

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/APPROVAL OF AGENDA

A APPROVAL OF MINUTES

1. November 26, 2019 Council Meeting

Page 9

B FINANCIAL REPORTS - None

K CLOSED SESSION

MORNING APPOINTMENT 9:00 A.M.

1. RVC2019-27

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

Section 24 – Advice from officials

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

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the public hearings were
advertised in the November 12, 2019 and November 19, 2019 editions of the
Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 7 – File: PL20190036 (06421007) – Bylaw C-7938-2019 –
Redesignation Item – Residential Two District to Residential One District

Staff Report

Page 31

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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262075 ROCKY VIEW POINT
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T4A 0X2

2. Division 4 – File: PL20180149 (03214108) – Bylaw C-7862-2019 – Redesignation Item – Site-Specific Direct Control District Amendment

Staff Report

Page 53

3. Division 4 – File: PL20190101 (03222172) – Bylaw C-7939-2019 – Redesignation Item – Site-Specific Direct Control District Amendment

Staff Report

Page 78

AFTERNOON APPOINTMENTS 1:30 P.M.

4. Division 6, 7 & 9 – File: PL20190083 (N/A) – Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan

Staff Report

Page 109

5. Division 9 – File: PL20180113 (06826028) – Bylaw C-7942-2019 – Conceptual Scheme – Camden Heights

Staff Report

Page 139

6. Division 9 – File: PL20170045 (06826028) – Bylaw C-7679-2019 – Redesignation Item – Ranch and Farm District to Residential Two District

Staff Report

Page 196

D GENERAL BUSINESS

1. All Divisions – File: N/A – Direction to proceed with Specialized Municipality Status process

Staff Report

Page 221

2. All Divisions – File: N/A – Terms of Reference for Preparation of Intermunicipal Collaboration Framework with the Town of Crossfield

Staff Report

Page 226

3. All Divisions – File: N/A – Unfunded Council Initiatives

Staff Report

Page 234

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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262075 ROCKY VIEW POINT
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T4A 0X2

4. All Divisions – File: N/A – 2020 Operating and Capital Base Budget, Budget Adjustments and 3 Year Operating and 5 Year Capital Plan

Staff Report

Page 236

5. All Divisions – File: N/A – Water and Waste Water Debt Repayment

Staff Report

Page 282

6. All Divisions – File: N/A – Bragg Creek Flood Mitigation - Project Update

Staff Report

Page 285

7. All Divisions – File: N/A – Off-Site Levy Bylaws Update

Staff Report

Page 288

8. All Divisions – File: N/A – West Balzac Preliminary Engineering Report

Staff Report

Page 308

9. Divisions 4 & 5 – File: N/A – Terms of Reference – Glenmore Trail Area Structure Plan

Staff Report

Page 317

10. All Divisions – File: N/A – Quarterly Report – Utility Services

Staff Report

Page 332

11. All Divisions – File: N/A – Quarterly Update (July-September 2019) - Capital Project Management

Staff Report

Page 337

12. All Divisions – File: N/A – Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, C-445

Staff Report

Page 343

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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Cultivating Communities

262075 ROCKY VIEW POINT
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T4A 0X2

13.All Divisions – File: N/A – Servicing Standards, C-412

Staff Report Page 347

14.All Divisions – File: N/A – Locomotive Whistle Cessation Policy C-455

Staff Report Page 352

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

Staff Report Page 356

16.All Divisions – File: N/A – License of Occupation for County Lands Policy C-314

Staff Report Page 368

17.All Divisions – File: N/A – Insurance Requirements for Use of Municipally-Controlled Property or Land, C-210

Staff Report Page 372

18.All Divisions – File: N/A – C-107 Personnel Management

Staff Report Page 375

19.All Divisions – File: N/A – Specialized Transportation Assistance Grant Policy C-102

Staff Report Page 382

20.All Divisions – File: N/A – Commemorative Program- Purchase of Commemorative Item(s), Policy C-315

Staff Report Page 390

21.All Divisions – File: N/A – Pathways and Trails Policy C-318

Staff Report Page 401

22.All Divisions – File: N/A – Motion Arising Response – New Area Structure Plan - Highway 8

Staff Report Page 413

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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Cultivating Communities

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

23. All Divisions – File: N/A – Motion Arising Response – Potential for an Area Structure Plan at the Intersection of Highway 22 & Highway 567

Staff Report

Page 417

24. All Divisions – File: N/A – Motion Arising Response – New Joint Development-Funded Area Structure Plan Along Highway 1

Staff Report

Page 423

E BYLAWS

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

Staff Report

Page 428

2. All Divisions – File: N/A – Bylaw C-7971-2019 Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County

Staff Report

Page 475

3. Division 8 – File: PL20190174 (N/A) – Bylaw C-7964-2019 to Repeal Bylaw C-713

Staff Report

Page 490

4. Division 1 – File: PL20190132 (N/A) – Bylaw C-7965-2019 to Repeal Bylaw C-723

Staff Report

Page 495

5. Division 4 – File: PL20190150 (03223798) – First Reading Bylaw – Bylaw C-7958-2019 Amendment to Direct Control Bylaw (DC-2)

Staff Report

Page 500

6. Division 4 – File: PL20190142 (03316012) – First Reading Bylaw – Bylaw C-7961-2019 Residential Redesignation

Staff Report

Page 520

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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Cultivating Communities
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7. Division 4 – File: PL20190162 (03323005) – First Reading Bylaw – Bylaw C-7969-2019 Residential Redesignation

Staff Report

Page 532

8. Division 1 – File: PL20190103 (03915024) – First Reading Bylaw – Bylaw C-7956-2019 Residential Conceptual Scheme

Staff Report

Page 544

9. Division 1 – File: PL20190102 (03915024) – First Reading Bylaw – Bylaw C-7955-2019 Residential Redesignation

Staff Report

Page 606

10. Division 6 – File: PL20180057 (08103010) – First Reading Bylaw – Bylaw C-7962-2019 Agricultural Redesignation

Staff Report

Page 620

11. Division 5 – File: PL20180134 (05303012) – First Reading Bylaw – Bylaw C-7963-2019 Commercial Redesignation

Staff Report

Page 632

12. Division 8 – File: PL20190120 (05723001) – First Reading Bylaw – C-7966-2019 – Road Closure and Consolidation

Staff Report

Page 645

13. Division 7 – File: PL20170103 (06416004) – First Reading Bylaw – Bylaw C-7922-2019 Residential Appendix to Approved Conceptual Scheme

Staff Report

Page 656

14. Division 7 – File: PL20170104 (06416004) – First Reading Bylaw – Bylaw C-7923-2019 Residential Redesignation

Staff Report

Page 723

15. Division 4 – File: PL20190161 (03323014) – First Reading Bylaw – Bylaw C-7970-2019 Residential Redesignation

Staff Report

Page 735

Council Meeting Agenda

December 10, 2019

9:00 a.m.



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16. Division 1 & 9 – File: PL20190082 (N/A) – First Reading Bylaw – Bylaw C-7937-2019 Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan

Staff Report

Page 746

17. Division 4 – File: PL20190155 (03222206/03222685) – First Reading Bylaw – Bylaw C-7975-2019 Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District

Staff Report

Page 774

18. Division 6 – File: PL20190163 (08101002) – First Reading Bylaw – Bylaw C-7976-2019 Ranch and Farm District to Agricultural Holdings District

Staff Report

Page 785

F UNFINISHED BUSINESS
- None

G COUNCILLOR REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION
- None

J SUBDIVISION APPLICATIONS

1. Division 4 – File: PL20190074 – Subdivision Item – Agricultural Subdivision

Staff Report

Page 796

2. Division 7 – File: PL20190070 – Subdivision Item – Balzac East Area Structure Plan - Residential One District

Staff Report

Page 812

Council Meeting Agenda

December 10, 2019

9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities

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

3. Division 9 – File: PL20190146 – Subdivision Item – Creation of Three Business
Parcels

Staff Report

Page 831

4. Division 7 – File: PL20190134 – Subdivision Item – Boundary Adjustment

Staff Report

Page 849

K CLOSED SESSION

2. RVC2019-28

THAT Council move into closed session to consider the confidential item
“Water and Wastewater Servicing at Cochrane Lakes” pursuant to the following
sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

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

3. RVC2019-26

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

Section 17 – Disclosure harmful to personal privacy

Section 19 – Confidential evaluations

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on November 26, 2019 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi (left at 4:15 p.m.)
	Division 2	Councillor K. McKylor (left at 4:15 p.m.)
	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 (arrived at 9:01 a.m.)

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- D. Hafichuk, A/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
- S. Hulsman, Manager, Transportation Services
- A. Zaluski, Manager, Intergovernmental Affairs
- M. Wilson, Manager, Planning and Development Services
- J. Fleischer, Manager, Agricultural and Environmental Services
- S. Racz, Manager, Operational Services
- G. Nijjar, Engineering Supervisor, Planning and Development Services
- S. MacLean, Planning Supervisor, Planning and Development Services
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- I. Smith, Parks Development Coordinator, Transportation Services Maintenance
- S. de Caen, Community Services Coordinator, Recreation, Parks & Community Support
- S. Kunz, Senior Planner, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- L. Mrozek, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- C. Lombardo, Development Officer, Planning and Development Services

Call to Order

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

1-19-11-26-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the November 26, 2019 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Kissel

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 2

1-19-11-26-02

Approval of Minutes

MOVED by Councillor Henn that the October 22, 2019 Organizational meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

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

Carried
Absent: Councillor Kissel

MOVED by Councillor Henn that the November 4, 2019 Special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

MOVED by Councillor McKylor that the November 18, 2019 Special Council meeting minutes be approved as presented.

Carried
Absent: Councillor Kissel

Councillor Kissel arrived to the meeting at 9:01 a.m.

1-19-11-26-27 (E-1)

All Divisions – Further Consideration of Bylaw C-7952-2019 - Amendment to the Appeal and Review Panel

Bylaw

File: N/A

MOVED by Councillor Gautreau that Bylaw C-7952-2019 be given third and final reading.

Carried

MOVED by Councillor Gautreau that Councillor Henn be appointed as Chair of the Subdivision and Development Appeal Board and the Enforcement Appeal Committee for a one year term to expire at the October, 2020 organizational meeting.

Carried

1-19-11-26-03 (B-1)

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

File: 0695

MOVED by Councillor Gautreau that the financial statements and summaries to September 30, 2019, be received for information.

Carried

1-19-11-26-09 (D-1)

All Divisions – Electoral Boundary & Governance Review Project – Budget Request

File: 0194

MOVED by Deputy Reeve Schule that a budget adjustment of \$100,000 for the Electoral Boundary and Governance Structure Review be approved as per Attachment 'A'.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 3

1-19-11-26-10 (D-2)

All Divisions – Review and Disposal of Surplus Fee Simple County Land

File: N/A

MOVED by Councillor Kissel that the list of County-owned fee simple lands be received as information.

Carried

MOVED by Councillor Kissel 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.

Carried

1-19-11-26-11 (D-3)

All Divisions – Disbursements Policy C-205

File: N/A

MOVED by Deputy Reeve Schule that the Disbursements Policy C-205 be rescinded.

Carried

1-19-11-26-12 (D-4)

All Divisions – Tangible Capital Assets Policy C-216

File: N/A

MOVED by Councillor Hanson that the Tangible Capital Assets Policy C-216 be rescinded.

Carried

1-19-11-26-13 (D-5)

All Divisions – Late Tax Payment Penalty Cancellation Policy C-204

File: N/A

MOVED by Councillor Hanson that Policy C-204 be amended to swap the order of policy statement number 5 and 7.

Defeated

MOVED by Councillor McKylor that the Late Tax Payment Penalty Cancellation Policy C-204 be amended as per Attachment 'A'.

Carried

1-19-11-26-14 (D-6)

All Divisions – Community Recreation Funding Policy C-317

File: N/A

TABLING MOTION:

MOVED by Councillor Wright that item D-6 be tabled until after the public hearings.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 4

1-19-11-26-04 (C-1)

Division 3 – Bylaw C-7935-2019 – Redesignation Item – Site-Specific Amendment to DC-13

File: PL20190067 (04606165)

MOVED by Councillor Hanson that the public hearing for item C-1 be opened at 10:09 a.m.

Carried

Person(s) who presented: Betty Dyck (Owner)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Hanson that the public hearing for item C-1 be closed at 10:14 a.m.

Carried

MOVED by Councillor Hanson that Bylaw C-7935-2019 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7935-2019 be given third and final reading.

Carried

1-19-11-26-05 (C-2)

Division 4 – Bylaw C-7934-2019 – Redesignation Item – Farmstead District to Residential One District

File: PL20190108 (03232002)

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:15 a.m.

Carried

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

Person(s) who spoke in favour: Greneed Panag

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:27 a.m.

Carried

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

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7934-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 5

1-19-11-26-14 (D-6)

All Divisions – Community Recreation Funding Policy C-317

File: N/A

MOTION TO LIFT FROM THE TABLE:

MOVED by Councillor Wright that item D-6 be lifted from the table.

Carried

MOVED by Councillor Wright that Policy C-317 be amended as follows:

- replace the proposed new definition of “facility” with the original definition of “facility”; and
- Replace the proposed new definition of “regional facility” with the original definition of “regional facility”

Defeated

MOVED by Deputy Reeve Schule that the amended Community Recreation Funding Policy C-317 be approved as per Attachment ‘A’.

Carried

1-19-11-26-15 (D-7)

All Divisions – Utility Placement within Municipal Road Allowance Policy C-436

File: N/A

MOVED by Councillor Gautreau that the Utility Placement within Municipal Road Allowances Policy C-436 be amended as per Attachment ‘A’.

Carried

1-19-11-26-16 (D-8)

All Divisions – Flood Response Policy C-454

File: N/A

MOVED by Councillor Gautreau that the Flood Response Policy C-454 be amended as per Attachment ‘A’.

Carried

1-19-11-26-17 (D-9)

All Divisions – Capital Priorities Policy C-460

File: 2000-450

MOVED by Councillor Kissel that Capital Priorities Policy C-460 be tabled until an Administrative Policy is in place.

Carried

1-19-11-26-18 (D-10)

All Divisions – Storm Drainage Improvements Policy C-459

File: 2000-450

MOVED by Councillor Hanson that Storm Drainage Improvements Policy C-459 be tabled until an Administrative Policy is in place.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 6

1-19-11-26-19 (D-11)

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

MAIN MOTION:

MOVED by Councillor Kissel 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*.

AMENDING MOTION:

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

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*.

Defeated

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor Kissel 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*.

Carried

MOTION ARISING:

MOVED by Councillor Kissel that Administration be directed to write a letter to the residents of Mountain Ridge Place to clarify the terms of the local improvement tax.

Carried

1-19-11-26-20 (D-12)

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

MAIN MOTION:

MOVED by Councillor Wright that 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 THAT this matter be referred to Administration for a report no later than February 15, 2020.

TABLING MOTION:

MOVED by Councillor Wright that the main motion be tabled.

Carried

1-19-11-26-21 (D-13)

All Divisions – 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
File: N/A

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 7

1-19-11-26-22 (D-14)

All Divisions – Quarterly Report – Agricultural and Environmental Services

File: N/A

MOVED by Councillor Henn that the Agricultural and Environmental Services Quarterly report be received for information.

Carried

1-19-11-26-51 (K-2)

All Divisions – Closed Session – Confidential Item – Personnel Matter

File: RVC2019-26

MOVED by Deputy Reeve Schule that Council move into closed session at 12:05 p.m. to consider the confidential item “Personnel Matter” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

Carried

Council held the closed session for confidential item K-2 with no additional people in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 1:30 p.m.

Carried

1-19-11-26-06 (C-3)

All Divisions – Bylaw C-7860-2019 – Proposed Public Notification Bylaw

File: N/A

MOVED by Councillor Gautreau that the public hearing for item C-3 be opened at 1:35 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Janet Ballantyne
Dennis Merrell, Executive Director, Alberta Weekly Newspaper Association
Murray Elliot, Vice President, Great West Newspapers

MOVED by Councillor Gautreau that the public hearing for item C-3 be closed at 2:01 p.m.

Carried

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

Carried

MOVED by Councillor Hanson that Public Notification Bylaw C-7860-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 8

1-19-11-26-07 (C-4)

**Division 2 – Bylaw C-7863-2019 and Bylaw C-7864-2019 – Conceptual Scheme and Redesignation Item --
New County Residential Community – River Edge Conceptual Scheme and Ranch and Farm District to Direct
Control District**

File: PL20170170/ PL20170171 (04717004/04717005)

MOVED by Councillor McKylor that the public hearing for item C-4 be opened at 2:02 p.m.

Carried

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

Person(s) who spoke in favour: Bob Williams, General Manager, Calalta Waterworks

Person(s) who spoke in opposition: Jared Claire Temple-Oberle, and on behalf of Jim Ona, Chris Guta, and
Fred Harris
Nicole Harris, and on behalf of Jillian Thurlow, Eriko Kaposci-Kiss, and
Joseph Donald Richardson
Jill Ferrell

The Chair called for a recess at 2:50 p.m. and called the meeting back to order at 2:57 p.m. with all previously
mentioned members present.

Person(s) who spoke in rebuttal: Robert Price, Price Boychuk & Jackson Corp. (Applicant)
Art Price, Price Boychuk & Jackson Corp. (Applicant)

MOVED by Councillor McKylor that the public hearing for item C-4 be closed at 3:10 p.m.

Carried

MOVED by Councillor McKylor that Council set aside policy 9 of Policy 449 and policies 3 and 4 of Policy 430.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be amended in accordance with Appendix 'C'.

Carried

MOVED by Councillor Henn that Bylaw C-7863-2019 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7863-2019 be given third and final reading as amended.

Carried

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

Carried

MOVED by Councillor McKylor that Bylaw C-7864-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 9

1-19-11-26-08 (C-5)

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

MOVED by Councillor Kamachi that the public hearing for item C-5 be opened at 3:18 p.m.

Carried

Person(s) who presented: Stanislav Anguelov (Applicant)
Van Ridout, Western Water Resources Inc.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Van Ridout, Western Water Resources Inc.

MOVED by Councillor Kamachi that the public hearing for item C-5 be closed at 3:38 p.m.

Carried

MOVED by Councillor Kamachi that Bylaw C-7920-2019 be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7920-2019 be given third and final reading.

Carried

1-19-11-26-28 (E-2)

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

MOVED by Councillor Gautreau that section 4 of Bylaw C-7967-2019 be amended as follows:

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.
Permitted uses where there is no proposed variance will be administered by Administration whenever possible.

Carried

MOVED by Councillor Gautreau that Bylaw C-7967-2019 be given first reading as amended.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7967-2019 be given second reading as amended.

Carried

MOVED by Councillor McKylor that Bylaw C-7967-2019 be considered for third reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-7967-2019 be given third and final reading as amended.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 10

MOVED by Councillor Hanson 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.

Carried

MOVED by Councillor Gautreau that Bylaw C-7968-2019 be given first reading.

Carried

The Chair called for a recess at 4:15 p.m. and called the meeting back to order at 4:20 p.m. with all previously mentioned members present with the exception of Councillor Kamachi and Councillor McKylor.

1-19-11-26-20 (D-12)

All Divisions – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County

File: N/A

MOTION TO LIFT FROM THE TABLE:

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

Carried

Absent: Councillor Kamachi
Councillor McKylor

MAIN MOTION:

MOVED by Councillor Wright that 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 THAT this matter be referred to Administration for a report no later than February 15, 2020.

MOTION TO TABLE:

MOVED by Councillor Wright that the main motion be tabled until later in the meeting.

Carried

Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-47 (J-1)

Division 7 – Subdivision Item – Residential Subdivision

File: PL20190095

MOVED by Councillor Henn that Subdivision Application PL20190095 be approved with the conditions noted in Appendix 'B':

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;

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 11

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- 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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 12

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- 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*.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-48 (J-2)

Division 6 – Subdivision Item – Agricultural Business Parcel

File: PL20190096

MOVED by Deputy Reeve Schule that Subdivision Application PL20190096 be approved with the conditions noted in Appendix 'B':

- 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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 13

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. SUBDIVISION AUTHORITY DIRECTION

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

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 14

1-19-11-26-49 (J-3)

Division 7 – Subdivision Item – Agriculture Subdivision – Ranch and Farm Three District

File: PL20190078

MOVED by Councillor Henn that Subdivision Application PL20190078 be approved with the conditions noted in Appendix 'B':

- 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:
 - a) Provide an access right of way plan; and
 - b) 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 Associates 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*.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 15

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:

- 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
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-36 (E-10)

Division 8 – Consideration of First Reading of Bylaw C-7951-2019 – Redesignation Item – Residential Redesignation

File: PL20190107 (06712023)

MOVED by Councillor Wright that Bylaw C-7951-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-23 (D-15)

All Divisions – Quarterly Report – Operational Services

File: N/A

MOVED by Councillor Kissel that the Operational Services Quarterly report be received for information.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-24 (D-16)

All Divisions – Quarterly Report – Planning and Development Services

File: N/A

MOVED by Councillor Wright that the Planning and Development Services Quarterly report be received for information.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 16

1-19-11-26-29 (E-3)

All Divisions – Bylaw C-7866-2019 – Fire Services Bylaw and Level of Service Policy

File: N/A

MOVED by Deputy Reeve Schule that item E-3 be tabled until the December 10, 2019 Council meeting.

Carried

Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-30 (E-4)

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

File: PL20190111 (03223312)

MOVED by Deputy Reeve Schule that Bylaw C-7945-2019 be given first reading.

Carried

Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-31 (E-5)

Division 5 – Consideration of First Reading of Bylaw C-7946-2019 – Redesignation Item – Residential Redesignation

File: PL20190128 (05333004)

MOVED by Councillor Gautreau that Bylaw C-7946-2019 be given first reading.

Carried

Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-32 (E-6)

Division 8 – Consideration of First Reading of Bylaw C-7947-2019 – Conceptual Scheme Item – Rich Hill

File: PL20180089 (06713006)

1-19-11-26-33 (E-7)

Division 8 – Consideration of First Reading of Bylaw C-7948-2019 – Redesignation Item – Residential Two District to Residential One District

File: PL20180090 (06713006)

MOVED by Councillor Wright that Bylaw C-7947-2019 be given first reading;

AND THAT Bylaw C-7948-2019 be given first reading.

Carried

Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 17

1-19-11-26-34 (E-8)

Division 9 – Consideration of First Reading of Bylaw C-7949-2019 – Redesignation Item – Site-Specific Direct Control District Amendment
File: PL20190133 (07802005)

MOVED by Councillor Kissel that Bylaw C-7949-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-35 (E-9)

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

MOVED by Councillor Kissel that Bylaw C-7950-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-37 (E-11)

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

MOVED by Councillor Gautreau that Bylaw C-7953-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-38 (E-12)

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

MOVED by Deputy Reeve Schule that Bylaw C-7944-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-39 (E-13)

Division 6 – Consideration of First Reading of Bylaw C-7954-2019 – Redesignation Item – Residential Redesignation
File: PL20190139 (06713007/06713071/06713072)

MOVED by Councillor Wright that Bylaw C-7954-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 18

1-19-11-26-40 (E-14)

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

1-19-11-26-41 (E-15)

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

MOVED by Councillor Gautreau that Bylaw C-7957-2019 be given first reading; and

AND THAT Bylaw C-7959-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-42 (E-16)

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

1-19-11-26-43 (E-17)

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

MOVED by Councillor Kissel that Bylaw C-7807-2018 be given first reading;

AND THAT Bylaw C-7808-2018 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-44 (E-18)

Division 9 – Consideration of First Reading of Bylaw C-7848-2018 – Redesignation Item – Agricultural
Redesignation
File: PL20180102 (03325006)

MOVED by Councillor Kissel that Bylaw C-7848-2018 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-45 (E-19)

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

MOVED by Councillor Gautreau that Bylaw C-7940-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 19

1-19-11-26-46 (E-20)

Division 1 – Consideration of First Reading of Bylaw C-7960-2019 – Redesignation Item – Direct Control Bylaw Redesignation

File: PL20190157 (03913077)

MOVED by Councillor Hanson that Bylaw C-7960-2019 be given first reading.

Carried
Absent: Councillor Kamachi
Councillor McKylor

1-19-11-26-20 (D-12)

All Divisions – Consideration of Motion – Councillor Wright and Councillor Kissel – Creation of Authorized Truck Routes/Truck Haul Agreements in Rocky View County

File: N/A

MAIN MOTION:

MOVED by Councillor Wright that 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 THAT this matter be referred to Administration for a report no later than February 15, 2020.

AMENDING MOTION:

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

THAT 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 THAT that this matter be referred to Administration for a report no later than ~~February~~ **March** 15, 2020.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 20

AMENDING MOTION:

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

THAT 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. **The certain roads are identified as follows:**

- **Burma Rd (West of Rocky Ridge Rd)**
- **Weedon Trail**
- **Horse Creek Rd**

AND THAT that this matter be referred to Administration for a report no later than March 15, 2020.

Carried

Absent: Councillor Kamachi
Councillor McKylor

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Wright that 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. The certain roads are identified as follows:

- Burma Rd
- Weedon Trail
- Horse Creek Rd

AND THAT that this matter be referred to Administration for a report no later than March 15, 2020.

Carried

Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 21

1-19-11-26-50 (K-1)

All Divisions – Closed Session – Confidential Item – Board and Committee Code of Conduct

File: RVC2019-25

MOVED by Deputy Reeve Schule that Council move into closed session at 5:14 p.m. 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 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried
Absent: Councillor Kamachi
Councillor McKylor

Council held the closed session for confidential item K-1 with the following people in attendance to provide a report and advice to Council:

Rocky View County: A. Hoggan, Chief Administrative Officer
 K. Robinson, Executive Director, Corporate Services
 C. Satink, Municipal Clerk, Municipal Clerk’s Office
 T. Andreasen, Deputy Municipal Clerk, Municipal Clerk’s Office
 K. Tuff, Appeals Coordinator, Municipal Clerk’s Office
 S. Hope, Policy Coordinator, Municipal Clerk’s Office

MOVED by Deputy Reeve Schule that Council move into open session at 5:48 p.m.

Carried
Absent: Councillor Kamachi
Councillor McKylor

MOVED by Councillor Gautreau that Council directs Administration to explore further the County joining a Joint Regional Assessment Review Board and report back to Council by February 11, 2019.

Carried
Absent: Councillor Kamachi
Councillor McKylor

MOVED by Councillor Gautreau that the requested remuneration for the Members’ November 6, 2019 meeting be refused.

Carried
Absent: Councillor Kamachi
Councillor McKylor

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
November 26, 2019

Page 22

Adjournment

MOVED by Councillor Wright that the November 26, 2019 Council meeting be adjourned at 5:53 p.m.

Carried
Absent: Councillor Kamachi
Councillor McKylor

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 7
TIME:	Morning Appointment	
FILE:	06421007	APPLICATION: PL20190036
SUBJECT:	Redesignation Item – Residential Two District to Residential One District; Range Road 293A	

POLICY DIRECTION:

The application was evaluated in accordance with the Balzac East Area Structure Plan and the City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate 4.32 acres from Residential Two District (R-2) to Residential One District (R-1) in order to facilitate the creation of a 2.03 acre parcel with 2.29 acre remainder. Council granted first reading to Bylaw C-7938-2019 on October 22, 2019.

The following is a summary of the application assessment:

- The application is largely consistent with relevant statutory plans, policies, and bylaws, with the exception of;
 - Land use and airports policies 4.0, 4.7.2, and 6.3 of the Balzac East Area Structure Plan. A narrow portion of the eastern portion of the property contains the NEF 30-35 contour prohibiting residential development. It should be noted that the majority of the prohibited area is located in front yard setbacks, and development of a residence outside of the NEF contour could be accommodated.
- All other technical matters required at this stage of the application process are satisfactory.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	March 25, 2019
DATE DEEMED COMPLETE:	April 1, 2019

PROPOSAL:	To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a 2.03 acre parcel (Lot 1) with a 2.29 acre remainder.
LEGAL DESCRIPTION:	Lot 1, Block 3, Plan 9811562 within SW-21-26-29-W04M
GENERAL LOCATION:	Located approximately 1 km south of the City of Airdrie; located approximately 0.41 m (1/4 mile) north of Township Road 263 on the west side of Range Road 293A.

¹ **Administration Resources**

Oksana Newmen and Gurbir Nijjar, Planning and Development Services



APPLICANT: Sunny Johal
OWNERS: Balharjit S. and Navdeep K. Johal
EXISTING LAND USE DESIGNATION: Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION: Residential One District (R-1)
GROSS AREA: 4.32 acres
SOILS (C.L.I. from A.R.C.): Class 2, T, E - Slight limitations due to adverse topography and erosion damage.
Class 3, M, T - Moderate limitations due to low moisture holding, adverse texture; and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

One letter was received in response to 73 letters circulated to adjacent and area property owners when the application was received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

October 22, 2019 Council granted the application first reading.
May 28, 1998 Subdivision Plan 9811562 was registered at Land Titles creating a four acre parcel (the subject property) and eight acre remainder. Municipal Reserves were provided for the property through a cash-in-lieu payment.

POLICY ANALYSIS:

Intermunicipal Development Plan

The property falls within the City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan, and was considered under relevant policies. Referral requirements were met, and the City responded with no concerns; therefore, the application is consistent with the plan.

Balzac East Area Structure Plan

The parcel is located primarily within the Residential Phase I area, with a small portion of the eastern side located within Special Development Area #2 (SDA#2) of the Land Use Strategy.

The area has undergone extensive residential development, and redesignation is consistent with overall land use in the area.

The portion within residential phase I is consistent with the Balzac East Area Structure Plan (BEASP). The remainder within SDA#2 is not consistent, as SDA#2 provides for business uses, and further, prohibits residential development under the Airport Vicinity Protection Area (AVPA). It should be noted the lands already have residential designation. Additionally, the majority of the area with SDA#2 is located with the front yard setbacks, and there is sufficient developable area located in the residential phase I area.

The application was referred to the Calgary Airport Authority, who noted that the County will need to insure that residential structures are not constructed with the Noise Exposure Forecast (NEF) 30-35 contour area. Given the location of the NEF contour is largely within the front yard setback, this is unlikely to be an issue. However, it may be considered at subdivision stage to require a restrictive covenant on the proposed new parcel to restrict development in this area.



Based on the above, the application is largely consistent with the BEASP, and restrictions related to residential development in the prohibited NEF 30-35 contour would need to be considered at future subdivision stage. There are no geotechnical constraints to this subdivision and all necessary assessments for site servicing, stormwater management, and access would be addressed at the subdivision stage.

CONCLUSION:

The application was reviewed based on the land use strategies and policies of the Airdrie/Rocky View IDP and the Balzac East Area Structure Plan, and is largely consistent, provided residential development does not occur with the NEF30-35 contour. There are no outstanding technical items; these aspects would be further considered at the future subdivision stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7938-2019 be given second reading.
 Motion #2 THAT Bylaw C-7938-2019 be given third and final reading.
- Option # 2: That application PL20190036 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7938-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment and Parks	No comments received.
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 2. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lot being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No concerns.



AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No easement required.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
<i>Adjacent Municipality</i>	
The City of Airdrie	<p>The City of Airdrie Planning & Development Department has completed its review of the above mentioned Development Permit application in response to your request for comments, recommendations and/or requirements with respect to the application.</p> <p>Staff review showed that:</p> <ol style="list-style-type: none"> 1. The proposed site is approximately 1km south of the City's municipal boundary and the 12 Thousand Acres plan area boundary. 2. The proposed redesignation from Residential Two District (R-2) to Residential One District (R-1) is a less intensive use than that proposed for lands north of Township Road 264 within the Southeast Airdrie Community Area Structure Plan Southeast Airdrie Community Area Structure Plan (CASP) (in progress). These lands are intended to be industrial. 3. The proposed site is located adjacent to Nose Creek. Please ensure that development is outside of the 30m minimum setback required for Nose Creek watershed, with measurements taken at top of bank unless otherwise specified. Please refer to Table 7 of the Nose Creek Watershed Water Management Plan <p>Therefore, given the information provided, Planning has no comments or objections to the application as the proposed development is anticipated to have no impacts on the City of Airdrie's growth pattern and adjacent parcels located within its boundary.</p>



AGENCY	COMMENTS
Tsuut'ina Nation	Not required for circulation.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
Calgary International Airport	<p>The purpose of this letter is to reply to your request of April 12, 2019, to review Application Number PL20190036 with respect to the subdivision of lands within Lot 1, Block 3, Plan 9811562 within SW-21-26-29-W04M. Please be advised that the Calgary Airport Authority has no objection to this proposal as submitted. A separate review will be required should any development occur on the lands.</p> <p><u>Calgary International Airport Vicinity Protection Area (AVPA) Regulation</u></p> <p>The proposed development is located within the 25-30 and 30-35 NEF (Noise Exposure Forecast) contours. Residences are not considered prohibited uses within the 25-30 NEF area, however they are considered prohibited within the 30-35 NEF contour. The County is responsible for ensuring no residential structures are built within this area of the property. The County and Owner are responsible for ensuring uses are compatible with the AVPA. All buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.</p> <p>I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require further information regarding these comments, please do not hesitate to contact me at 403.735.5343 or stefank@yyc.com.</p>
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p><i>Parks:</i> No concerns. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.</p> <p><i>Recreation:</i> No concerns.</p>



AGENCY	COMMENTS
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comment.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> The applicant will be responsible for all 3rd party costs associated with the review and approval of the supporting technical studies at the time of subdivision. As this application is for land use only, engineering has no concerns with the application. Detailed engineering requirements noted below will be required at the subdivision stage and are provided for the applicants understanding. <p>Geotechnical:</p> <ul style="list-style-type: none"> No concerns as this application is for land use only and no significant land features appear to exist that would preclude the proposed subdivision. See comments below on the PSTS investigations required at subdivision. <p>Transportation:</p> <ul style="list-style-type: none"> The applicant will be required to construct a new approach to Range Road 293a to access the proposed parcel as a condition of future subdivision, in accordance with County standards. At time of subdivision the applicant shall confirm if the existing mutual approach includes sufficient legal protection for continued use as access to the southerly parcel (remainder). The County's transportation offsite levy will apply at the subdivision stage in accordance with Bylaw C-7356-2014, as amended. <ul style="list-style-type: none"> The applicant is advised the levy is currently undergoing changes and that the version of the bylaw in place at time of subdivision approval is what will apply. Bylaw updates, public input and other information can be accessed on the County's website.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant has indicated the proposed lot will be serviced by a new Private Sewage Treatment System (PSTS). Engineering has reviewed and there appear to be no significant features on the land that would preclude the use of a PSTS system. We do note the subject parcel is +/-175m from Nose Creek, and so in accordance with the Model Process Guidelines, a level 4 PSTS Report will be required at subdivision. <ul style="list-style-type: none"> Future subdivision will require the submission of a detailed Level 4 PSTS Assessment report in accordance with the County's Servicing Standards and the Model Process Guidelines. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> The site is understood to be proposing servicing to the new lot via the Rocky View Water Coop (RVWC). The applicant should be required to submit a letter confirming the coop has capacity to supply the proposed parcel, to the County's satisfaction. Future subdivision will require a letter from the RVWC confirming capacity has been purchased for the new parcel, to the County's satisfaction. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Engineering has reviewed the site and has no significant concerns related to the site's surface drainage that would preclude subdividing as proposed. As a condition to a future subdivision, the County may request a letter from a qualified engineering professional regarding the necessity for a detailed stormwater management report including the general rationale for the position. The letter should provide recommendations for managing post development stormwater on the site in the event a more detailed report is deemed unnecessary. The report shall take into consideration GOA's flood risk mapping for Nose Creek confirming the subject lands are not affected by its flood way/fringe.

ROCKY VIEW COUNTY
Cultivating Communities

AGENCY	COMMENTS
Transportation Services	No comments received.
Capital Project Management	No concerns.
Utility Services	No concerns.
Agriculture & Environment Services	No concerns.

Circulation Period: April 12, 2019 to May 16, 2019



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7938-2019

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-7938-2019.

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. 64-NORTH and 64-SOUTH of Bylaw C-4841-97 be amended by redesignating a portion of SW-21-26-29-W4M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SW-21-26-29-W4M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7938-2019 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: 7

File: 06421007 - PL20190036

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2019

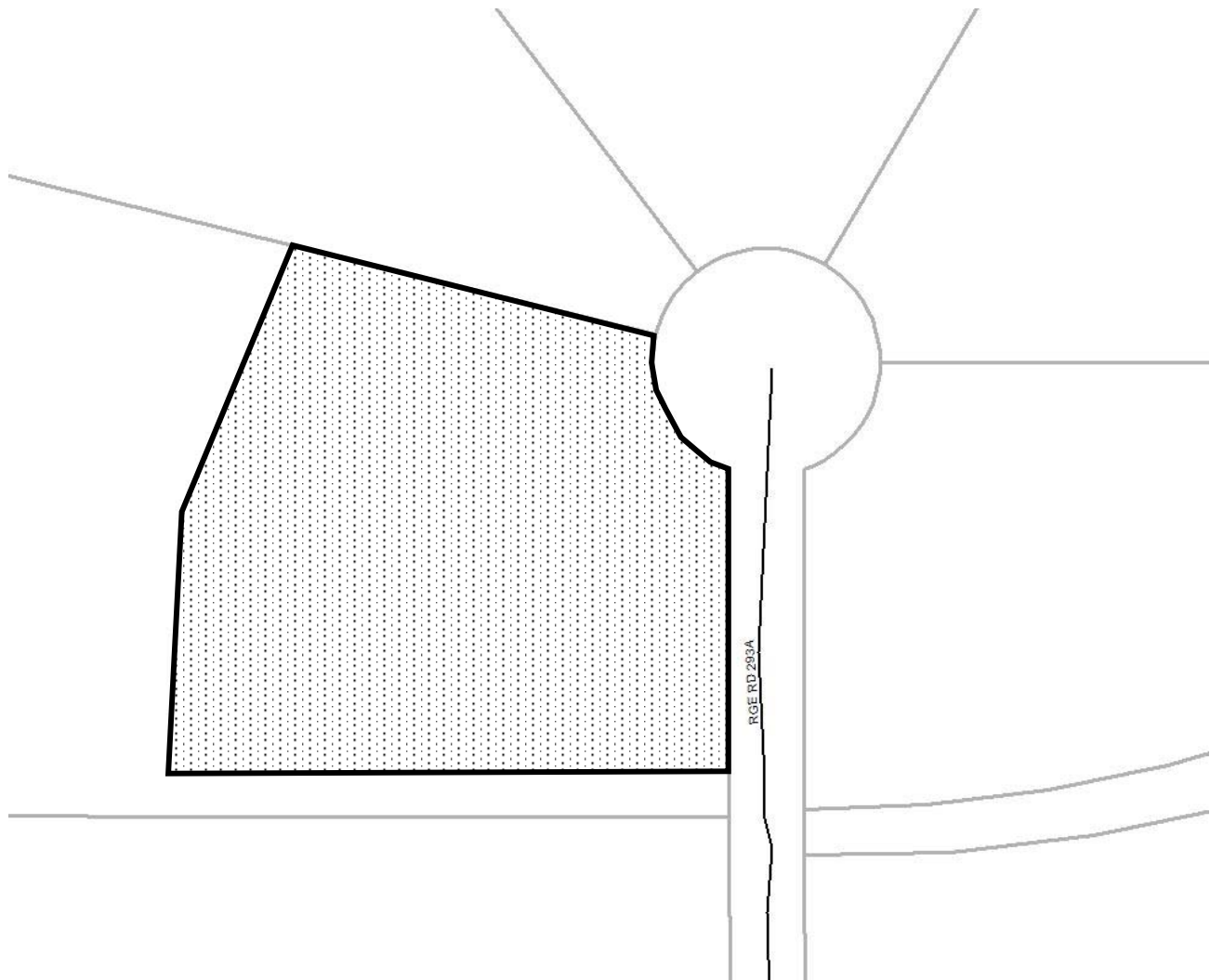
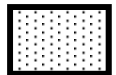
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

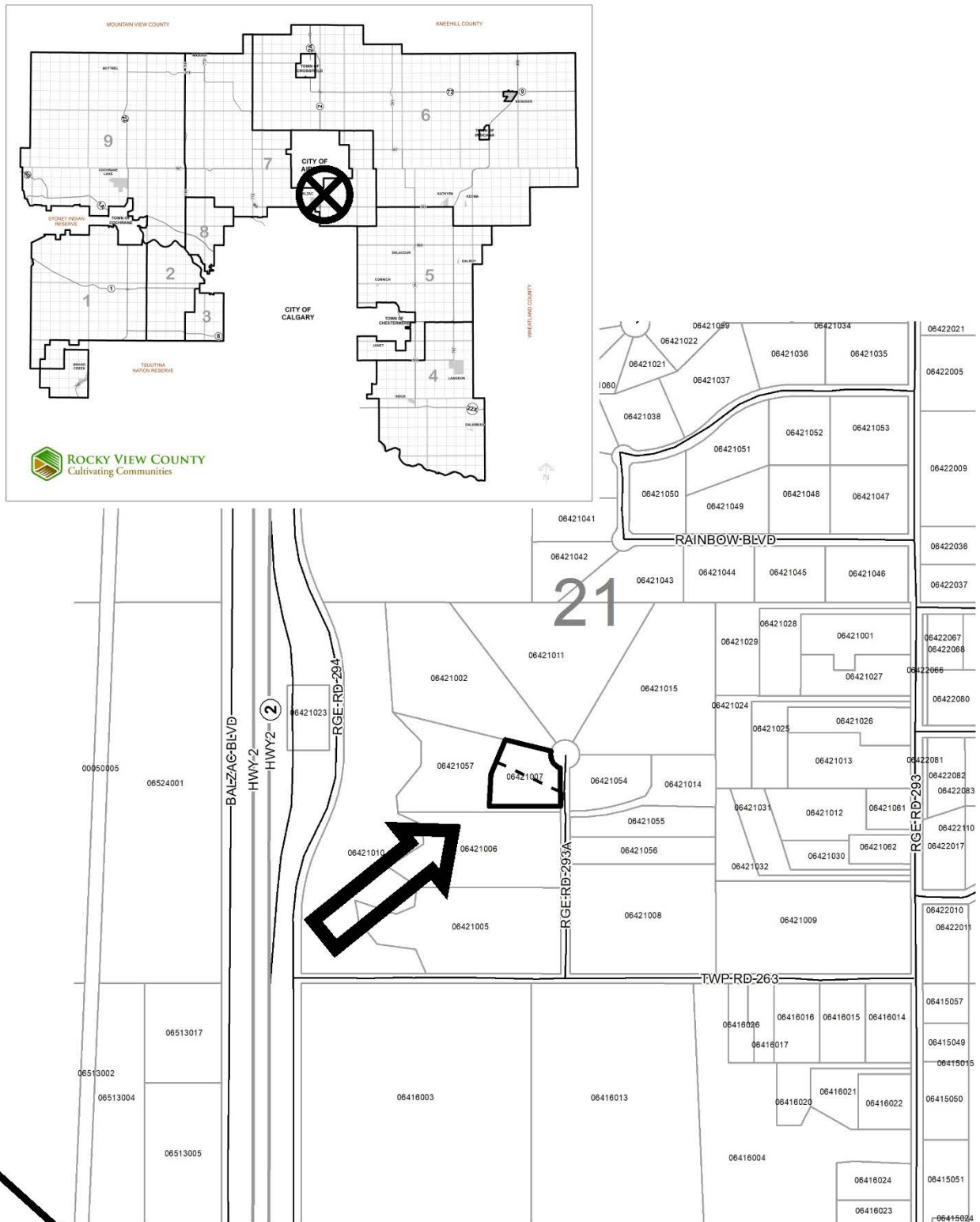
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7938-2019**AMENDMENT****FROM** Residential Two District **TO** Residential One District

Subject Land _____

LEGAL DESCRIPTION: SW-21-26-29-W4M**FILE:** 06421007 - PL20190036**DIVISION:** 7ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN

SW-21-26-29-W04M

Lot:1 Block:3 Plan:9811562

Date: 26-Nov-19

Division # 7

File: 06421007

Redesignation Proposal: To redesignate the subject lands from Residential Two District (R-2) to Residential One District (R-1) in order to facilitate the creation of a ± 0.82 hectare (2.03 acre) parcel (Lot 1) with a ± 0.93 hectare (2.29 acre) remainder.

