d conditions of	f approval.	the appl	ication is	s recommend	led for	approval.

Respectfully submitted,	Concurrence,		
"Theresa Cochran"	"Al Hoggan"		
Executive Director Community Development Services	Chief Administrative Officer		

SK/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions APPENDIX 'C': Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED:

July 4, 2019

DATE DEEMED COMPLETE:

September 10, 2019

HISTORY:

2019 – A portion of the subject lands is redesignated from Ranch and Farm District to Business-Agricultural Services District in order to facilitate an agricultural business

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to four adjacent landowners. No letters were received in response.

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.



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

TOPOGRAPHY

Contour Interval 2 M

SW-14-28-25-W04M

Date: <u>July 10, 2019</u> Division # 6 File: <u>08014004</u>



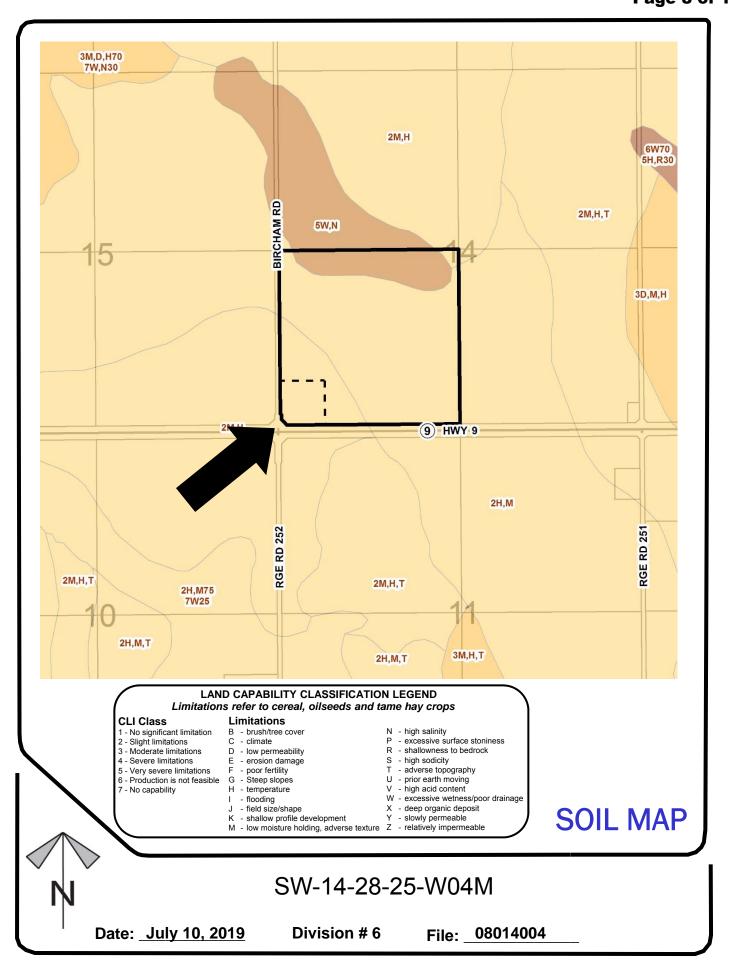
Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