Lot 1
0.82 ha
2.03 ac
R-2 \rightarrow R-1

Remainder
0.93 ha
2.29 ac
R-2 \rightarrow R-1

DEVELOPMENT PROPOSAL



SW-21-26-29-W04M

Lot:1 Block:3 Plan:9811562

Date: 26-Nov-19

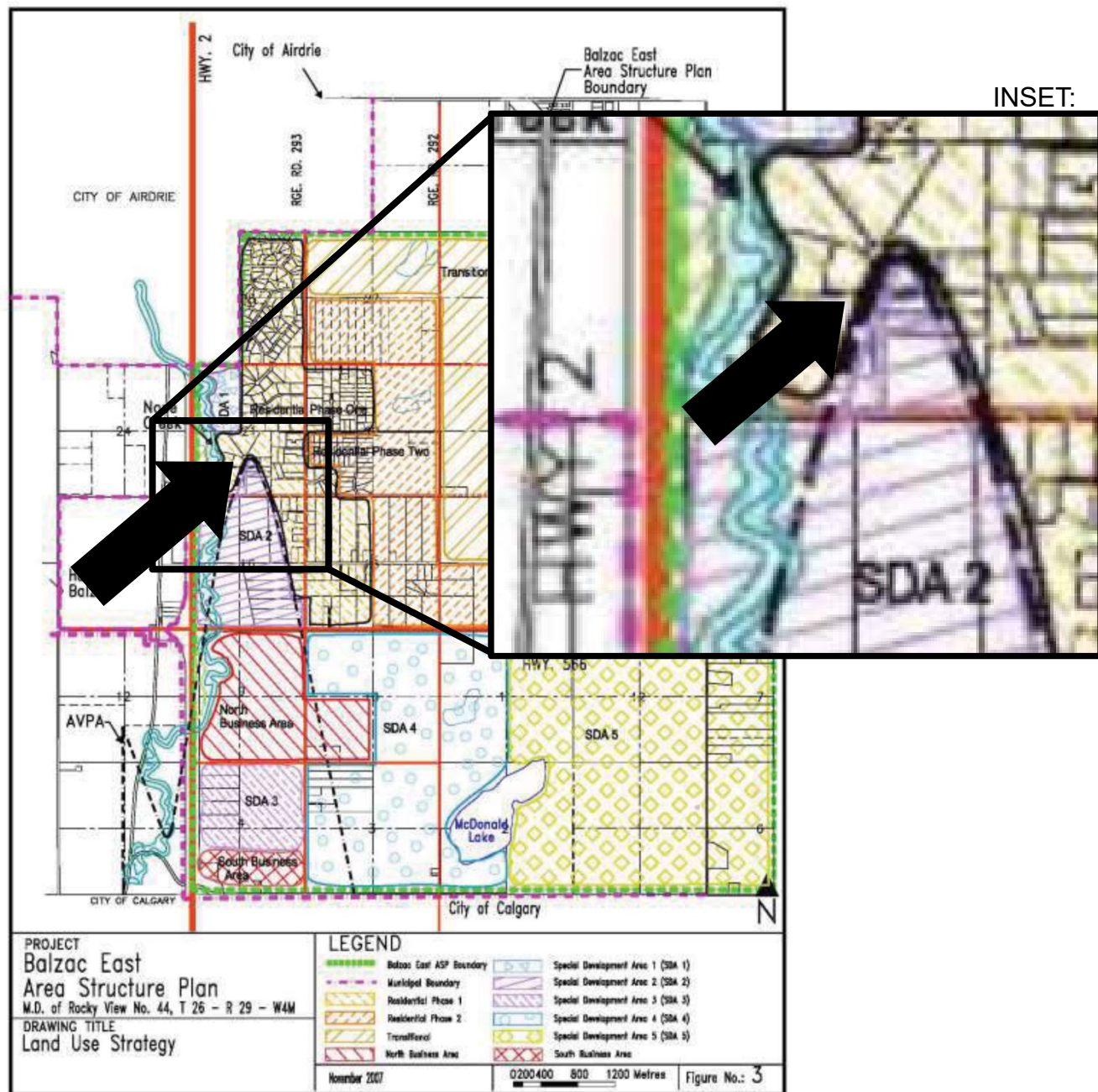
Division # 7

File: 06421007

Balzac East Area Structure Plan

Schedule 'A' of Bylaw C-5177-2000

Figure 3: Land Use Strategy



BALZAC EAST ASP – LAND USE

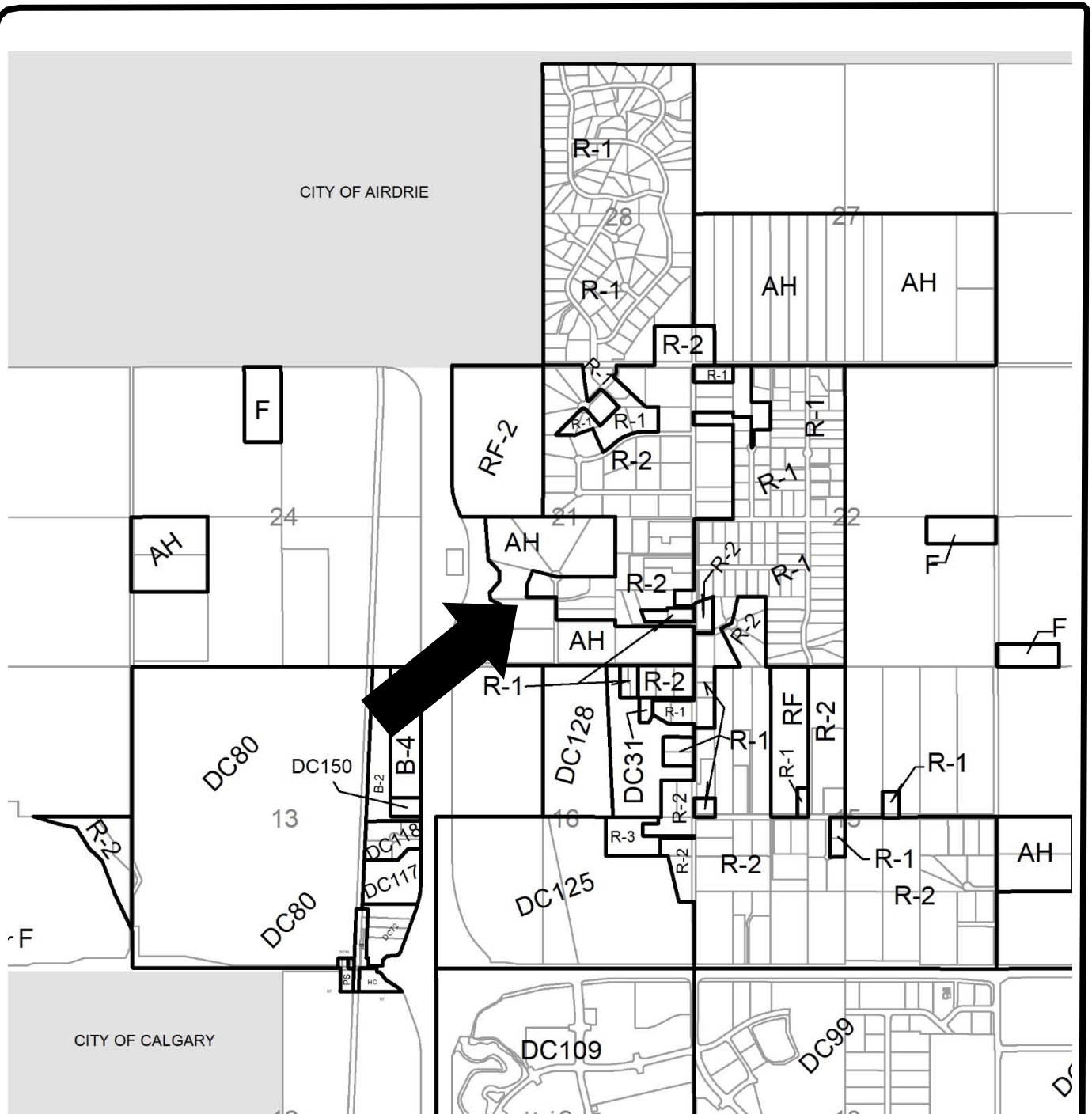
SW-21-26-29-W04M

Lot:1 Block:3 Plan:9811562

Date: 26-Nov-19

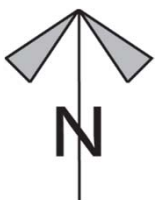
Division # 7

File: 06421007



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

LAND USE MAP



SW-21-26-29-W04M

Lot:1 Block:3 Plan:9811562

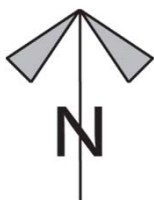
Date: 26-Nov-19

Division # 7

File: 06421007



Contour Interval 2 M



SW-21-26-29-W04M

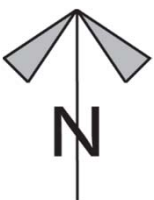
File: 06421007



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

AIR PHOTO

Spring 2018



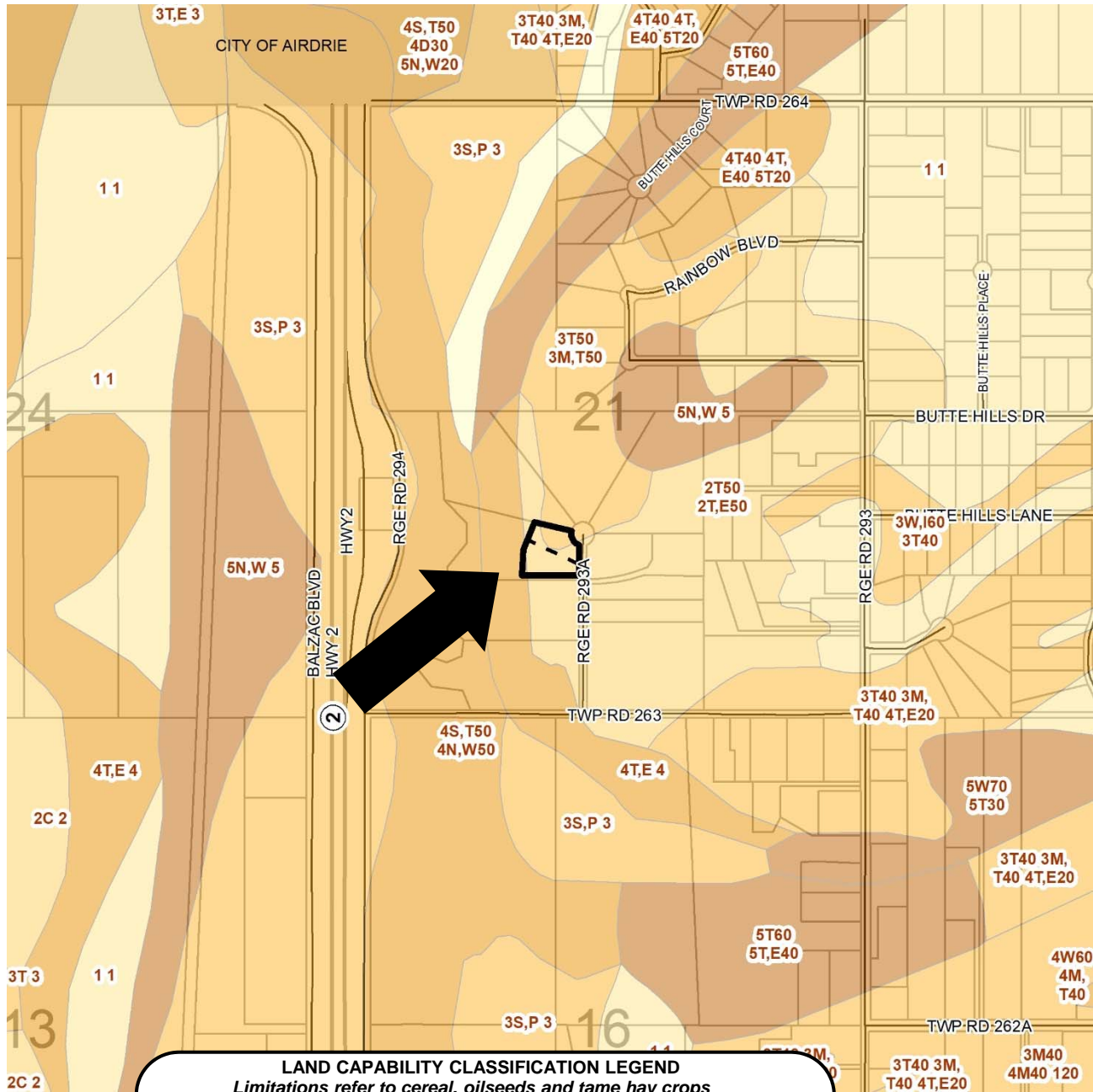
SW-21-26-29-W04M

Lot:1 Block:3 Plan:9811562

Date: 26-Nov-19

Division # 7

File: 06421007



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

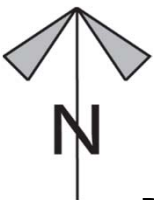
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile d
- M - low moisture hol

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP



SW-21-26-29-W04M

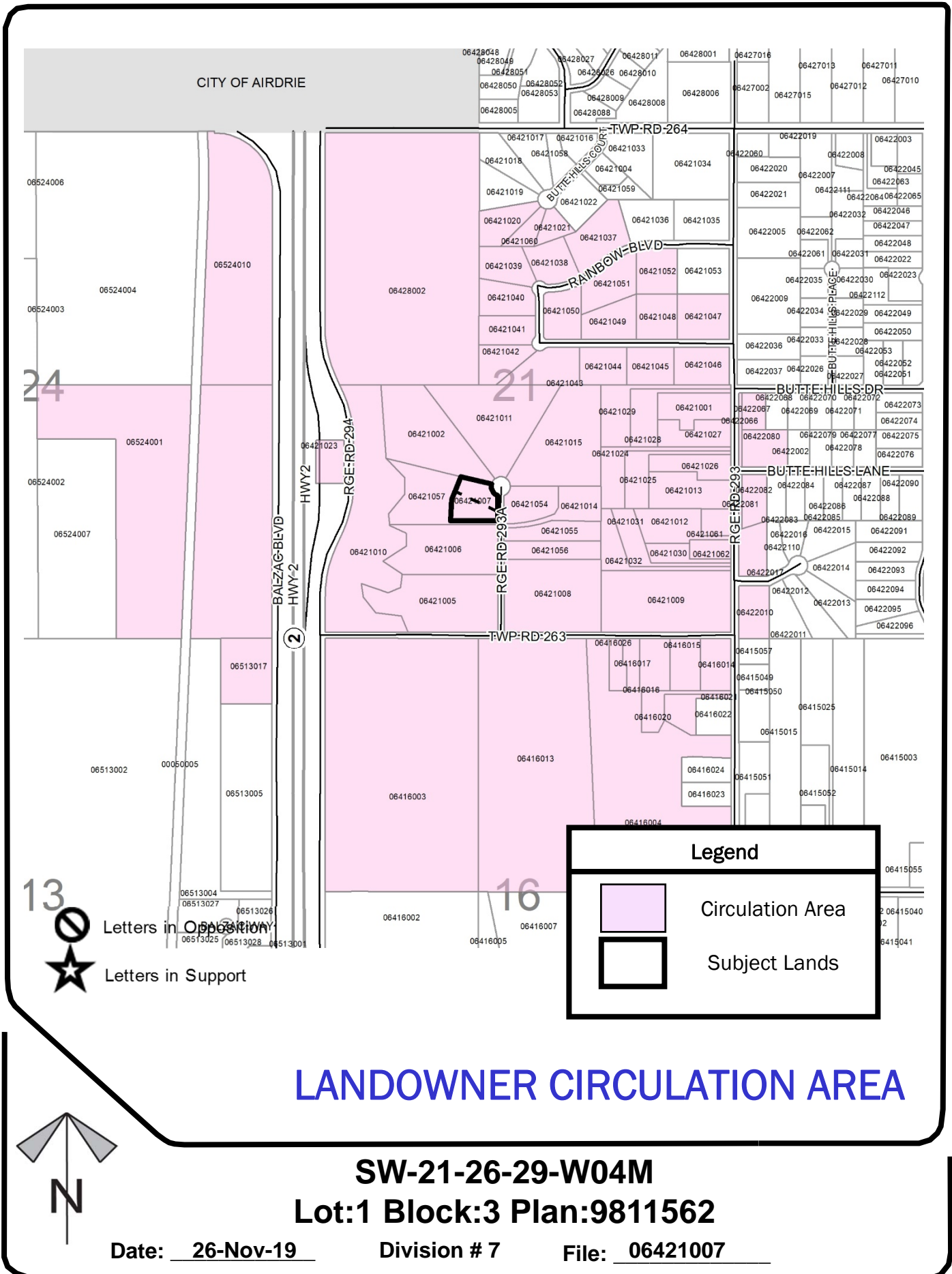
Lot:1 Block:3 Plan:9811562

Date: 26-Nov-19

Division # 7

File: 06421007

AGENDA
Page 49 of 864



Oksana Newmen

From: Ross, Brian A [REDACTED]
Sent: Sunday, May 05, 2019 10:11 PM
To: Oksana Newmen
Cc: [REDACTED]
Subject: File Number 06421007 Application Number PL20190036

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Ms. Oksana Newmen
 Planning Services Department
 Rockyview County

Regarding the above noted File Number and Application Number, whereas the landowner is applying to re-designate the subject land from R-2 district to R-1 district, I have the following comments. I am the landowner immediately to the west of the subject property and show up as 06421057 on the Location Plan that was attached on the notice by the County and mailed to nearby residents.

My comments/questions for consideration are outlined below:

1. Where would access to the new, northerly 2.03 acres (Lot A) be provided? I would assume access would need come directly off Range Road 293A. I see no problem with this as long as ditch drainage is maintained along RR 293A.
2. I am serviced by a water well on my property so am interested as to what the water supply would be for the additional lot. If a water well is proposed I would like assurance that drawdown from any new well will not influence my water supply. Yields in the area are not high and at sustained pumping a larger zone of influence could be created, affecting yields and capacities of nearby wells.
3. As the area is not serviced by sanitary sewers I would be interested to know what the latest County regulations stipulate with respect to sewage disposal. Is a holding tank and pump out required for new builds or are traditional septic tanks and associated septic fields allowed? If the latter, I presume that the field must be constructed in soils of adequate permeability and at an adequate distance above the water table and that location of my water supply well would be given consideration. I note at least part of the subject property is poorly drained and holds surface water
4. What is the requirement for surface drainage? The northern westerly portion of this property, along the northern property line of Lot A and extending some distance to the south holds water, sometimes seasonally and sometimes year- round. A natural knoll to the north and west of the subject Lot A provides natural surface run-off to the low- lying ground along the westerly portion of the north property line of Lot A of the subject property. A natural rise in the ground about midpoint of the north property line of Lot A interrupts this water from flowing further east to the ditch along RR 293A; how-ever by eye it would also seem the ditch elevation along RR 293A is likely higher than the ponded water elevation on the property. Any attempts to infill this low- lying area on the subject property to provide drainage to the east will result in the natural runoff being backed up further to the west--- onto my property (along the north property line of my property as well as my neighbor to the north) and will result in impounded water on my property. I believe there was a former ditch on the subject property to provide drainage to the southeast, but over time fill has been placed on the subject lot (parts of Lots A and B) which land locks this low area. I would like to see a detailed drainage plan be a requirement of subdivision and that such drainage plan does not result in any additional surface drainage onto my property and that surface grades be such that positive drainage is maintained for the long term.
5. Building Priority: I am noticing instances in the County where subdivision applications are made for residential development and such subdivisions are allowed. I understand the needs to develop lands in accordance with structure plans and proper planning. However, the Owners then chose to build a "shop" on the acreage and rent it out for

commercial or industrial purposes and the house is not built for a long period of time. Hence, the subdivision is, in essence a means to construct another outbuilding for rent. The present full 4.3 acre lot has a shop that has been consistently rented out for commercial or industrial purposes for years now and still is at present. So, I would like to see a requirement that an occupied home be constructed on the property prior to any outbuildings and as the newly subdivided property will be about 2 acres in size that the size of any outbuildings be limited to that associated with residential use only.

In summation I have no direct objection to the subdivision but would like a written response to my queries above (the e mail address to reach us at is [REDACTED] I only wish to ensure that any future development is only residential in nature, consistent with Area Structure Plans and good planning practices and that development of the land ensures that it has no negative consequences on surrounding lands as outlined above.

Respectfully submitted,

Brian A. Ross and Lori J. Ross
Legal Landowners of Lot 2, Block 3, Plan 9811562
A Part of SW 21-26-29-W4M

Located immediately west of the subject Lots "A" and "B" as shown on the Development Proposal drawing circulated.

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PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03214108	APPLICATION: PL20180149
SUBJECT:	Redesignation Item – Site-Specific Direct Control District Amendment	

POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, the Langdon Area Structure Plan, the Boulder Creek Conceptual Scheme and the Land Use Bylaw.

EXECUTIVE SUMMARY:

This application proposes a site-specific amendment to Direct Control Bylaw 85 (DC 85) in order to allow an existing structure to remain. The dwelling located at 456 Boulder Creek Way features a shed within the side yard, with a setback of 0.39 m (1.28 ft.). In accordance with DC 85, the minimum side yard setback requirement is 1.50 m (4.92 ft.). Council granted First Reading to Bylaw C-7862-2019 on October 22, 2019.

The following is a summary of the application assessment:

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

Administration determined that the application generally meets the County's requirements.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	December 3, 2018
DATE DEEMED COMPLETE:	December 3, 2018

PROPOSAL:	To amend Direct Control District 85, site-specific to 456 Boulder Creek Way, to reduce the side yard setback requirement from 1.50 meters (4.92 feet) to 0.39 meter (1.28 feet) in order to allow an existing structure to remain.
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LEGAL DESCRIPTION:	Lot 11, Block 5, Plan 0711240, NE-14-23-27-W4M
---------------------------	--

GENERAL LOCATION:	Located within the hamlet of Langdon, 0.8 kilometer (0.5 mile) east of Centre Street, 0.4 kilometer (0.25 mile) south of Dead Horse Road, and on the south side of Boulder Creek Way.
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APPLICANT:	Axiom Geomatics
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OWNERS:	Shanna & James MacNeill
----------------	-------------------------

¹ **Administration Resources**
Stefan Kunz and Bianca Duncan, Planning and Development Services



EXISTING LAND USE DESIGNATION:	Direct Control District 85
PROPOSED LAND USE DESIGNATION:	Direct Control District 85 (with site-specific amendments)
GROSS AREA:	± 0.08 hectares (± 0.19 acres)
SOILS (C.L.I. from A.R.C.):	Class 3, M, D, H - Moderate limitations due to low moisture holding or supplying capability, adverse texture, low permeability/undesirable structure, and temperature limiting factor.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 123 adjacent landowners; no responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

2003 Adoption of the Boulder Creek Conceptual Scheme (originally known as the Langdon Ranch Conceptual Scheme) and designation of the lands to Direct Control District 85. These applications allow for the creation of a multi-lot residential development centred on an 18-hole golf course.

BACKGROUND:

This application proposes a site-specific amendment to DC 85, in order to allow an existing structure to remain. The dwelling located at 456 Boulder Creek Way features a shed within the side yard, with a setback of 0.39 m (1.28 ft.). In accordance with DC 85, the minimum side yard setback requirement is 1.50 m (4.92 ft.). This application proposes to amend DC 85 in order to allow the existing structure to remain.

The subject lands are located within the hamlet of Langdon, 0.8 kilometer (0.5 mile) east of Centre Street, 0.4 kilometer (0.25 mile) south of Dead Horse Road, and on the south side of Boulder Creek Way. This is an area of the County that primarily features residential uses, but institutional, recreational, business, and industrial uses also exist in order to serve area residents. Land use districts in the immediate vicinity of the lands are DC 85, which is generally residential, but also features the Boulder Creek Golf Course.

The lands are developed with a dwelling and a small wood shed attached to the west side of the structure. The dwelling is serviced by means of piped water and wastewater. Access to the site is provided via Boulder Creek Way.

At the time of first reading, a question from Council directed Administration to provide details regarding fire code requirements for building setbacks. While requirements vary, typically, walls within 1.20 metres of a property line have a higher fire rating standard. While the existing dwelling likely does not meet this standard, the question of the variance considered in this application is a matter of amenity (i.e., strictly the location of the structure), rather than construction (i.e., the fire rating of the structure).

POLICY ANALYSIS:

The subject lands are located within the boundaries of the Langdon Area Structure Plan (LASP), and the Boulder Creek Conceptual Scheme (BCCS). Primary policy analysis was conducted using the Land Use Bylaw.

Interim Growth Plan

The redesignation proposes a relaxation to requirement within an existing residential area; the application does not appear to be regionally significant development on the basis of the Interim Growth Plan (IGP).

Langdon Area Structure Plan (LASP)

The vision of the LASP is to “be a charming hamlet nestled in its surrounding wetlands and agricultural lands.” The area comprised by the subject lands is listed as appropriate for residential land uses, and have been developed in accordance with a previously approved local plan (the Boulder Creek Conceptual Scheme). As no new development is proposed and the application intends to allow an existing structure to remain, the intent of the LASP is maintained.

Boulder Creek Conceptual Scheme (BCCS)

The purpose of the BCCS is to provide for a “well-planned and vibrant residential and recreational community” for almost 500 residential lots, surrounded by an 18-hole golf course. The four development cells within the plan area allow for hamlet residential single detached development, two medium density residential development cells, and a recreational business development area to accommodate the golf course. The subject lands are located within Cell 1, the residential single family area.

The residential development area has been designed to maximize exposure to the golf course as much as possible, and to allow for “the creation of sub-neighbourhoods that provide additional privacy, calmer streets, and safer places for children to play.” In terms of architecture and massing of the dwellings within the plan area, the BCCS requires that dwellings “shall be of a scale appropriate to the surrounding buildings and to the hamlet of Langdon as a whole” (Policy 6.3.1). Additionally, the plan accommodates “minimal setbacks and front patios are encouraged to promote a sense of community and enhance front yard aesthetics” (Policy 6.3.2).

Land Use Bylaw

Variance powers concerning lands within Direct Control Districts are provided within Section 67.5 of the Land Use Bylaw, allows the Development Authority to vary minimum front, side, and rear yard setbacks where the variance does not exceed 20% or 1.00 m, whichever is greater.

In this case, DC 85 requires a minimum side yard setback of 1.50 m (4.92 ft.). However, the shed located within the side yard has resulted in a setback of 0.39 m (1.28 ft.). This requires a variance of 1.11 m (3.64 ft.), or 74%. As both of these exceed the variance power granted to the Development Authority within the Land Use Bylaw.

Table 1: Setback calculation

Minimum Side Yard Setback Requirement	1.50 m (4.92 ft.)
Existing Side Yard Setback	0.39 m (1.28 ft.)
Relaxation (m/ft.)	1.11 m (3.64 ft.)
Relaxation (%)	74%



PROPOSED AMENDMENT TO BYLAW

Add a provision to Section 2.3.2.a within “Land Use Regulations – Hamlet Residential Single Family Development Cell 1” to read:

unobstructed yard, side: 1.50 m (4.92 ft.) – except for Lot 11, Block 5, Plan 0711240 within NE 14-23-27-W4M (456 Boulder Creek Way) which will be permitted an unobstructed yard, west side, along the attached shed extension: 0.39 m (1.28 ft.)

CONCLUSION:

The application proposes to correct a non-conformity with an existing dwelling within Direct Control Bylaw 85. While this amendment does not challenge the intent of the Langdon Area Structure Plan or the Boulder Creek Conceptual Scheme, the requested relaxation does not fall within the variance power provided within the Land Use Bylaw.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7862-2019 be given second reading.
 Motion #2 THAT Bylaw C-7862-2019 be given third and final reading.
- Option #2: THAT application PL20180149 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7862-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Block 5, Plan 0711240



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comment.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	No comment.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Infrastructure	No comment.
Alberta Energy Regulator	No comment.
Alberta Health Services	No comment.
<i>Public Utility</i>	
ATCO Gas	No comment.
ATCO Pipelines	No comment.
AltaLink Management	No comment.
FortisAlberta	No objections to the proposal and no easements are required at this time
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
City of Calgary	No comment.



AGENCY	COMMENTS
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comment.
Bow North Recreation Board	As Municipal Reserves were previously provided on Plan 0711240, the Bow North Recreation Board has no comments on this circulation.
<i>Internal Departments</i>	
Legal and Land Administration	No concerns.
Development Authority	No comment.
GIS Services	No comment.
Building Services	<ul style="list-style-type: none"> • A building permit will be required as per the addition/renovation checklist, • The addition must meet the requirements of 9.10.15.5. of the 2014 ABC. • The wall requires a 45min fire resistance rating • The cladding must be non-combustible • Subtrade permits may be required.
Municipal Enforcement	No comment.
Fire Services & Emergency Management	No comments.
Planning & Development – Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • ES has no requirements at this time.



AGENCY	COMMENTS
	<p>Stormwater Management:</p> <ul style="list-style-type: none"> The proposed relaxation to the side yard setback does not appear to impact the drainage of the parcel (split drainage) as the parcel conforms to the overland drainage and building grade plan for Phase II of the Boulder Creek development. ES has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> ES has no requirements at this time.
Transportation	No concerns.
Capital Project Management	No concerns.
Road Operations	No concerns.
Utility Services	No concerns.

Circulation Period: December 7, 2018 – December 28, 2018



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7862-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5783-2003

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7862-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5783-2003, affecting Lot 11, Block 5, Plan 0711240, NE-14-23-27-W4M, has been amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7862-2019 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: 4

File: 03214108 - PL20180149

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed

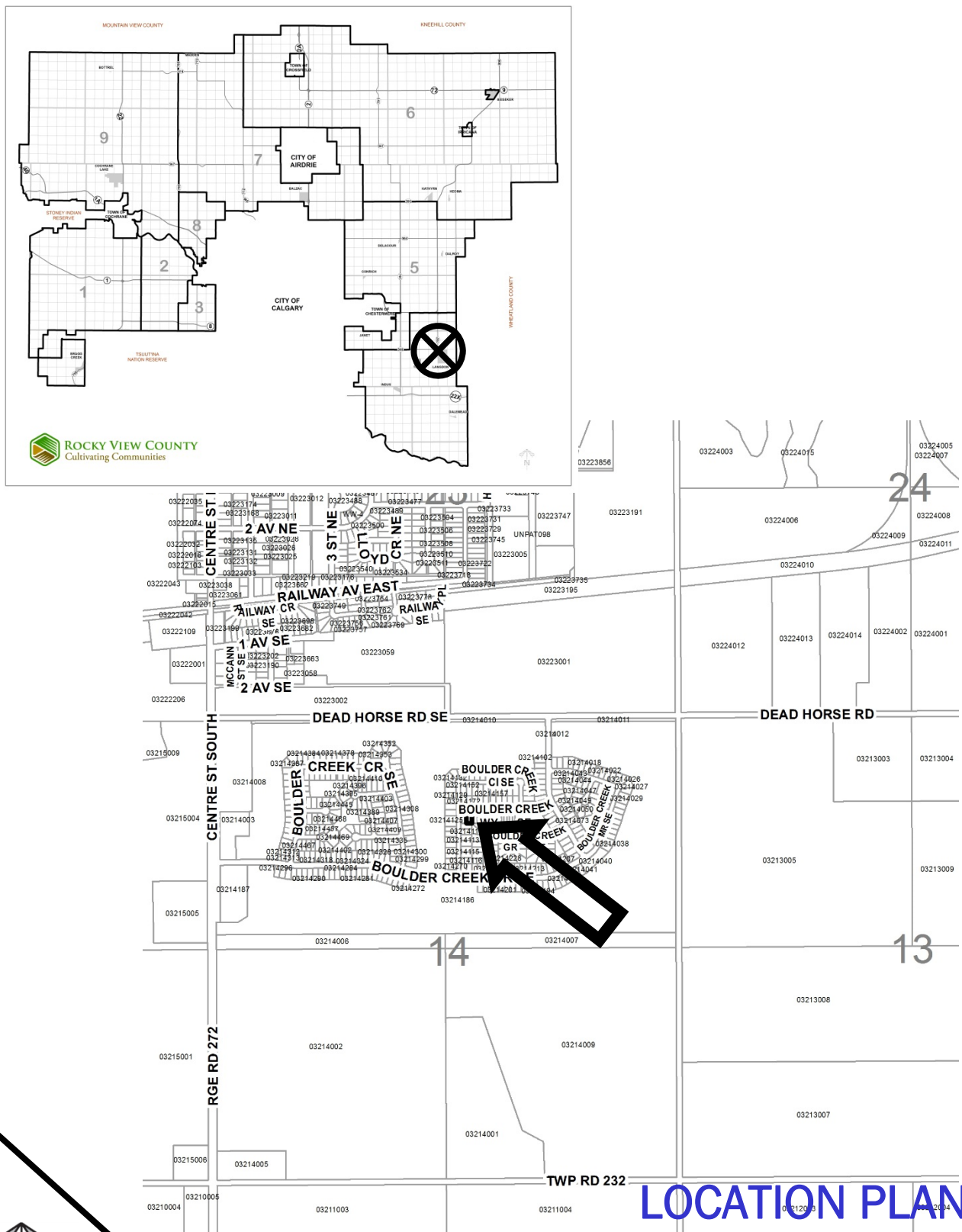
SCHEDULE 'A'
FORMING PART OF BYLAW C-7862-2019

Schedule of textual amendments to Direct Control Bylaw C-5783-2003.

Amendment:

Add a provision to Section 2.3.2.a within "Land Use Regulations – Hamlet Residential Single Family Development Cell 1" to read:

unobstructed yard, side: 1.50 m (4.92 ft.) – except for Lot 11, Block 5, Plan 0711240 within NE 14-23-27-W4M (456 Boulder Creek Way) which will be permitted an unobstructed yard, west side, along the attached shed extension: 0.39 m (1.28 ft.)



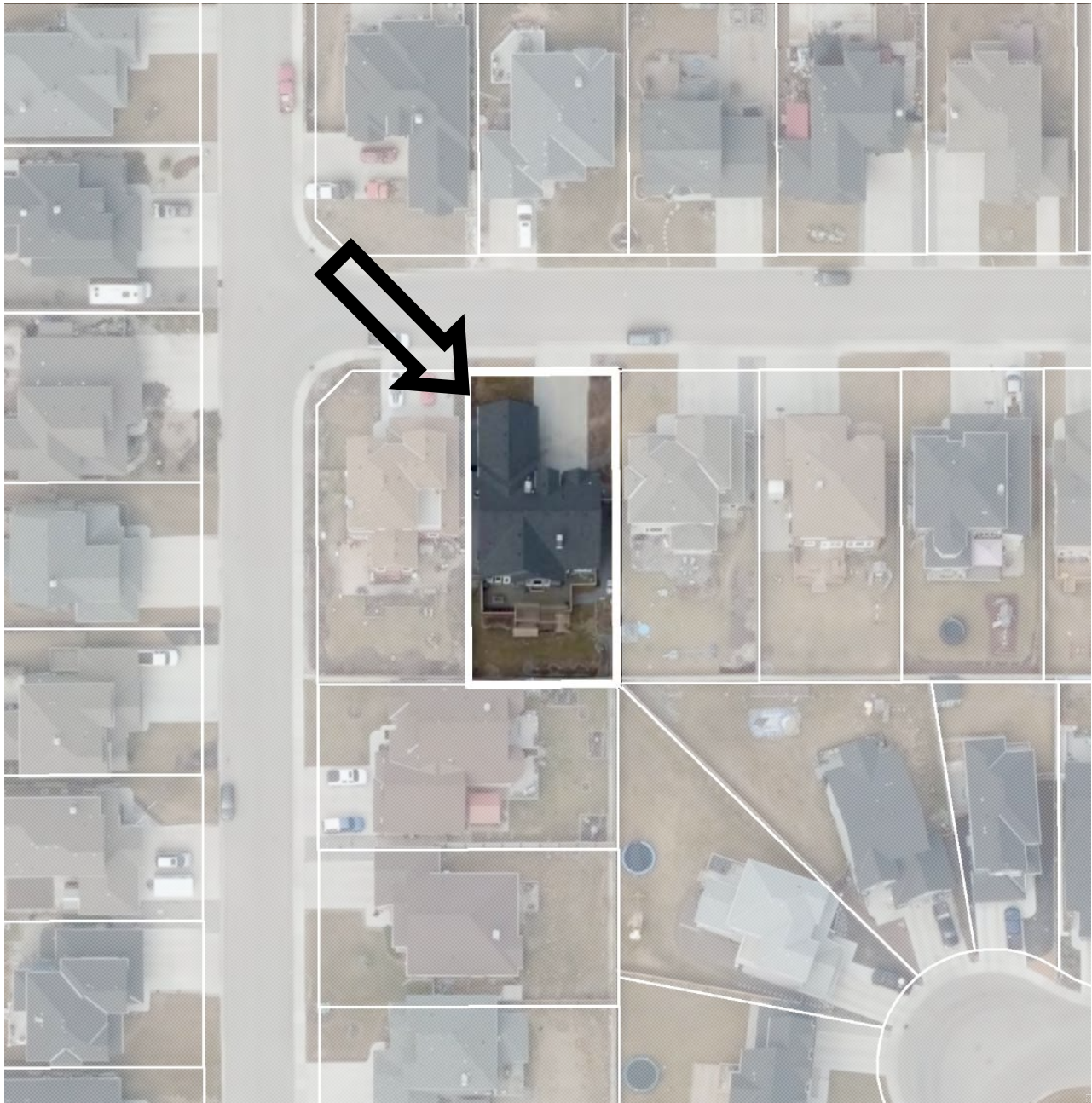
NE-14-23-27-W4M
 Lot 11, Block 5, Plan 0711240

Date: Dec 6, 2018

Division # 4

File: 03214108

Redesignation Proposal: To amend Direct Control District 85, site-specific to 456 Boulder Creek Way, to reduce the east side yard setback requirement from 1.50 m (4.92 ft.) to 0.39 m (1.28 ft.) in order to allow an existing structure to remain.



DEVELOPMENT PROPOSAL



NE-14-23-27-W4M

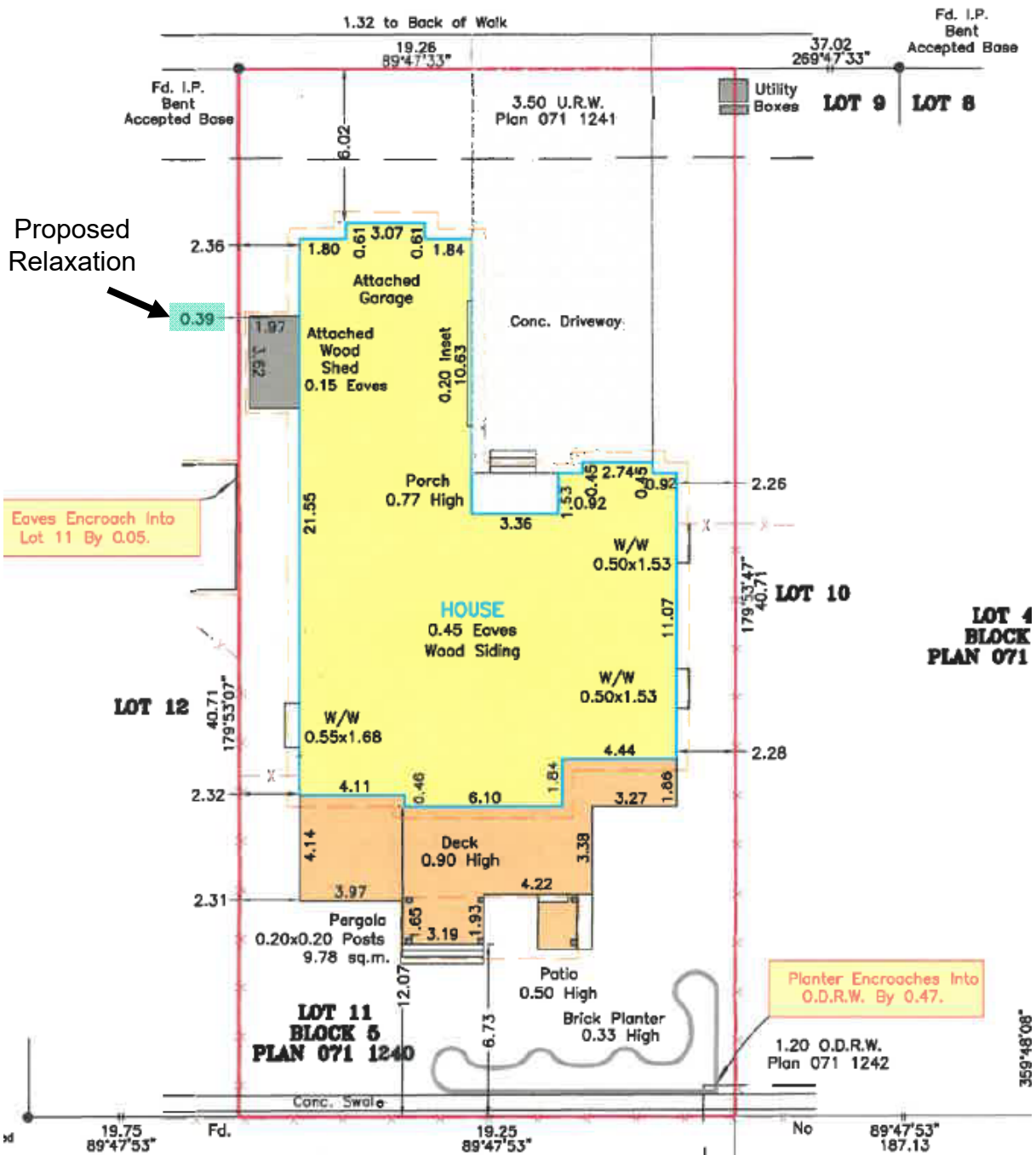
Lot 11, Block 5, Plan 0711240

Date: Dec 6, 2018

Division # 4

File: 03214108

Redesignation Proposal: To amend Direct Control District 85, site-specific to 456 Boulder Creek Way, to reduce the east side yard setback requirement from 1.50 m (4.92 ft.) to 0.39 m (1.28 ft.) in order to allow an existing structure to remain.



DEVELOPMENT PROPOSAL

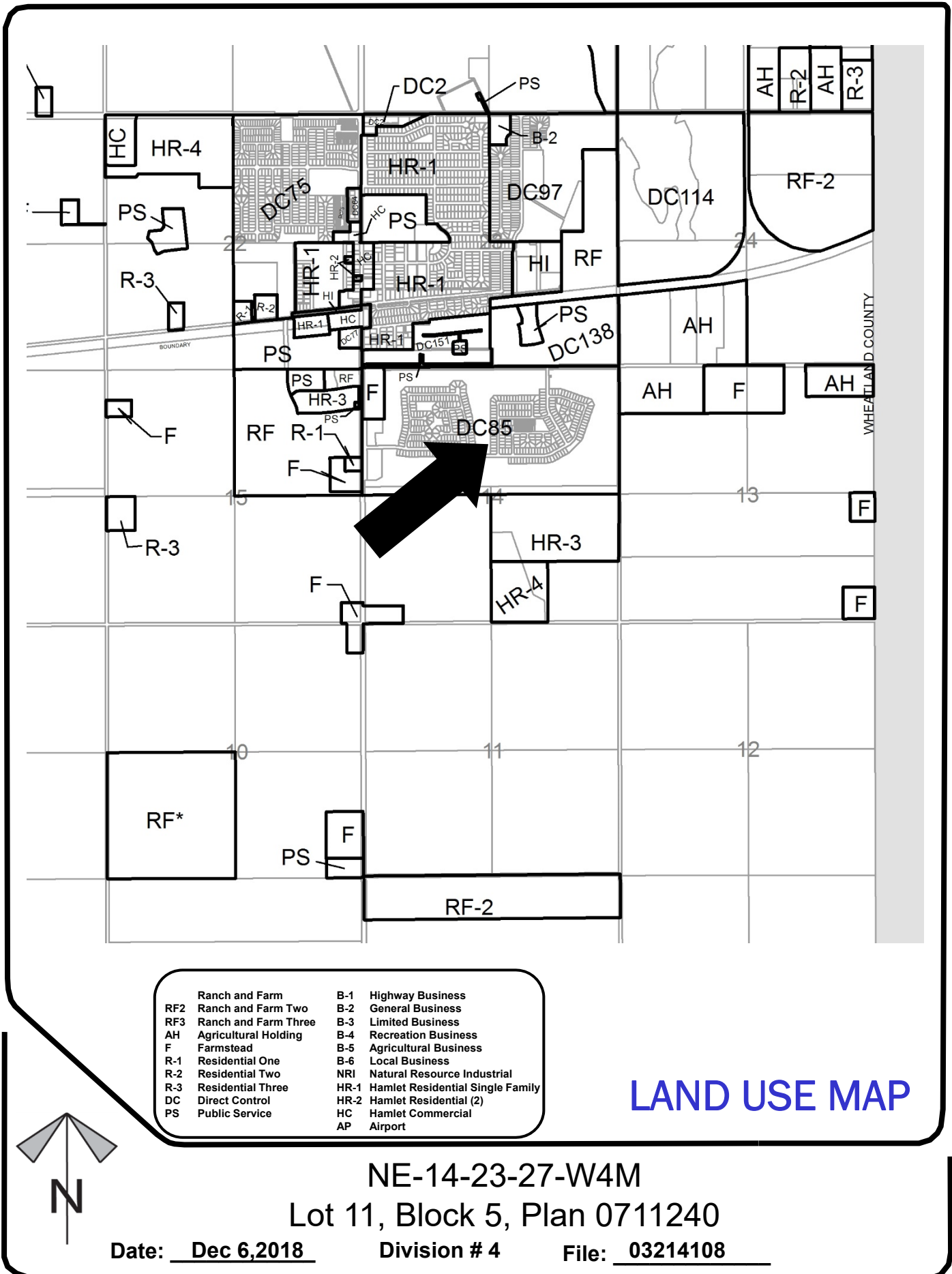
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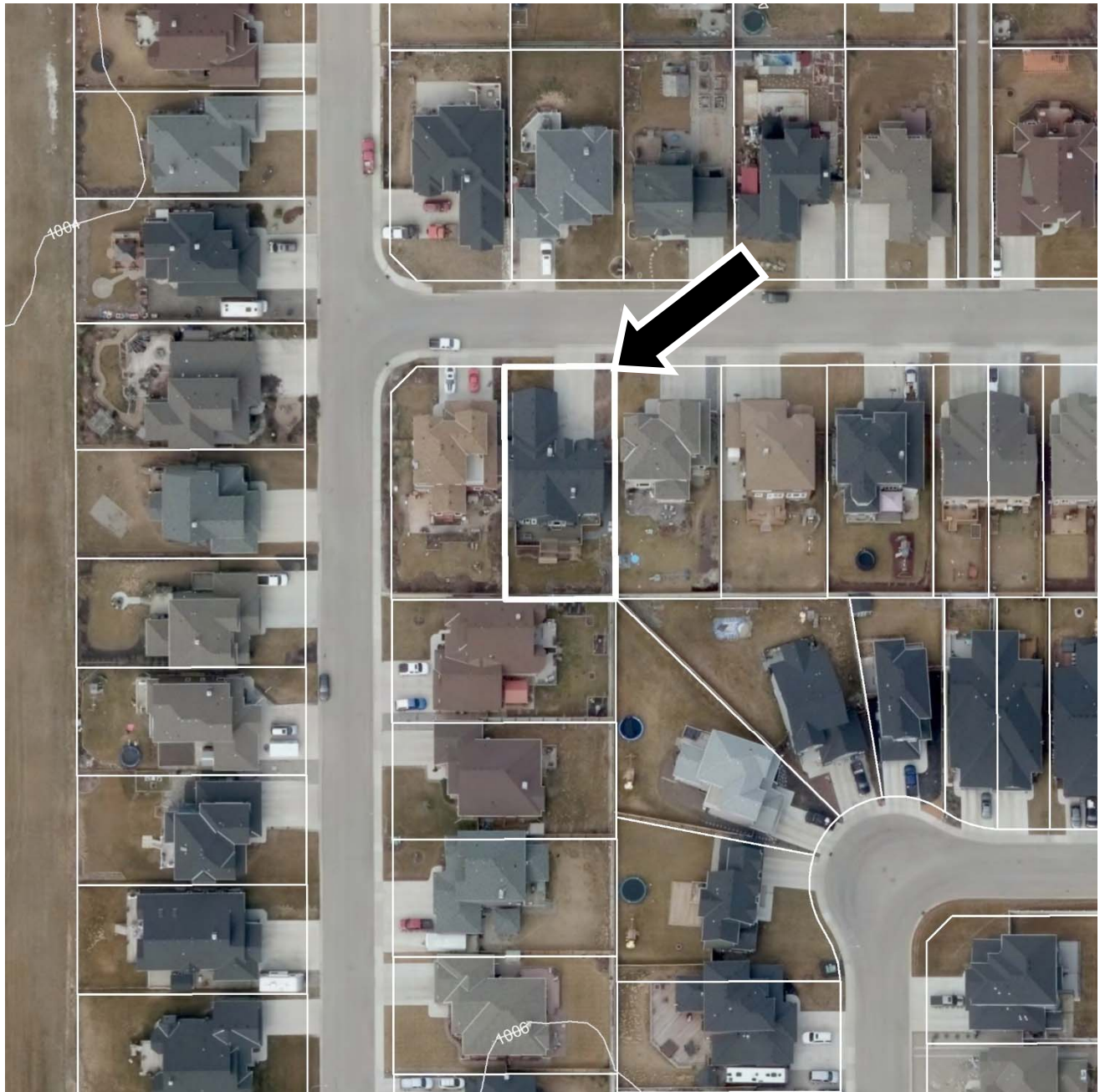
Lot 11, Block 5, Plan 0711240

Date: Dec 6, 2018

Division # 4

File: 03214108





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



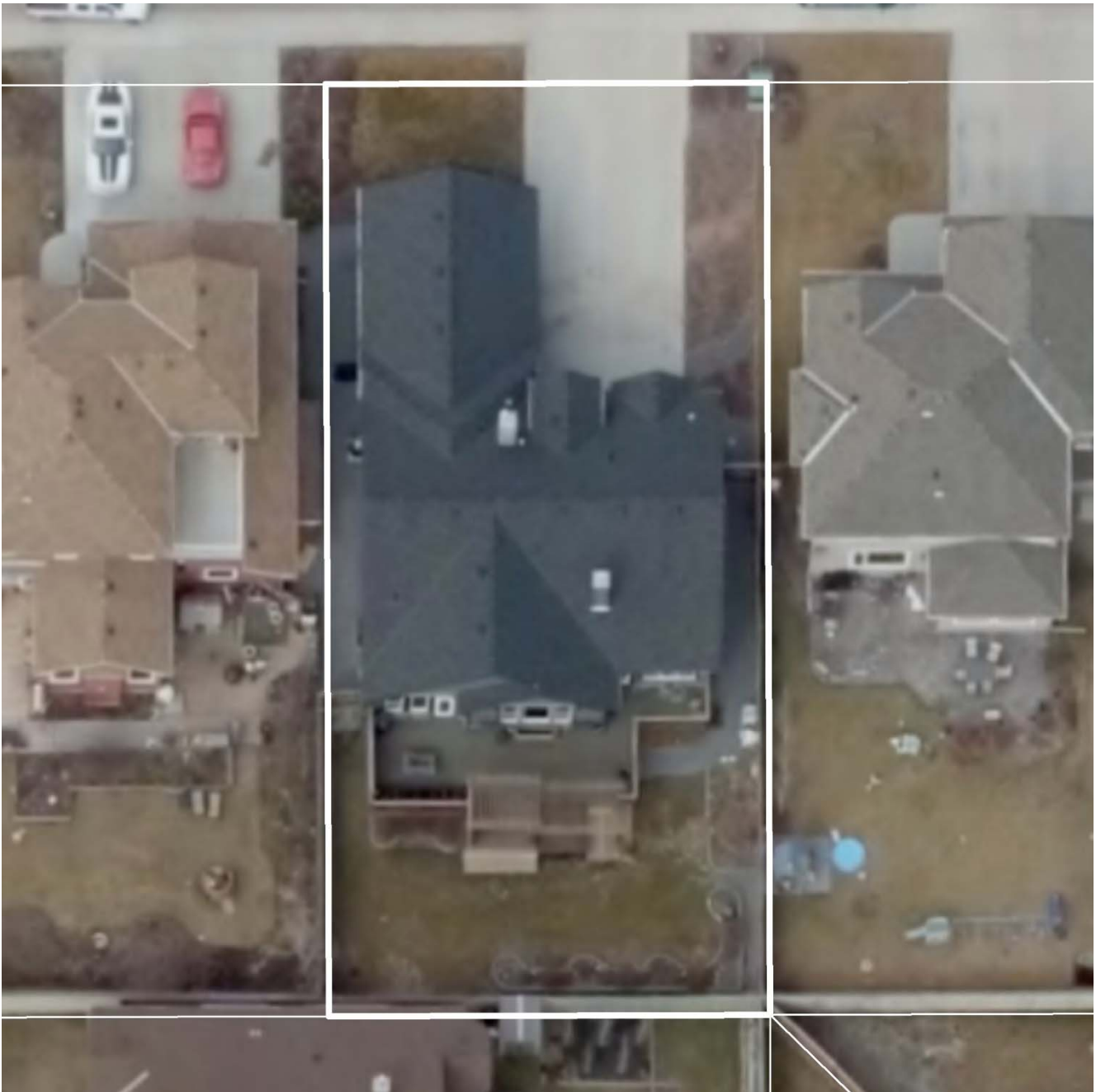
NE-14-23-27-W4M

Lot 11, Block 5, Plan 0711240

Date: Dec 6, 2018

Division # 4

File: 03214108



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

AIR PHOTO

Spring 2018

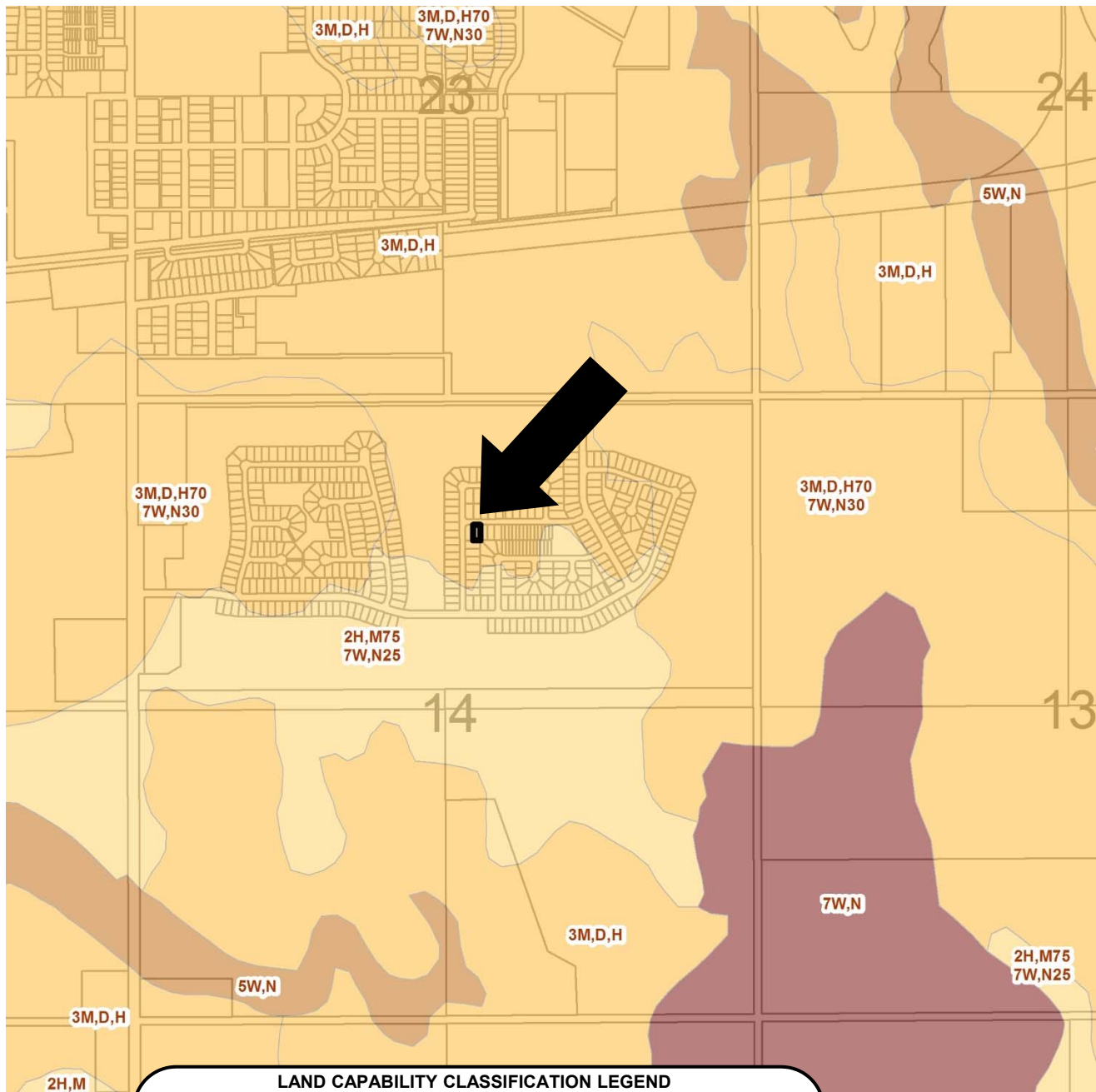


NE-14-23-27-W4M
Lot 11, Block 5, Plan 0711240

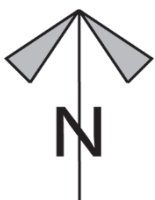
Date: Dec 6, 2018

Division # 4

File: 03214108



SOIL MAP



NE-14-23-27-W4M

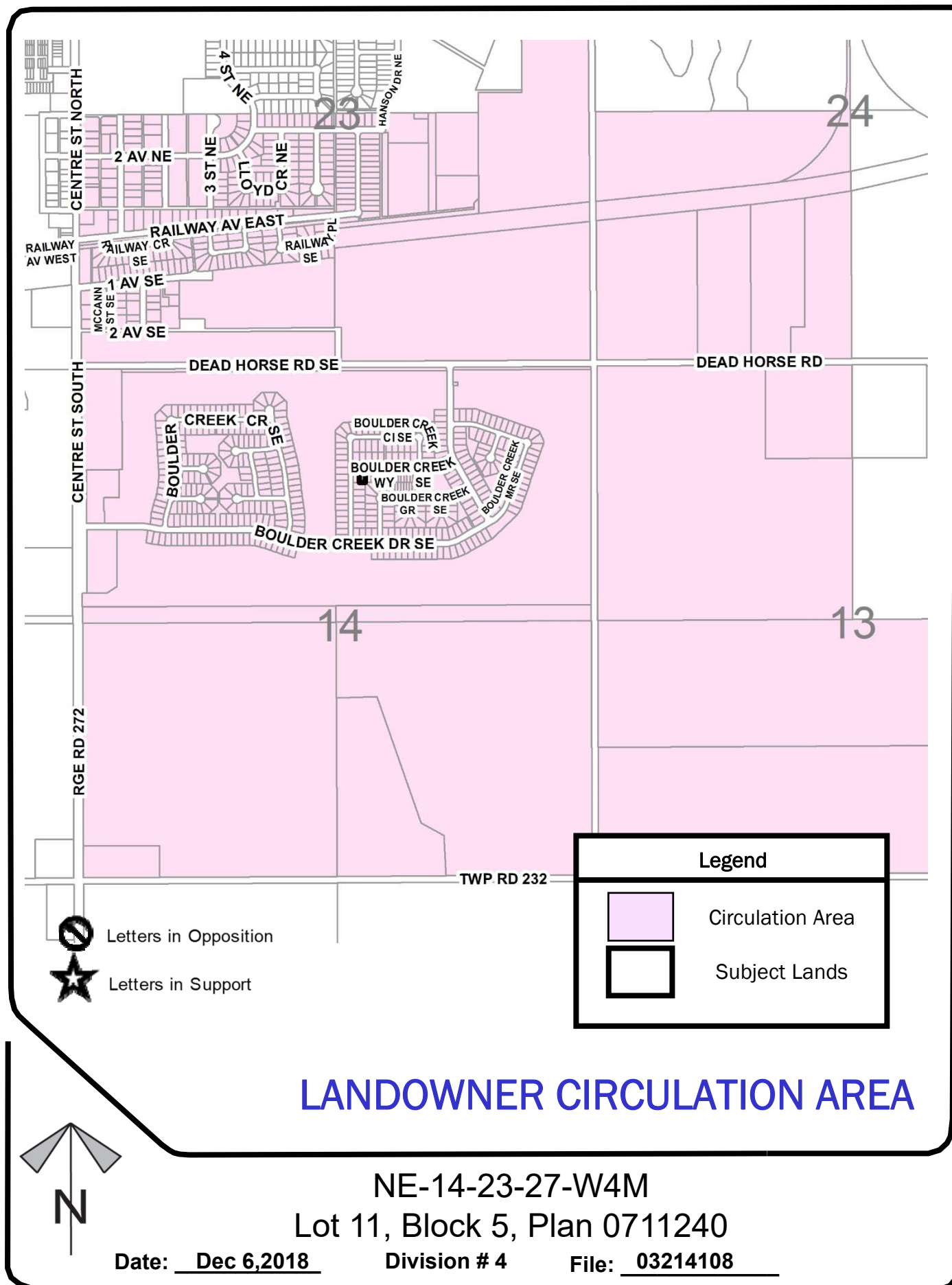
Lot 11, Block 5, Plan 0711240

Date: Dec 6, 2018

Division # 4

File: 03214108

AGENDA
Page 69 of 864



**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

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-5783-2003	Original Bylaw	September 30, 2003
C-6350-06	Delete heading Land Use Regulations – Hamlet Residential Single Family Development Cell & Replace heading 2.0.0 by Land Use Regulations- Hamlet Residential Single Family Development Cell I. Insert in section 3.0.0 Land Use Regulations – Medium Density Residential Development Cell 2 from 3.1.0 – 3.6.0 Insert section 4.0.0 Land Use Regulations – Medium Density Residential Development Cell 3 from 4.1.0 – 4.2.0 Insert definition in 4.0.0 – 4.3.0 Hamlet Reserve Insert regulation in section 2.4.1 Accessory Building Delete previous regulation 2.3.2 and replace regulation 2.3.2 yard, side. Add special regulation 2.5.2 Delete and replace Schedule B.	October 31, 2006
C-6580-2007	Insert additions in section 2.3.2 under Minimum Requirements Yard, Side	December 11, 2007
C-7593-2016	Amendments to section 4.0.0 to encompass Hamlet Residential Single Family Development Cell 3 regulations	July 12, 2016
C-****-2019	Amendment to Section 2.3.2.a to allow for a side yard setback relaxation	PROPOSED

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003

DC-85

DIRECT CONTROL BYLAW REGULATIONS

That the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations – Hamlet Residential Single Family Development Cell 1
- 3.0.0 Land Use Regulations – Medium Density Residential Development Cell 2
- 4.0.0 Land Use Regulations – Hamlet Residential Single Family Cell 3
- 5.0.0 Land Use Regulations – Recreational Business Development Cell 4
- 6.0.0 Definitions
- 7.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Regulation contained within this Section are applicable to the entire Development Area which includes all development cells;
- 1.2.0 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.3.0 The Development Authority shall cause to be issued Development Permits which have been approved.
- 1.4.0 For the purposes of this Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule “B” attached hereto and forming part herein, except as otherwise approved by Council.
- 1.5.0 The location, maximum size and shape of the Development Cells are approximate and will be determined by Plan of Survey in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.6.0 No development of the Lands shall be permitted without and until the Developer has prepared and submitted a Storm Water Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in form and substance satisfactory to each of the Municipality and/or Alberta Environment and/or Alberta Transportation.
- 1.7.0 The Municipality shall not approve any application for subdivision for any development cell until approval has been granted by Alberta Environment to the Municipality for the expansion of the Langdon Municipal Sewage System;
- 1.8.0 The water supply and distribution system required to service any of the development cells shall be via a piped water system constructed, licensed and permitted by Alberta Environment

2.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 1

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

2.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential development.

2.2.0 General Regulations

2.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

2.3.0 Minimum Requirements

2.3.1 Parcel Size:

- a) fully serviced lots: 743 sq. m (8,000 sq. ft.)

2.3.2 Yard, Side – sites without lanes:

- a) principal buildings:
 - i) unobstructed yard, side: 1.50m (4.92 ft.) – except for Lot 38, Block 3, Plan 061 0551 within NE 14-23-27-W4M (815 Boulder Creek Drive) which will be permitted an unobstructed yard, north side, along the cantilever extension: 1.09 m (3.6 ft.)
 - ii) **unobstructed yard, side: 1.50 m (4.92 ft.) – expect for Lot 11, Block 5, Plan 0711240 within NE 14-23-27-W4M (456 Boulder Creek Way) which will be permitted an unobstructed yard, west side, along the attached shed extension: 0.39 m (1.28 ft.)**

2.4.0 Maximum Requirements

2.4.1 Height of buildings:

- a) Principal Buildings: 11.00 meters (36.09 ft.)
- b) Accessory Building: 4.6 m (15.1 ft.)
 - i) Maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft);
 - ii) Maximum height shall be measured from Grade at any point adjacent to the Building;

2.4.2 Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 35%
- b) Maximum Coverage of Accessory Buildings: 10%

2.5.0 Special Requirements:

2.5.1 With respect to Section 2.3.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.

2.5.2 Accessory Buildings are not permitted within the Front Yard or Side Yard of any Dwelling Unit.

2.5.3 Notwithstanding Section 2.5.1, side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

parcel. Section 38 of the Land Use Bylaw shall apply.

3.0.0 LAND USE REGULATIONS - MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CELL 2

3.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for the development of medium density residential development at no more than 10 units per gross acre.

3.2.0 Uses

Dwelling, Semi-detached

Dwelling, Single-detached

Accessory Buildings, less than 65 m² (700 ft²)

Home-based Business, Type 1

Signs for identification of the development only

3.3.0 Development Requirements

3.3.1 Maximum Area of Medium Density Residential Cell: 2.79 ha (6.89 ac)

3.3.2 Maximum Density: 4.01 units per hectare (10 units per gross acre)

3.3.3 Maximum Number of Dwelling Units: 69

3.3.4 Maximum Number of Dwellings per unit: 1

3.3.5 Minimum Off-Street Parking: 2 per dwelling unit that include a minimum of 1 covered parking stall per dwelling unit.

3.4.0 Setbacks

3.4.1 Minimum Front Yard Setback:

a) Principal Building: 5.0 m (16.40 ft)

b) Principal Building: 3.0m (9.84 ft) for parcels with Lanes and no front garage or front driveway.

3.4.2 Minimum Side Yard Setback:

a) 3.0 m (9.84 ft) where a side yard abuts a street or lane

b) unobstructed 1.5 m (4.92 ft.), side yards

c) zero setback where a fire separation is built on a property line which separates units within a building

d) unobstructed 1.0 m (3.28 ft) for accessory buildings

3.4.3 Minimum Rear Yard Setback:

a) Principal Building: 5.0 m (16.40 ft)

b) Accessory Building:

i) 1.0 m (3.28 ft.)

3.5.0 Building Requirements

3.5.1 Maximum Building Height

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

- b) Principal Building: 11.0 m (36.01 ft.)
- c) Accessory Building: 4.6 m (15.1 ft.)
 - i. Maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft);
 - ii. Maximum height shall be measured from Grade at any point adjacent to the Building;

3.5.2 Minimum Habitable Floor Area of Dwelling Unit:

- a) Dwelling, Semi-Detached Bungalow: 110 m² (1,184.07 ft²)
- b) Dwelling, Semi-Detached Two-Storey: 55 m² (592.03 ft²)
- c) Dwelling, Single-Detached: 55 m² (592.03 ft²)

3.5.3 Maximum Number of Accessory Buildings per unit: 1

3.5.4 Maximum Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 55%
- b) Maximum Coverage of Accessory Buildings: 10%

3.6.0 Special Regulations

- 3.6.1 Accessory Buildings are not permitted within the Front Yard or Side Yard Setbacks of any Dwelling Unit.
- 3.6.2 With respect to 3.4.1 and 3.4.2 under Setbacks there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw, which provides for cantilever extensions is not applicable under this Land Use District.
- 3.6.3 Notwithstanding Section 3.6.2 side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner parcel. Section 38 of the Land Use Bylaw shall apply.
- 3.6.4 Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways to the satisfaction of the Development Authority;
- 3.6.5 The driveway connecting a garage (attached and/or detached) to a road shall be a minimum length of 6.5 meters (21.33 ft) when measured from the back of a curb or back of sidewalk.

4.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL 3

4.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential development that may accommodate Home Based Businesses.

4.2.0 General Regulations

- 4.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

4.3.0 Minimum Requirements

4.3.1 Parcel Size:

- a) fully serviced lots: 743 sq. m (8,000 sq. ft.)

4.3.2 Yard, Side – sites without lanes:

- a) Principal buildings:
 - i) Unobstructed yard, side: 1.50 m (4.92 ft.) – except for Lot 38, Block 3, Plan 061 0551 within NE 14-23-27-W04M (815 Boulder Creek Drive) which will be permitted an unobstructed yard, north side, along the cantilever extension: 1.09 m (3.6 ft.)

4.4.0 Maximum Requirements

4.4.1 Height of buildings:

- a) principal buildings: 11.00 meters (36.09 ft.)
- b) accessory building: 4.6 m (15.1 ft.)
 - ii) maximum height at any eaveline when measured from the finished floor of the Building shall be 3.0 m (9.8 ft.)
 - iii) maximum height shall be measured from Grade at any point adjacent to the Building.

4.4.2 Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 35%
- b) Maximum Coverage of Accessory Buildings: 10%

4.5.0 Special Requirements:

- 4.5.1 With respect to Section 4.3.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.
- 4.5.2 Accessory Buildings are not permitted within the Front Yard or Side Yard of any Dwelling Unit.
- 4.5.3 Notwithstanding Section 4.5.1 side yard extensions into the defined minimum required setback is permitted when the extension is on the street side of a corner parcel. Section 48 of the Land Use Bylaw shall apply.
- 4.5.4 The advertised hours that the show home is open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m. Monday to Friday.

5.0.0 LAND USE REGULATIONS – RECREATIONAL BUSINESS DEVELOPMENT CELL 4

5.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for a golf course and associated uses.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5783-2003**

DC-85

5.2.0 General Regulations

5.2.1 Section 52 Recreation Business District (B-4) of Land Use Bylaw 4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

5.3.0 Uses

Golf Course

Golf Driving Range

Miniature Golf Establishment

Accessory Buildings less than 185.80 sq. m. (2000 sq. ft.) building area

Indoor Participant Recreation Services

Restaurant

Drinking Establishment

Child Care Facility

Private Clubs and Organizations

Signs

6.0.0 DEFINITIONS**6.1.0 Development - means:**

- i) any excavation or stockpile and the creation of either of them;
- ii) a building or an addition to, or replacement, or repair of a building
- iii) a change of use of land or a building or an act done in relation to land or a building that results in a change in the use of the land or building.
- 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 a change in the intensity of use of the land or building.

6.2.0 Development Cell - means an area of land contains uses as defined and prescribed by this Bylaw.

6.3.0 Hamlet Reserve – transitional private open space or private park space, that may be improved or unimproved open space, until such time the land is developed for multi-family residential or mixed use.

6.4.0 Lands – means the lands as shown on Schedule 'A' attached hereto.

6.5.0 Terms not defined above have the same meaning as defined in Section 8.0.0 of Land Use Bylaw C-4841-97.

7.0.0 IMPLEMENTATION

7.0.1 This Bylaw comes into effect upon the date of its third and final reading thereof.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03222172	APPLICATION: PL20190101
SUBJECT:	Redesignation Item – Site-Specific Direct Control District Amendment	

POLICY DIRECTION:

The application was evaluated against the policies found within the Interim Growth Plan, the Langdon Area Structure Plan, the Langdon Crossing West Conceptual Scheme and the Land Use Bylaw.

EXECUTIVE SUMMARY:

This application proposes a site-specific amendment to Direct Control Bylaw 75 (DC 75) in order to allow an existing structure to remain. The dwelling located at 48 Thomas Street features a cantilever extension within the side yard, with a setback of 0.95 m (3.12 ft.). In accordance with DC 75, the minimum side yard setback requirement is 1.52 m (5.00 ft.). Council granted first reading to Bylaw C-7939-2019 on October 22, 2019.

The following is a summary of the application assessment:

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

Administration determined that the application generally meets the County's requirements.

¹ ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	July 25, 2019
DATE DEEMED COMPLETE:	July 25, 2019

PROPOSAL:	To amend Direct Control District 75, site-specific to 48 Thomas Street, to reduce the side yard setback requirement from 1.52 metres (5.00 feet) to 0.95 metres (3.12 feet) in order to allow an existing cantilever extension to remain.
LEGAL DESCRIPTION:	Lot 24, Block 3, Plan 0212943, NE-22-23-27-W4M
GENERAL LOCATION:	Located within the hamlet of Langdon, 400 metres (1/4 mile) west of Centre Street, 200 metres (1/8 mile) south of Brander Avenue, and on the east side of Thomas Street.
APPLICANT:	Rob Patenaude
OWNERS:	Foreclosure Busters Inc.

¹ **Administration Resources**
 Stefan Kunz and Bianca Duncan, Planning and Development Services



EXISTING LAND USE DESIGNATION:	Direct Control District 75
PROPOSED LAND USE DESIGNATION:	Direct Control District 75 (with site-specific amendment)
GROSS AREA:	± 0.1 hectares (± 0.24 acres)
SOILS (C.L.I. from A.R.C.):	Class 3, M, D, H - Moderate limitations due to low moisture holding or supplying capability, adverse texture, low permeability/undesirable structure, and temperature limiting factor.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 22 adjacent landowners; no responses were received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

- 2005** Adoption of the Langdon Crossing West Conceptual Scheme, replacing the original conceptual scheme adopted in 2000. Both allowed for the creation of a multi-lot residential development.
- 2002** Plan 0212943 is registered, resulting in the creation of the subject lands.
- 2001** Lands are designated to Direct Control District 75.

BACKGROUND:

This application proposes a site-specific amendment to DC 75, in order to allow an existing structure to remain. The dwelling located at 48 Thomas Street features a cantilever extension within the side yard, with a setback of 0.95 metres (3.12 feet). In accordance with DC 75, the minimum side yard setback requirement is 1.52 metres (5.00 feet). This application proposes to amend DC 75 in order to allow the existing structure to remain.

The subject lands are located within the hamlet of Langdon, 400 metres (1/4 mile) west of Centre Street, 200 metres (1/8 mile) south of Brander Avenue, and on the east side of Thomas Street. This is an area of the County that primarily features residential uses, but institutional, recreational, business, and industrial uses also exist in order to serve area residents. The land use district in the immediate vicinity of the lands are DC 75, which are generally residential but also features the commercial and institutional uses.

The lands are developed with a dwelling that is serviced by means of piped water and wastewater. Access to the site is provided via Thomas Street.

At the time of first reading, a question from Council directed Administration to provide details regarding fire code requirements for building setbacks. While requirements vary, typically, walls within 1.20 metres of a property line have a higher fire rating standard. While the existing dwelling likely does not meet this standard, the question of the variance considered in this application is a matter of amenity (i.e., strictly the location of the structure), rather than construction (i.e., the fire rating of the structure).

POLICY ANALYSIS:

The subject lands are located within the boundaries of the Langdon Area Structure Plan (LASP), and the Langdon Crossing West Conceptual Scheme (LCWCS). Primary policy analysis was conducted using the Land Use Bylaw.



Interim Growth Plan

The redesignation proposes a relaxation to requirement within an existing residential area, the application does not appear to be regionally significant development on the basis of the Interim Growth Plan (IGP).

Langdon Area Structure Plan (LASP)

The vision of the LASP is to “be a charming hamlet nestled in its surrounding wetlands and agricultural lands.” The area comprised by the subject lands is listed as appropriate for residential land uses, and have been developed in accordance with a previously approved local plan (the Langdon Crossing West Conceptual Scheme). As no new development is proposed and the application intends to allow an existing structure to remain, the intent of the LASP is maintained.

Langdon Crossing West Conceptual Scheme (LCWCS)

The LCWCS area is predominantly residential, with accommodating institutional and joint-use areas. The subject lands are located within the Hamlet Residential Single Family development area.

Land Use Bylaw

Variance powers concerning lands within Direct Control Districts are provided within Section 67.5 of the Land Use Bylaw, allows the Development Authority to vary minimum front, side, and rear yard setbacks where the variance does not exceed 20% or 1.00 m, whichever is greater.

In this case, DC 75 requires a minimum side yard setback of 1.52 m (5.00 ft.). However, the dwelling has an existing setback of 0.95 m (3.12 ft.). This requires a variance of 0.57 m (1.87 ft.), or 37.5%. As this exceeds the variance power granted to the Development Authority within the Land Use Bylaw.

Table 1: Setback calculation

Minimum Side Yard Setback Requirement	1.52 m (5.00 ft.).
Existing Side Yard Setback	0.95 m (3.12 ft.)
Relaxation (m/ft.)	0.57 m (1.87 ft.)
Relaxation (%)	37.5%

PROPOSED AMENDMENT TO BYLAW

Add a provision to Section 2.3.3.a) within “Land Use Regulations – Hamlet Residential Single Family Development Cell” to read:

notwithstanding Section 2.3.3.a) and Section 2.5.0, Lot 24, Block 3, Plan 0212943, NE-22-23-27-W4M is permitted one side yard setback to be a minimum of 0.97 m, in order to permit a 1.60 m long cantilever extension to remain.

CONCLUSION:

The application proposes to correct a non-conformity with an existing dwelling within Direct Control Bylaw 75. While this amendment does not challenge the intent of the Langdon Area Structure Plan or the Langdon Crossing West Conceptual Scheme, the requested relaxation does not fall within the variance power provided within the Land Use Bylaw.



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7939-2019 be given second reading.
 Motion #2 THAT Bylaw C-7939-2019 be given third and final reading.
- Option # 2: That application PL20190101 be refused

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7939-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Direct Control Bylaw C-5457-2001 Redline Version



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No concerns.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment and Parks	Not required for circulation.
Alberta Transportation	No concerns or requirements.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No concerns.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No concerns.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comments received.
<i>Adjacent Municipality</i>	
None	
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.



ROCKY VIEW COUNTY
Cultivating Communities

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members	No comments received.
Recreation Board	No comments received.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<i>Parks:</i> No concerns. <i>Recreation:</i> No concerns.
Development Authority	No comments received.
GIS Services	No comments received.
Building Services	No comments received.
Fire Services & Emergency Management	No comments.
Development Compliance	No concerns.
Planning and Development Services - Engineering	Geotechnical: <ul style="list-style-type: none"> Engineering has no requirements at this time. Transportation: <ul style="list-style-type: none"> Engineering has no concerns at this time. There is an existing road approach off of Thomas Street NW providing access to the subject land. The Transportation Offsite Levy has already been collected on the subject lands. Sanitary/Waste Water: <ul style="list-style-type: none"> Engineering has no concerns at this time. Water Supply And Waterworks: <ul style="list-style-type: none"> Engineering has no concerns at this time. Storm Water Management: <ul style="list-style-type: none"> Engineering has no concerns at this time.

ROCKY VIEW COUNTY
Cultivating Communities

AGENCY	COMMENTS
	Environmental: <ul style="list-style-type: none">• Engineering has no concerns at this time.
Transportation Services	No comments received.
Capital Project Management	No comments received.
Utility Services	No concerns.
Agriculture & Environment Services	No comments received.

Circulation Period: August 9, 2019 to August 30, 2019



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7939-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5457-2001

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7939-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5457-2001, affecting Lot 24, Block 3, Plan 0212943, NE-22-23-27-W4M, has been amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7939-2019 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: 4

File: 03222172 - PL20190101

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed

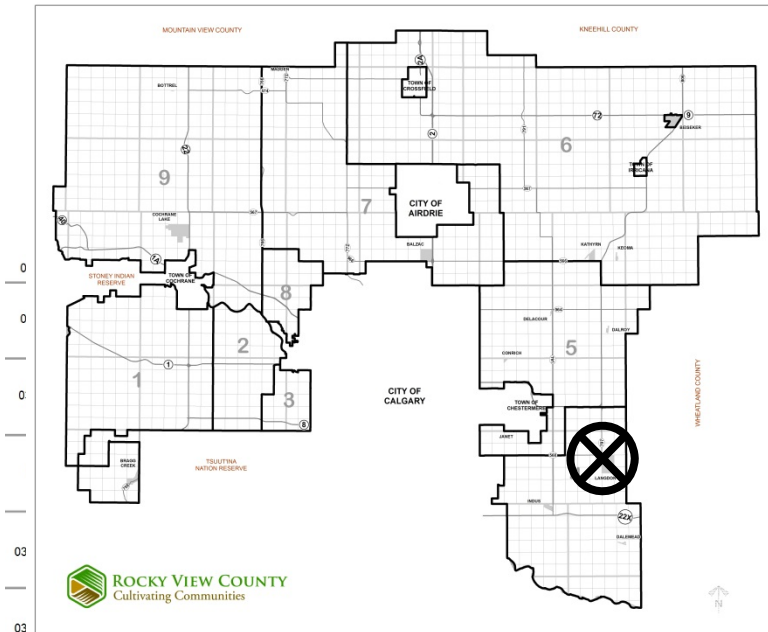
SCHEDULE 'A'
FORMING PART OF BYLAW C-7939-2019

Schedule of textual amendments to Direct Control Bylaw C-5457-2001.

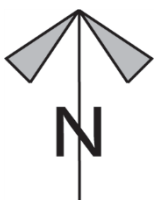
Amendment:

Add a provision to Section 2.3.3.a) within "Land Use Regulations – Hamlet Residential Single Family Development Cell" to read:

notwithstanding Section 2.3.3. a) and Section 2.5.0, Lot 24, Block 3, Plan 0212943, NE-22-23-27-W4M is permitted one side yard setback to be a minimum of 0.97 m, in order to permit a 1.60 m long cantilever extension to remain.



LOCATION PLAN



NE-22-23-27-W04M
Lot:24 Block:3 Plan:0212943

Date: August 6, 2019Division # 4File: 03222172

Redesignation Proposal: To amend Direct Control District 75, site-specific to 48 Thomas Street, to reduce the side yard setback requirement from 1.52 meters (5.00 feet) to 0.95 meter (3.12 feet) in order to allow an existing cantilever extension to remain.



DEVELOPMENT PROPOSAL



NE-22-23-27-W04M

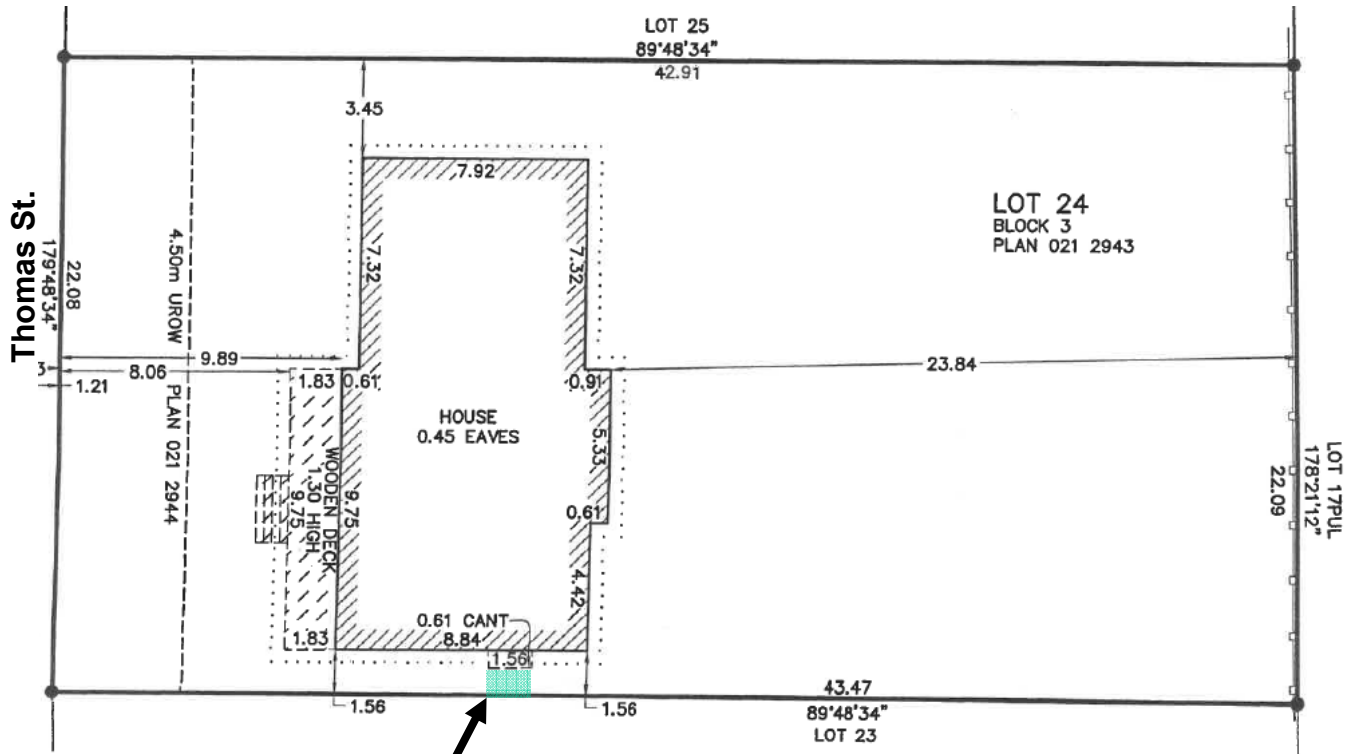
Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

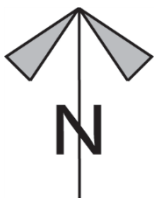
File: 03222172

Redesignation Proposal: To amend Direct Control District 75, site-specific to 48 Thomas Street, to reduce the side yard setback requirement from 1.52 meters (5.00 feet) to 0.95 meter (3.12 feet) in order to allow an existing cantilever extension to remain.