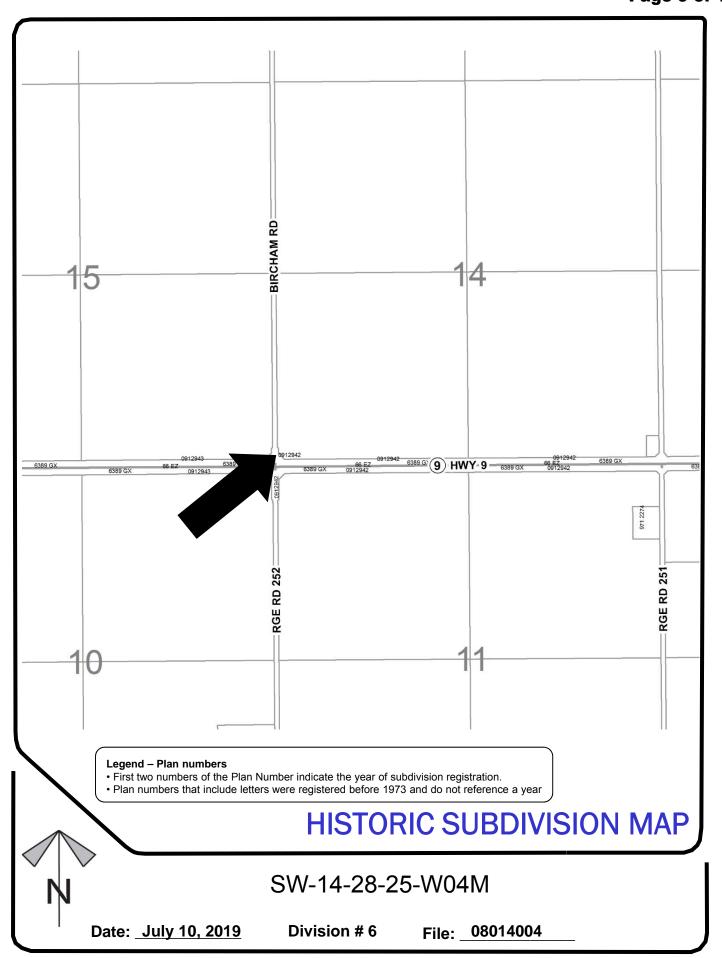
AIR PHOTO

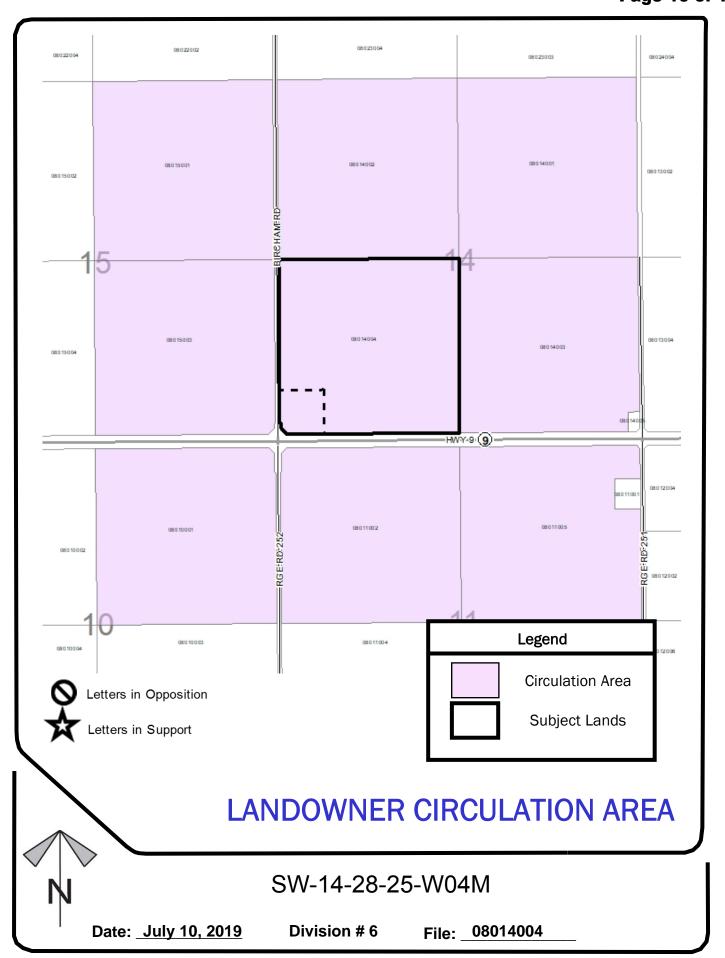
Spring 2018

SW-14-28-25-W04M

Date: <u>July 10, 2019</u> Division # 6 File: <u>08014004</u>









APPENDIX 'B': APPROVAL CONDITIONS

- A. That the application to create a ± 4.05 hectare (± 10.00 acre) parcel with a ± 58.83 hectare (± 145.38 acre) remainder within a portion of SW-14-28-25-W4M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations and, having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
 - 1. The application is consistent with the County Plan;
 - 2. The subject lands hold the appropriate land use designation;
 - 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. That the Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, that the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall enter into a Development Agreement for all off-site transportation infrastructure required for the development, including the following:
 - a) Upgrade of Bircham Road to a Regional Transitional Paved Road, from Highway 9 to the site access location to Lot 1, including:
 - i. Appropriate signage;
 - ii. Dedication of necessary easements and rights-of-way;
 - iii. Implementation of the recommendation of the geotechnical report;
 - iv. Implementation of the recommendations of the ESC Plan; and
 - v. Implementation of the recommendations of the Construction Management Plan.
 - b) Construction of a new industrial/commercial standard approach to Lot 1, in accordance with the County's Servicing Standards, and located a minimum of 150 metres from the intersection of Bircham Road and Highway 9;
 - c) All intersection improvements required at the site access points; and
 - d) Dedication of necessary easements and rights-of-way for utility line assignments.



Fees and Levies