Proposed
Relaxation

DEVELOPMENT PROPOSAL



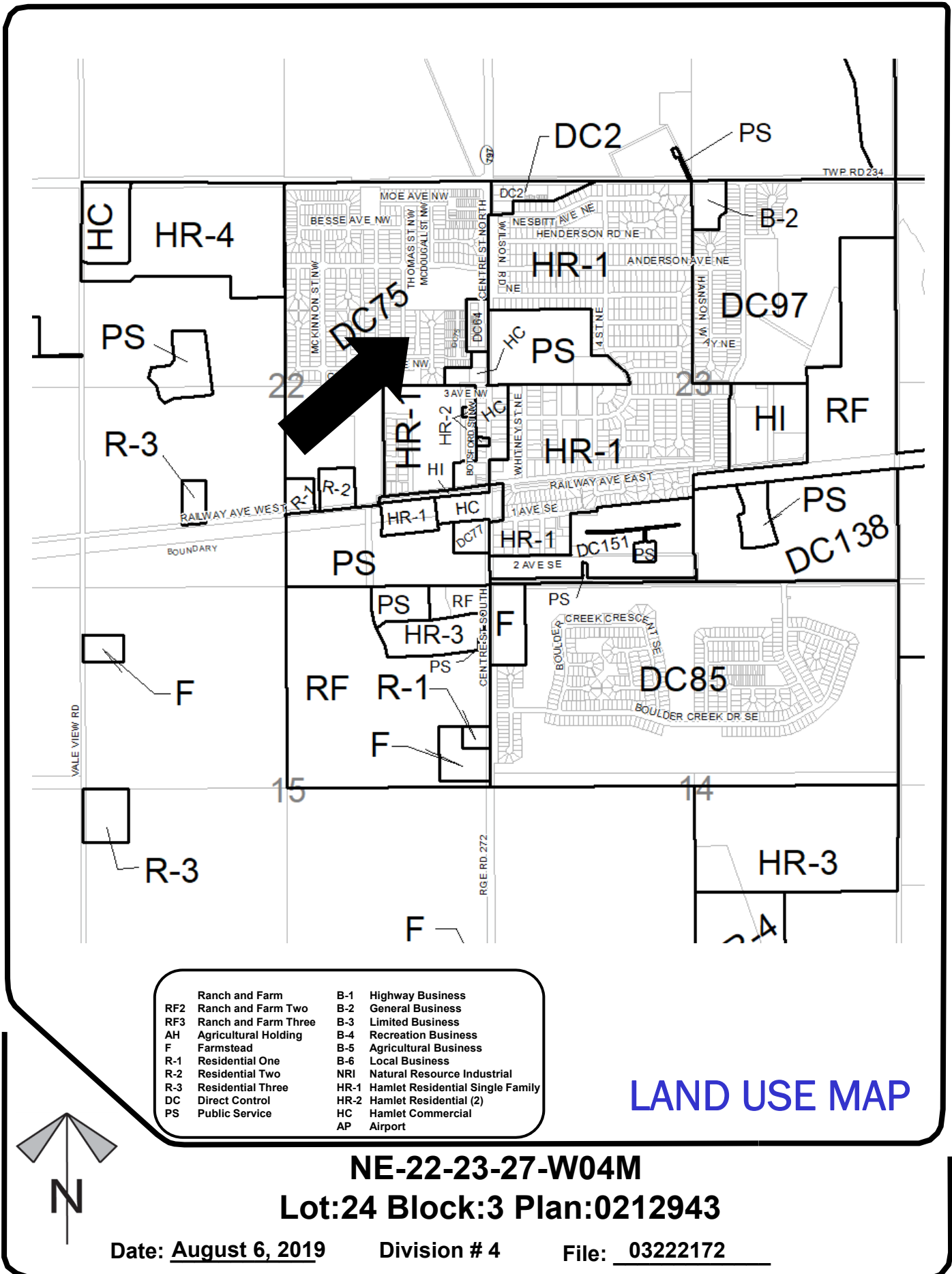
NE-22-23-27-W04M

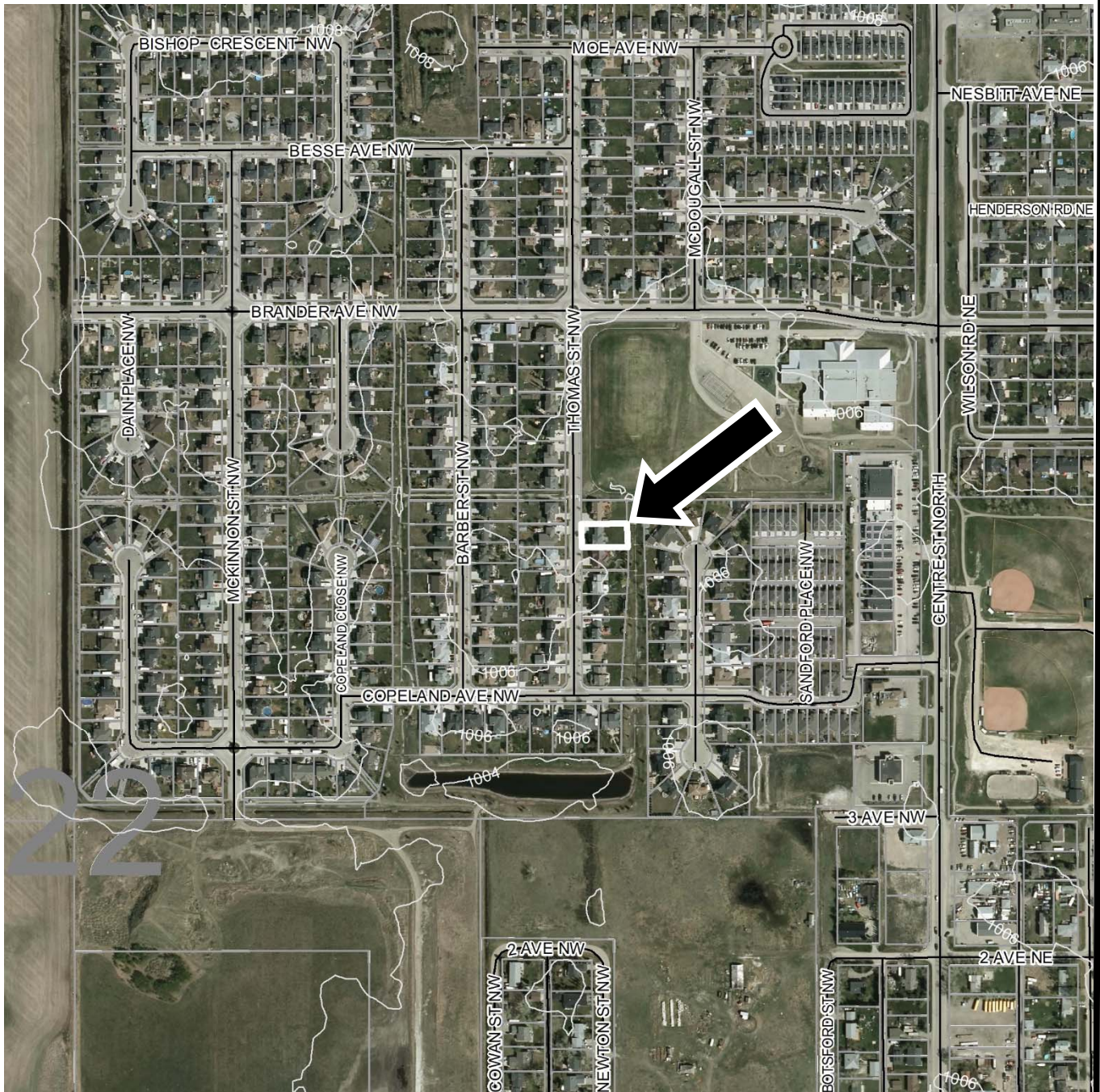
Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

File: 03222172





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



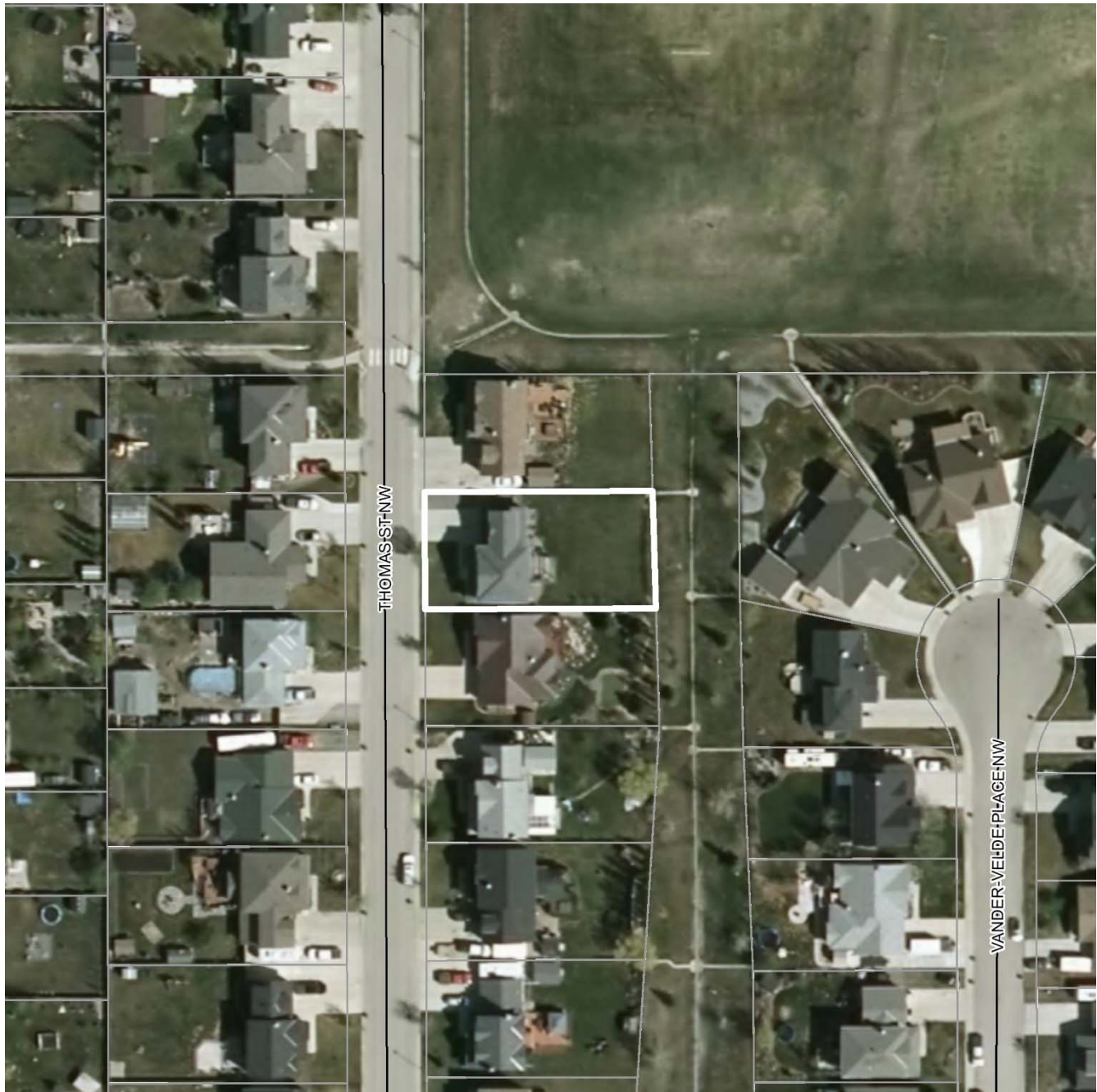
NE-22-23-27-W04M

Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

File: 03222172



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

AIR PHOTO

Spring 2018



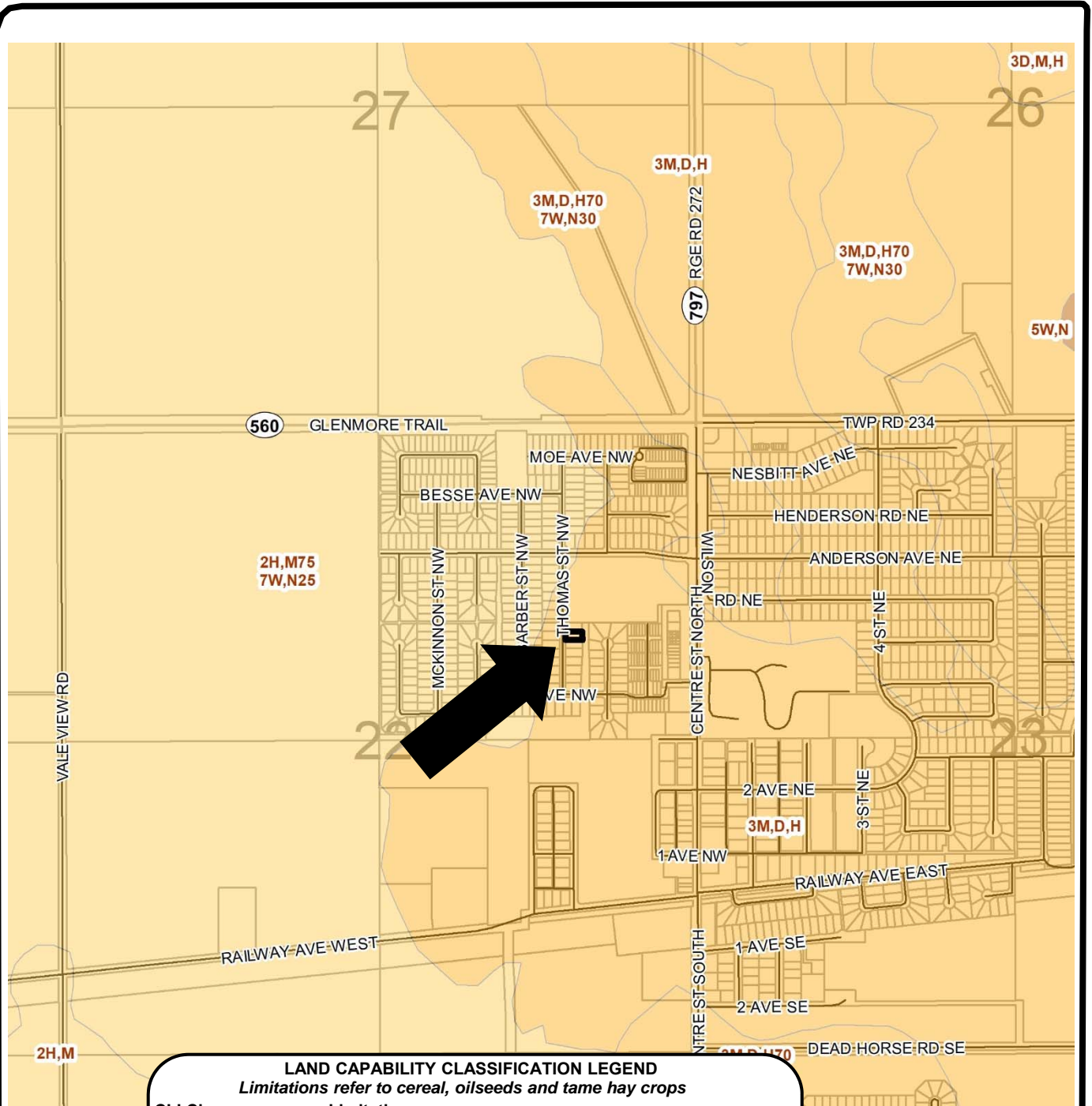
NE-22-23-27-W04M

Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

File: 03222172



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

CLI Class

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

Limitations

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

SOIL MAP

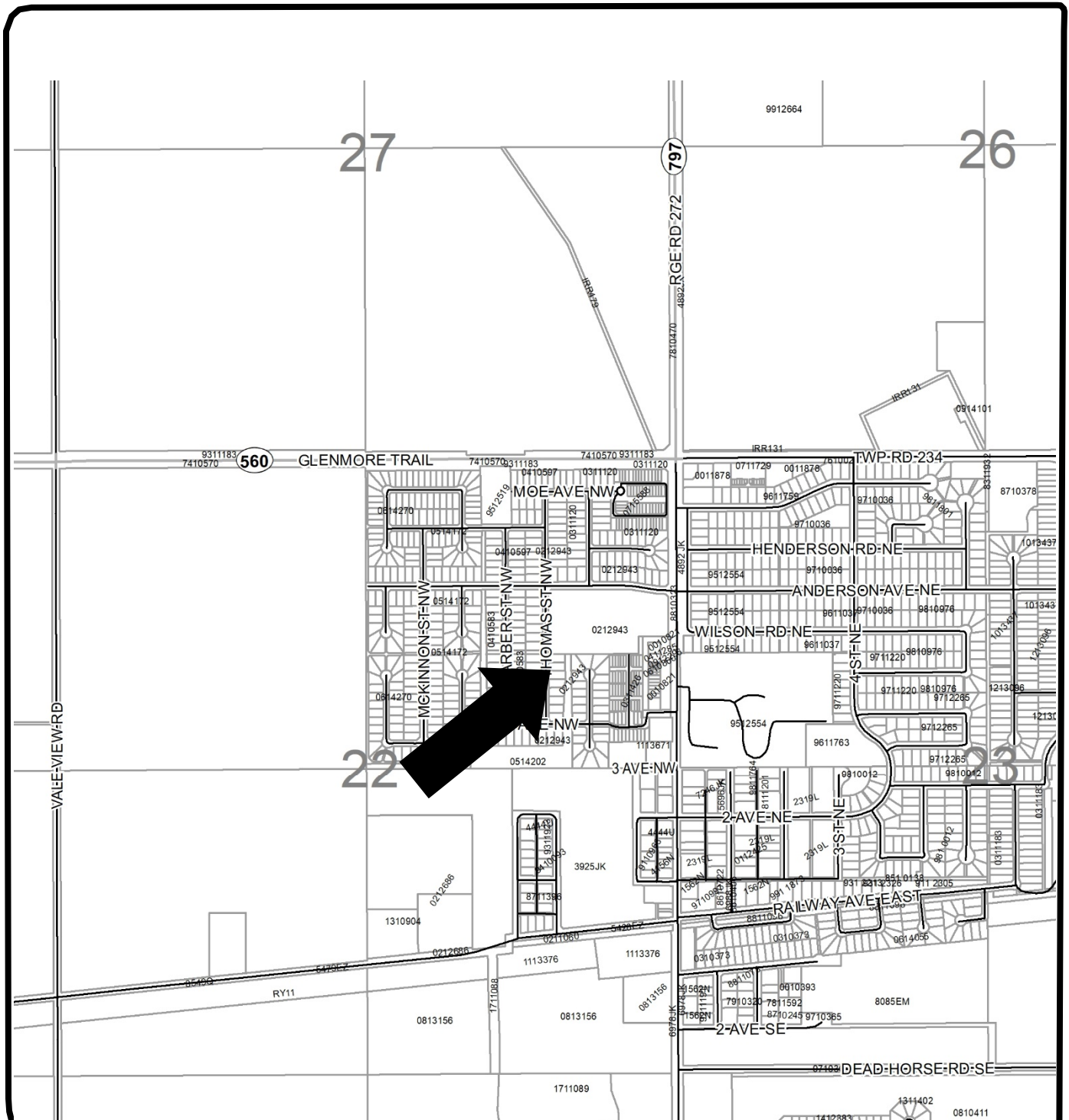


NE-22-23-27-W04M
Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

File: 03222172

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

NE-22-23-27-W04M

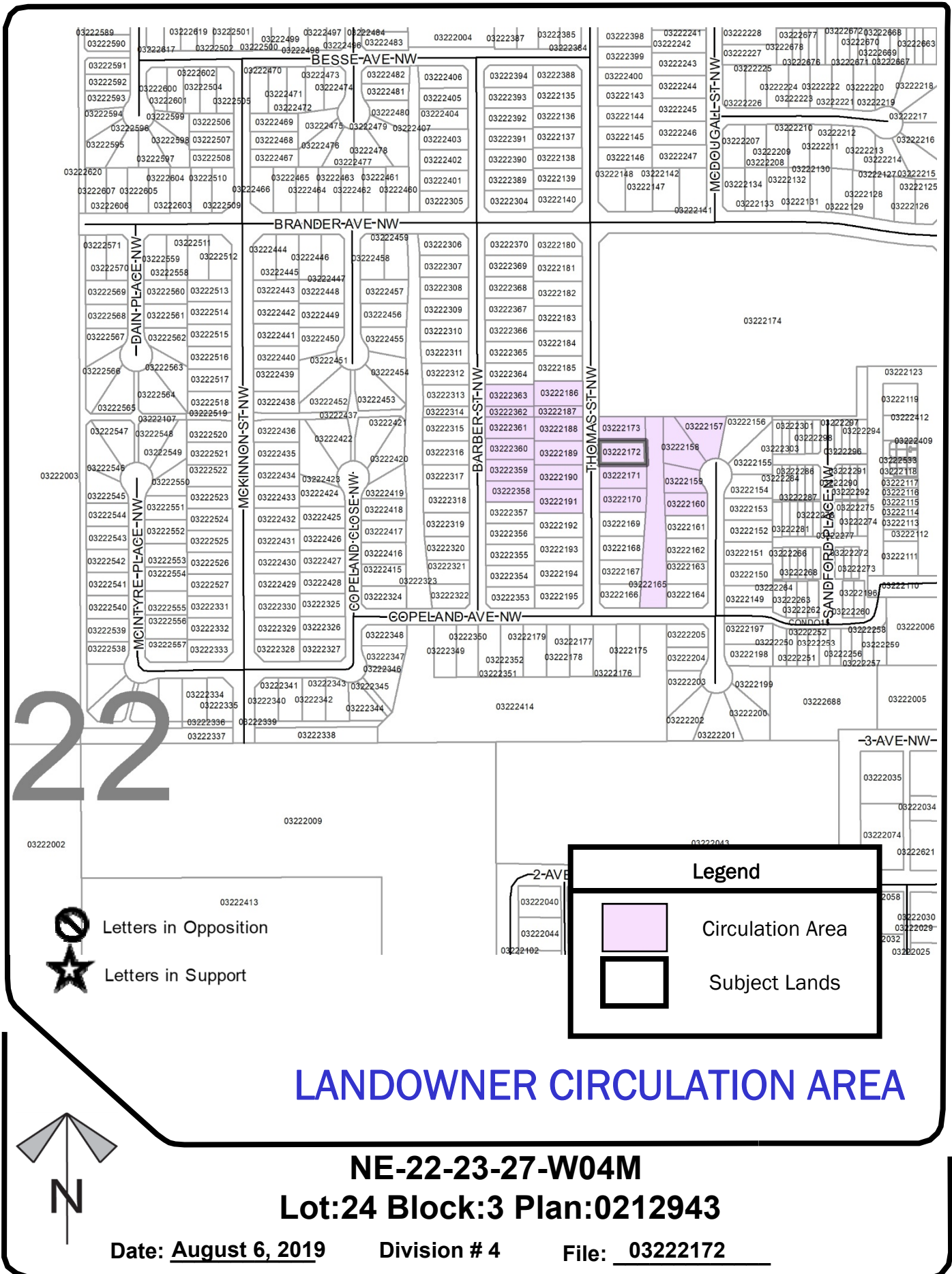
Lot:24 Block:3 Plan:0212943

Date: August 6, 2019

Division # 4

File: 03222172





**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

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-5457-2001	Original Bylaw	December 11, 2001
C-5595-2002	Section 4.0 Medium Density Regulations	July 30, 2002
C-5730-2003	Section 4.0 Medium Density Regulations	May 13, 2003
C-5747-2003	Schedule 'B' Development Cells	June 17, 2003
C-5835-2003	Section 2.0 Single Family Regulations	October 5, 2004
C-6048-2005	Section 2.3.0 Minimum Requirements	April 26, 2005
C-6246-2006	Section 4.0 Medium Density Regulations	June 6, 2006
C-6847-2009	Section 2.3.3 Side Yard Setbacks	November 3, 2009
C-6944-2010	Add a provision to Section 2.3.0	July 27, 2010
C-7073-2011	Add a provision to Section 2.3.0 (2.3.2 d) Add Schedule 'C'	July 12, 2011
C-7083-2011	Land Use amendment to Add Cell 5	October 4, 2011
C-7084-2011	Replace Schedule 'A' Replace Schedule B Insert Section 6 Land Use Regulations Add Schedule D	October 4, 2011
C-7086-2011	Add a provision to Section 2.3.3 a (2.3.3.a.iv)	October 11, 2011
C-7149-2012	Add a provision to Section 4.2.9	May 8, 2012
C-7164-2012	Add provision to Section 2.2.0 to allow Development Permits for yard relaxations as well as a site specific amendment	June 26, 2012
C-7307-2013	Add site specific amendments to Section 2.3.3 a)	November 5, 2013
C-7345-2014	Add site Specific amendments to Section 2.3.3 a)	March 11, 2014
C-7939-2019	Add site Specific amendments to Section 2.3.3 a)	PROPOSED

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

DIRECT CONTROL BYLAW REGULATIONS

The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations – Hamlet Residential Development Cell
- 3.0.0 Land Use Regulations – Public Services Development Cell
- 4.0.0 Land Use Regulations – Medium Density Residential Development Cells A and B
- 5.0.0 Land Use Regulations - Future Hamlet Residential Development Cell
- 6.0.0 Development Regulations
- 7.0.0 Definitions

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Regulation contained within this Section are applicable to the entire Development Area which includes all development cells.
- 1.2.0 The General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.3.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as “Discretionary Uses” by this Bylaw provided the provisions of the same herein are completed in form and substance satisfactory to the Municipality.
- 1.4.0 The Development Authority shall cause to be issued Development Permits which have been approved.
- 1.5.0 For the purposes of this Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated in Schedule “B” attached hereto and forming part herein, except as otherwise approved by Council.
- 1.6.0 The location, maximum size and shape of the Development Cells are approximate and will be determined by Plan of Survey in form and substance satisfactory to the Municipality, to be submitted to the Municipality by the Developer as an application for subdivision approval.
- 1.7.0 No development of the Lands shall be permitted without and until the Developer has prepared and submitted a Storm Water Management Plan prepared by a qualified Professional Engineer licensed to practice in the Province of Alberta in form and substance satisfactory to each of the Municipality and/or Alberta Environment and/or Alberta Transportation.
- 1.8.0 The Municipality shall not approve any application for subdivision for any development cell until approval has been granted by Alberta Environment to the Municipality for the expansion of the Langdon Municipal Sewage System.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

1.9.0 The Water supply and distribution system required to service any of the development cells shall be via a piped water system constructed, licensed and permitted by Alberta Environment.

1.10.0 The New Residential Neighbourhood Policies 7.2.24, 7.2.25, 7.2.26 and 7.2.27 of the Hamlet of Langdon Area Structure Plan (Bylaw C-5049-99) shall be applied to the residential development cells.

1.11.0 The Medium Density Residential Policy 7.2.29 of the Hamlet of Langdon Area Structure Plan (Bylaw C-5049-99) shall be applied to the Medium Density Residential Development Cells.

2.0.0 LAND USE REGULATIONS – HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL

2.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential development.

2.2.0 General Regulations

2.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

2.2.2 The Development Authority may issue a Development Permit to grant relaxations for front, side, and rear yard setbacks for existing *Dwellings, single detached* so long as the amount of the variance does not exceed 20% of the required distance.

2.3.0 Minimum Requirements

2.3.1 Parcel Size

- a) fully serviced lots: 800.00 sq. m (8,625.47 sq.ft.)
- b) fully serviced lots: 647.52 sq. m (6,970.08 sq. ft.) on lots identified on Schedule 'C'.

2.3.2 Yard, Front:

- a) 6.0 m (19.7 ft.)
- b) 4.0 m (13.12 ft.) on lots identified on Schedule 'C'
- c) notwithstanding Section 2.3.2. a) Lot 16, Block 10, Plan 061 4270 within NE 22-23-27-W4M is permitted a front yard setback to be a minimum of 4.64 m in order to allow for the existing dwelling to remain.
- d) notwithstanding Section 2.3.2.a) Lot 62, Block 10, Plan 061 4270 within

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001

DC-75

NE 22-23-27-W4M is permitted a front yard setback to be a minimum of 5.90 m in order to allow for the existing dwelling to remain.

2.3.3 Yard, Side – sites without lanes:

a) principal buildings

- i) unobstructed yard, side: 1.52 m (5.00 ft.)
- ii) notwithstanding Section 2.3.3. a) and Section 2.5.0, Lot 28, Block 5, Plan 051 4172 is permitted one side yard setback to be a minimum of 1.28 m, in order to permit a 1.52 m long cantilever extension to remain.
- iii) notwithstanding Section 2.3.3. a) and Section 2.5.0, Lot 17, Block 12, Plan 061 4270 within NE 22-23-27-W4M is permitted one side yard setback to be a minimum of 0.99 m, in order to permit a 1.53 m long cantilever extension to remain.
- iv) notwithstanding Section 2.3.3. a) and Section 2.5.0, Lot 20, Block 2, Plan 021 2943 within NE 22-23-27 W4M is permitted one side yard setback to be a minimum of 0.91 m, in order to permit two cantilever extensions, 1.31 m and 1.83 m in length, to remain.
- v) notwithstanding Section 2.3.3.a) and Section 2.5.0, Lot 19, Block 2, Plan 021 2943 within NE 22-23-27-W4M is permitted one side yard setback to be a minimum of 1.22 m, in order to permit a 1.83 m long cantilever extension to remain.
- vi) notwithstanding Section 2.3.3 a) and Section 2.5.0, Lot 3, Block 4, Plan 0212943 within NE-22-23-27-W04M is permitted one side yard setback to be a minimum of 0.95 m, in order to permit a 1.59 m long cantilever extension to remain.
- vii) notwithstanding Section 2.3.3.) and Section 2.5.0, Lot 17, Block 1, Plan 0311120 within NE-22-23-27-W04M is permitted one side yard setback to be a minimum of 0.97 m, in order to permit a 1.60 m long cantilever extension to remain.
- viii) notwithstanding Section 2.3.3. a) and Section 2.5.0, Lot 24, Block 3, Plan 0212943, NE-22-23-27-W4M is permitted one side yard setback to be a minimum of 0.97 m, in order to permit a 1.60 m long cantilever extension to remain.**

2.3.4 Habitable ground floor area (excludes basement):

- a) 90.0 sq. m (968.8 sq. ft.), single storey dwelling.
- b) 90.0 sq. m (968.8 sq. ft.), being the combined area of any two levels of a split level dwelling.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

- c) 55.74 sq. m (600.0 sq. ft.) main floor area, plus 55.74 sq. m (600.0 sq. ft.) second floor area, two storey dwelling including stair well.
- d) 74.0 sq. m (796.6 sq. ft.) split level or bi-level main floor area, plus 18.0 sq. m (193.8 sq. ft.) second floor area, two storey dwelling.
- e) 90.0 sq. m (968.8 sq. ft.) main floor for a dwelling, moved-in.

2.4.0 Maximum Limits

2.4.1 Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 35%.
- b) Maximum Coverage of Accessory Buildings: 10%.

2.4.2 Height of buildings:

- a) principal building: 10.30 m (33.79 ft.)

2.5.0 Special Regulations

- 2.5.1 With respect to Section 2.3.2 Yard, Side there shall be no side yard extensions into the defined minimum required setback. Section 38 of the Land Use Bylaw that provides for cantilever extensions is not applicable under this Direct Control District.
- 2.5.2 Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.
- 2.5.3 The driveway connecting a garage (attached and/or detached) to a public road shall be a minimum length of 6.5 m (21.33 ft) when measured from the back of a curb or back of sidewalk.

3.0.0 LAND USE REGULATIONS – PUBLIC SERVICES DEVELOPMENT CELL

3.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to provide for the development of Institutional, Educational and Recreational uses.

3.2.0 General Regulations

- 3.2.1 Section 59 Public Services District of Land Use Bylaw 4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

4.0.0 LAND USE REGULATIONS – MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CELLS

MEDIUM DENSITY DEVELOPMENT CELL A

The area located in the southeasterly corner as shown in Schedule 'B' comprising 2.20 hectares (5.44 acres).

4.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for the development of medium density residential development of 55 dwelling units at no more than 10 units per gross acre.

4.1.1 Uses

*Dwelling, Semi-detached
Dwelling, Single-detached
Accessory Buildings
Home-Based Business, Type I
Signs for identification of the development only*

Development Requirements

4.1.2 Maximum Area of Medium Density Residential Cell: 2.207 hectares (5.430 acres)

4.1.3 Maximum Density: 10 units per gross acre

4.1.4 Maximum Number of residential dwelling units: 55

4.1.5 Maximum Number of dwellings per unit: 1

4.1.6 Maximum of 39 Dwelling, Semi-Detached Two Story

4.1.7 Maximum of 16 Dwelling, Semi-Detached Bungalow

4.1.8 Maximum of 1 Single Detached Dwelling

4.1.9 Minimum Off-Street Parking: 2 per dwelling unit that include a minimum of 1 covered parking stall per dwelling unit.

Setbacks

4.1.10 Minimum Front Yard Setback:

a) Principal Building: 5.0 m (16.40 ft.)

4.1.11 Minimum Side Yard Setback

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001

DC-75

- a) 3.0 m (9.84 ft.) adjacent to the western property line of the condominium plan designated as the Hamlet Residential Single Family Development Cell.
- b) unobstructed 1.20 m (3.94 ft.) all other.
- c) Zero setback where a fire separation is built on a bareland condominium unit property line which separates units within a semi-detached building.
- d) unobstructed 1.00 m (3.28 ft.) for accessory buildings.

4.1.12 Minimum Rear Yard Setback:

- a) Principal Building: 5.0 m (16.40 ft.).
- b) Accessory Building:
 - i) 2.0 m (6.56 ft.)
 - ii) Zero Setback from property line with lane.

4.1.13 The Rear Yard Setback for any dwelling unit shall be deemed as the unit property line fronting the common property containing a road or lane.

Building Requirements

4.1.14 Maximum Building Height:

- a) Principal Building: 10 m (32.81 ft.)
- b) Accessory Building: 6.0 m (19.69 ft.)

4.1.15 Minimum Habitable Floor Area of Dwelling Unit:

- a) Bungalow Semi-Detached Dwelling Unit: 110 sq. m (1,184.07 sq. ft.)
- b) Two Story Semi-Detached Dwelling Unit: 55 sq. m (592.03 sq. ft.)
- c) Single Detached Dwelling Unit: 55 sq. m (592.03 sq. ft.)

4.1.16 Maximum Number of Accessory Buildings per Unit: 1

4.1.17 Maximum Area of Accessory Buildings: 18.5% of the bareland condominium unit

Special Regulations

4.1.18 Accessory Buildings are not permitted within the Front Yard or Side Yard Setbacks of any Dwelling Unit.

4.1.19 With respect to Section 4.1.11 and 4.1.12 under Setbacks there shall be no side yard extensions into the defined minimum required setback. Section 38 of the

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

Land Use Bylaw which provides for cantilever extensions is not applicable under this Direct Control District.

MEDIUM DENSITY DEVELOPMENT CELL B

The area located in the north easterly corner as shown in Schedule 'B' containing 2.349 hectares (5.8 acres)

4.2.0 Purpose and Intent

The purpose and intent of this Development Cell is to allow for the development of a comprehensively designed medium density, residential development that will be compatible in scale and character with the surrounding low density single family residential.

4.2.1 Uses

Dwellings, Row

Accessory Building located in Common Use Area, less than 23 sq. m (247.58 sq. ft.)

Home-based Business, Type 1

Signs for identification of the development only

Development Requirements

4.2.2 Maximum Area of Medium Density Residential Cell: 2.349 hectares (5.8 acres)

4.2.3 Maximum Density: 10.0 units per gross acre

4.2.4 Maximum Number of residential dwelling units: 58

4.2.5 Maximum Number of dwellings per unit: 1

4.2.6 Maximum Number of attached dwelling units: 6

Setbacks

4.2.7 Minimum Front Yard Setback:

a) Principal Building: 5.0 m (16.40 ft.)

4.2.8 Minimum Side Yard Setback:

a) 1.5 m (4.92 ft.), side yards

b) Zero setback where a fire separation is built on a bareland condominium unit property line which separates units within a building

4.2.9 Minimum Rear Yard Setback:

a) Principal Building: 7.5 m (24.60 ft.)

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

- b) notwithstanding Section 4.2.9 a) Units 15, 16, 19-22, 25, 26, 31, 32, 35-38, 41, 42, Plan 071 5588 within NE 22-23-27-W4M are permitted a rear yard setback to be a minimum of 6 m.
- 4.2.10 Notwithstanding the other regulations of this Development Cell, where a Dwelling, Row abuts a site designated to allow Dwellings, single detached housing as a Use, the following regulations shall apply:
- a) Minimum landscaped setback of 6 m (19.68 ft.) shall be required from any Dwelling, Row Unit to any property line common with Single Detached Housing. Where a sideyard setback is proposed adjacent to a rear yard of any property designated to allow for Dwellings, single detached housing as a use, a minimum of 1.5 m (4.92 ft.) shall apply.
- b) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (9.84 ft.) of any property line that abuts a site designated to allow Dwellings, single detached housing as a Use;

Building Requirements

4.2.11 Maximum Building Height:

- a) Principal Building: 10 m (32.81 ft.)

4.2.12 Maximum Total Site Coverage (All Buildings): 35%

4.2.13 Minimum Building Habitable Floor Area of a Dwelling Unit:

- a) Dwellings, Row Unit: 92.9 sq. m (1000 sq. ft.).

4.2.14 Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways to the satisfaction of the Development Authority.

Parking and Access

4.2.15 Minimum Off-street Parking: 2 per dwelling unit that includes a minimum of 1 covered parking stall per dwelling unit.

4.2.16 The driveway connecting a garage (attached and/or detached) to a road shall be a minimum length of 6.5 m (21.33 ft.) when measured from the back of a curb or back of sidewalk.

4.2.17 Visitor parking shall be provided as 1 parking space per 15 dwellings.

4.2.18 Primary access to and from the site shall be from an extension of Moe Avenue with only emergency access permitted from HWY #797 (Centre Street).

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

Landscaping, Lighting and Amenity Space

- 4.2.19 To ensure that a high standard of appearance and a sensitive transition to the surrounding land users are achieved, a detailed Landscaping plan for the entire site shall be submitted to and approved by the Development Authority.
- 4.2.20 Any exterior lighting of the site shall be designed so that the lighting is directed away from the adjacent residential development to the south and west, and the intensity of illumination shall not extend beyond the boundaries of the site.
- 4.2.21 A minimum of 27.5 sq. m (296 sq. ft.) of Amenity Area per dwelling shall be provided and be developed as communal recreational space and is to be located and designed to serve as space for the active or passive recreation and enjoyment of the occupants of this residential development.

5.0.0 LAND USE REGULATIONS – FUTURE HAMLET RESIDENTIAL SINGLE FAMILY DEVELOPMENT CELL

5.1.0 Purpose and Intent

The purpose and intent of this Development Cell is to recognize the future potential of the lands for Hamlet Residential Single Family subdivision and development and to allow the current agricultural uses to continue until such time the land is developed for single family residential.

5.2.0 General Regulations

- 5.2.1 Section 45 Farmstead District of Land Use Bylaw 4841-97 shall be applied to Lot 1, Plan 951 2519 of this development cell unless otherwise stated in this Bylaw.
- 5.2.2 Section 43.10 Ranch and Farm District of Land Use Bylaw 4841-97 shall be applied to the NE 22-23-27-W4M of this development cell unless otherwise stated in this Bylaw.

6.0.0 LAND USE REGULATIONS - MORNINGTON DEVELOPMENT CELL

6.1.0 Purpose and Intent

The Purpose and intent of this Development Cell is to provide for single family residential and estate residential development.

6.2.0 General Regulations

- 6.2.1 Section 55 Hamlet Residential Single Family District (HR-1) of Land Use Bylaw C-4841-97 are applicable to this development cell unless otherwise stated in this Bylaw.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001

DC-75

6.3.0 Minimum Requirements

6.3.1 Parcel Size:

- a) fully serviced single family lots: 525.00 sq. m (5,662.79 sq. ft.) on lots identified Schedule "D".
- b) estate residential lots: 0.36 hectares (0.90 acres).

6.3.2 Yard, Front:

- a) 4.0 m (13.12 ft.).

6.3.3 Yard, Side – sites without lanes:

- a) principal buildings (unobstructed yard, side): 1.52 m (5.00 ft.).

6.3.4 Habitable ground floor area (excludes basement):

- a) 90.0 sq. m (968.8 sq. ft.), single storey dwelling.
- b) 90.0 sq. m (968.8 sq. ft.), being the combined area of any two levels of a split level dwelling.
- c) 55.74 sq. m (600.0 sq. ft.) main floor area, plus 55.74 sq. m (600.0 sq. ft.) second floor area, two storey dwelling including stair well.
- d) 74.0 sq. m (796.6 sq. ft.) split level or bi-level main floor area, plus 18.0 sq. m (193.8 sq. ft.) second floor area, two storey dwelling. e) 90.0 sq. m (968.8 sq. ft.) main floor for a dwelling, moved-in.

6.4.0 Maximum Limits

6.4.1 Site Coverage:

- a) Maximum Total Site Coverage (All Buildings): 45%.
- b) Maximum Coverage of Accessory Buildings: 10%.

6.4.2 Height of buildings:

- a) Principal building: 11.00 m (36.09 ft.).

6.5.0 Special Regulations

6.5.1 Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.

6.5.2 The driveway connecting a garage (attached and/or detached) to a public road

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

shall be a minimum length of 6.5 m (21.33 ft.) when measured from the back of a curb or back of sidewalk.

7.0.0 DEVELOPMENT REGULATIONS

- 7.1.0 A *Traffic Impact Analysis (TIA)* for the entire development area (all development cells) shall be completed to the satisfaction of the Municipality and Alberta Transportation prior to subdivision approval for each development cell.
- 7.2.0 A *Final Grading Plan* shall be prepared to the satisfaction of the Municipality prior to endorsement of any development cell for registration.
- 7.3.0 All applications for development and building approval within the grading plan area, shall, as a condition of approval, submit “*grade verification*” to the Municipality. Grade verification shall be prepared by a qualified professional, and verify that the elevations at the bottom of footing and main floor are in compliance with finished grades identified in the final grading plan.

8.0.0 DEFINITIONS

8.1.0 **Development** - means:

- (a) any excavation or stockpile and the creation of either of them.
- (b) a building or an addition to, or replacement, or repair of a building.
- (c) a change of use of land or a building or an act done in relation to land or a building that results in a change in the use of the land or building.
- (d) 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 a change in the intensity of use of the land or building.

- 8.2.0 **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.

- 8.3.0 **Development Cell** - means an area of land contains uses as defined and prescribed by this Bylaw.

8.4.0 **Final Grading Plan** – establishes the following:

- (a) All grades, existing and proposed, for the area proposed for subdivision.
- (b) All cut and fill areas for the area proposed for subdivision.
- (c) Maximum and minimum bottom of footing elevations for developments within the area proposed for subdivision.
- (d) Maximum and minimum main floor elevations for development within the area proposed for subdivision.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5457-2001**

DC-75

- (e) Final elevations for all corners of lots proposed for subdivision and final elevations adjacent to all walls for developments within the area proposed for subdivision.
 - (f) Any other matter deemed appropriate by the Municipality.
- 8.5.0 **Grade Verification** – refers to verification that is prepared by a qualified professional for a building and/or structure under construction within a development area. The grade verification identifies the elevation at the bottom of footing and at the main floor relative to geodetic elevations established in an adopted grading plan and verifying that these elevations are in conformity to the adopted grading plan.
- 8.6.0 **Hamlet Reserve** – transitional private open space or private park space, that may be improved or unimproved open space, until such time the land is developed for medium density residential.
- 8.7.0 **Lands** - means the lands as shown on Schedule "A" attached hereto.
- 8.8.0 **Traffic Impact Analysis** – An area specific study that may include, but is not limited to, an analysis and evaluation of the potential impact of a proposed subdivision and/or development on the existing transportation network;
- 8.9.0 **Utilities or utilities, public** – means a system or works used to provide for public consumption, benefit, convenience or use: water or steam; sewage disposal; public transportation operated by or on behalf of the municipality; irrigation; drainage; fuel; electric power; heat; waste management; telecommunications; residential or commercial street lighting and includes the thing that is provided for public consumption, benefit, convenience or use.
- 8.10.0 Terms not defined above have the same meaning as defined in Section 9.0.0 of Land Use Bylaw C-4841-97.



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 6, 7 & 9
TIME:	Afternoon Appointment	
FILE:	N/A	APPLICATION: PL20190083
SUBJECT:	Consideration of Second Reading of Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan	

POLICY DIRECTION:

The document has been developed in accordance with the policies of the *Municipal Government Act* (MGA), Interim Growth Plan (IGP), and Municipal Development Plan (MDP).

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Mountain View County and Rocky View County Intermunicipal Development Plan (IDP). An IDP is a document that aims to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outlines processes for resolution of issues that may arise within the areas adjacent to a municipal boundary. Council granted first reading of Bylaw C-7936-2019 on October 22, 2019.

The following is a summary of the preliminary application assessment:

- The application is consistent with Section 631 of the MGA;
- The application is consistent with the goals and principles of the IGP;
- The application is consistent with the goals and principles of the MDP;

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 26, 2018
DATE DEEMED COMPLETE:	June 26, 2018

PROPOSAL:	To adopt an Intermunicipal Development Plan between Mountain View County & Rocky View County.
GENERAL LOCATION:	0.8 km (0.5 mile) on either side of the municipal boundary, expanding to 1.6 km (1 mile) adjacent to Highway 2.
APPLICANTS:	Mountain View County & Rocky View County
GROSS AREA:	Approximately 31,531 acres

¹ Administration Resources

Stefan Kunz and Lisa Mrozek, Planning and Development Services
 Amy Zaluski, Intergovernmental Affairs



PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to agencies, 129 adjacent landowners within Rocky View County, and to additional landowners within Mountain View County. The County has received one written submission in response to the circulation.

HISTORY:

- | | |
|---------------------------|---|
| September 23, 2019 | First reading for Bylaw C-7936-2019 is given. |
| June 11, 2019 | Council accepts the draft IDP document for information. |
| June 26, 2018 | Council adopts Terms of Reference to guide the development of the IDP document. |

BACKGROUND:

As of April 2018, The *Municipal Government Act* requires that municipalities sharing a common border create an Intermunicipal Development Plan (IDP) by April 1, 2021. The MGA now requires municipalities to adopt IDPs and Intermunicipal Collaboration Frameworks (ICFs) with all adjacent municipalities that are not members of the Calgary Metropolitan Region Board (CMRB).

ICFs identify how municipal services (such as water, recreation, and emergency services) are delivered between two adjacent municipalities. An ICF is not complete without an adopted IDP. A separate report and Terms of Reference for the ICF component has been provided and should be considered concurrently.

An IDP is a planning document that aims to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outline processes for the resolution of issues that may arise within the area of mutual interest adjacent to a municipal boundary. Section 631 of the MGA establishes the enabling legislation for the preparation and adoption of IDPs. The County has adopted a number of IDPs previously, particularly with The City of Calgary, the City of Airdrie, the Town of Cochrane, and the Town of Crossfield.

Given the overlapping nature of many of the items addressed by IDPs and ICFs, the development of both documents has proceeded in tandem; however, the approval process differs. As such, this report only addresses consideration of the IDP.

Plan Development

The County committed to working in good faith with Mountain View County to complete the IDP.

A Review Committee of appointed Council members and senior administration was an integral part of developing the IDP. Council members' role on the Review Committee included:

- Providing broad service direction and assisting in identifying issues/opportunities with respect to the IDP;
- Reviewing the draft IDP; and
- Providing periodic updates to Council on the progress of the IDP.

Administration's role in developing the IDP was to create a work plan, coordinate with intermunicipal partners, draft the document, negotiate key components, and ensure an equitable dedication of administrative resources/cost-sharing throughout the project.

POLICY ANALYSIS:

The document was developed in accordance with the policies of the Municipal Government Act (MGA), Interim Growth Plan (IGP), and Municipal Development Plan (MDP).



Municipal Government Act

The IDP was prepared in accordance with the requirements of Sections 631, 636 and 638.1 of the MGA. These sections mandate that an IDP between neighbouring municipalities must be adopted, and that the document address the following items:

- Future land use;
- Future development;
- The provision of transportation systems;
- Financing infrastructure;
- Co-ordination of physical, social, and economic programs;
- Environmental matters; and
- Provisions of services.

The development of the draft IDP was undertaken with these matters in mind. Some sections of the document address these matters directly, while others are considered through the overall principles of the Plan, or in conjunction with the ICF.

Interim Growth Plan (IGP) & Calgary Metropolitan Regional Board (CMRB)

The Calgary Metropolitan Regional Board was established to promote sustainable and environmentally responsible land-use planning and the coordination of regional infrastructure and services in an economically competitive manner. To this end, the CMRB has adopted an Interim Growth Plan to address matters concerning regional planning and development.

Given the largely agricultural nature of the area, the IDP has been drafted to enhance the communication and collaboration between Mountain View County and Rocky View County. Considerations regarding growth and development have been deferred to the existing Municipal Development Plans as currently adopted by both Counties.

Note that CMRB approval of the IDP is required prior to adoption. As such, should Council give second reading at the public hearing, the document will need to return for third reading pending CMRB approval.

Municipal Development Plan (MDP)

The principles of the MDP provide a framework of goals, policies, and actions that aim to balance the County's agricultural character with residential, recreational, and business opportunities. These are: *Growth and Fiscal Sustainability, Environment, Agriculture, Rural Communities, Rural Service, and Partnerships*. The IDP reflects these principles by agreeing to operate in an open and transparent manner with our municipal neighbour.

Specifically, the section regarding *Intergovernmental Relationships* aims to foster positive relationships and effective communication with adjacent municipalities, and to work together to "extend the range of facilities and services available to residents."

CONCLUSION:

The Mountain View County and Rocky View County Intermunicipal Development Plan was drafted through the collaborative effort of Administration and Committee Members at both municipalities. The document addresses the requirements established within the *Municipal Government Act*, and serves to enhance the communication and collaboration between Mountain View County and Rocky View County. The document addresses statutory policy and Administration recommends approval in accordance with Option #1.



OPTIONS:

- Option # 1: THAT Bylaw C-7936-2019 be given second reading.
Option # 2: THAT alternative direction be provided.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

SK/ltt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7936-2019
APPENDIX 'C': Mountain View County and Rocky View County Intermunicipal Development Plan
APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment received.
Public Francophone Education	No comment received.
Catholic Francophone Education	No comment received.
<i>Province of Alberta</i>	
Energy Resources Conservation Board	No comment received.
Alberta Health Services	No concerns.
Alberta Transportation	No comments.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	<ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. ATCO Pipelines requires a separate utility lot for its sole use. 3. A pipeline alteration may be required in this area. <ul style="list-style-type: none"> • All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner. • This process can take up to 18 months to complete. 4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. <ul style="list-style-type: none"> • Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. • Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. 5. Road crossings are subject to Engineering review and approval.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> Road crossing(s) must be paved and cross at a perpendicular angle. Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way. If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete. <p>6. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.</p> <p>7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.</p> <ul style="list-style-type: none"> If alterations are required, the cost will be borne by the developer/owner. <p>9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.</p> <p>10. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.</p> <ul style="list-style-type: none"> All costs associated with the evaluation and any mitigation will be borne by the developer/owner. <p>This process can take up to 18 months to complete.</p>
AltaLink Management	No comment received.
FortisAlberta	No comment received.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment received.
Cochrane Lake Gas Co-op.	No comment received.
Rockyview Gas Co-op.	No comment received.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.
Western Irrigation Districts	Not required for circulation.



AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No concerns.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<i>Recreation:</i> No comment received. <i>Parks:</i> No concerns.
Development Authority	No comment received.
GIS Services	No comment received.
Building Services	No comment received.
Fire Services & Emergency Management	No comment received.
Development Compliance	No comment received.
Planning and Development Services - Engineering	No concerns.
Transportation Services	No comment received.
Capital Project Management	No comment received.
Utility Services	No concerns.

Circulation Period: June 25, 2019 to July 17, 2019.



BYLAW C-7936-2019

A Bylaw of Rocky View County to adopt the Mountain View County and Rocky View County Intermunicipal Development Plan, pursuant to Section 631 of the *Municipal Government Act*

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as the “Mountain View County and Rocky View County Intermunicipal Development Plan”.

PART 2 – EFFECT OF BYLAW

THAT Schedule 'A' of Bylaw C-7936-2019 is adopted as the “Mountain View County and Rocky View County Intermunicipal Development Plan”, to provide a policy framework to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outline a process for resolution of issues that may arise within the areas adjacent to the municipal boundary.

PART 4 – TRANSITIONAL

Bylaw C-7936-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 6, 7 & 9

File: PL20190083

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed



INTERMUNICIPAL DEVELOPMENT PLAN

Between

MOUNTAIN VIEW COUNTY

And

ROCKY VIEW COUNTY

Draft Version 5.0
May 24, 2019

Table of Contents

1.0	Introduction	3
1.1	Purpose	3
1.2	Goals	3
1.3	Municipal Profiles	4
1.4	Legislative Framework	6
2.0	Plan Area	6
2.1	Plan Preparation Process	6
2.2	IDP Area	7
3.0	Land Use Policies	8
3.1	Referrals	8
3.2	General Land Use Policies	9
3.3	Agriculture	11
3.4	Utilities, Resource Extraction, & Energy Development	12
3.5	Environmental & Open Space Policies	15
3.6	Transportation Policies	16
4.0	Implementation & Administration	17
4.1	Intermunicipal Services	17
4.2	Interpretation	17
4.3	Adoption, Amendment, & Repeal Process	18
5.0	Dispute Resolution	19
5.1	Dispute Resolution Process	19
5.2	Dispute Resolution Process Summary	20

1.0 Introduction

1.1 Purpose

The purpose of the Intermunicipal Development Plan (IDP) between the Mountain View County (MVC) and Rocky View County (RVC) is to formalize and define the relationship between the two municipalities.

1. The IDP sets the policy framework for planning matters that includes future land use and development, environmental matters, transportation, and items of mutual interest as it applies to lands in proximity to the shared boundary and defined in the IDP Area.
2. The IDP policies define how communication, cooperation, decision-making and dispute resolution shall occur for lands within the IDP Area.

1.2 Goals

1. Maintain local autonomy with each municipality responsible for decision making within their municipal jurisdiction.
2. Ensure long-term compatibility of future land use within both municipalities.
3. Recognize that agriculture continues to be the primary use of land in the IDP area and support the preservation of agricultural land except where statutory plans support non-agricultural use.
4. Establish plan administration, amendment and dispute resolution procedures.
5. Identify items that are of importance to the municipalities, and items that may be mitigated through the policies of this Plan. These include:
 - Agricultural Activities
 - Economic Development
 - The Environment
 - Resource Extraction
 - Industrial Development
 - Energy Development
 - Transportation and Infrastructure

1.3 Municipal Profiles

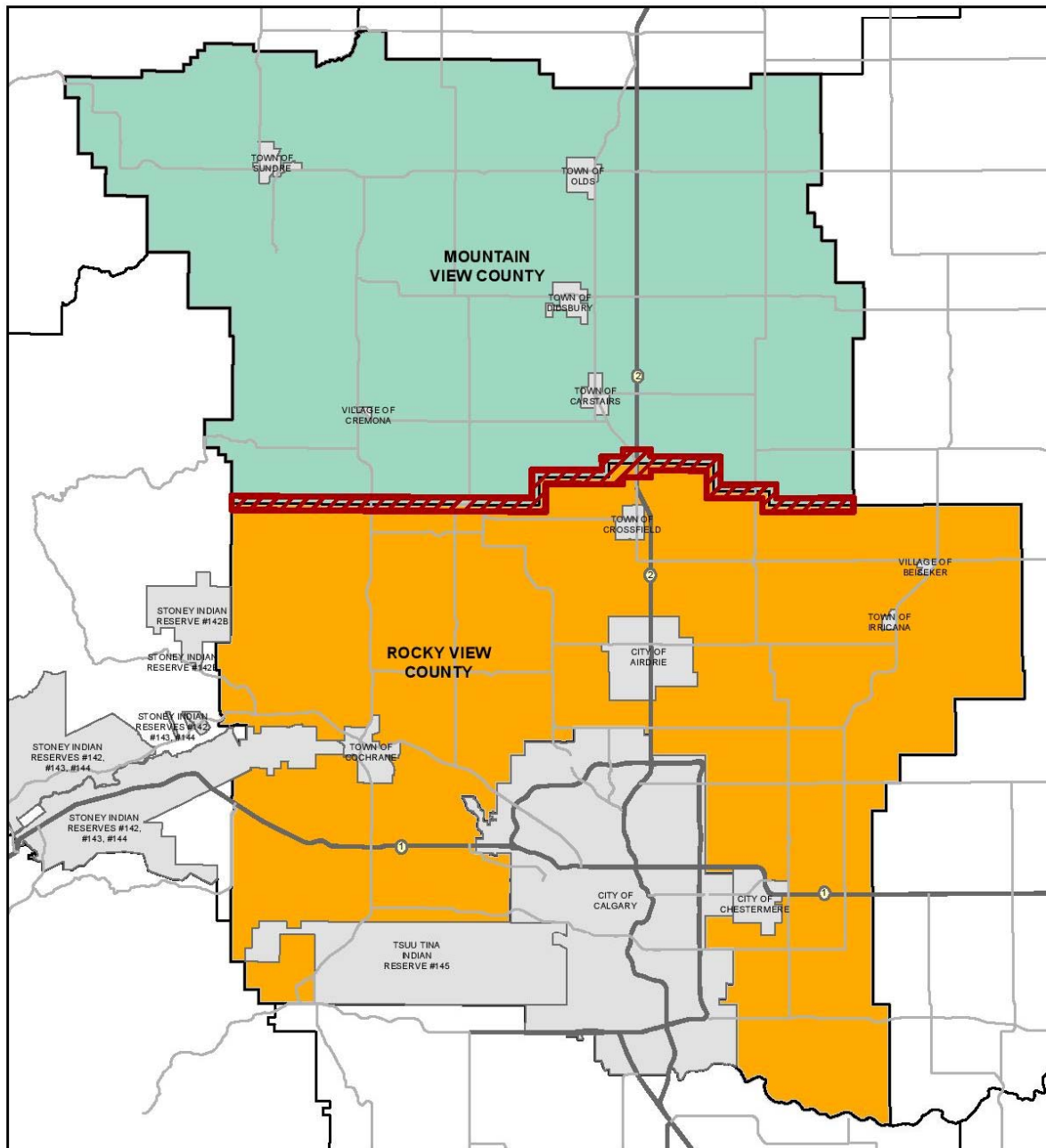
Mountain View County




Mountain View County encompasses an area approximately 380,766 hectares (940,893 acres) in size, and has a population of 13,074 (2016 Federal Census). Five urban municipalities are contained within the County, which also shares borders with five municipalities. The economy of the Mountain View County is based on agriculture, energy and natural resource development, services and manufacturing. The Red Deer and the Little Red Deer Rivers are the major drainage courses within the County.

Rocky View County

Rocky View County encompasses an area approximately 393,463 hectares (972,264 acres) in size, and has a population of 39,407. 7 urban municipalities and 13 hamlets are contained within the County, which also shares borders with 5 rural municipalities, 1 Special Area, and 2 First Nations. The economy of Rocky View County is based on agriculture, energy resource development, services, and manufacturing. Two rivers, the Bow and the Elbow, are the major drainage courses within the County.

MAP 1: Municipal Boundaries



-  IDP PLAN AREA
-  MOUNTAIN VIEW COUNTY
-  ROCKY VIEW COUNTY

1.4 Legislative Framework

Municipal Government Act (MGA)

The IDP was prepared in accordance with the requirements of Sections 631, 636 and 638.1 of the Municipal Government Act (MGA). These sections mandate that an IDP between neighbouring municipalities must be adopted, and that the document address the following items:

- Future land use;
- Future development;
- The provision of transportation systems;
- Financing infrastructure;
- Co-ordination of physical, social, and economic programs;
- Environmental matters; and
- Provisions of services.

South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan establishes a long-term vision for the South Saskatchewan Region and aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals. The regional plan also includes strategies for responsible energy development, sustainable farming and ranching, recreation, forest management, and nature-based tourism. It has been established under the Alberta Land Stewardship Act, and the Land Use Framework. RVC is within the SSRP area boundaries, and since, pursuant to the Alberta Land Stewardship Act, a regional plan is “an expression of the public policy of the Government” of Alberta, both municipalities are required to comply with the regulations thereunder.

MVC is located within the Red Deer Regional Plan area however at the time of the development of this Plan the RDRP development has not started.

Calgary Metropolitan Regional Board (CMRB)

The Calgary Metropolitan Region Board was established to promote sustainable and environmentally responsible land-use planning and the coordination of regional infrastructure and services in an economically competitive manner. To this end, the CMRB has adopted a *Growth Plan* to address matters concerning regional planning and development. The Board requires that any statutory plan adopted by a member municipality satisfy the *Growth Plan*. While Rocky View County is a member municipality within the CMRB and is therefore subject to the requirements of this plan, the Mountain View County is not. Regardless, the Mountain View County & Rocky View County Intermunicipal Development Plan has been drafted in consideration of the principles of the regional plan.

2.0 Plan Area

2.1 Plan Preparation Process

The IDP was jointly prepared by the MVC and RVC. The project received oversight from a Review Committee consisting of Councillors and Senior Administration from both municipalities. The plan was developed through four stages:

- Stage 1: Research, analysis, and stakeholder input
- Stage 2: Draft IDP and review of the IDP by the Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

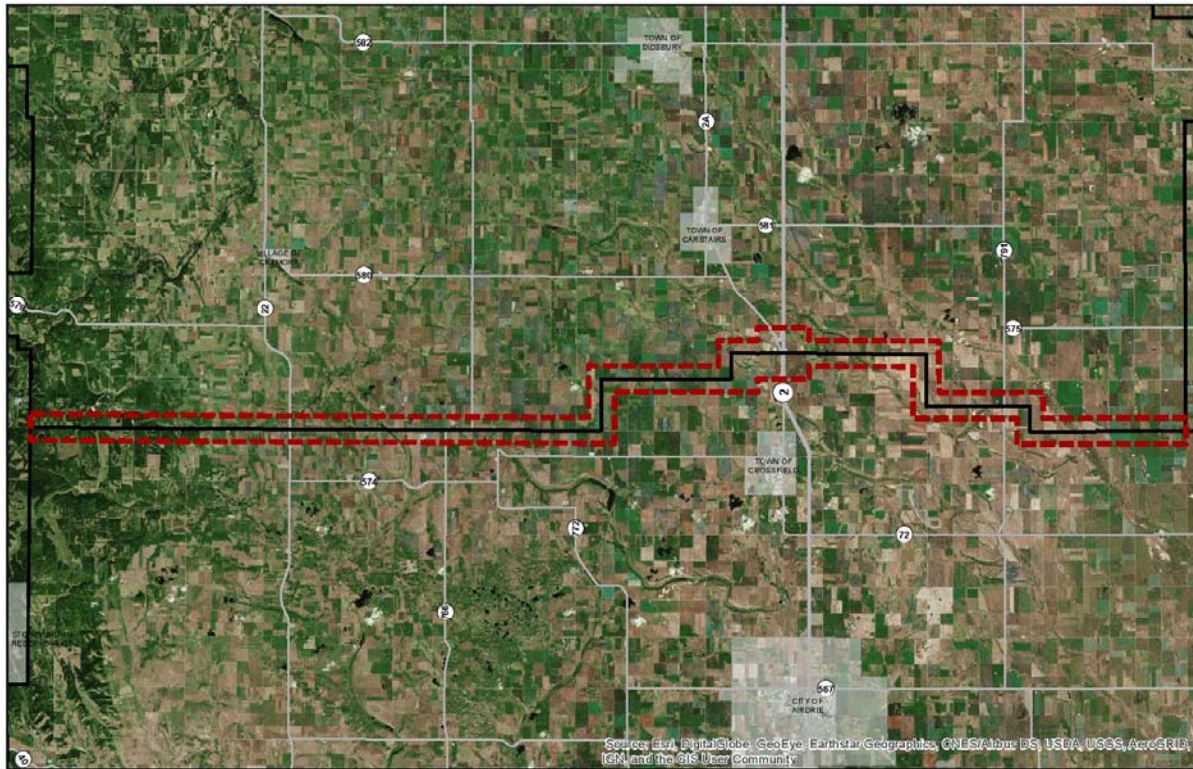
2.2 IDP Area

To determine the extent of the Plan Area, the municipalities began by analyzing a Study Area that ranged from approximately 5 km (3 miles) to 1.6 km (1 mile) on either side of the municipal boundary. A number of opportunities and constraints were examined within this area, including:

- Residences and Developed Areas
- Existing and Potential Land Use
- Development Potential
- Environmentally Significant Areas
- Transportation Corridors
- Oil and Gas Activity
- Confined Feeding Operations (CFOs)
- Existing and Potential Areas of Aggregate Extraction
- Historical Resource Value (HRV) Sites

Through consideration of these factors, the municipalities defined the final Plan Area. In order to balance the goals and objectives of the IDP, a Plan Area encompassing half a mile (0.5) on either side of the intermunicipal border was selected. Adjacent to Highway 2, the Plan Area expands one (1) mile on the either side. The Plan Area is approximately 12,760 hectares (31,531 acres) in size, and is illustrated on Map 1.

MAP 2: IDP and Aerial



3.0 Land Use Policies

3.1 Referrals

Objective

In order to ensure that the municipalities are aware of potential developments within the Plan Area, notification and communication is required. The following policies establish a referral process where each municipality can provide comments regarding proposed changes.

- 3.1.1** Where required by the Municipal Government Act (MGA), the relevant Land Use Bylaw and any statutory plans, or the policies of this plan, applications affecting lands within the Plan Area shall be referred to:
- a. the adjacent municipality; and

b. landowners within the adjacent municipality.

3.1.2 Where required by the MGA, a relevant statutory plan or land use bylaw, or the policies of this Plan, applications located outside of the Plan Area may be referred to the adjacent municipality.

3.1.3 The municipality in receipt of referral of an application within the adjacent municipality should provide a response within the time required by the MGA.

3.1.4 The municipality in receipt of referral of an application within the adjacent municipality should consider potential impact to the following:

- a. Municipal roadways
- b. Utilities
- c. Stormwater and drainage
- d. Adjacent land use
- e. Environmental matters
- f. any other matter related to the physical, social or economic development of the area.

3.1.5 Where required by the MGA or the policies of this Plan, both municipalities agree to provide the contact information necessary to refer application information to residents of the adjacent municipality.

3.2 General Land Use Policies

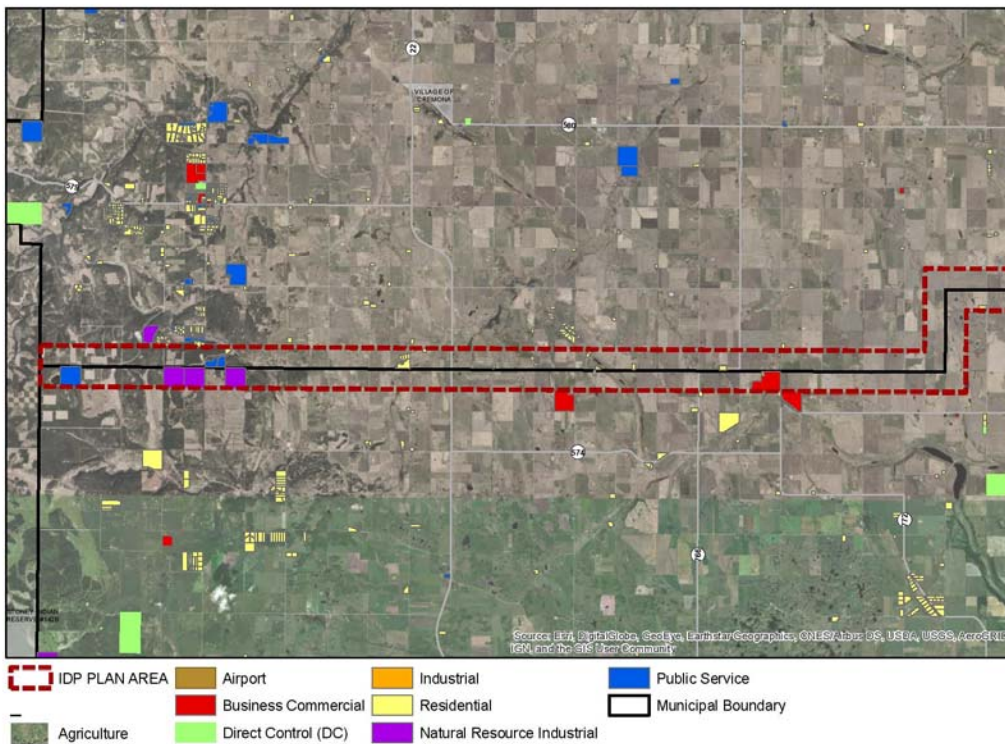
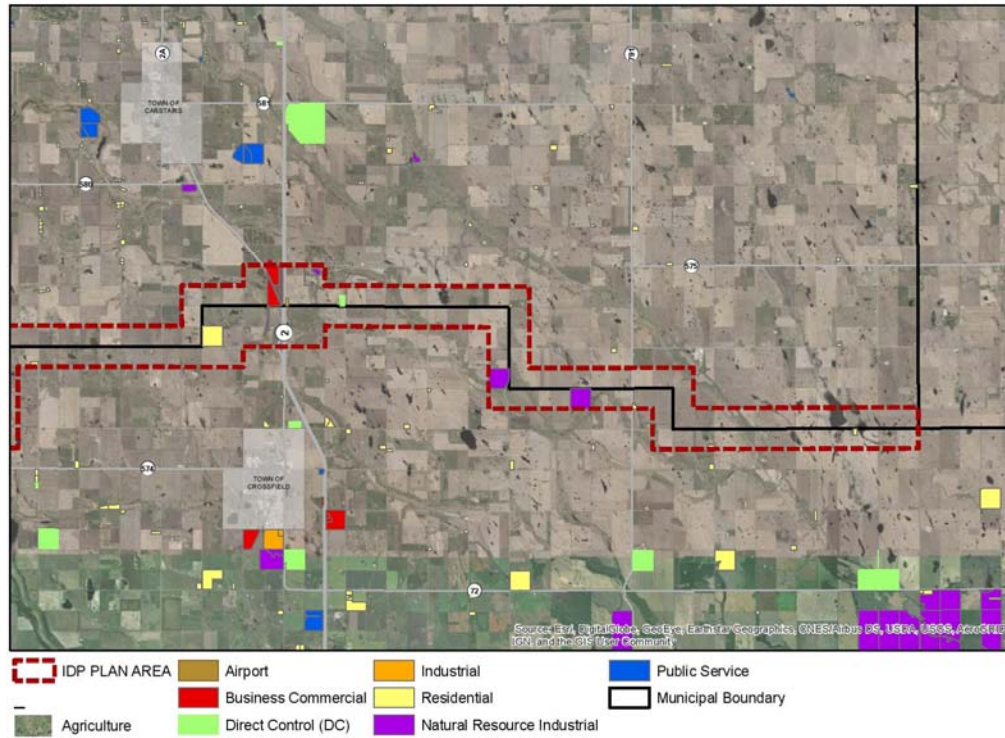
Objective

Applications proposing land use redesignation, subdivision, or development have the potential to impact the immediate area adjacent to the lands in question. Applications for statutory or non-statutory policy documents have the potential to impact a larger portion of the Plan Area. In either case, the policies of this section aim to reduce the potential for negative impact to the municipalities.

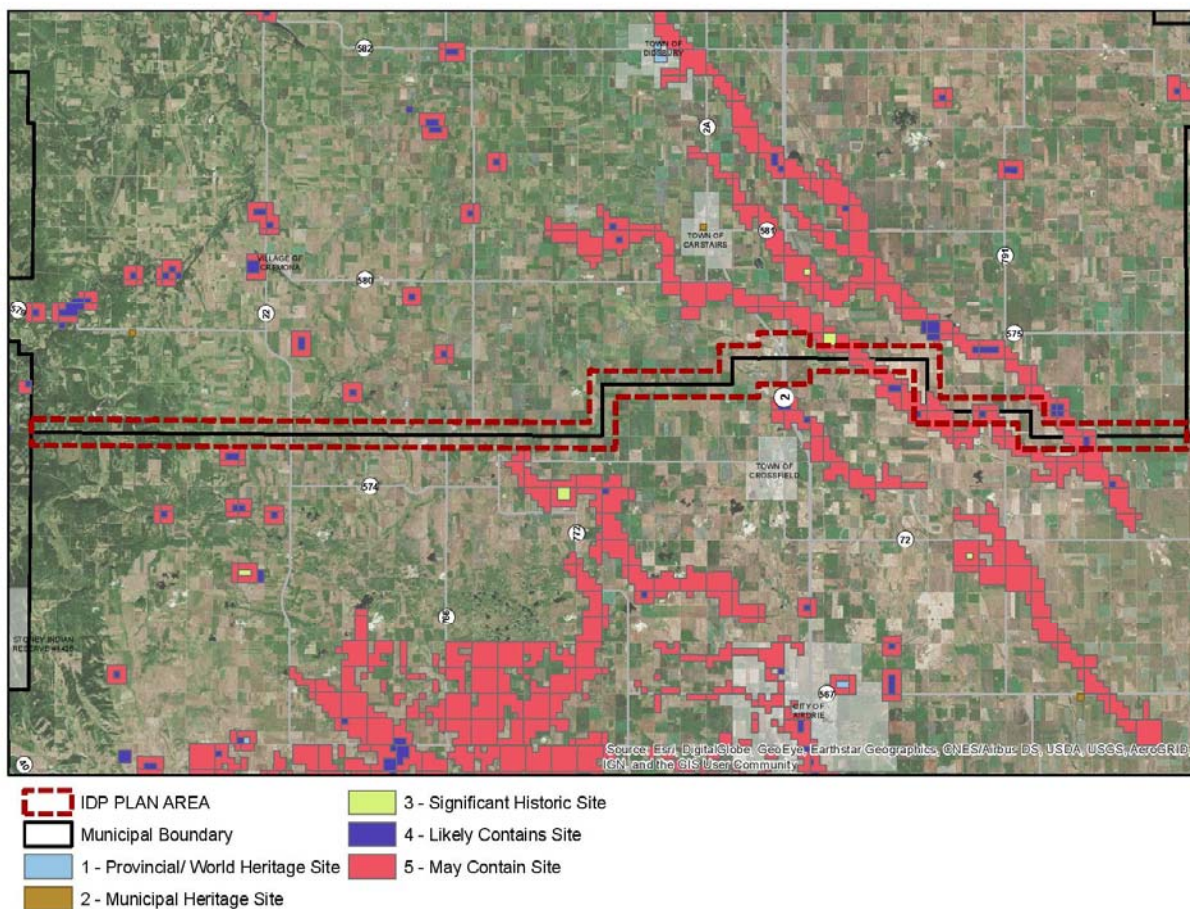
3.2.1 Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.

3.2.2 Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.

MAPS 3A and 3B: Land Use



MAP 4: Historical Resources



3.3 Agriculture

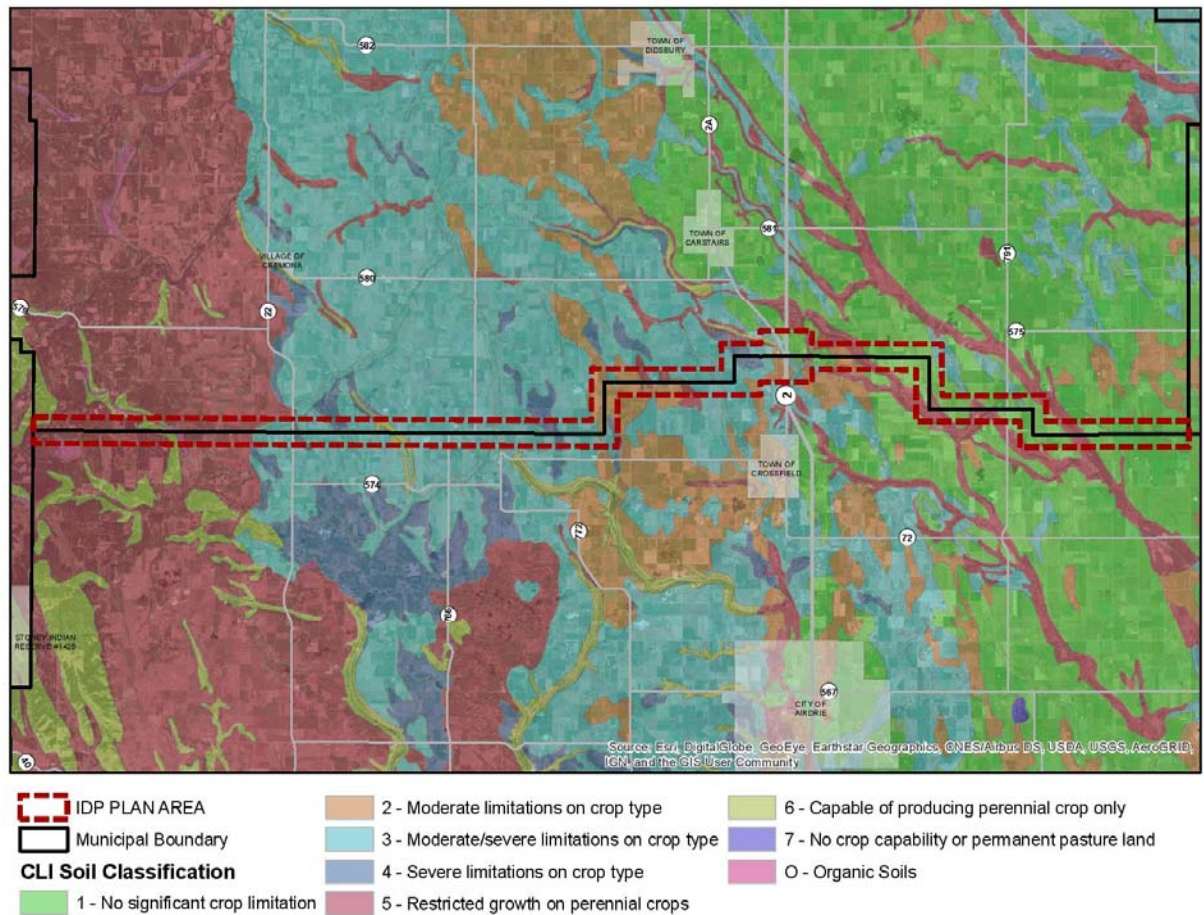
Objective

Agricultural uses are the predominant use of land within the Plan Area. Non-agricultural uses may be considered in areas identified through a relevant statutory plan.

- 3.3.1 The municipalities encourage awareness of the best practices for residential uses located within agricultural areas, as defined by relevant statutory plans, in accordance with the Agricultural Operations Practices Act.
- 3.3.2 Applications for non-agricultural development within agricultural areas should consider interface or transition tools such as fencing, controlled access and site design, environmental stewardship, and environmental education.
- 3.3.3 Existing CFOs shall be allowed to remain in accordance with the requirements of the Agricultural Operation Practices Act and Regulations.

- 3.3.4 Applications for new or expanded CFOs shall be reviewed in accordance with the Natural Resource Conservation Board requirements, and the applicable policies of the municipality in which it was received.
- 3.3.5 Applications for new or expanded CFOs shall be referred to the adjacent municipality, in accordance with the Natural Resource Conservation Board requirements.

MAP 5: Soil Classifications



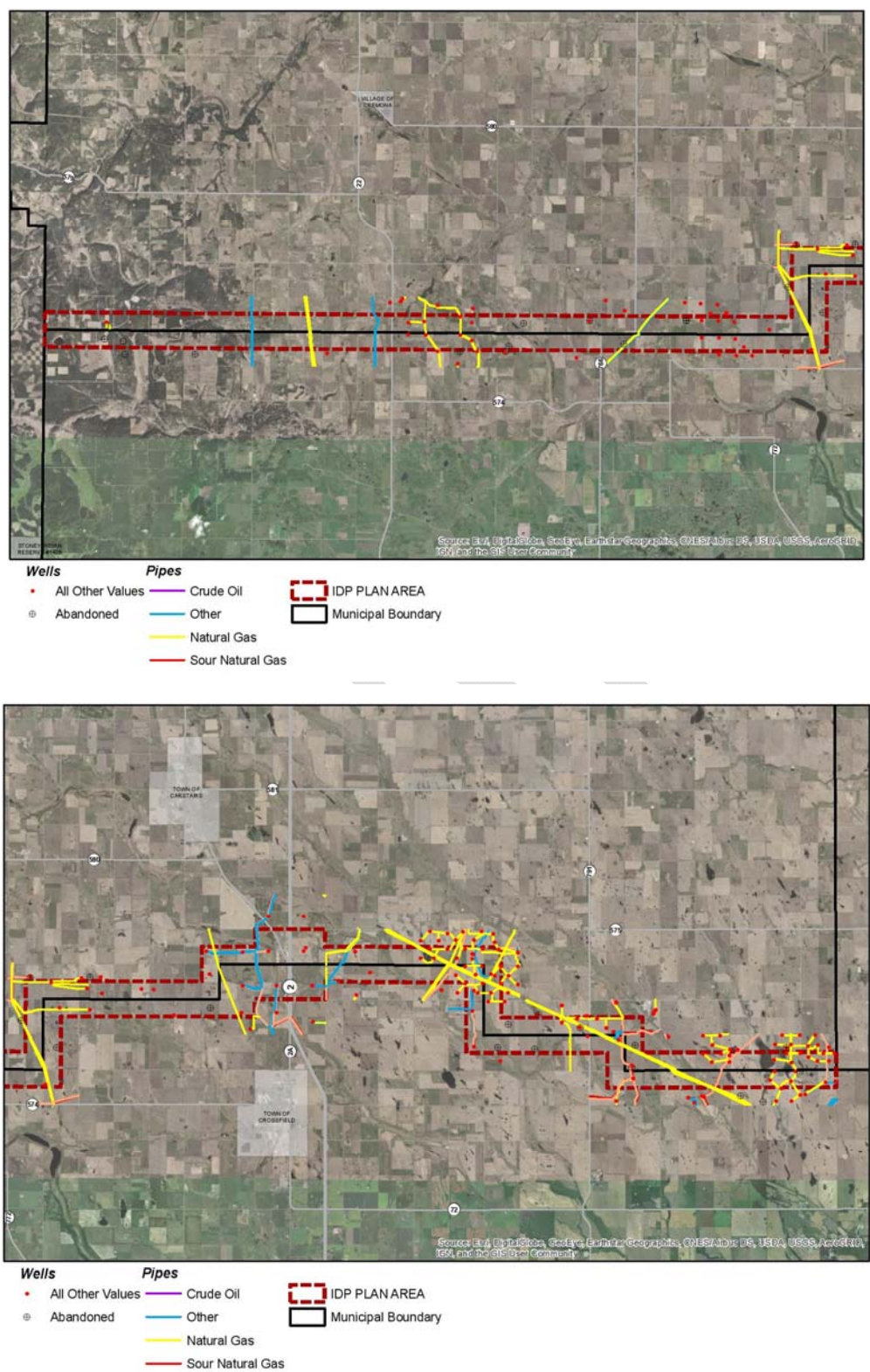
3.4 Utilities, Resource Extraction, & Energy Development

Objective

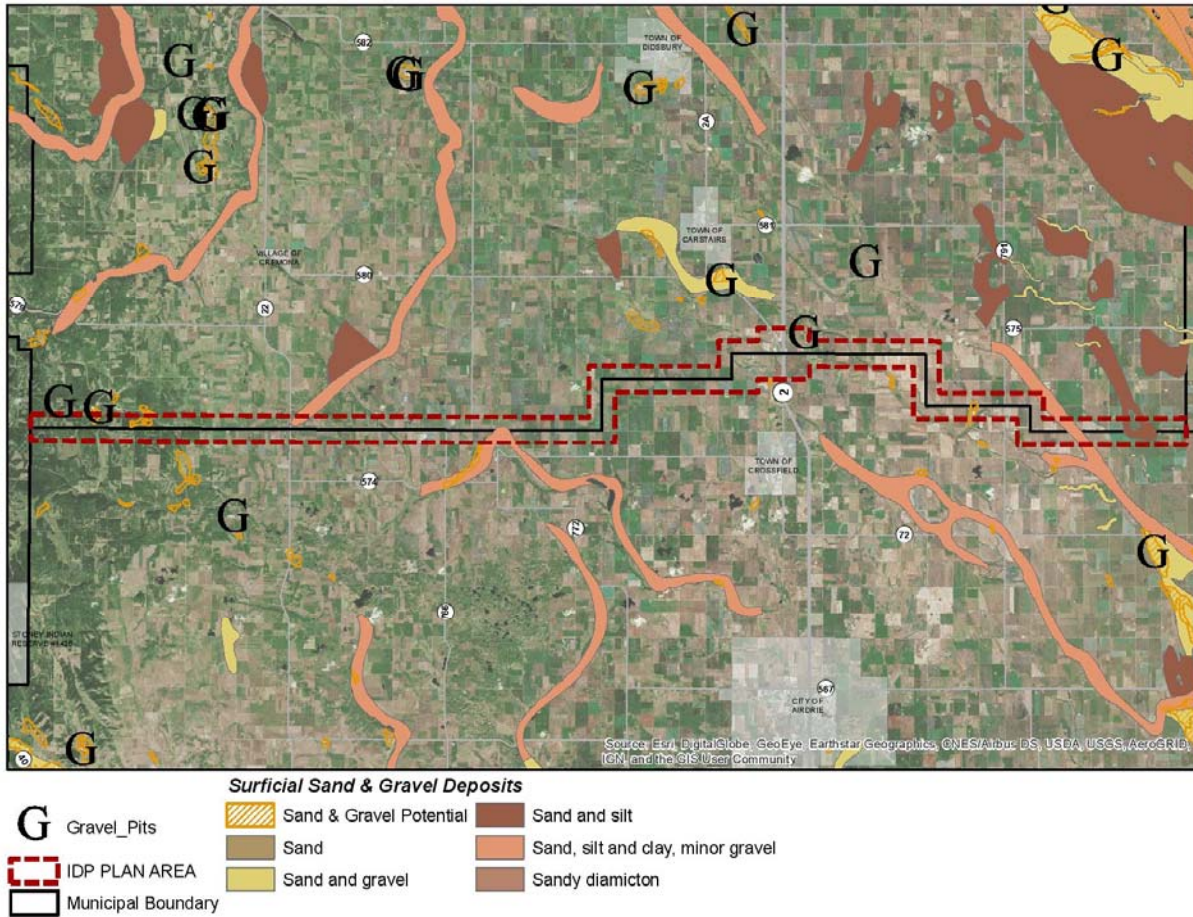
Demand for energy, resources, and communication capacity is growing. Applications for facilities related to these uses have the potential to have an impact across municipal borders. In order to balance this demand with the needs of area residents, the following policies apply to applications of this nature.

- 3.4.1** Applications for a new or expanded aggregate extraction operation within the Plan Area shall be referred to the adjacent municipality.
- 3.4.2** Applications for a new or expanded aggregate extraction operation that proposes the use of roadways within the jurisdiction of the adjacent municipality shall be referred to the adjacent municipality. Support from the affected municipality must be provided prior to decision approval of the application.
- 3.4.3** Applications for a new or expanded renewable energy development within the Plan Area shall be referred to the adjacent municipality. Examples include, but are not limited to commercial solar power facilities, wind farms, hydroelectric facilities.
- 3.4.4** Applications for new or expanded telecommunications towers within the Plan Area shall be referred to the adjacent municipality.
- 3.4.5** Applicants shall be requested to co-locate telecommunications facilities on existing towers where feasible.