3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) lot.

Taxes

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

D. <u>SUBDIVISION AUTHORITY DIRECTION</u>

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



No letters were received.

APPENDIX 'C': LETTERS



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority DATE: November 26, 2019

DIVISION: 7 APPLICATION: PL20190078

SUBJECT: Subdivision Item: Agriculture Subdivision - Ranch & Farm Three District

APPLICATION: To create a \pm 33.00 acre parcel (Lot 1) with a \pm 107.06 acre remainder (Lot 2).

GENERAL LOCATION: Approximately ½ mile south of Big Hill Springs Road and on the east side of Rge Rd 22

LAND USE DESIGNATION: Ranch & Farm and Ranch & Farm Three District

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application

PL20190078 be approved with the conditions noted in Appendix 'B'.

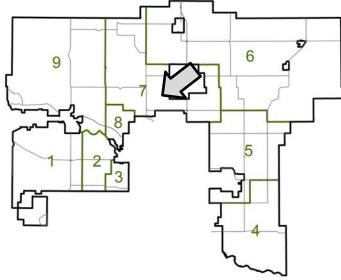
Option #2: THAT Subdivision Application PL20190078 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ Administration Resources

Andrea Bryden and Nathan Madigan – Planning and Development Services





APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: Varta Holdings, 0768943 B.C. Ltd., Cameo Properties Ltd., Riaz & Nusserin Kassam, and Azim & Yasim Sarangi

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
Municipal Government Act;	• N/A
Subdivision and Development Regulations;	
Municipal Development Plan;	
Land Use Bylaw; and	
County Servicing Standards.	

Access

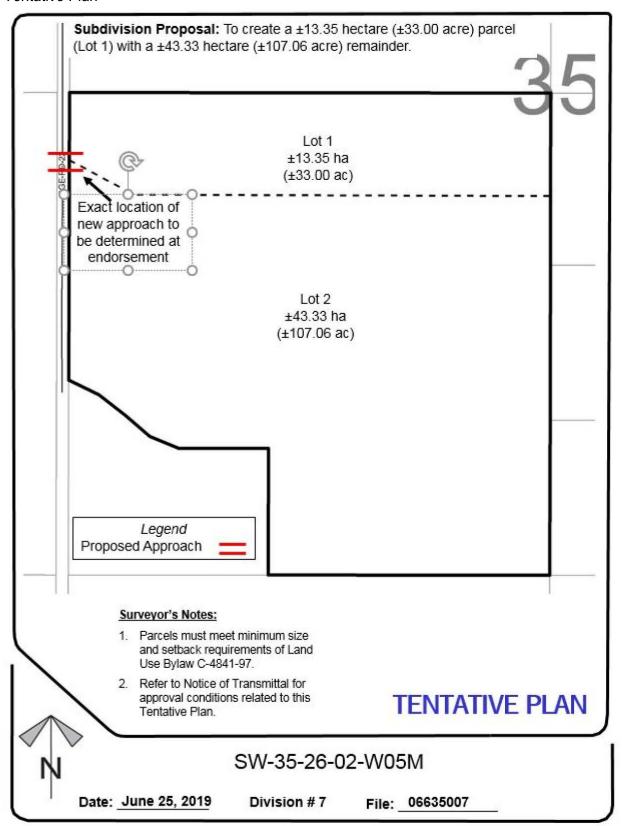
Range Road 22 is a graveled road with an existing surface width of \pm 6.2 m and a 20.0 m right of way. Given that proposed development is not expected to generate a significant amount of traffic and less than 100 vehicles per day use Range Road 22, no further improvements are warranted at this time.

Payments and Levies

ESTIMATED APPLICABLE FEE/LEVY	AMOUNT \$
MUNICIPAL RESERVE (\$7,500/ACRE)	\$24,750



Tentative Plan





CONCLUSION:

	Sub	iect to the	proposed	conditions of	f approval.	the ap	polication is	recommended f	for appro	va
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Respectfully submitted,	Concurrence,
"Theresa Cochran"	"Al Hoggan"
Executive Director Community Development Services	Chief Administrative Officer

AB/IIt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions APPENDIX 'C': Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: June 25, 2019	DATE DEEMED COMPLETE: July 29, 2019
GROSS AREA: ± 56.68 HECTARES (± 140.06 ACRES)	LEGAL DESCRIPTION: SW-35-26-02-W05M

APPEAL BOARD: MUNICIPAL GOVERNMENT BOARD

HISTORY:

September 26, 2017: Council approved subdivision application PL20170061 to create a ± 13.35

hectare (33.0 acre) parcel with a \pm 43.32 hectare (107.06 acre) remainder.

April 11, 2017: Council approved application PL20160124 to redesignate the subject land

from Direct Control District 100 to Ranch and Farm Three and Ranch and

Farm District.

September 13, 2016: Council refused application PL20160004 to redesignate the subject land

from Direct Control District 100 to Ranch and Farm Three and Ranch and

Farm District.

April 26, 2005: Council approved subdivision application 2004-RV-183 to create a ± 6.88

hectare (\pm 17.0 acre) parcel with a \pm 57.87 hectare (\pm 143.0 acre) remainder. The remainder parcel is the subject land in this application.

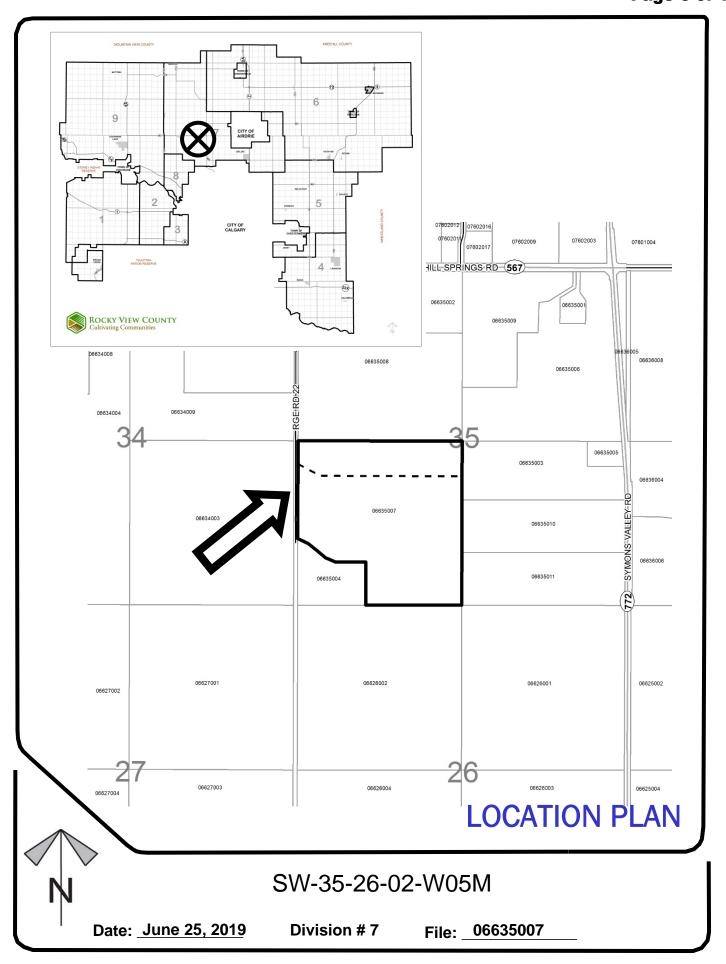
February 15, 2005: Council approved application 2004-RV-182 to redesignate the quarter