MAPS 6A and 6B: Oil and Gas



MAP 7: Sand and Gravel



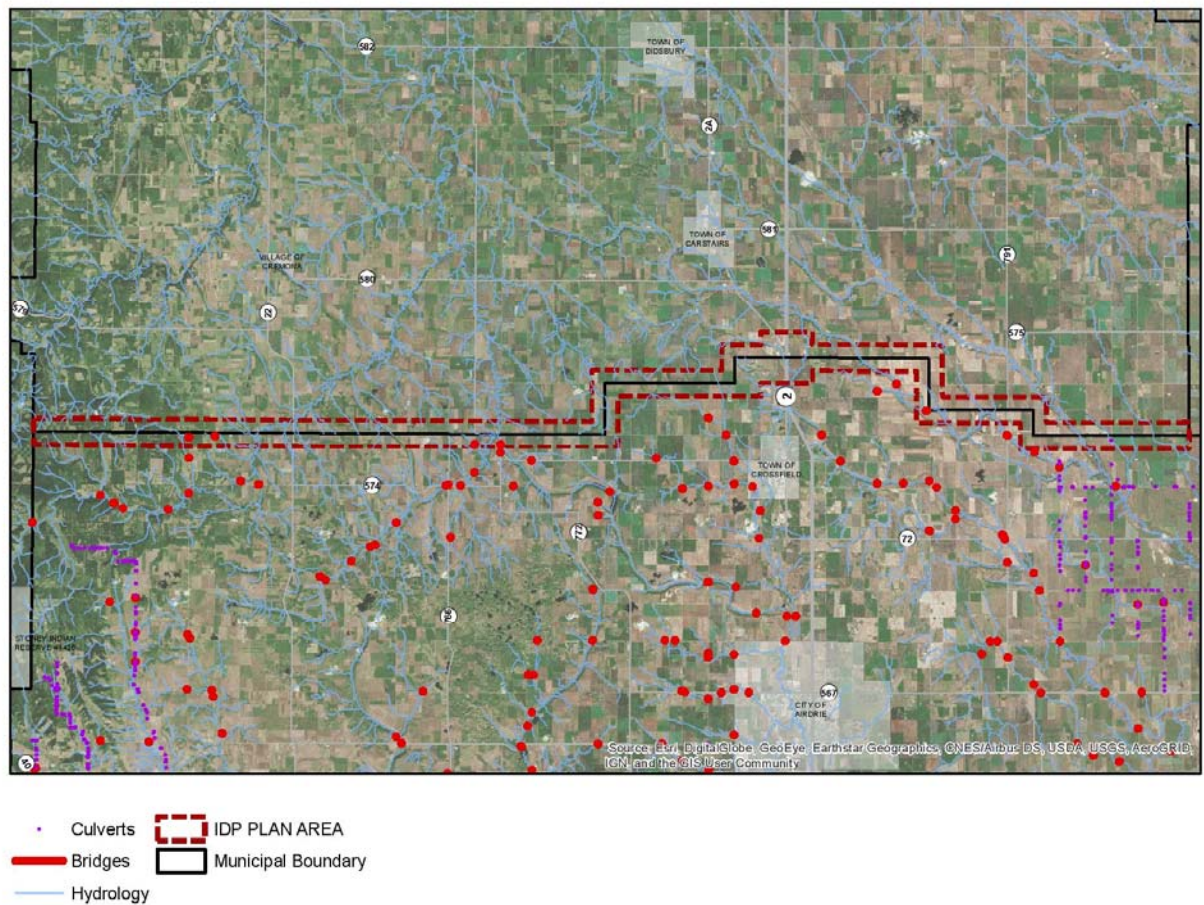
3.5 Environmental & Open Space Policies

Objective

Environmental features do not follow pre-defined boundaries, and impacts to natural areas within one municipality can have an effect on the other side of the border. This section aims to ensure that natural areas are respected, and allows for opportunities to enhance these features where appropriate.

- 3.5.1** The municipalities acknowledge the Government of Alberta's Watershed Planning and Advisory Councils (WPACs) plans for the region, and support the Bow River Basin Council (BRBC) and the Red Deer River Watershed Alliance (RDRWA) with respect to regional watershed planning, best management practices, environmental stewardship, and environmental education.
- 3.5.2** Applications affecting wetlands and/or riparian areas located within the Plan Area shall be circulated to the adjacent municipality.
- 3.5.3** Applications affecting wetlands and/or riparian areas located within the Plan Area should be assessed in accordance with the environmental policies of the relevant plans for the municipality in which it was received.
- 3.5.4** The municipalities support the alignment and connection of open space pathways.

MAP 8: Hydrology



3.6 Transportation Policies

Objective

The municipalities are connected by a number of provincial highways and municipal roads. The impact of development on transportation infrastructure is an important consideration of this plan.

- 3.6.1** Land use redesignation, subdivision, or development applications proposing access directly to a roadway under the jurisdiction of the adjacent municipality should provide written support to the affected municipality prior to decision.
- 3.6.2** In order to mitigate concerns such as dust control, traffic generation, and road maintenance, municipalities may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Road Use Agreement if:
- a. Direct access to the development is required from a road within its jurisdiction;
 - b. Primary access to the development utilizes a road within its jurisdiction;
 - c. A proposed haul-route utilizes roads within its jurisdiction.
- 3.6.3** In order to accommodate the additional traffic generation, municipalities may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Development Agreement for the improvements of a road in accordance with Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans if:
- a. Direct access to the development is required from a road within its jurisdiction;
 - b. Primary access to the development utilizes a road within its jurisdiction;
 - c. A proposed haul-route utilizes roads within its jurisdiction."
- 3.6.4** The road network shall be maintained by the municipality having jurisdiction, unless a separate agreement specifies joint maintenance, maintenance swap, or any other terms acceptable to both municipalities.

4.0 Implementation & Administration

4.1 Intermunicipal Services

Objective

The municipalities provide their residents with services ranging from transportation, water and waste water, solid waste, emergency services, and recreation. Coordination of services among the municipalities has been considered by the Intermunicipal Collaboration Framework adopted by Mountain View County and Rocky View County.

- 4.1.1** Matters pertaining to service agreements shall be assessed in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by Mountain View County and Rocky View County.

4.2 Interpretation

Objective

This section ensures that the policies of this Plan are interpreted in the manner in which they were intended.

Definitions

As defined in the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality.

4.3 Intermunicipal Committee

Objective

Mountain View County and Rocky View County agree to create an Intermunicipal Committee, consisting of Councillors from each municipality. The Committee will work together in good faith to share information that is of mutual interest to each municipality.

- 4.3.1** Matters pertaining to the establishment and operation of the Intermunicipal Committee shall be in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by the Mountain View County and Rocky View County.

4.4 Adoption, Amendment, & Repeal Process

Objective

This section acknowledges the adoption of the plan, and provides requirements for on-going monitoring. Additionally, the policies recognize that periodic amendments and eventual appeal may be required.

- 4.4.1** The policies of this plan apply to lands located within the Plan Area.
- 4.4.2** This plan comes into effect following adoption by the respective Councils of MVC and RVC.
- 4.4.3** A joint Administrative review of the IDP shall be scheduled no later than four (4) years from the date of adoption and shall be steered by the Intermunicipal Committee.
- 4.4.4** The municipalities agree to comply with the adopted regional plans, and are of the opinion this Plan aligns with the South Saskatchewan Regional Plan.
- 4.4.5** RVC is a member municipality in the Calgary Metropolitan Regional Board, and is therefore subject to the requirements of the CMRB and the IGP. Participation with RVC in the adoption of this IDP does not subject MVC to the requirements of the CMRB and the IGP.
- 4.4.6** Amendment of the IDP shall receive direction from both Councils prior to proceeding and shall be jointly prepared by the Administrations.
- 4.4.7** Amendments to the plan shall not come into force until they are adopted by the Councils of both municipalities, in accordance with the requirements of the MGA.
- 4.4.8** A Bylaw to repeal this IDP may be considered by both Councils if:
- a. The repealing Bylaw considers a new IDP; or
 - b. If the repealing Bylaw complies with Provincial legislation.

5.0 Dispute Resolution

Objective

This plan is designed to facilitate communication and cooperation among the municipalities. While understanding that each municipality has the right to make decisions within their boundaries, it is acknowledged that these decisions can have an impact beyond their borders. In order to ensure that the relationship between the two municipal neighbours remains strong, Mountain View County and Rocky View County agree to the following:

- The municipalities respect the right to maintain jurisdiction over decisions made within their boundaries.
- The municipalities understand the potential for those decisions to impact the adjacent municipality.
- The municipalities understand the importance of notification and communication with the adjacent municipality in order to ensure that potential concerns are addressed.

5.1 Dispute Resolution Process

While both municipalities are committed to a positive relationship, this plan recognizes that disputes may arise. In such an event, the following process should be used in order to reach a solution.

- 5.1.1** Should either municipality identify a potential concern related to an application referral provided through the policies of this plan, written notification shall be provided at the administrative level.
- 5.1.2** The municipalities should provide additional clarification, technical documents, or other information as required in order to satisfy the concerns of the adjacent municipality. Meetings or further discussion may be required.
- 5.1.3** Should the matter fail to be resolved, each municipality should escalate the matter to their respective Chief Administrative Officer (or designate) for further guidance.
- 5.1.4** Should the matter fail to be resolved administratively, a municipality may request that the matter be referred to the Intermunicipal Committee.
- 5.1.5** Should the matter fail to be resolved by the Intermunicipal Committee, formal mediation may be initiated.
 - a. A mutually agreed upon Mediator shall be named to facilitate resolution of the disagreement within thirty (30) days of the written request to enter into a mediation process.
 - b. The municipalities shall share equally in the cost of mediation, including any remuneration, travel and lodging expenses associated with the mediation.
- 5.1.6** Should a dispute involve an application subject to Section 690(1) of the MGA, the municipalities may submit an appeal to the Municipal Government Board within 30 days of adoption, in order to maintain the right to appeal.
- 5.1.7** Notwithstanding (above), the appeal may be withdrawn prior to the Municipal Government Board hearing should an agreement be reached to the satisfaction of the municipalities.

5.2 Dispute Resolution Process Summary

- 1. Understanding/IDP Process
- 2. Admin. Level
- 3. CAO Level
- 4. Intermunicipal Committee Level
- 5. Mediation
- 6. Appeal

To : All Concerned, including

Margaretha Bloem, Director Planning & Development Services, Mountain View County
mbloem@mvcounty.com

Stefan Kunz, Planning and Development, Rocky View County
skunz@rockyview.ca

Greg Harris, Counsellor Division 2, Mountain View County
gharris@mvcounty.com

Crystal Kissel, Counsellor Division 9, Rocky View County
Ckissel@rockyview.ca

RE: Intermunicipal Development Plan (IDP) between Mountain View County and Rocky View County

From: Keren Farquharson

[REDACTED]
[REDACTED]
[REDACTED]

Date: October 1, 2019

Properties I own relating to IDP : SE 2-29-5-W5 (Mountain View)
 SE 4-29-3-W5 (Mountain View)
 SE 36-28-4-W5 (Rocky View)

I am landowner with two properties in Mountain View included on the proposed border of the Intermunicipal Development Plan. I have a third property in Rocky View that would be included if the boundaries were widened to 1 mile. My brother owns the land within the half mile border of Rocky View. It is these properties that are currently most affected by the IDP.

I recently had the time to review the Draft IDP in detail and I wish to make the following comments. Unfortunately, I will be away should the tentatively scheduled meeting for November 26th, 2019 proceed.

1. MAPS

- i) The maps on the website are too small to see detail and when 'stretched' to attempt to understand, the detail become distorted and illegible. I would like to see a link for each map so that they can be easily viewed and understood.
- ii) Map 3B (on page 10 of the Draft) shows a 'red' area designated 'Business Commercial' above where Hwy 574 is labelled and is just outside of the boundary of the IDP. I believe this is the SE 31-28-03-W5, land belonging to Chloe Cartwright, which was redesignated from Agriculture to B-RL in 2012.
This subject property is surrounded by agricultural lands. Any development on the subject property will have an immense impact on surrounding agricultural properties, not just the adjacent properties. The border should be expanded around this area to within a minimum 3 miles all sides of the subject property.

Ms. Cartwright has brought forth two development permits to date. The first was granted for an 18 hole golf course, lodging and convention facility but the development permit lapsed. The second development application, for a campground with 81 sites, a tourist building with accommodation was denied August 22, 2019 after it went to the Rocky View Subdivision and Development Appeal Board.

Ms. Cartwright is continuing to pursue further development plans. She recently distributed a large package of information to some neighbors and requests a response on a Feedback form where she lists 5 options. All would have a huge effect on the entire area, not just adjacent neighbors. In my opinion all her choices would have an extremely negative impact on our community. For this reason, with her 'go forward' plan options I want to see the borders expanded to a minimum of 3 miles around the subject property.

Note: The packages of information were distributed into mailboxes at end laneways, stuck in fences and gates. I received my notification first from my brother and after I responded to her, she emailed me. I would be willing to provide the package of information to you or the Feedback form if I am not violating FOIP.

- iii) Map 5 (page 12 of Draft) Soil Classifications is inaccurate. I realize it is a tool the County planners use but when studied in detail, it is misleading. When I go onto the Canada Land Soils Inventory site and bring up maps for each area or zone, or specific quarter section, including and surrounding my properties, the more I see the inaccuracies of the designations and errors in the lands' capability designations. This becomes a problem when the County relies on these soil maps for rezoning of lands and issuing of Development Permits. For this reason I want to see the borders broadened in the IDP when there are or could be future conflicting land use designations. Look broader to clearly understand how other lands in both Counties are designated. If one were to do a google map of same area or quarter sections to verify how lands are being used, it shows a very different, but true picture of the land's capabilities for agriculture.

The subject property discussed in ii) above is case and point. My land, within a mile of hers, and my brother's land adjacent to hers, and other adjacent lands are classified the same soil conditions as Ms. Cartwright's property. She claims her land is not agriculturally productive. I know what the lands are capable of producing as our family makes our living off the lands designated the same soil classifications as hers. In 2012 when the redesignation was approved perhaps this inaccurate information played a role in the decision made by Council. If borders were expanded it would provide a better indication of surrounding land uses beyond adjacent half mile properties.

- iv) Map 7 (page 15 of the Draft) is not legible. I refer to point i) above.
I have land in the area south of Water Valley where it is showing a lot of sand and gravel activity. There is a code for sand and gravel potential and I'd like to know where exactly this potential is.

2. GOALS OF THE IDP

Without listing the Goals in 1.2 of the Draft I do not believe the goals are being met if the boundaries remain as they currently are in the draft. Where there is a current differentiation in land uses, boundaries need to be expanded to a minimum of 1 mile but ideally 3 miles in the instance of the subject lands sited above.

For future consideration of land use redesignation that could have as much impact as the case I have discussed, how can this be addressed to broaden the borders if not the entire border areas are expanded now?

Signed Keren Farquharson 



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 9
TIME:	Afternoon Appointment	
FILE:	06826028	APPLICATION: PL20180113
SUBJECT:	Conceptual Scheme – Camden Heights	
	Note: The application should be considered in conjunction with PL20170045, to redesignate the subject lands from Ranch and Farm District to Residential Two District (agenda item C-6)	

POLICY DIRECTION:

The application was evaluated against the policies of the Municipal Development Plan, and the Cochrane North Area Structure Plan (CNASP).

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Camden Heights Conceptual Scheme (CHCS) to guide the future development of five new residential parcels and one residential remainder. The application should be considered in conjunction with PL20170045, which proposes to redesignate the lands from Ranch and Farm District to Residential Two District.

The following is a summary of the application assessment:

- The application generally aligns with the requirements of the CNASP; and
- Further technical considerations can be appropriately addressed through the subdivision application process.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	September 18, 2018
DATE DEEMED COMPLETE:	September 18, 2018

PROPOSAL:	To adopt the Camden Heights Conceptual Scheme in order to provide a policy framework to guide future development of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels, one ≥ 1.60 hectare (≥ 3.95 acre) remainder, and an internal access road.
LEGAL DESCRIPTION:	Lot 7, Block 21, Plan 9412290, SE-26-26-4-W5M
GENERAL LOCATION:	Located approximately 1.6 kilometers (1 mile) east of the hamlet of Cochrane Lake, northwest of the intersection of Camden Lane and Range Road 41.

¹ **Administration Resources**
 Stefan Kunz and Milan Patel, Planning and Development Services



APPLICANT: Carswell Planning (Bart Carswell)
OWNERS: Balvinder K. Sohal & Karamjit & Harjit Gill
EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION: Residential Two District (R-2)
GROSS AREA: ± 10.37 hectares (± 25.62 acres)
SOILS (C.L.I. from A.R.C.): **Class 3, C-** Moderate limitations due to adverse climate.
Class 4, T- Severe limitations due to adverse topography (steep and/or long uniform slopes).

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 62 adjacent landowners, and three letters were received in response. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

October 22, 2019 First reading for Bylaw C-7942-2019 (PL20180113) is given.
September 19, 2017 Application PL20170045 is considered at a public hearing. Council moves to table the item pending submission of a conceptual scheme.
1994 Plan 9412290 is registered, resulting in the creation of the two 6.66 acre parcels immediately west of the subject lands, as well as the existing 25.62 acre parcel.
1976 Plan 7610351 is registered over portions of three quarter sections, resulting in the creation of nineteen 4.00 acre parcels and a Municipal Reserve parcel serviced by a new internal access road (Mountain Vista Estates).

BACKGROUND:

The proposal features two applications: consideration of the Camden Heights Conceptual Scheme (PL20180113), and the redesignation of the lands from Ranch and Farm District to Residential Two District (PL20170045). This would facilitate the future subdivision of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels and one remainder.

Access is proposed via a new internal subdivision road off Range Road 41. Servicing is proposed to be provided by private sewage treatment systems and individual water wells.

POLICY ANALYSIS:

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

Municipal Development Plan

The Municipal Development Plan directs development towards identified growth areas such as area structure plans. The lands are located within the Cochrane North Area Structure Plan, which provides the primary policy direction for this application.



Cochrane North Area Structure Plan

The subject lands are identified within the Residential Infill C Policy Area on Figure 6: Land Use Concept, and as such have a minimum parcel size of 4 acres.

Policy 6.1.6 states that Council may require the preparation of conceptual schemes, and on September 19, 2017, Council directed the applicant to do so.

The application generally satisfies Policy 5.3.4, which provides requirements for proposed conceptual schemes. Relevant areas of consideration are addressed below.

The lands are currently designated Ranch and Farm District, and the parcels directly north, east, and southeast carry this designation as well. The parcels to the east are unsubdivided quarter sections and are not included within the boundaries of the CNASP. The parcel to the north is an undersized Ranch and Farm parcel that is within the Cluster Residential & Open Space portion of the CNASP. Lands to the west and south are highly fragmented Residential Two District and Agricultural Holdings District parcels. As such, the subject lands appear to be somewhat isolated in terms of development potential and policy consideration, so they are rather limited in terms of the potential for comprehensive development.

Servicing in the area is provided by water wells and Private Sewage Treatment Systems. This is considered appropriate by Policy 6.1.9, with Policy 6.1.10 requiring piped servicing to be provided if parcel sizes are smaller than 4 acres in size.

The lands are located at the intersection of Camden Lane and Range Road 41. The initial redesignation application proposed to access the transportation network from both roadways; however, Council directed this to be amended to gain access only from Range Road 41. The application has been revised to address this request.

Adjacent landowners were notified of the application through the County's standard procedure as mandated by the *Municipal Government Act*, and the Applicant held an open house event.

As Figure 7 of the CNASP identifies the lands as being a natural area, the Application is subject to Section 6.6 of the CNASP. This section aims to mitigate potential impact to environmentally sensitive areas. Policy 6.6.4 requires that applications for redesignation address the protection of these areas. An Environmental Impact Assessment was submitted, and the policies of the CHCS allow for the protection of these areas at the time of subdivision application.

In summary, the proposed CHCS adequately guides the future development of five new residential parcels and one residential remainder. Any outstanding technical considerations can be addressed through the subdivision application process, in accordance with the requirements of the CHCS.

Land Use Bylaw

The lands are proposed to be redesignated to Residential Two District (R-2). The purpose of this land use district is to, "provide for a residential use on parcels which can accommodate residential, more general agricultural uses, home-based business uses, and larger accessory buildings." The minimum parcel size of the R2 District is 1.60 hectares (3.95 acres), which means that there would be the potential for the creation of five new lots on the subject lands.

CONCLUSION:

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



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7942-2019 be given second reading.
 Motion #2 THAT Bylaw C-7942-2019 be given third and final reading.
- Option # 2: That application PL20180113 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7942-2019 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment received.
Public Francophone Education	No comment received.
Catholic Francophone Education	No comment received.
<i>Province of Alberta</i>	
Energy Resources Conservation Board	No comment received.
Alberta Health Services	No concerns.
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the five additional lots being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant an unconditional variance of Section 14 and/or Section 15 of the Subdivision and Development Regulation, at the time of subdivision application.</p>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment received.
FortisAlberta	No concerns.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment received.
Rockyview Gas Co-op.	No comment received.
<i>Other External Agencies</i>	
EnCana Corporation	Not required for circulation.



AGENCY	COMMENTS
Western Irrigation Districts	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	Because this parcel falls within the Cochrane North Area Structure Plan, Ag Services has no concerns. The application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the Residential Land Use from the agricultural land use to the East. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p><i>Recreation:</i> No comment. See Recreation Board comment.</p> <p><i>Parks:</i></p> <ul style="list-style-type: none"> • With regards to the lands subject to this conceptual scheme- there is no apparent need for Municipal Reserve acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development. • Provision for future active transportation network alignments may be contemplated for location within the road right of way as a dedicated active transportation facility. • Therefore, taking cash in lieu of all reserves owing (including Deferred Reserves as identified in Instrument 761045816) affecting the development parcel as titled is recommended.
Development Authority	No comment received.
GIS Services	No comment received.
Building Services	No comment received.
Fire Services & Emergency Management	No comments.
Development Compliance	No concerns.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application



AGENCY	COMMENTS
	<p>submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;</p> <ul style="list-style-type: none"> As a condition of future Subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure in accordance with the requirements of the County's Servicing Standards. As a condition of future Subdivision, the applicant shall be responsible for all necessary easements and ROWs for utility line assignments and provide for the installation of underground shallow utilities. As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. <p>Geotechnical</p> <ul style="list-style-type: none"> Engineering has no requirements at this time; At future Subdivision stage, the developer shall engage the services of a qualified Geotechnical Engineering Consultant to prepare a Geotechnical report. The report shall evaluate the soil characteristics, existing groundwater conditions, grading plan in accordance with the Stormwater Management Plan and development constraints of the proposed development to the satisfaction of the County. <p>Transportation</p> <ul style="list-style-type: none"> Engineering has no requirements at this time; Engineering Services has reviewed the Transportation Impact Assessment Rationale Memo prepared by JCB Engineering Ltd dated July 28, 2017. The proposed subdivision will have a single access from RR 41. The Applicant will be required to upgrade RR 41 from the intersection of Camden Lane/RR 41 to site



AGENCY	COMMENTS
	<p>access to a Regional Transitional Paved standard (400.10) in accordance with the County Servicing Standards.</p> <ul style="list-style-type: none"> At future Subdivision Stage, the applicant is required to pay the Transportation Offsite Levy in accordance with the Bylaw in effect at the time of subdivision. <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. The applicant proposes to utilize individual PSTS systems. At future subdivision application stage, the applicant/owner is to provide Level 1 Variation Assessment for the proposed parcel with the existing dwelling and existing services. The assessment shall comment on the existing system, clearly indicating the required clearance distances by providing a site map and comment on the suitability and general operations; At future subdivision application stage, the applicant/owner is to provide a Level 3 PSTS Assessment in accordance with Policy 449 and the County Servicing Standards; <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. Engineering has reviewed the Phase 1 Groundwater Supply Evaluation prepared by Groundwater Information Technologies Ltd dated August 21, 2017 for the subdivision. The Phase 1 Groundwater Evaluation concluded the following: <ul style="list-style-type: none"> There appears to be sufficient water supply to service the proposed development and it appears that no significant water level decline in the aquifer would be expected based on the addition of five more wells. Pumping rates in the area indicate productive aquifers. No adverse effects to existing licensed or domestic groundwater users is expected from the new subdivision. As a condition of future subdivision stage, the applicant would be required to submit a Phase 2 Detailed Groundwater Evaluation and Aquifer Pumping Report in accordance with the County's Servicing Standards. <p>Storm Water Management</p>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> At this time, Engineering recommends the Applicant provide a conceptual stormwater management report prepared by a qualified professional to address how stormwater will be managed on site. At future subdivision stage, the Applicant/Owner will be required to provide a Site-Specific Stormwater Management Plan (SWMP) accessing the post development stormwater Management of the Site. The SWMP is to adhere to the requirements of the Cochrane North Area Structure Plan and the County Servicing Standards.
	<p>Environmental & Historical Assessments</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. <ul style="list-style-type: none"> The Applicant has submitted a Phase I Environmental Site Assessment prepared by Pinchin, dated July 18, 2018. The Applicant has submitted a Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018 which recommended a Historic Resources Impact Assessment be prepared for this site. At future Subdivision stage, as a condition of subdivision the Applicant is required to prepare a Historic Resources Impact Assessment, as per the Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018 and obtain clearance under the Alberta Culture & Tourism Act prior to entering into a Development Agreement with the County.
Transportation Services	No comment received.
Capital Project Management	No comment received.
Utility Services	No comment received.

Circulation Period: November 9, 2018 to November 30, 2018.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Registration of any required drainage easements and/or Utility Rights-of-Way including adjacent properties; ○ Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigations, if applicable ○ Necessary Alberta Environment licensing documentation for the stormwater infrastructure system, if applicable. <p>Environmental & Historical Assessments</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <ul style="list-style-type: none"> ○ The Applicant has submitted a Phase I Environmental Site Assessment prepared by Pinchin, dated July 18, 2018. • At future Subdivision stage, as a condition of subdivision the Applicant is required to prepare a Historic Resources Impact Assessment, as per the Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018. • The Applicant has submitted a Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018 which recommended a Historic Resources Impact Assessment be prepared for this site.
Transportation Services	No comment received.
Capital Project Management	No comment received.
Utility Services	No comment received.

Circulation Period: November 9, 2018 to November 30, 2018.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7942-2019

A Bylaw of Rocky View County known as the Camden Heights Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7942-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7942-2019, being the “Camden Heights Conceptual Scheme,” affecting Lot 7, Block 21, Plan 9412290, SE-26-26-4-W5M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7942-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 9

File: 06826028 - PL20180113

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-7942-2019

A Conceptual Scheme affecting Lot 7, Block 21, Plan 9412290, SE-26-26-4-W5M, herein referred to as the Camden Heights Conceptual Scheme.

Camden Heights



Conceptual Scheme

SE-26-26-04-W5M, being Plan 9412290, Block 21, Lot 7

municipally known as 264040 Range Road 41

Carswell Planning



Submitted to Rocky View County, September 2018 (rev. May 2019)

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

Rocky View County
Planning, Development, & Bylaw Services

ON BEHALF OF:

Karamjit Gill and Harjit Gill
Balvinder K Sohal

PROJECT CONSULTANT TEAM:

Civil Engineering Solutions Inc.
Groundwater Information Technologies Ltd.
JCB Engineering Ltd.
Pinchin Ltd.
Carswell Planning

Cover photo credit: www.hikingwithbarry.com, "snow-capped mountains from Glenbow Ranch Prov. Park"

Contents

Camden Heights Conceptual Scheme	1
1.0 INTRODUCTION.....	1
1.1 Proposal Overview	1
1.2 Purpose of this Plan	1
1.3 Development Rationale	3
1.4 Primary Development Considerations.....	3
1.5 Conceptual Scheme Objectives.....	3
2.0 POLICY CONTEXT	4
2.1 County Plan.....	4
2.2 Cochrane North Area Structure Plan	4
2.2.1 ASP Direction for CS.....	8
2.2.2 ASP Residential Infill Policies.....	8
2.2.3 ASP Other Considerations	9
3.0 GUIDING PRINCIPLES.....	9
4.0 <i>PLAN AREA DESCRIPTION</i>	9
4.1 Location.....	9
4.2 Legal Descriptions & Ownership.....	10
4.3 Local Development Context.....	11
4.4 Adjacent Lands.....	12
4.5 Existing Transportation Infrastructure	12
4.6 Existing Groundwater Supply.....	12
4.7 Existing Soils and Wastewater Servicing	13
4.8 Existing Land Use.....	14
4.9 Existing Site Conditions	15
4.10 Existing Protective and Emergency Services	16
5.0 DEVELOPMENT CONCEPT	17
5.1 Development Concept	17
5.2 Land Use Concept.....	19
5.3 Residential Area	19
5.4 Municipal Reserves	20
5.5 Environmental Considerations	20
5.6 Historic Resources Considerations	20
5.7 Transportation Considerations.....	21
5.8 Utility Services - Stormwater.....	23
5.9 Utility Services – Water.....	24
5.10 Utility Services – Sanitary Wastewater	25
5.11 Shallow Utilities	25
5.12 Solid Waste and Recycling	26
5.13 Protective and Emergency Services	26

6.0 IMPLEMENTATION FRAMEWORK	26
6.1 The Conceptual Scheme Implementation Process	26
6.2 Land Use Redesignation	26
6.3 Agriculture Boundary Design Guidelines.....	27
6.4 Architectural Design Considerations	27
7.0 PUBLIC ENGAGEMENT	28
7.1 Open House	28
7.2 Potential Surrounding Development	29

List of Figures

Figure 1: Context of Camden Heights Conceptual Scheme (CS)	2
Figure 2: Land Use Concept - Cochrane North ASP	5
Figure 3: Natural Areas and Conceptual Regional Pathways - Cochrane North ASP	6
Figure 4: Future Land Use Scenario - Cochrane North ASP	7
Figure 5: Location	10
Figure 6: Survey.....	10
Figure 7: Aerial Image of Adjacent Lands.....	12
Figure 8: Existing Subwatershed Boundary.....	13
Figure 9: Current Land Use Bylaw Districts	14
Figure 10: Photo west across southern slope of property	15
Figure 11: Photo south across property	15
Figure 12: Fire Halls in the Vicinity of the Site	16
Figure 13: Development Concept.....	17
Figure 14: Aerial for <i>Camden Heights</i>	18
Figure 15: Potential Country Residential Dwelling on an Acreage.....	19
Figure 16: Aerial of <i>Camden Heights</i> showing Twp. Rd. 264 and Range Rd. 41	22
Figure 17: Post - Development Drainage Conditions.....	23
Figure 18: Private Water Servicing on Each Lot.....	24
Figure 19: Photo of Open House On-Site.....	28
Figure 20: Storyboards of Open House.....	29
Figure 21: Shadow Plan.....	30

List of Tables

Table 1: Development Concept Calculations.....	17
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Camden Heights Conceptual Scheme

1.0 INTRODUCTION

1.1 Proposal Overview

The subject site is located approximately 1.5 km west of Cochrane Lake, it is a single country residential property with a single private access. The proposed subdivision will result in six 6 lots; there is one existing. The proposal is in keeping with the low density residential on acreages, typical of Rocky View County (RVC).

1.2 Purpose of this Plan

The Conceptual Scheme (CS), named **Camden Heights**, has been prepared pursuant to the Rocky View County (RVC) Plan (Bylaw C-7280-2013) and Cochrane North Area Structure Plan (ASP) Bylaw C-6388-2006, adopted July 3, 2007. It provides supporting rationale for redesignation and subdivision of ± 10.37 ha (± 25.62 ac) comprising approximately one-sixth of SE-26-26-04-W5M, being Plan 9412290, Block 21, Lot 7. The site is municipally known as 264049 Range Road 41. It is located north of Camden Lane (Township Road 264) and west of Range Road 41. For the purposed of the CS, the subject lands are referred to as the *Plan Area*.

The Conceptual Scheme is a non-statutory plan intended to describe the developer's rationale and motivation to establish a new subdivision with associated land uses. The policies of this Plan have been prepared to provide direction regarding subsequent land use redesignation, subdivision, and development permit applications required to implement the **Camden Heights** development.

"A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan." (RVC County Plan).

It is the intent to apply the policies and design of this plan to guide development as one phase. Land use and subdivision for the development will be applied for following adoption of this CS.

Figure 1: Context of Camden Heights Conceptual Scheme (CS)

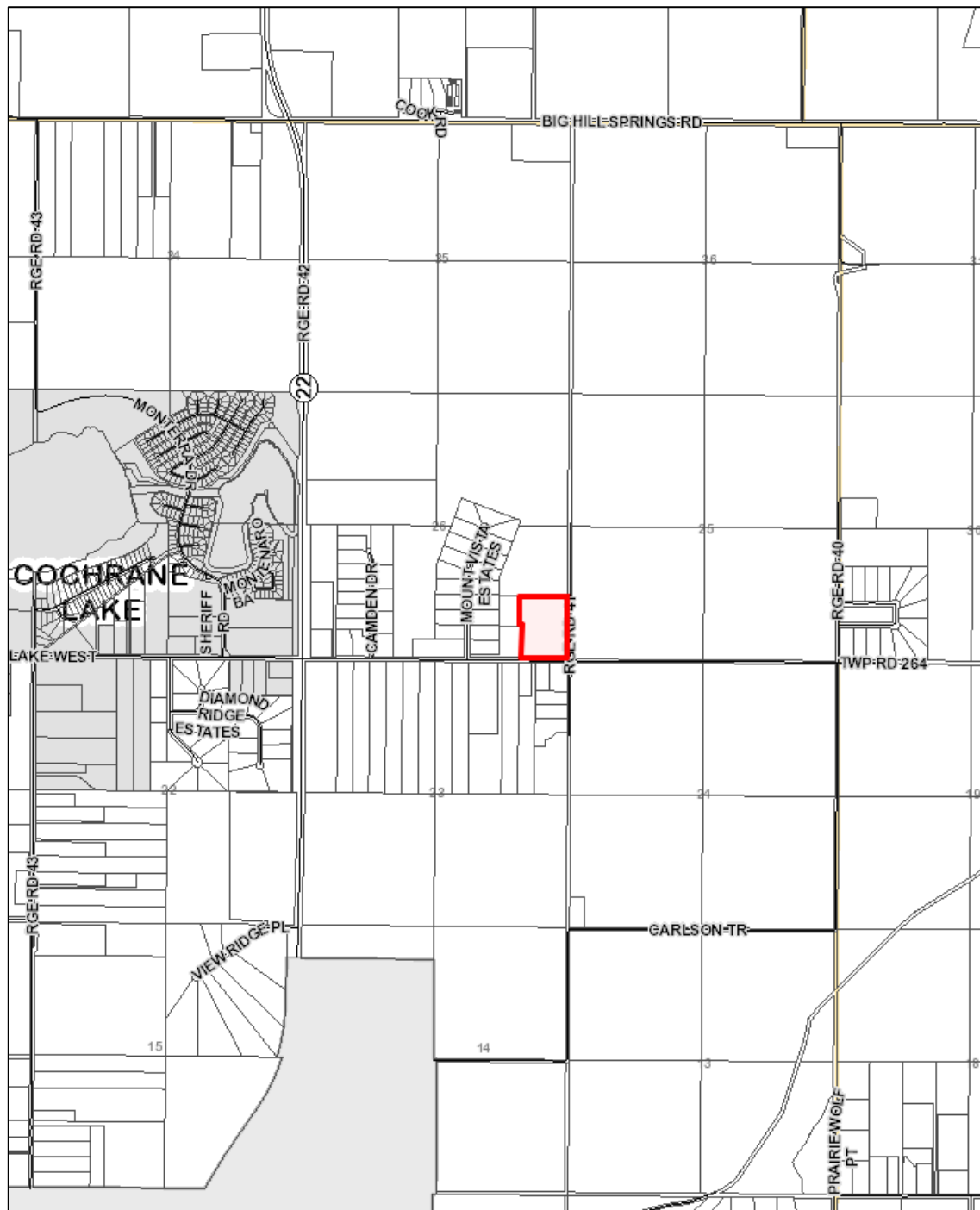


Figure 1: Context of Camden Heights Conceptual Scheme (CS), shows the context of Camden Heights CS where residential development in the quarter section has already occurred for most of SE 26. Lands to the east on the other side of Range Road 41 are agricultural in nature and outside of the ASP.

1.3 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Camden Heights** or the *Plan Area* in this document. The Cochrane North Area Structure Plan (ASP) is located adjacent to the northern limits of the Town of Cochrane and has Range Road 41 as its eastern boundary and where **Camden Heights** is located. The Hamlet of Cochrane Lake is separate from the ASP. As stated throughout the Cochrane North ASP, the next stage in the implementation of the ASP policies is through the preparation of Conceptual Schemes.

The Cochrane North area will continue to experience development pressures due to its proximity to the Town of Cochrane, City of Calgary. It also caters to those seeking to be close for excursions such as Kananaskis (K Country), Banff National Park and the Canadian Rockies.

1.4 Primary Development Considerations

Primary development considerations include:

- Compatibility of residential uses to adjacent land uses;
- Transportation access;
- Open space features and connectivity to pathways;
- Storm water management;
- Provision of potable water;
- Sanitary wastewater treatment;
- Shallow utilities of telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services;
- Solid waste disposal and recycling;
- Protective and emergency services;
- Architectural design; and
- Capital and operational considerations.

1.5 Conceptual Scheme Objectives

The intent of the **Camden Heights** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the *Plan Area* to identify development opportunities and significant constraints which require appropriate mitigation strategies;
- b) Present a subdivision and development concept that will comprise an appropriate subdivision pattern and density;
- c) Investigate and conclude whether any post development mitigation is necessary to address traffic, environmental, or other identified issues;
- d) Present a public open space to provide connections to adjacent lands; and
- e) Provide a utility servicing strategy that will include stormwater management, potable water and sewage collection and disposal.

2.0 POLICY CONTEXT

The Municipal Government Act, RVC's County Plan, Agriculture Master Plan, Parks and Open Space Plan, and the Cochrane North Area Structure Plan all provide guidance to the **Camden Heights** CS. These documents establish a policy framework to ensure that development respects rural character, promotes open space and recreational opportunities, respects the natural environment, implements cost-effective servicing.

2.1 County Plan

The County Plan sees country residential communities as a form of rural living. RVC has a number of country residential communities, some formally defined by area structure plan policy, as in the Cochrane North ASP. The goals and policies specific to Country Residential development support a safe, healthy, and attractive development that provides a strong sense of community. There is encouragement and support of country residential communities providing a quality-built environment while maintaining rural character. There is encouragement for alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape. There is support for an orderly, efficient, cost effective development of fragmented quarter sections in agricultural areas.

Camden Heights aligns with the County's Plan by concentrating rural development in an ASP favouring the land use proposed. Cochrane North is enhanced and strengthened as integral part of RVC through the provision of smaller traditional Country Residential development within it.

2.2 Cochrane North Area Structure Plan

The Cochrane North ASP (Bylaw C-6388-2006) was approved in 2007 and is the timeframe or planning horizon for the Cochrane North ASP for approximately 15 to 20 years.

Figure 2: Land Use Concept – Cochrane North ASP

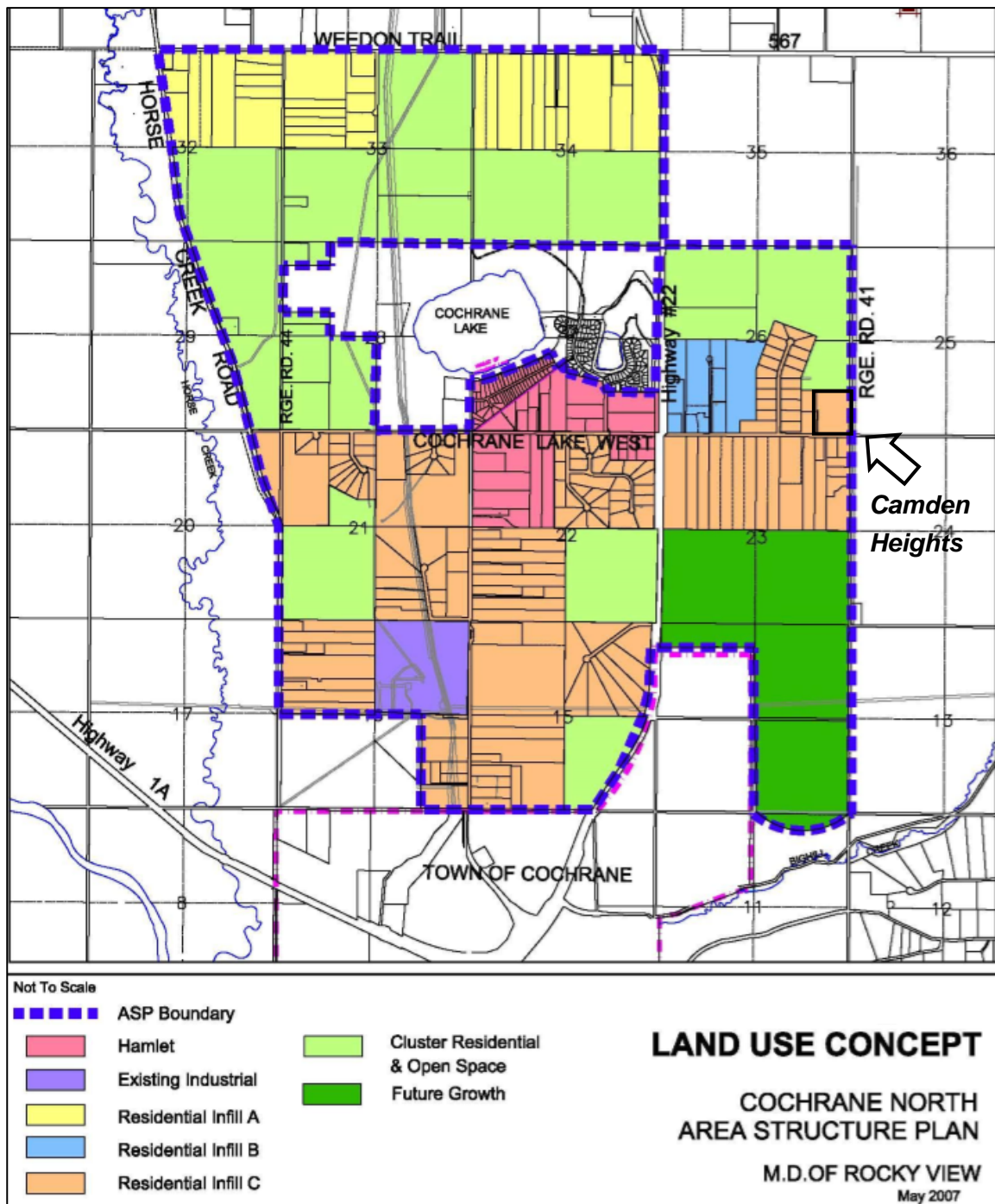


Figure 2: Land Use Concept – Cochrane North ASP, shows the land use concept for the ASP with the site being in Residential Infill C. Consideration is given to individual on-site wastewater servicing; and private, individual on-site water servicing for new lots. Small scale stormwater management systems are also suited to residential infill development. Cluster Residential and Open Space is designated to the north of the site. Residential Infill C is designated to the west and south of the site.