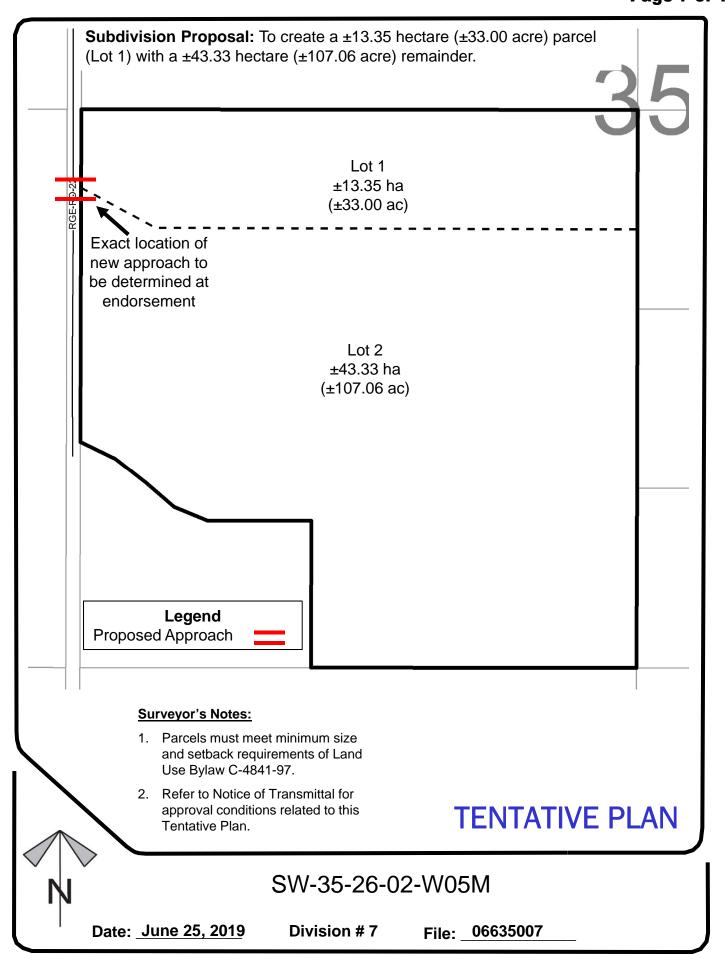
section from Ranch and Farm District to Direct Control Bylaw 100.