Figure 3: Natural Areas and Conceptual Regional Pathways – Cochrane North ASP

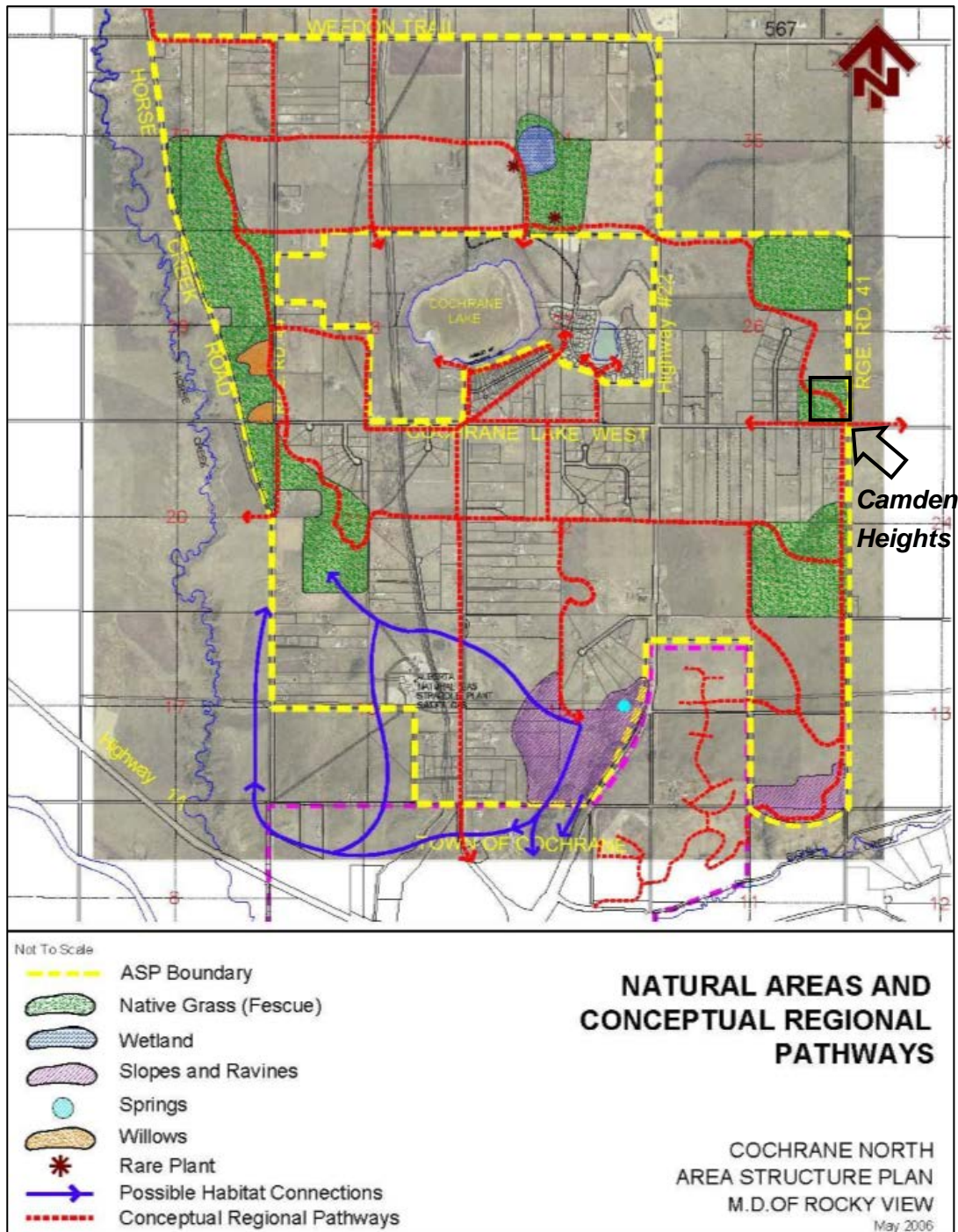


Figure 3: Natural Areas and Conceptual Regional Pathways – Cochrane North ASP, shows the site is native grass (Fescue). A conceptual regional pathway is expected to connect to Camden Lane (Township Road 264) and Range Road 41. Despite the map, RVC indicates there is no apparent need for Municipal Reserve acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development through the property.

Figure 4: Future Land Use Scenario – Cochrane North ASP

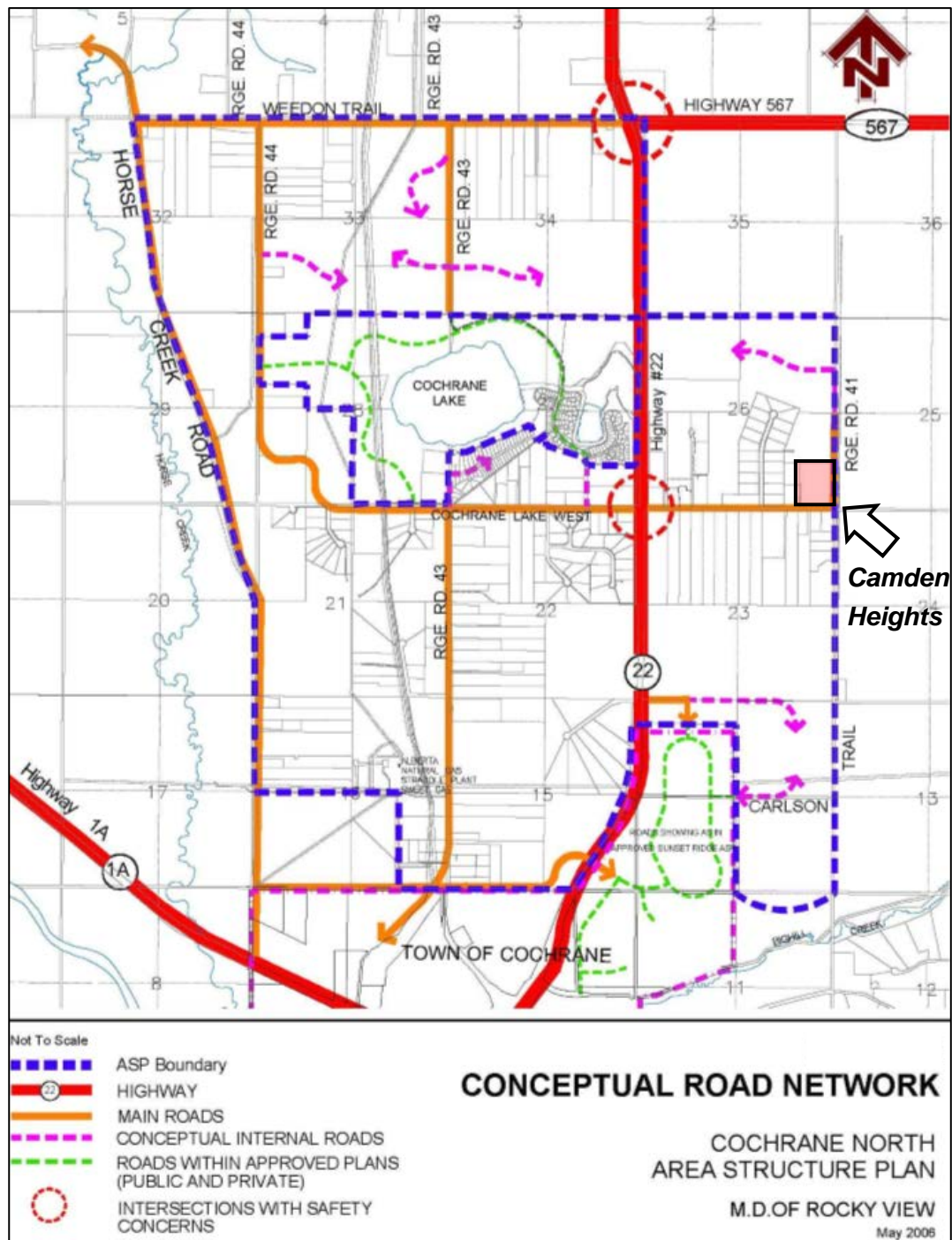


Figure 4: Future Land Use Scenario – Cochrane North ASP, shows the conceptual road network in the ASP based on the information available at the time. It promotes connectivity with adjacent road systems. A conceptual internal road is shown outside the *Plan Area* and would not require two entrances for this development for six lots.

2.2.1 ASP Direction for CS

The **Camden Heights** Conceptual Scheme (CS) and implementation through land use designations, subdivisions and development permits shall be consistent with the relevant policies of the Cochrane North ASP discussed as follows. CSs usually include surrounding lands to address potential impacts and long-term planning implications of the proposed development. Given that the areas to the west and south are developed, lands to the north shall be considered in the context of the CS. RVC has determined that a CS is required for the site.

Any constraints to development, may include but not be limited to: geotechnical, environmental, and hydrogeological conditions; and archaeological or historically significant features may be included in this CS. Stormwater management, traffic impact assessments (TIA), landscaping plan, and architectural guidelines may also be included.

As part of the CS, input from all directly and indirectly affected landowners within and adjacent to the CS area throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. Public consultation involves input from affected community stakeholders, including community organizations (stewardship, maintenance and operation of open space and reserves), social service agencies, and the Local Recreation Board (open space and pathways).

2.2.2 ASP Residential Infill Policies

Cochrane North ASP policies guide residential infill development for the CS. The intent is to protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses. The minimum residential parcel size within the "Residential Infill C Policy Area" shall be four (4) acres and the CS will reflect that. Parcel size and density are part of this CS.

Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available. In addition, each Conceptual Scheme shall contain a staged site implementation plan for stormwater management. Solid waste servicing shall be accordance with the current Solid Waste Master Plan.

Pathway connections would normally be coordinated as per Figure 7 on Municipal Reserves (MR). MRs should be provided through dedication of land; cash-in-lieu of reserve should only be taken in Residential Infill Policy Areas where necessary to contribute to the improvement of public open space systems or recreation facilities. Discussions with RVC administration indicate that a pathway through the property is not envisioned in the CS.

For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners. The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

2.2.3 ASP Other Considerations

Transportation considerations may include road widening (i.e., land dedication) that could be accommodated at the subdivision stage and accounted for in the proposed lot layout of the CS. A Traffic Impact Study will be provided as part of the CS. RVC's offsite levies shall apply at time of subdivision. Servicing and utilities shall be considered as part of this CS and whether opportunities could exist for connections. Community, protective and emergency services are to be addressed in the CS. Developers are encouraged to incorporate the principles of Crime Prevention Through Environmental Design (CPTED) in the development. Phasing is not anticipated in this small CS. The CS and implementation through land use designations, subdivisions and development permits shall be consistent with the policies contained in the Cochrane North ASP.

3.0 GUIDING PRINCIPLES

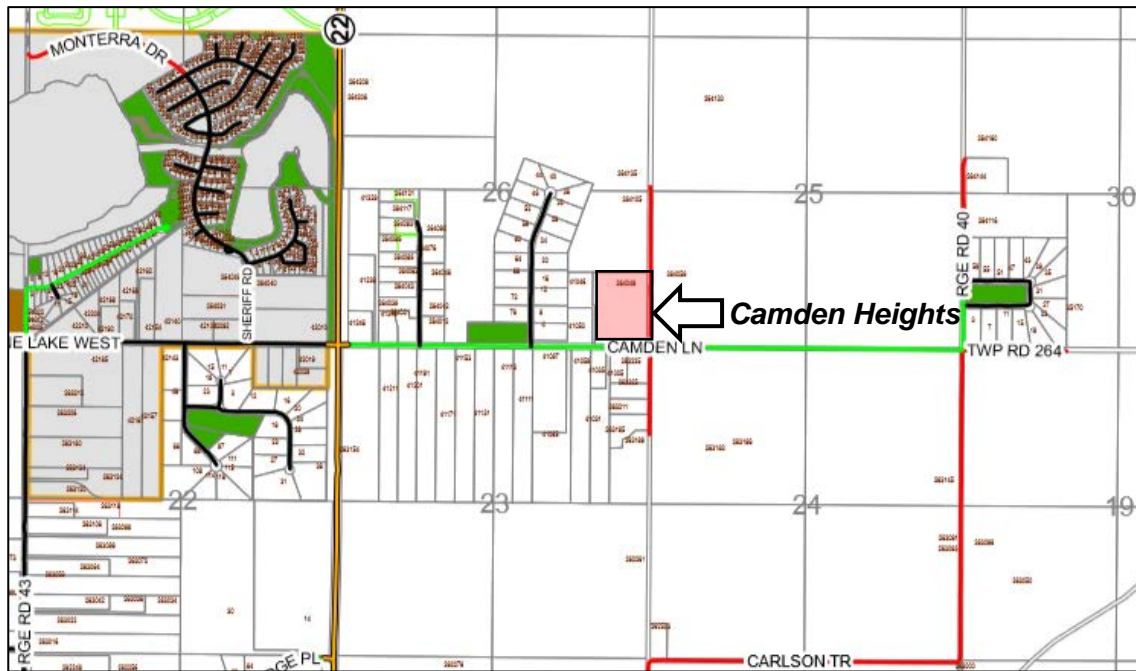
Guiding principles for **Camden Heights** include a safe, healthy, and attractive development that provides a strong sense of community. Being adjacent to other country residential neighbourhoods, this proposal is for orderly, efficient, cost effective development that is compatible with the residential land use to the west and buffered to the agricultural land use to the east. It is an infill development within a fragmented quarter section and seeks to optimize the land use within the Cochrane North ASP.

4.0 PLAN AREA DESCRIPTION

4.1 Location

Camden Heights is on a ±7.98 ha (±19.73 ac) parcel comprising one-eighth of SE-13-26-03-W5M, being Block 7, Plan 1501 LK. The site is municipally known as 262053 Cochrane North Road, located approximately 200 m north of the intersection with Township Road 262. Geographically, residence within the *Plan Area* is centred on 51.22° N, 114.28° W at elevation 1268 m (4160 ft.) above sea level (asl). It provides contiguous development to neighbouring properties as shown in Figure 5: Location.

Figure 5: Location

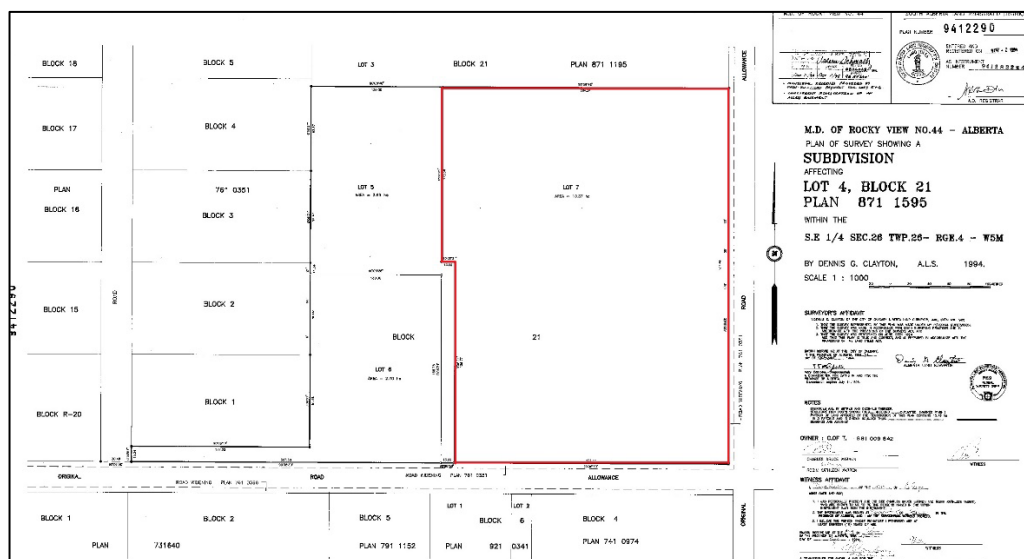


(Source: RVC Cochrane Map, 2018)

4.2 Legal Descriptions & Ownership

As shown below in Figure 6: Survey, ownership of Plan 9412290, Block 21, Lot 7 of SE-26-26-04-W5M is under separate title and under multiple ownership to the developers Karamjit Gill and Harjit Gill with an undivided 67% Interest; and Balvinder K Sohal with an undivided 33% interest.

Figure 6: Survey



4.3 Local Development Context

Currently, community and recreational facilities in Cochrane North are served mostly by Cochrane and include:

- Spray Lake Sawmills Family Sports Centre (curling rink, gymnasium and gymnastic facilities, three indoor ice surfaces, and indoor sports field and running track, several meeting rooms, concession, weight room and a large fitness centre),
- Cochrane Curling Club (four ice sheets, private members lounge and onsite restaurant),
- Cochrane RancheHouse (hall, meeting rooms, dining room, and theatre for conferences and events),
- Cochrane Agricultural Grounds, and
- Dartique Hall (community events and rentals for special occasions).

The nearest disposal site is Springhill Chuck Wagon (located at SpringHill RV Park near the intersection of Highways 22 and 567). Airdrie Transfer Site is operated by a neighbouring municipality and can be used by Rocky View residents for garbage.

Police services are provided by the R.C.M.P. enforcing the law through a detachment located at 359 1 St E, Cochrane, or RVC Peace Officers.

Among the fire stations serving the area are:

- Bearspaw Fire Station 103 on Highway 1A, specifically 31211 Lochend Place, approximately 20 km by road southeast from the *Plan Area*
- Springbank Fire Station 102 at 128 MacLaurin Drive, approximately 25 km by road southeast from the *Plan Area*

Among the acute care hospitals with emergency services serving the area are:

- Alberta Children's Hospital, Calgary
- Foothills Medical Centre, Calgary, and
- Cochrane Community Health Centre, 60 Grande Blvd., Cochrane, approximately 9.5 km by road or ten minutes driving time.

The nearest schools are also in Cochrane.

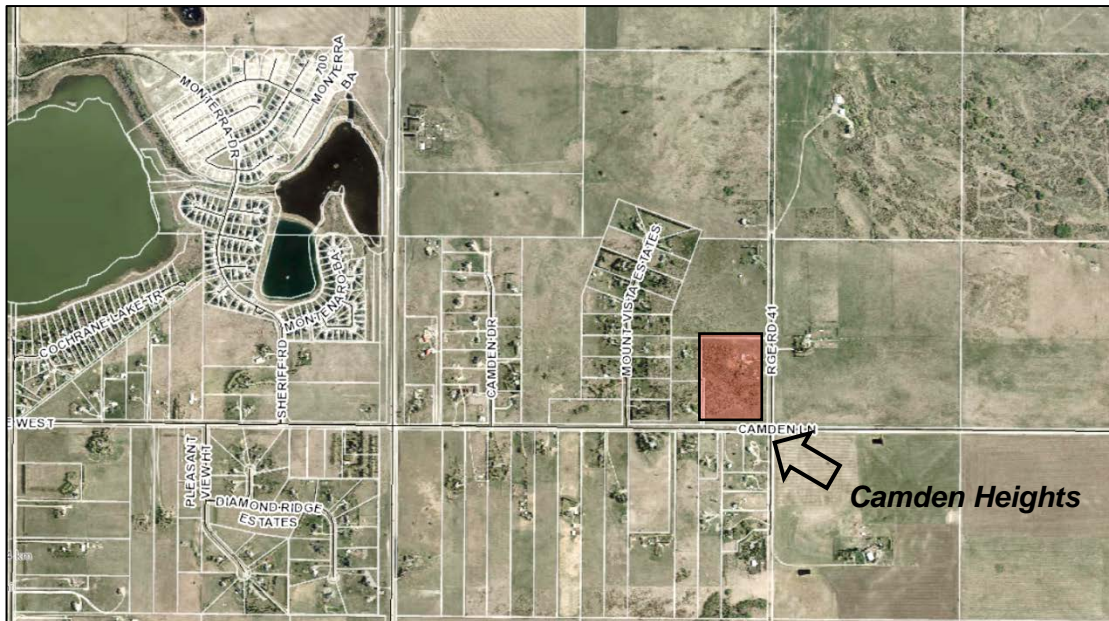
For parks and outdoor recreation, the following short trips are suggested:

- Cochrane North Loop (natural municipal reserve area with an interpretive pathway),
- Big Hill Springs Provincial Park to the east,
- Ghost Reservoir Provincial Recreation Area,
- Glenbow Ranch Provincial Park along the north shore of the Bow River, and
- Town of Cochrane (24 playgrounds, 11 soccer pitches, 8 ball diamonds, 2 tennis courts, 2 outdoor rinks, swimming pool, skateboard park, and 30 km of pathways).

4.4 Adjacent Lands

The area is located north of the Town of Cochrane on a plateau. The valleys of the Bow river, Big Hill Springs Creek and Horse Creek bound the area to the south, east and west. Locally, the topography is flat to undulating. **Camden Heights** is immediately west of Range Road 41 and north of Camden Lane (Township Road 264). The Camden Heights *Plan Area* is located in an area characterized as country residential infill. The lands are in proximity to country residential development to the west and south, with agricultural lands to the east as shown in Figure 7: Aerial Image of Adjacent Lands.

Figure 7: Aerial Image of Adjacent Lands



(Source: Urban Systems, 2018, Cochrane North Conceptual Scheme)

4.5 Existing Transportation Infrastructure

The transportation system serving the area is primarily north-south Highway 22 from the Town of Cochrane to east-west Highway 567 (Weedon Trail/Big Hill Springs Road). For **Camden Heights**, east-west Township Road 264 (Cochrane Lake West/Camden Lane/Rock Butte Road) and north-south Range Road 41 serve the site. Twp. Rd. 264 is a two lane, paved roadway from the intersection with Highway 22 to the intersection with Range Rd. 41 where it becomes a gravelled surface roadway. Range Rd. 41 is gravel surfaced north of the intersection with Twp. Rd. 264, approximately 2 lanes in width, and ends in a cul-de-sac north of the subject property. Roads are under the control and jurisdiction of the County.

4.6 Existing Groundwater Supply

The site is on private water services. The relatively high elevation compared to the neighbouring valleys typically lead to deep static water levels for well in the area. Wells obtain their water from sandstone and shale aquifers of the Paskapoo Formation from depths of 30 to 75 m (Groundwater

Information Technologies Ltd. (GRIT), 2017, *Phase 1 Groundwater Supply Evaluation: Proposed 5 lot subdivision in SE026-26-4-W5M, County of Rocky View*). Pumping test records from several nearby wells calculated an average 20-year safe yield of 33 m²/day or 12,000 m³/year. There are over 112 well records within 1.6 km of the site with most test rates between 15 and 80 liters per minute, indicating productive aquifers in the area.

Figure 8: Existing Subwatershed Boundary shows the *Plan Area* in a separate watershed than Cochrane Lake with generalized drainage to the southeast towards agricultural lands.

Figure 8: Existing Subwatershed Boundary



(Source: Urban Systems, 2018, Cochrane North Conceptual Scheme -modified to show *Plan Area* drainage)

4.7 Existing Soils and Wastewater Servicing

The site is underlain by approximately 10 m of clay, silt and gravel which are glacial till deposits called Spy Hill Drift. The tills are supraglacial and ice margin fine grained deposits. Underlying this are unconsolidated sedimentary deposits of shales and siltstones interbedded with sandstones with an average thickness of 300 m and a maximum of 899 m. Limited bentonite and coal seams are also present. Soils for the *Plan Area* are within an area mapped as Dunvargan 1 (DVG1). The site consists of typical prairie uplands and patches of remnant aspen woodland patches on southern slopes.

In this area of Cochrane North, wastewater servicing is through a private sewage treatment system. Percolation rates for on-site sewage disposal systems are favourable in the silt-gravel soils of the area.

4.8 Existing Land Use

Camden Heights Plan Area is currently designated Ranch and Farm (RF) in accordance with RVC Land Use Bylaw C-4841-97, as shown in Figure 9: Current Land Use Bylaw Districts. The *Plan Area* is bordered by Residential Two District (R-2) to the west and south. Being at the edge of the Cochrane North ASP, RF is to the east and north.

Figure 9: Current Land Use Bylaw Districts



Legend

AGRICULTURAL HOLDING DISTRICT	AH
RANCH AND FARM DISTRICT	RF
FARMSTEAD DISTRICT	F
RESIDENTIAL ONE DISTRICT	R-1
RESIDENTIAL TWO DISTRICT	R-2
RESIDENTIAL THREE DISTRICTS	R-3
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT	HR-1
DIRECT CONTROL DISTRICT	DC

(Source: RVC Land Use Map No. 67-SE, 2014, as amended)

As the following photos show, the land has been used for residential use and some minor grazing purposes. Crop production and further agricultural capability is impaired by existing vegetation, poor soil, terrain characteristics and the proximity of residential development.

Figure 10: Photo west across southern slope of property



Figure 11: Photo south across property



4.9 Existing Site Conditions

Existing site conditions of geology, wetlands, soils, vegetation, and overland drainage are described in this section. The Camden Heights *Plan Area* consists of rolling and hilly terrain with the subject lands on the southwest slope of a prominent hill. Topography is a hummocky, low relief landform with a general slope approaching 6%.

Soils for the Plan Area are within an area mapped as Dunvargan 1 (DVG1). This area is generally mapped on undulating to gently sloping or rolling morainal topography. The land surface is smooth, slopes are uniform, and there are generally few wet depressions. The soil unit is comprised of approximately: 70% well drained, 20% slightly leached and 10% imperfectly to poorly drained soils. The parent material underneath is a glacial till with limited textural range. The underlying bedrock is comprised of sandstone, siltstone, and mudstone.

Vegetation supported on the soils is largely under a typical parkland type of vegetation and typical prairie upland. Open areas are typically fescue and other grasses. Periodic forested areas generally consist of: aspen, poplar, willow, white birch and spruce.

This area is located in the Foothills Parkland Subregion of the Parkland Natural Region. The closest watercourse is Bighill Creek which is approximately 2.5 km SE of the subject lands. The confluence of Bighill Creek and the Bow River is approximately 7 km to the south.

4.10 Existing Protective and Emergency Services

A number of fire halls are found in the area.

Figure 12: Fire Halls in the Vicinity of the Site

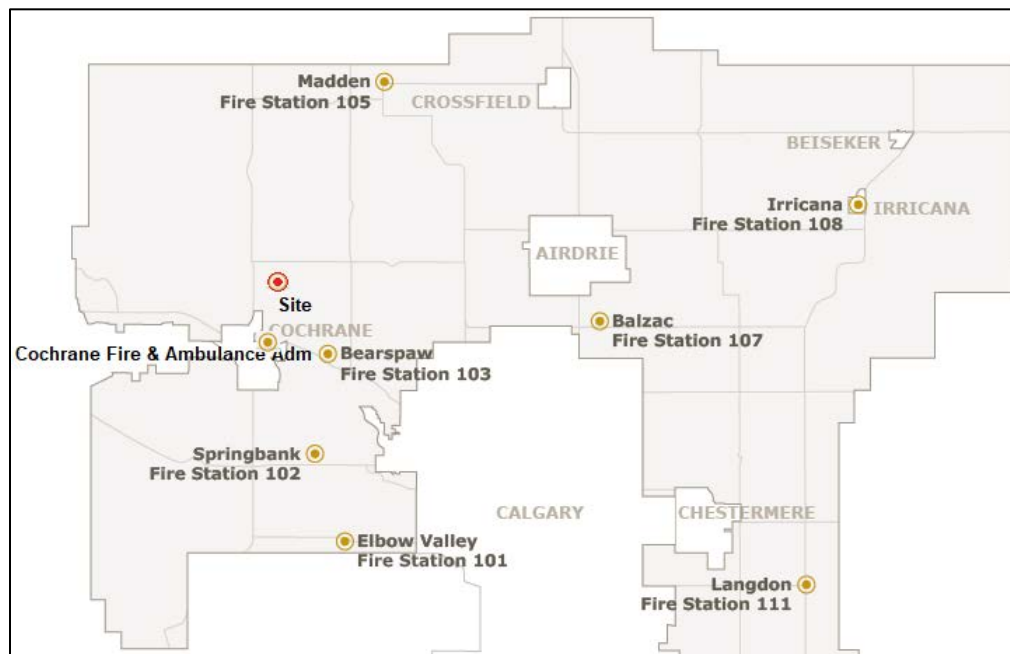
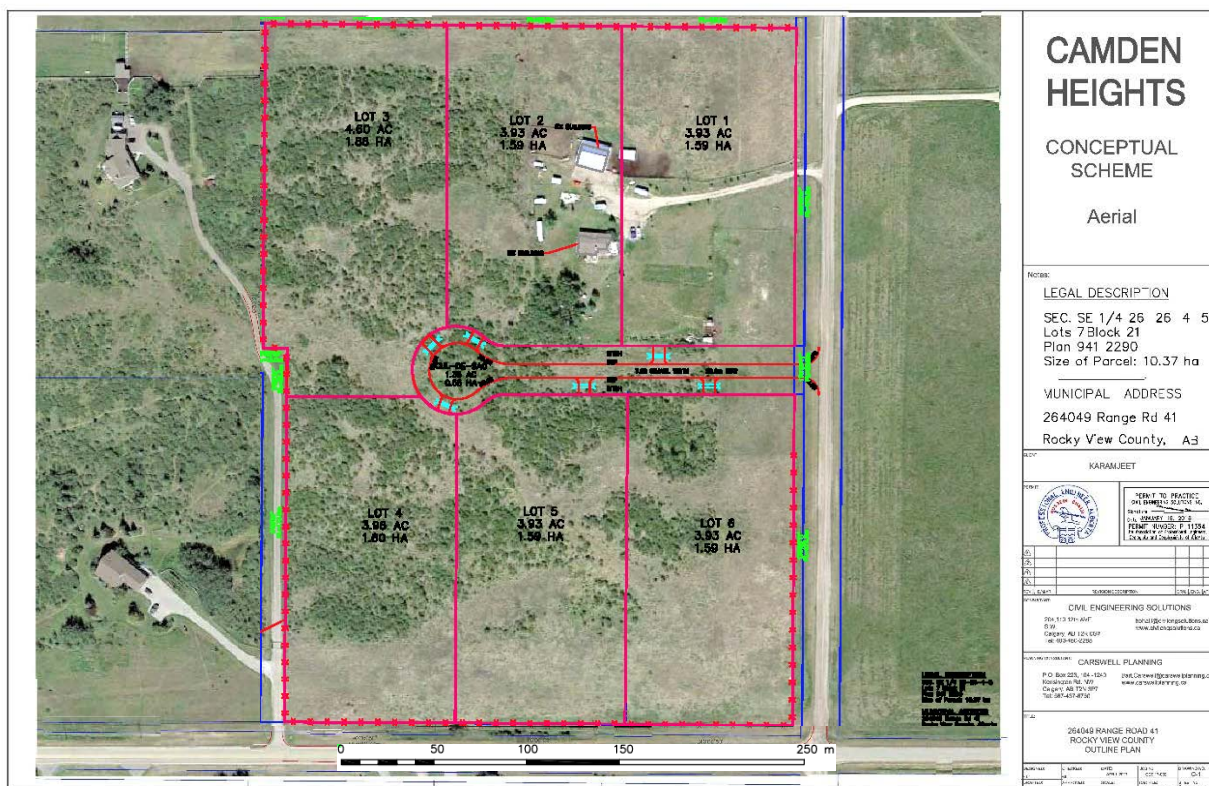


Figure 14: Aerial for *Camden Heights*

Camden Heights is to consist of six lots and will be similar to the surrounding country residential developments. The proposed subdivision of ± 10.37 ha (± 25.62 ac) into 6 lots results in most parcels being approximately 1.6 ha (3.95 acres). It is considered Residential Infill C Policy Area in the Cochrane North Area Structure Plan and the applicable policies are incorporated in the Camden Heights Conceptual Scheme.

Camden Heights is intended to be a small residential neighbourhood within the Cochrane North ASP, characterized as country residential. The neighbourhood would be compatible with the rural character and sense of place for its residents in the community. This development is designed to minimize the development footprint of buildings and infrastructure, and preserve significant natural features of the site. The lands are bordered by country residential development to the west and south, and agricultural lands to the east

A cul-de-sac road, within the right-of-way of 170.5 m length along the centreline and 25 m width, serves **Camden Heights** and is in character with surrounding developments. This avoids the use of long driveways from main roads and limits the number of access points as well.

Policy

- 5.1.1** Policies contained in this Conceptual Scheme shall apply to lands identified in Plan 9412290, Block 21, Lot 7 of SE-26-26-04-W5M.
- 5.1.2** Lot sizes and configurations shall generally be as described in the Figure 13: Development Concept and accompanying Table 1: Development Concept Calculations.

5.2 Land Use Concept

Cochrane North is a highly sought-after community that offers a rural lifestyle with natural areas within driving distance from urban areas utilizing access to major highways. The area will continue to experience development pressures due to its proximity to the Town of Cochrane and the City of Calgary. It also caters to those seeking to be close for excursions such as Kananaskis (K Country), Banff National Park and the Canadian Rockies. The properties offer space for storing recreational-related RVs, trailers and those sorts of things in garage spaces of their country residence. **Camden Heights** has its identity as a country residential neighbourhood in the Cochrane North ASP with proximity to both Cochrane and Calgary.

5.3 Residential Area

As guided by the Cochrane North ASP, the minimum residential parcel size within the “Residential Infill C Policy Area” shall be four acres and the CS reflects that. Figure 15: Potential Country Residential Dwelling on an Acreage, shows how landscaping, driveway configuration and architecture can influence the look of a lot in the *Plan Area*.

Figure 15: Potential Country Residential Dwelling on an Acreage



Policy

- 5.3.1** Single family dwelling units shall be the dominant land use for residential development.
- 5.3.2** The lot sizes of the residential development shall be approximately 1.60 ha (3.95 ac).
- 5.3.3** Private lighting, including security and parking area lighting, shall be designed according to the County's “dark sky” Land Use Bylaw requirements for residential lighting in outdoor areas to be directed downward.

- 5.3.4** The lots which are adjacent to Range Road 41 should incorporate mitigation measures such as fencing, landscaping or other buffering to ensure compatibility with adjacent agricultural land uses to the east.
- 5.3.5** Home-based businesses may be pursued in accordance with the provision of the Land Use bylaw.

5.4 Municipal Reserves

The MGA notes that any combination of land or money for a municipal reserve may be provided. The aggregate amount of land or cash-in-lieu that may be required is 10% of the developable land that is the subject of a proposed subdivision. Discussions with RVC administration imply that a regional trail is not envisioned through the property.

Policy

- 5.4.1** Municipal Reserve will be provided as cash-in-lieu to contribute to the improvement of public open space systems or recreation facilities in the County. The amount will be based on a market value appraisal, determined at the time of subdivision, in accordance with the MGA and the County Plan.

5.5 Environmental Considerations

Pinchin Ltd. prepared a Phase 1 Environmental Site Assessment, dated July, 2018 for the site. The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "Phase I Environmental Site Assessment, CSA Standard Z768-01". Based on the results, nothing was identified that is likely to result in potential subsurface impacts at the site and no subsurface investigation work (Phase II ESA) is suggested.

Policy

- 5.5.1** Any environmental concerns found in the Plan Area shall be addressed to the satisfaction of Rocky View County.

5.6 Historic Resources Considerations

Pinchin Ltd. submitted an historic resource statement of justification under the Alberta *Historical Resource Act*. The lands affected by the proposed development have an Historic Resource Value (HRV) of 5 for archaeology (Listing of Historic Resources April 2018), due to proximity to the Bighill Creek valley to the east/south and Cochrane Lake to the west, where previously recorded historic resources have been found along the valley uplands and flood plain of the creek and elevated terrain overlooking the waterbody.

At the moment, most of the land is improved pasture with a residence. During a site visit on July 10, 2018, many areas of broad elevated terrain were observed in the southern and western sections of the footprint. Ground disturbance is anticipated to include stripping and grading for construction of the proposed road entrance, shallow trenching for installation of utilities to individual residential buildings, as well as excavation for foundations of future houses within the

lots. Additional grading for driveways from the main access road to future homes is also anticipated.

Given the project location appears to be pasture on elevated terrain having views to the south, east and west, including views of the Rocky Mountains, as well as being within the general vicinity of the Bighill Creek valley, there may be potential for a buried prehistoric site.

Policy

5.6.1 Any historic resources found in the Plan Area shall be addressed to the satisfaction of the Historic Resources Management Branch, Alberta Culture and Tourism.

5.7 Transportation Considerations

A *Transportation Impact Assessment* was completed to satisfy consideration of **Camden Heights** CS and future redesignation and plan of subdivision (JCB Engineering, Feb 2018). It addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice.

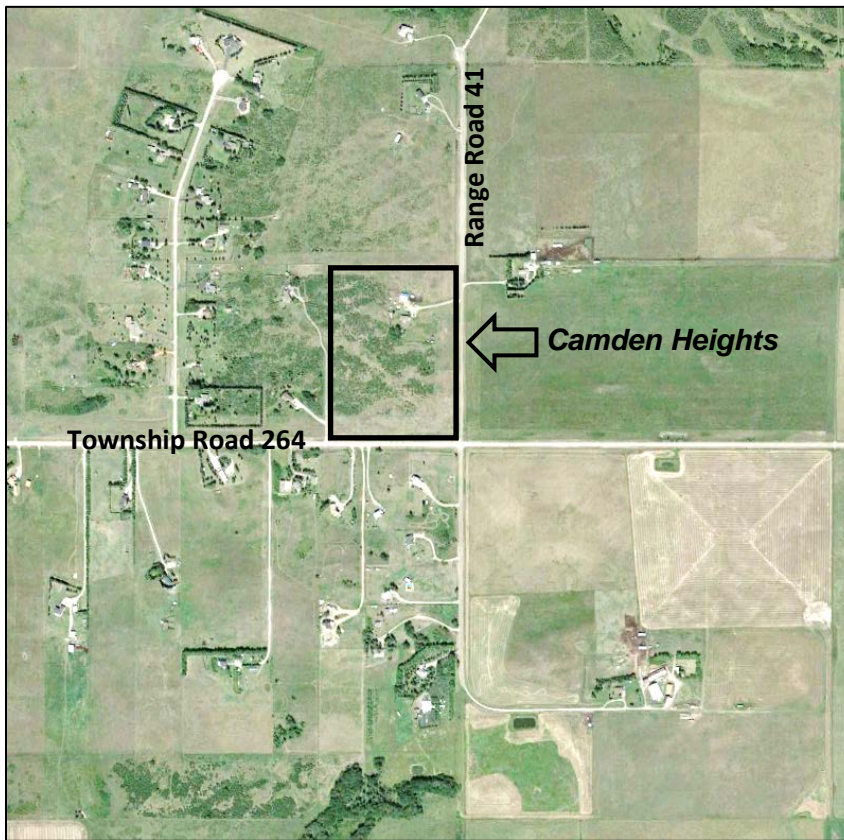
The east-west Township Road 264 (Camden Lane) and north-south Range Road 41 serve the site. The five new residential lots will have a single access to Range Rd. 41, three lots north and three lots south of the proposed cul-de-sac.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition for a single-family detached housing, additional trip generation is based on the five new dwellings. A typical weekday is 9.44 trips per dwelling with 50% of the vehicles entering and 50% exiting. This calculates to 48 total trips, 24 entering and 24 exiting.

Alberta Transportation conducted a count in 2016 at the intersection of Highway 22 and Twp. Rd. 264. The annual average daily traffic is 630 vehicles on Twp. Rd. 264 to the east of the highway. At the intersection of Highway 22 and Twp. Rd. 264 there are left turn auxiliary lanes in both directions on the highway to assist vehicles turning in and out of Twp. Rd. 264 and minimize impact on the through traffic. Given that Twp. Rd. 264 is a regional collector roadway it can handle well above the AADT to 2,500 vehicles per day. Twp. Rd. 264 is paved west of Range Rd. 41. Daily traffic volumes on Twp. Rd. 264 will not increase such that the classification of the Twp. Rd. 264 will change.

There is no traffic data on Range Rd. 41, but this is a dead-end roadway to a cul-de-sac with currently only 5 residential / agricultural accesses, so it can be expected that volumes will be very low. Range Rd. 41 is a low volume road that can handle 200 vehicles per day and with only 10 lots accessing it with the existing lots, it is at half capacity after the proposed development. It is recommended that Range Rd. 41 should also be upgraded to the 'Country Residential' standard from the intersection with Twp. Rd. 264.

Figure 16: Aerial of Camden Heights showing Twp. Rd. 264 and Range Rd. 41



The pre and post development traffic volumes are essentially the same with no significant change. As such, there should be no requirement for future expansion of the existing transportation network to accommodate traffic generated from the proposed development. Further, there should be no mitigation measures needed to ensure the function and integrity of the transportation network (ie. noise attenuation measures, buffering or screening, setbacks).

The Traffic Impact Study concluded the development will not make an appreciable impact on the existing road network. In addition, the design and length of the cul-de-sac sufficiently accommodates emergency vehicle access.

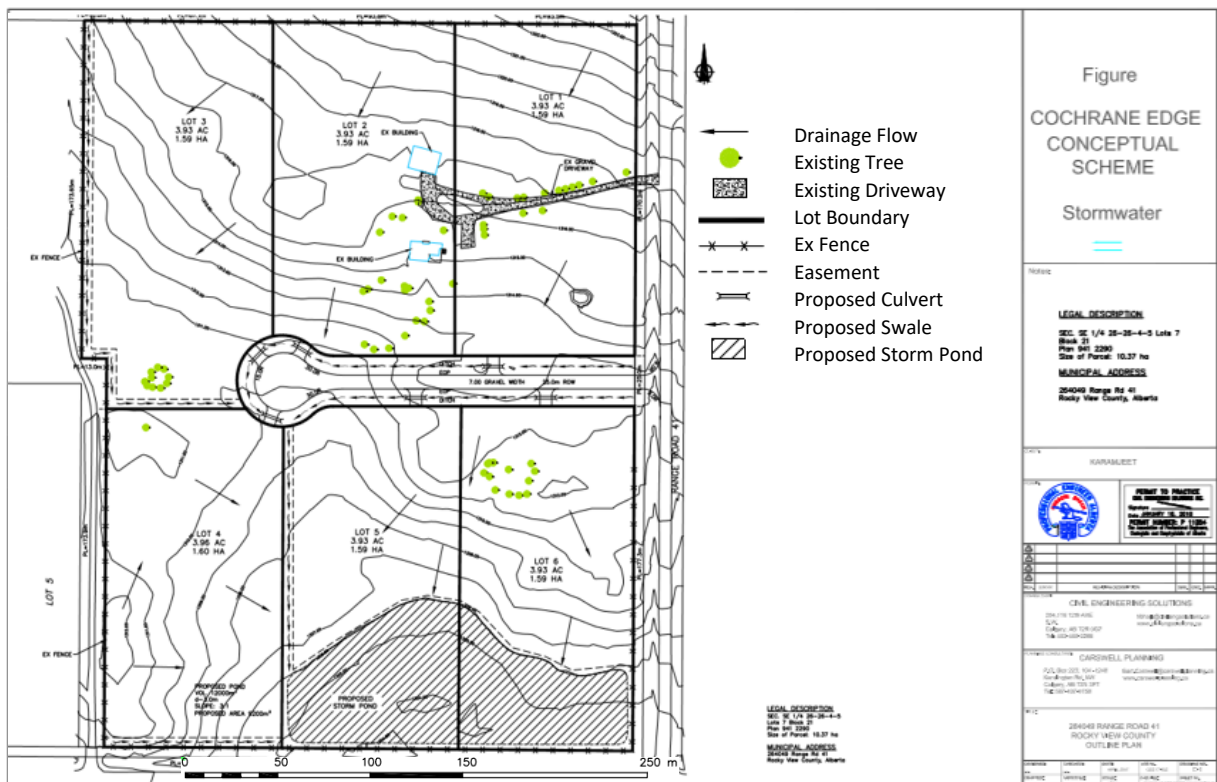
Policy

- 5.7.1 Roads shall be constructed in accordance with Rocky View County Servicing Standards.
- 5.7.2 Consideration will be given to an internal local road system that provides a minimum of two access points for vehicular traffic.
- 5.7.3 Consideration will be given to coordinate future development and access patterns and shall address relationships and linkages with lands beyond the *Plan Area* in order to promote integrated connections.
- 5.7.4 Road names, in accordance with approved municipal policy, will be determined at subdivision stage.

5.8 Utility Services - Stormwater

Civil Engineering Solutions conducted a Stormwater Management Plan for the *Plan Area* and environs. The report is available under separate cover. The storm water management plan takes into account both upstream (contributing) lands and downstream (receiving) lands in order to ensure that no negative impacts are caused by the development of the land under consideration. RVC has mandated that post development peak discharges will not exceed the pre development peak discharge rate. A proposed storm pond for the area shown on the southern portion of the property in Figure 17: Post – Development Drainage Conditions.

Figure 17: Post - Development Drainage Conditions



(Source: Civil Engineering Solutions, 2019)

Policy

- 5.8.1** Development within the *Plan Area* shall generally conform with the stormwater management plan referenced in this Conceptual Scheme that takes into consideration: best management practices.
- 5.8.2** Development shall minimize extensive stripping and grading, while also protecting natural depressions in the landscape as part of the overall design of the stormwater management.
- 5.8.3** An easement within the *Plan Area* shall generally ensure the storm pond will have the area to function within the stormwater management plan referenced in this Conceptual Scheme.