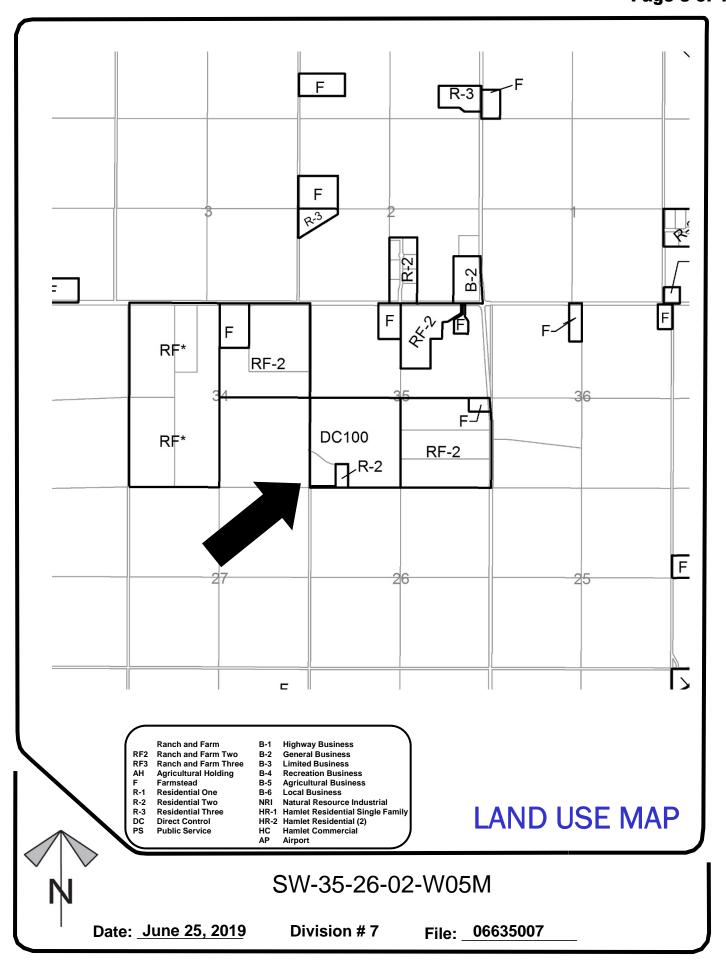
PUBLIC & AGENCY SUBMISSIONS:

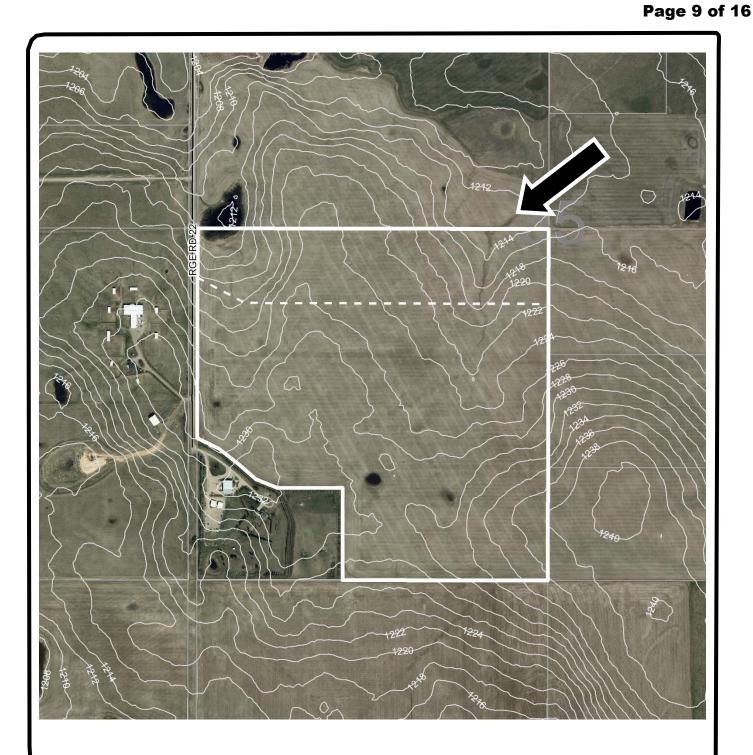
The application was circulated to 20 adjacent landowners and zero responses were received.

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.









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-35-26-02-W05M

Date: <u>June 25, 2019</u> Division # 7 File: <u>06635007</u>



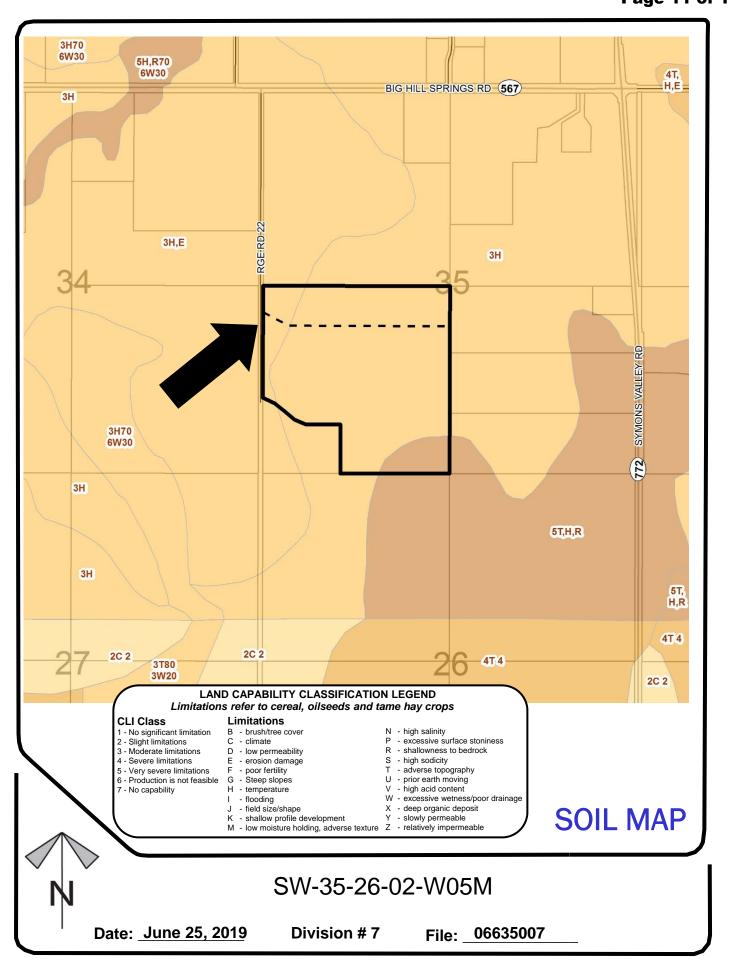
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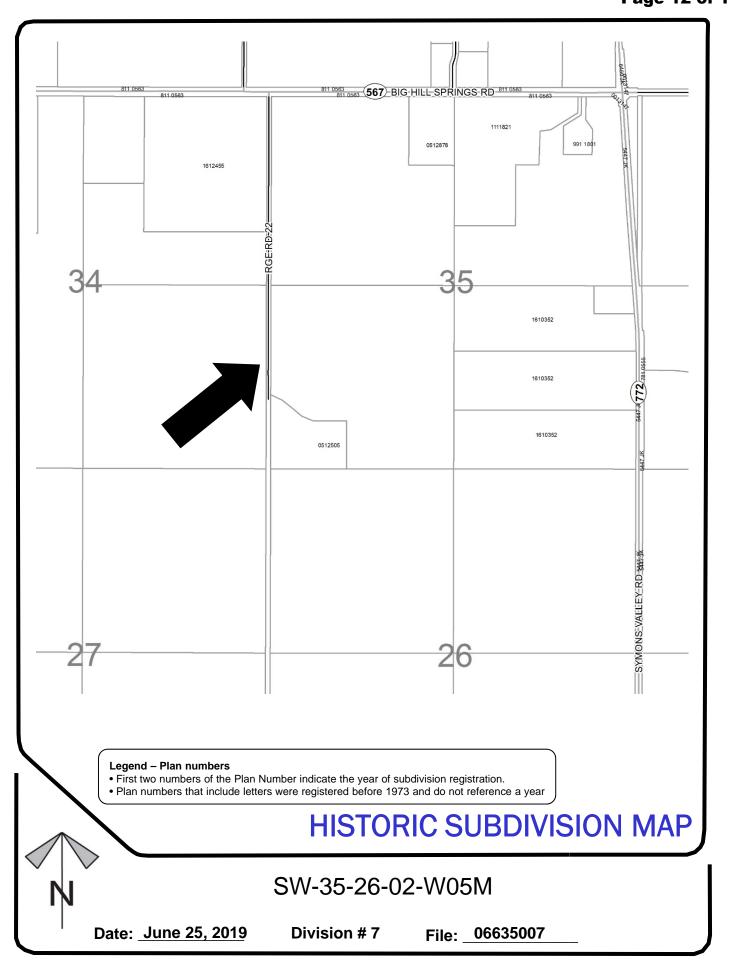
AIR PHOTO

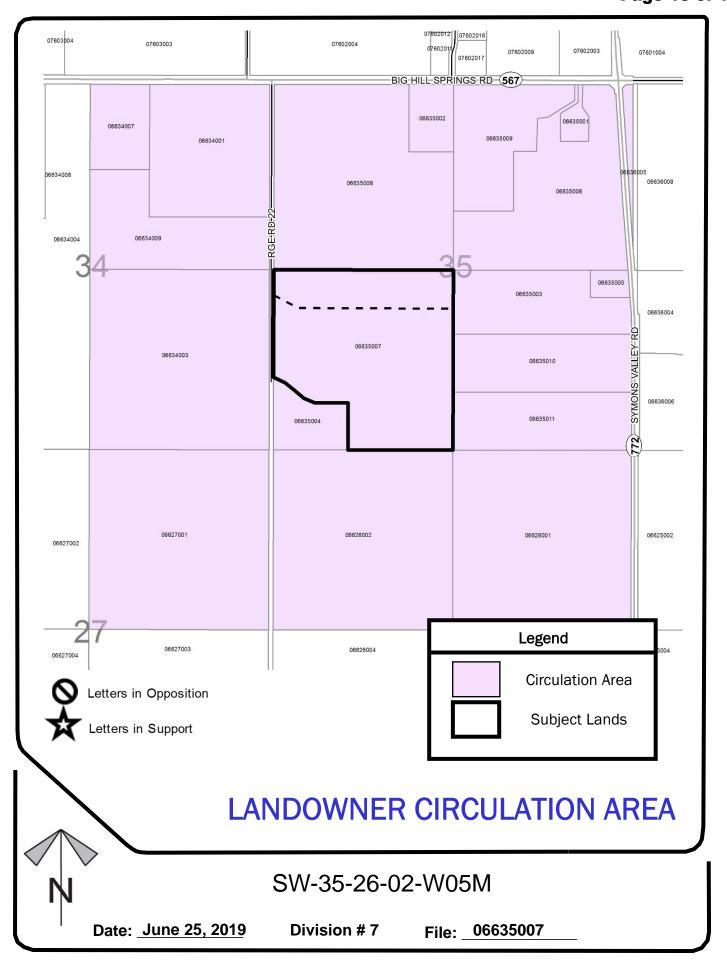
Spring 2018

SW-35-26-02-W05M

Date: <u>June 25, 2019</u> Division # 7 File: <u>06635007</u>









APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 13.35 hectare (± 33.0 acre) parcel (Lot 1) with a ± 43.32 hectare (± 107.06 acre) remainder (Lot 2) at SW-35-26-02 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 and Access

- 2) The Owner shall construct a new mutual gravel approach on Range Road 22 in order to provide access to Lots 1 & 2. In addition, the Owner shall:
 - i. Provide an access right of way plan; and
 - ii. Prepare and register respective easements on each title, where required.

Municipal Reserves

- 3) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal (Weleschuk Associateds Ltd., file 19-2231, dated July 25, 2019) pursuant to Section 666(3) of the *Municipal Government Act;*
 - a) Reserve for Lot 2 is to be deferred by Caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Payments and Levies

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



Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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