Policy

- 5.9.1** Consideration will be given to private, individual, on-site water servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility system, when those systems become available, as a condition of subdivision approval.
- 5.9.2** Water quality testing of the groundwater from wells installed on the subdivisions prior to use as a drinking water source is recommended.
- 5.9.3** The water system will take into account fire protection standards and best practices for water distribution.

5.10 Utility Services – Sanitary Wastewater

Sewage treatment and disposal will be managed on site with individual septic tank and tile field installations. Rocky View County prefers a minimum of 0.4 ha (1 acre) of developable land on each lot proposed through subdivision to facilitate the proper siting of tile fields. The proposed conceptual subdivision scheme has been designed to accomplish this.

Policy

- 5.10.1** Consideration will be given to private, individual, on-site wastewater servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal utility systems, when those systems become available, as a condition of subdivision approval.
- 5.10.2** Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to meet Alberta Private Sewage Systems Standard of Practice and Rocky View County standards.
- 5.10.3** Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required, as a condition of subdivision approval.

5.11 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

- 5.11.1** The development shall be serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.

5.11.2 Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.

5.11.3 Shallow utilities will be provided by the appropriate utility company providing service to the *Plan Area* at the sole expense of the Developer. The Developer of the lands will provide easements to any utility company requiring them to provide services to the *Plan Area*.

5.12 Solid Waste and Recycling

Limited solid waste and recycling services Cochrane North, as described early in this Conceptual Scheme under 4.1 Local Development Context.

Policy

5.12.1 A solid waste and recycling management plan in accordance with the current Solid Waste Master Plan shall be provided for the *Plan Area* prior to endorsement of subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or the Camden Heights Homeowners' Association, at the discretion of the Municipality.

5.13 Protective and Emergency Services

As previously discussed, a number of fire station are in the area as shown in Figure 11: Fire Halls in the Vicinity of the Site. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Cochrane or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to the Cochrane Community Health Centre or facilities in the City of Calgary.

6.0 IMPLEMENTATION FRAMEWORK

6.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of **Camden Heights**. The Conceptual Scheme policies must be considered prior to a land use amendment and/or subdivision approval. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

6.2 Land Use Redesignation

Camden Heights intends to work with the County to apply relevant land use districts for a land use redesignation application. A land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw at the time of redesignation.

6.3 Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would normally apply to the eastern boundary of the proposal for compatibility. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the residential land use from the agricultural land uses east of the road. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices.

The type of agricultural operation to the east is cultivation/cropping as evident from aerial images. Prevailing winds would have any dust and odours from the neighbouring agricultural operations directed downwind and away from the subject lands.

Recommendations to meet ABDG could include various designs to provide compatibility. Site layout could include setbacks and building placement. Edge treatments could include: landscaping and fencing within the property line next to lands designated as Ranch and Farm (RF).

Comments from public engagement suggested fencing with wire mesh along the perimeters in order to keep dogs contained. This is a good idea and can be incorporated into the site along the eastern and southern perimeter.

6.4 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

Policy

- 6.4.1 In order to ensure aesthetically coordinated development, design guidelines and architectural controls, a document outlining Architecture and Design Guidelines for residential buildings will be submitted at the subdivision stage of the development approval process.
- 6.4.2 The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

7.0 PUBLIC ENGAGEMENT

7.1 Open House

In order to ensure input from all directly and indirectly affected landowners within and adjacent to the CS are throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. In addition, the CS seeks input from affected community stakeholders. Administration at RVC ensured proper circulation of notices.

An open house was held on the site to engage the neighbours regarding the proposed development. Notices supplied were mailed by RVC. The open house was at the site on July 16, 6:00 – 8:00 pm and eleven attended. Numerous storyboards were on display and the planner, engineer and owners were present to engage in dialogue. Brief surveys were distributed to seek public input and provided with timely responses.

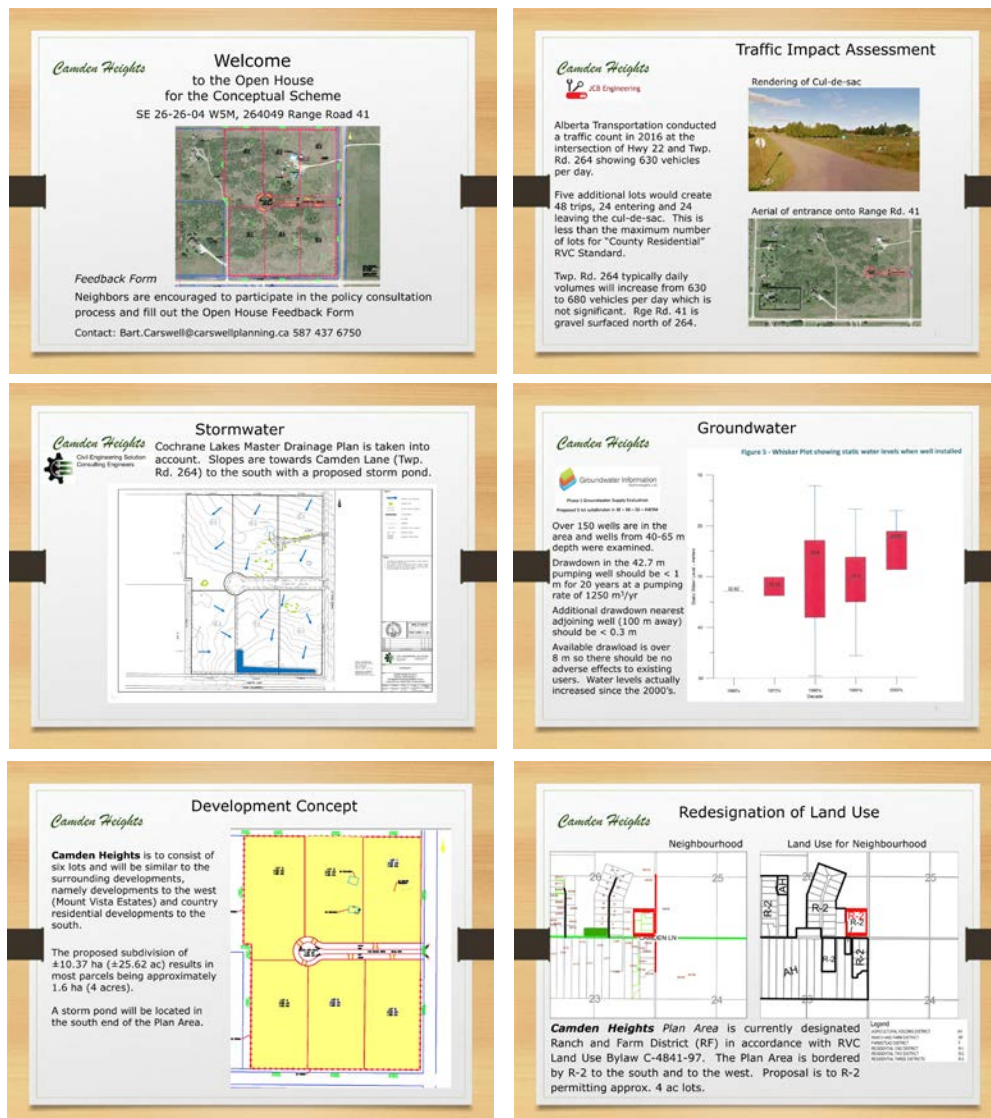
Most comments supported the scheme as it fits within the definition of the Cochrane North Area. Preference was for the cul-de-sac entrance be off Range Road 41 as proposed. If a future pathway was to come to the Cochrane North area, most would prefer it be along roads, such as Camden Lane, not across properties. Most liked the idea of the storm pond on the southern portion of the proposal next to Camden Lane. Most see the redesignation to R-2 for approximately 6 -four acre lots as fitting in with the character of the surrounding lands.

Some comments expressed concern with the intersection of Highway 22 and Camden Lane. Other individual concerns were: limiting height of proposed dwellings to a bungalow, limiting light pollution of yard lights. A neighbouring farmer recommended following RVC Agricultural Boundary Design Guidelines and suggested a fence on the eastern perimeter. This, along with Range Road 41 buffering the land uses, would satisfy his concerns. It was appreciated having the open house on site where most chose to walk to the event.

Figure 19: Photo of Open House On-Site



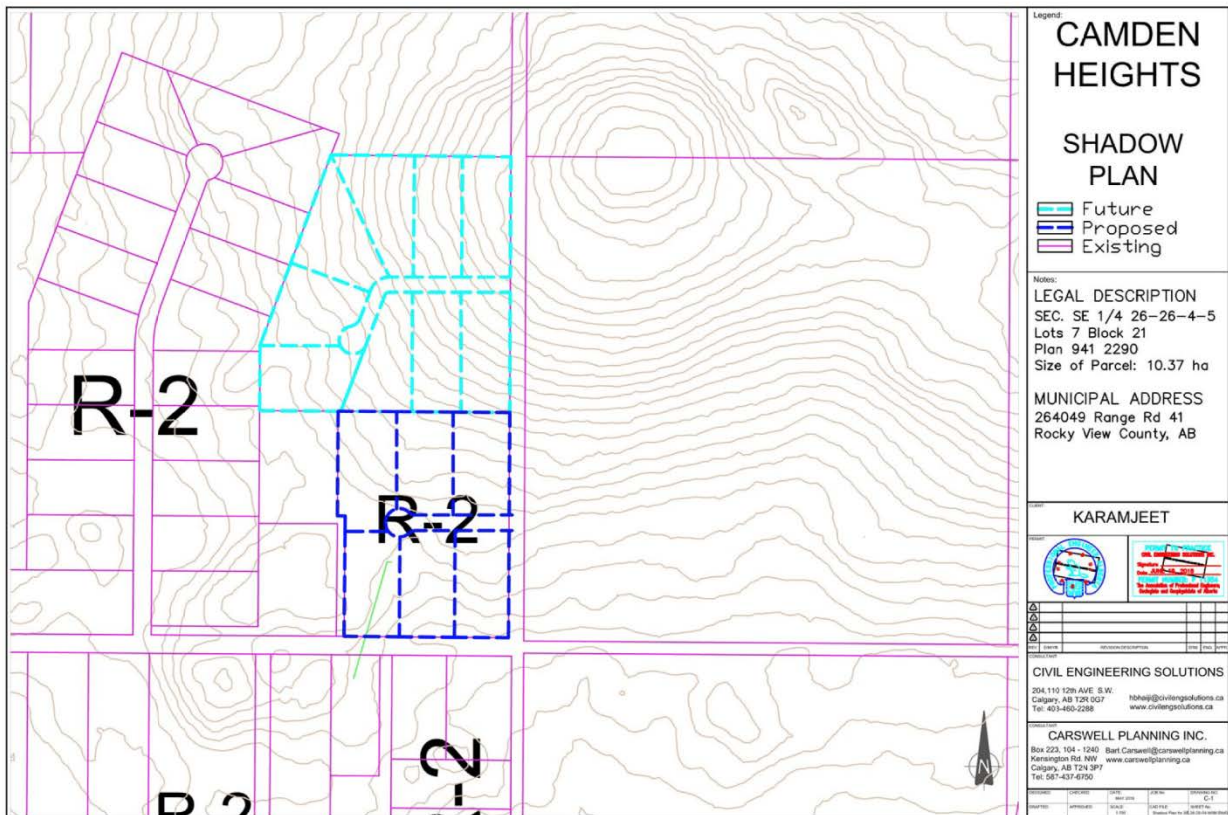
Figure 20: Storyboards of Open House

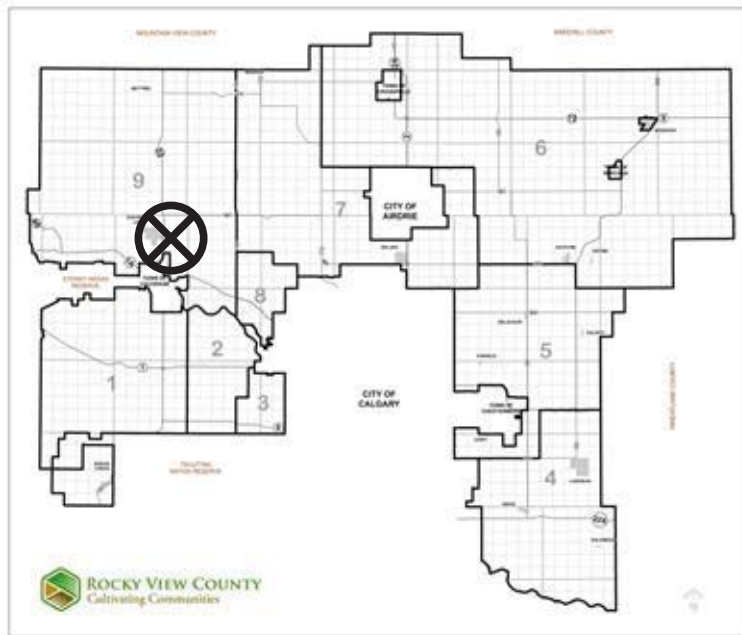


7.2 Potential Surrounding Development

Neighbours have been consulted throughout the process on whether they were considering development and how this conceptual scheme may be able to accommodate this. Lands to the west are already developed and no further subdivision of land is envisioned. Being within the eastern boundary of the Cochrane North ASP, lands to the east are agricultural. Parcel size for **Camden Heights** fits the "Residential Infill C Policy Area" of the ASP. This proposal is between existing development and the ASP boundary. Some lands exist to the north and have sufficient frontage for a separate entrance, similar to this proposal, should the property be further developed as country residential. Figure 21: Shadow Plan, shows the existing, proposed and future potential parcels for the quarter section. There is no current interest by the landowner(s) north of the proposal to develop lands in the foreseeable future. This is a rendering produced by Carswell Planning Inc. and does not represent any concept by that owner.

Figure 21: Shadow Plan





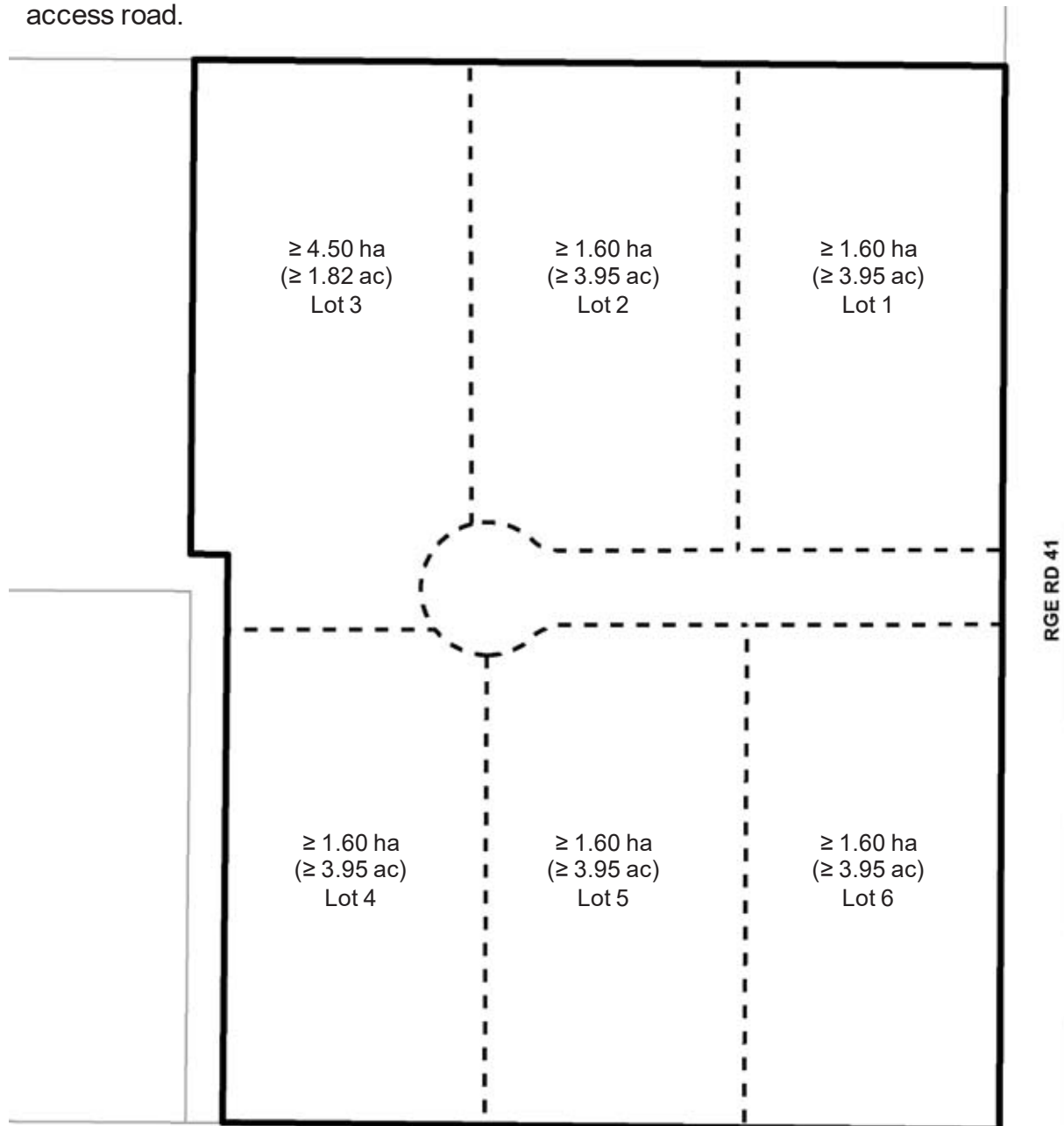
LOCATION PLAN



SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 8-Nov-18Division # 9File: 06826028

Conceptual Scheme Proposal: To adopt the Camden Heights Conceptual Scheme in order to provide a policy framework to guide future development of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels, one ≥ 1.60 hectare (≥ 3.95 acre) remainder, and an internal access road.



DEVELOPMENT PROPOSAL

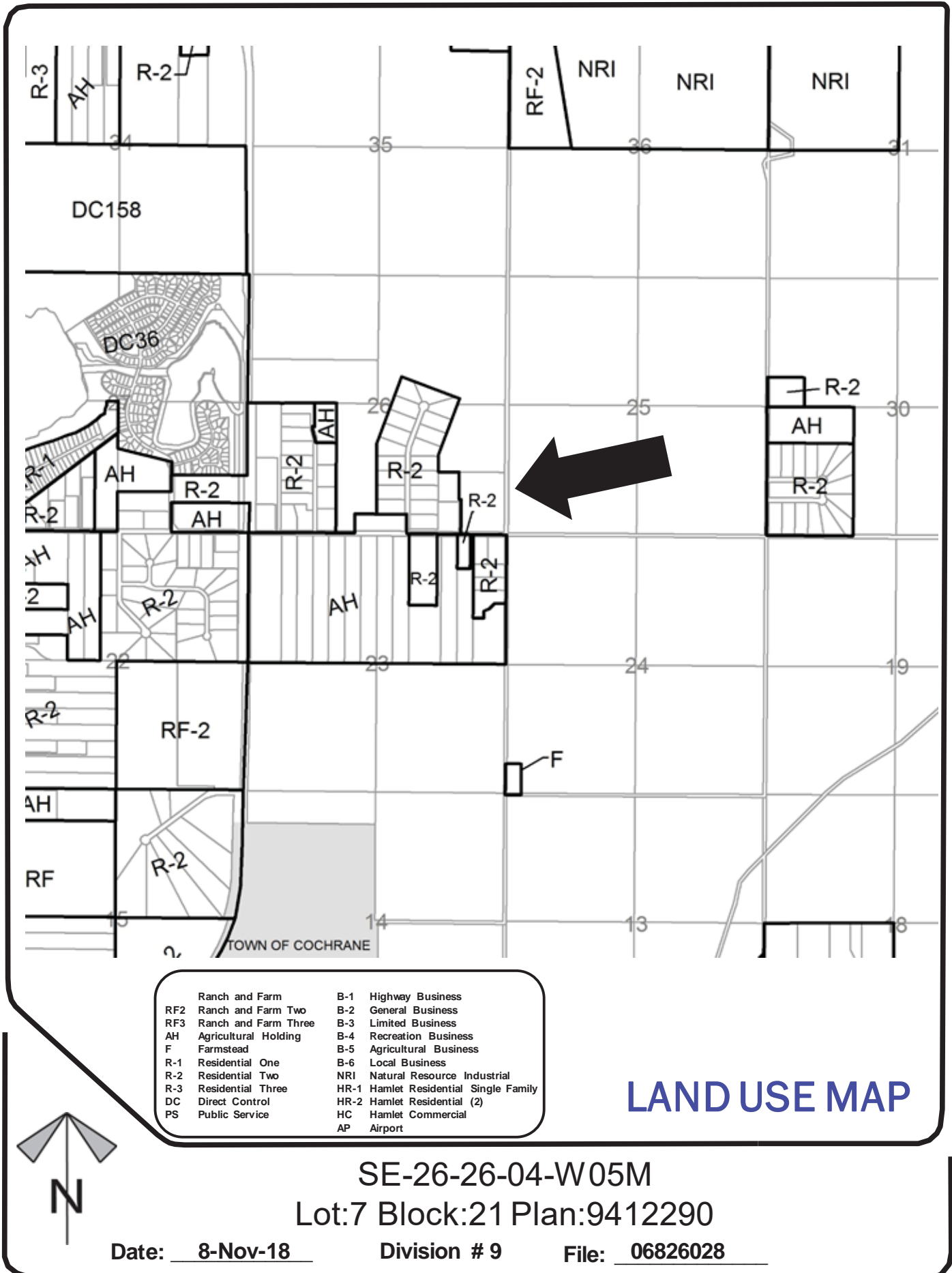


SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 8-Nov-18

Division # 9

File: 06826028





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-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 8-Nov-18

Division # 9

File: 06826028



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

AIR PHOTO

Spring 2018

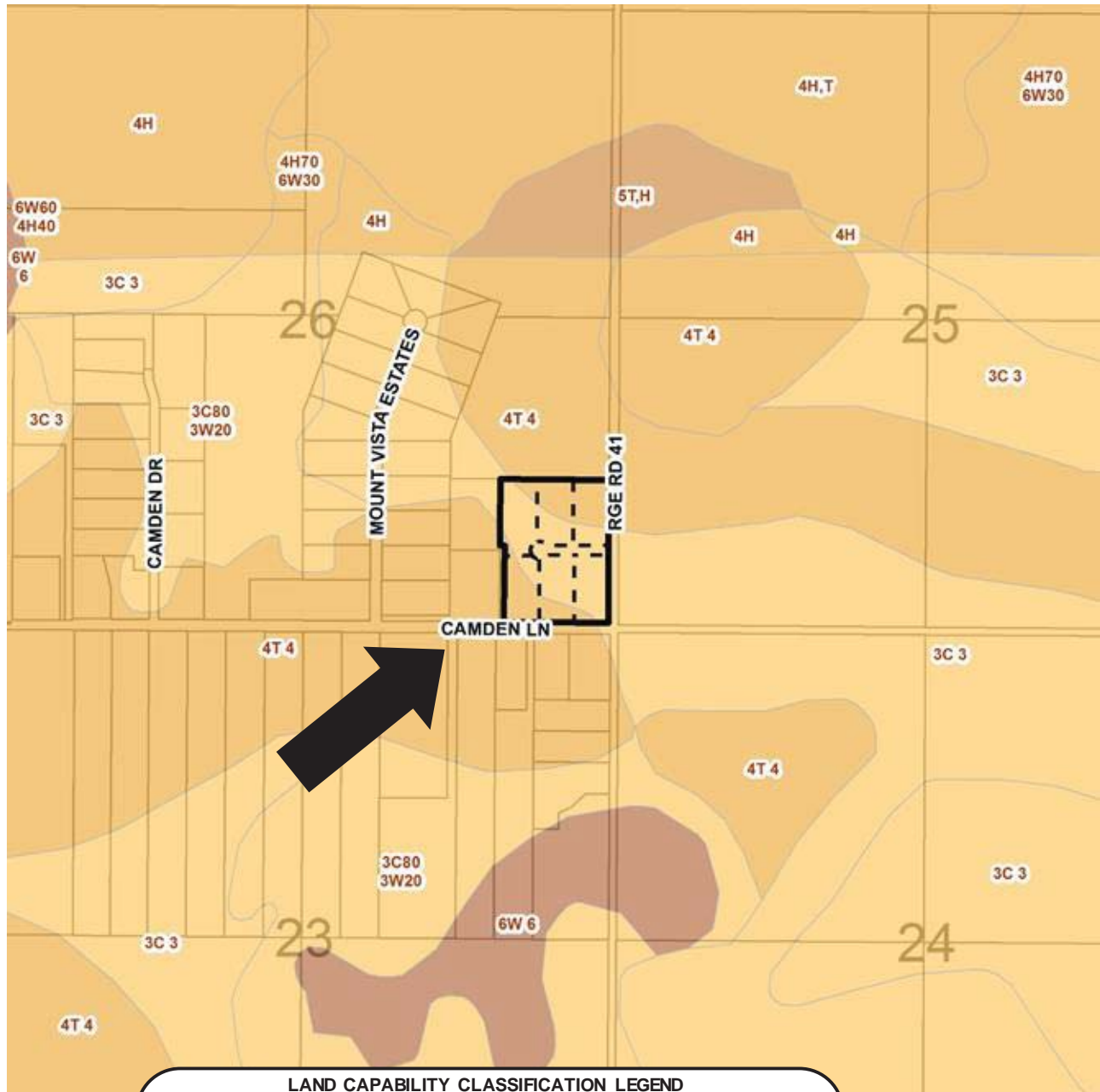


SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 8-Nov-18

Division # 9

File: 06826028



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

CLI Class

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

Limitations

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

SOIL MAP

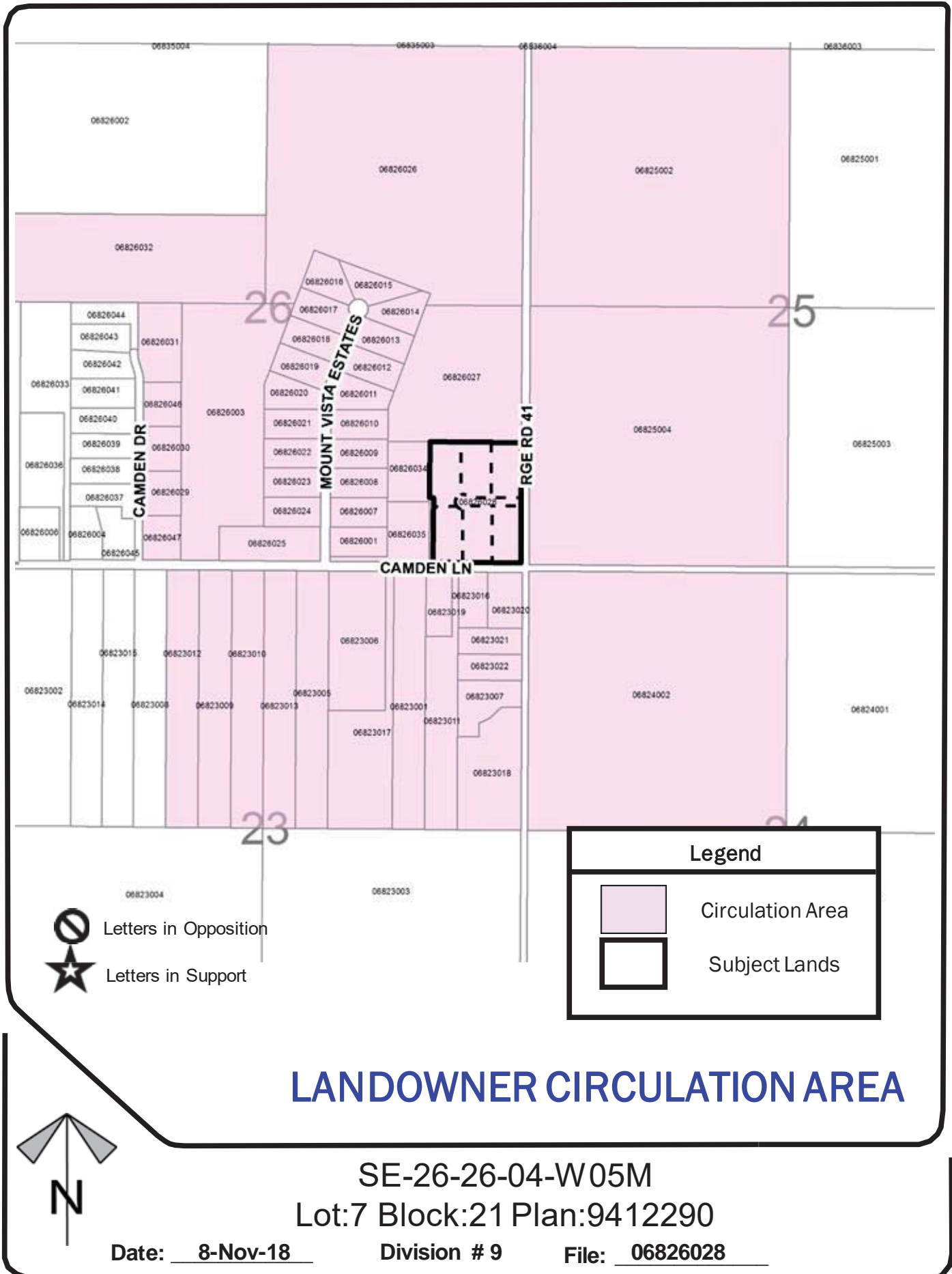


SE-26-26-04-W05M
 Lot:7 Block:21 Plan:9412290

Date: 8-Nov-18

Division # 9

File: 06826028



Ian & Donna Airth

264130 Range Road 41



Cochrane AB

T4C 1A6

November 28 2018

Rocky View County

RE: file number 06826028 Camden Heights

Attention: Stefan Kunz

We as long time ranchers in the area are "opposed" to fragmenting more of the area. Our concerns are always a shortage of water, increased risk of wildfire and increased traffic.

We have experienced drought for years and water conservation is of utmost importance. Drilling 5 more water wells would be a burden on our already over taxed water system. Many area residents now have to buy and haul their water in.

By looking at Rocky View County maps the south half section of 26 has 42 subdivisions and north half of section 23 has 20 subdivisions. We don't think this 640 acres needs five more acreages and water usage.

Wildfire is always a huge risk and the local Rocky View Fire hall #103 at Lochend Road and highway 1A is not close to this location. As we know Rocky View county is often under a fire advisory or a fire ban.

Creating five more residences will only put more stress on our already overcrowded schools and roads. The intersection of Highway 22 and Camden Lane / Cochrane Lake Road is very busy and has a very poor site line to the north and there has been numerous accidents and more traffic will just add to the problem.

The cover page picture of this conceptual scheme was not taken from the land in question and is very misleading. This picture was taken south of Cochrane along highway 22. We also were missed being invited to attend the open house.

Regards

Ian & Donna Airth

Cc: Crystal Kissel

NOV 25 2019

ALAN + WILMA EDGECOMBE
263195 - RR 41

[REDACTED] COCHRANE AB T4C-1A1

OPPOSE

BYLAW C-7942-2019 + BYLAW C-7679-2017

- 1) WHY ARE THESE BOTH GOING AT SAME TIME?
- 2) NEED CONCEPTION PLAN FOR AREA
- 3) 30M INTERNAL COLLECTION RD IS NEEDED FOR SAFETY. DITCHES NEEDED TO WALK IN.
- 4) MT VISTA ESTATES TO THE WEST HAS A COMMUNITY WELL TO SERVICE THE ACREAGES.
- 5) WATER IS A HUGE ISSUE IN THE AREA.
- 6) ACREAGES TO THE SOUTH HAVE TO TRUCK IN THERE WATER AND USE CISTERN WATER SYSTEMS. OUR WELLS RUN DRY.
- 7) TO THE NORTH THERE IS A PIPELINE AND A PUMP HOUSE. CAN THIS BE USED?
- 8) HOW WILL ALL THE SEPTIC BE TAKEN CARE OF?
- 9) SOUTH EAST CORNER OF PROPERTY IS PRONE TO FLOODING. STORM WATER ISSUES!!

THIS NEEDS TO BE DONE RIGHT IF IT IS ALLOWED TO GO AHEAD THERE WILL BE A LOT MORE TRAFFIC ON CAMDEN LANE AND ACCESS TO HIGHWAY 22. WE ALREADY HAVE A LOT OF OIL FIELD TRUCKS AND TRAILERS BEATING UP THE ROAD.

SINCERLY
ALAN + WILMA EDGECOMBE

Stefan Kunz

From: John and Susan Gray [REDACTED]
Sent: Tuesday, November 20, 2018 12:30 PM
To: Stefan Kunz
Cc: Division 9, Crystal Kissel
Subject: File Number: 06826028 Application: PL20180113

Dear Mr. Kunz,

The following are my comments in support of the proposed Camden Heights Conceptual Scheme.

My husband and I attended the Open House in July and submitted our comments and concerns at the time to Mr. Bart Carswell of Carswell Planning. I believe that, through reading the Plan, our concerns have been addressed/noted, however I will outline them here for Council's attention.

Our major concerns were:

- that the development does not impact our water supply;
- that there are architectural rules set in place to permit bungalows with walk out development consistent with immediate neighbours;
- that two storey development is absolutely not permitted due to the plateau location;
- that lighting is held to the 'dark sky' rules existing in Rocky View County;
- that the natural areas on the property will be respected.

I believe it is worth noting for Council's information, that the existing property, while rented, has been severely neglected over the years which has been a real shame. The photos in the plan do not illustrate that fact. As a result, we welcome a development that will improve this corner of Camden Lane, and is architecturally consistent with the neighbouring properties to the west enhancing our future community.

I would appreciate Mr. Kunz if you can ensure that my e-mail is contained Council's Agenda packet when this item comes to public hearing. I have copied my Councillor Crystal Kissel for her information. I am submitting via e-mail rather than using Canada Post at this time.

Sincerely,

John and Susan Gray



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** 9

TIME: Afternoon Appointment

FILE: 06826028 **APPLICATION:** PL20170045

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

Note: The application should be considered in conjunction with PL20180113, the Camden Heights Conceptual Scheme (CHCS) (agenda C-5)

POLICY DIRECTION:

The application was evaluated against the policies of the Municipal Development Plan, and the Cochrane North Area Structure Plan (CNASP).

EXECUTIVE SUMMARY:

The purpose of the application is to redesignate the subject lands from Ranch and Farm District to Residential Two District. This would facilitate the future subdivision of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels and one remainder.

Council originally considered the application on September 19, 2017. Council tabled the item and directed the Applicant to prepare a conceptual scheme providing further details regarding the proposed development. That conceptual scheme has been prepared, and has been provided in PL20180113. Council granted first reading to Bylaw C-7679-2017 on October 22, 2019

The following is a summary of the application assessment:

- The application generally aligns with the requirements of the CNASP, and
- Further technical considerations can be appropriately addressed through the subdivision application process.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: March 2, 2017
DATE DEEMED COMPLETE: May 1, 2017

PROPOSAL: To redesignate the subject lands from Ranch and Farm District to Residential Two District in order to facilitate the future subdivision of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels and one remainder.

LEGAL DESCRIPTION: Lot 7, Block 21, Plan 9412290, SE-26-26-4-W5M

GENERAL LOCATION: Located approximately 1.6 kilometers (1 mile) east of the hamlet of Cochrane Lake, northwest of the intersection of Camden Lane and Range Road 41.

¹ **Administration Resources**
 Stefan Kunz and Milan Patel, Planning and Development Services



APPLICANT: Carswell Planning (Bart Carswell)
OWNERS: Balvinder K. Sohal & Karamjit & Harjit Gill
EXISTING LAND USE DESIGNATION: Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION: Residential Two District (R-2)
GROSS AREA: ± 10.37 hectares (± 25.62 acres)
SOILS (C.L.I. from A.R.C.): **Class 3, C-** Moderate limitations due to adverse climate.
Class 4, T- Severe limitations due to adverse topography (steep and/or long uniform slopes).

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 46 adjacent landowners; 13 letters were received in response. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

October 22, 2019 First reading for Bylaw C-7679-2017 (PL20170045) is given.
September 19, 2017 Application PL20170045 is considered at a public hearing. Council moves to table the item pending submission of a conceptual scheme.
1994 Plan 9412290 is registered, resulting in the creation of the two 6.66 acre parcels immediately west of the subject lands, as well as the existing 25.62 acre parcel.
1976 Plan 7610351 is registered over portions of three quarter sections, resulting in the creation of nineteen 4.00 acre parcels and a Municipal Reserve parcel serviced by a new internal access road (Mountain Vista Estates).

BACKGROUND:

The proposal features two applications: consideration of the Camden Heights Conceptual Scheme (PL20180113), and the redesignation of the lands from Ranch and Farm District to Residential Two District (PL20170045). This would facilitate the future subdivision of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels and one remainder.

Access is proposed via a new internal subdivision road off Range Road 41. Servicing is proposed to be provided by private sewage treatment systems and individual water wells.

POLICY ANALYSIS:

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

Primary policy analysis can be found in the PL20180113 report. In summary, the proposal CHCS adequately guides the future development of five new residential parcels and one residential remainder. Any outstanding technical considerations can be addressed through the subdivision application process, in accordance with the requirements of the CHCS.

CONCLUSION:

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



OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7679-2017 be lifted from the table.
 Motion #2 THAT Bylaw C-7679-2017 be given second reading.
 Motion #3 THAT Bylaw C-7679-2017 be given third and final reading.
- Option # 2: THAT application PL20170045 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7679-2017 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No objection to the above-noted circulation (PL2017-0045) just east of Cochrane Lakes. CCSD looks forward to the dedication of municipal reserves at the subdivision stage.
Public Francophone Education	No comment received.
Catholic Francophone Education	No comment received.
<i>Province of Alberta</i>	
Energy Resources Conservation Board	No comment received.
Alberta Health Services	<p>Alberta Health Services (AHS) understands that this application is proposing to re-designate the subject lands from Ranch and Farm District to Residential Two District to facilitate the creation of up to five ≥ 1.60 hectare parcels.</p> <p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. It is noted that there is no information contained in the application that states what the proposed source of drinking water is, or how wastewater will be managed. AHS would appreciate knowing what the proposed drinking water and wastewater systems are. <p>If individual water wells are proposed, AHS recommends that any water wells on the subject lands be completely contained within the proposed property boundaries. Please note that the drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which states:</p> <p><i>"No person shall locate a water well within</i></p> <ol style="list-style-type: none"> <i>a) 10m of a watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system</i> <i>b) 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i> <i>c) 30m of a leaching cesspool</i> <i>d) 50m of sewage effluent on the ground surface</i> <i>e) 100m of a sewage lagoon, or</i>



AGENCY	COMMENTS
	<p>f) 450m of any area where waste is or may be disposed of at a landfill" (AR 243/2003, s.15)</p> <p>Also, any proposed private sewage disposal system must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>2. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment received.
FortisAlberta	No objections.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment received.
Rockyview Gas Co-op.	No comment received.
Other External Agencies	
EnCana Corporation	Not required for circulation.
Western Irrigation Districts	Not required for circulation.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	Because this parcel falls within the Cochrane North Area Structure Plan, Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may



AGENCY	COMMENTS
	be beneficial in buffering the residential land use from the agricultural land uses to the North and East of the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Recreation Board	The Ranch Lands Recreation District Board is unanimous in agreeing that at the time of subdivision, cash-in-lieu should be taken.
Internal Departments	
Recreation, Parks and Community Support	<p><i>Recreation:</i> No comment received.</p> <p><i>Parks:</i> No concerns at this time; however, comments will be provided at the subdivision stage.</p>
Development Authority	No comment received.
GIS Services	No comment received.
Building Services	No comment received.
Fire Services & Emergency Management	No comments.
Development Compliance	No comment received.
Planning and Development Services - Engineering	<p>General</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; • As a condition of future Subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure in accordance with the requirements of the County's Servicing Standards. • As a condition of future Subdivision, the applicant shall be responsible for all necessary easements and ROWs



AGENCY	COMMENTS
	<p>for utility line assignments and provide for the installation of underground shallow utilities.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to submit a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. <p>Geotechnical</p> <ul style="list-style-type: none"> Engineering has no requirements at this time; At future Subdivision stage, the developer shall engage the services of a qualified Geotechnical Engineering Consultant to prepare a Geotechnical report. The report shall evaluate the soil characteristics, existing groundwater conditions, grading plan in accordance with the Stormwater Management Plan and development constraints of the proposed development to the satisfaction of the County. <p>Transportation</p> <ul style="list-style-type: none"> Engineering has no requirements at this time; Engineering Services has reviewed the Transportation Impact Assessment Rationale Memo prepared by JCB Engineering Ltd dated July 28, 2017. The proposed subdivision will have a single access from RR 41. The Applicant will be required to upgrade RR 41 from the intersection of Camden Lane/RR 41 to site access to a Regional Transitional Paved standard (400.10) in accordance with the County Servicing Standards. At future Subdivision Stage, the applicant is required to pay the Transportation Offsite Levy in accordance with the Bylaw in effect at the time of subdivision. <p>Sanitary/Waste Water</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. The applicant proposes to utilize individual PSTS systems. At future subdivision application stage, the applicant/owner is to provide Level 1 Variation Assessment for the proposed parcel with the existing



AGENCY	COMMENTS
	<p>dwelling and existing services. The assessment shall comment on the existing system, clearly indicating the required clearance distances by providing a site map and comment on the suitability and general operations;</p> <ul style="list-style-type: none"> At future subdivision application stage, the applicant/owner is to provide a Level 3 PSTS Assessment in accordance with Policy 449 and the County Servicing Standards; <p>Water Supply And Waterworks</p> <ul style="list-style-type: none"> Engineering has no requirements at this time. Engineering has reviewed the Phase 1 Groundwater Supply Evaluation prepared by Groundwater Information Technologies Ltd dated August 21, 2017 for the subdivision. The Phase 1 Groundwater Evaluation concluded the following: <ul style="list-style-type: none"> There appears to be sufficient water supply to service the proposed development and it appears that no significant water level decline in the aquifer would be expected based on the addition of five more wells. Pumping rates in the area indicate productive aquifers. No adverse effects to existing licensed or domestic groundwater users is expected from the new subdivision. As a condition of future subdivision stage, the applicant would be required to submit a Phase 2 Detailed Groundwater Evaluation and Aquifer Pumping Report in accordance with the County's Servicing Standards. <p>Storm Water Management</p> <ul style="list-style-type: none"> At this time, Engineering recommends the Applicant provide a conceptual stormwater management report prepared by a qualified professional to address how stormwater will be managed on site. At future subdivision stage, the Applicant/Owner will be required to provide a Site-Specific Stormwater Management Plan (SWMP) accessing the post development stormwater Management of the Site. The SWMP is to adhere to the requirements of the Cochrane North Area Structure Plan and the County Servicing Standards. <p>Environmental & Historical Assessments</p> <ul style="list-style-type: none"> Engineering has no requirements at this time.



ROCKY VIEW COUNTY
Cultivating Communities

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The Applicant has submitted a Phase I Environmental Site Assessment prepared by Pinchin, dated July 18, 2018. • The Applicant has submitted a Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018 which recommended a Historic Resources Impact Assessment be prepared for this site. At future Subdivision stage, as a condition of subdivision the Applicant is required to prepare a Historic Resources Impact Assessment, as per the Historic Resources Statements of Justification prepared by Speargrass Historical Resource Consultants Inc., dated July 13, 2018 and obtain clearance under the Alberta Culture & Tourism Act prior to entering into a Development Agreement with the County.
Transportation Services	Range Road 41 will be required to be upgraded to a paved standard.
Capital Project Management	Applicant to confirm locations of new approaches that will be built to access the five new parcels and will be required to submit now approach applications for each.
Utility Services	No concerns.

Circulation Period: May 10, 2017 to June 1, 2017.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7679-2017

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-7679-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 68 & 68-NE of Bylaw C-4841-97 be amended by redesignating Lot 7, Block 21, Plan 9412290 within SE-26-26-4-W5M from Ranch and Farm District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 7, Block 21, Plan 9412290 within SE-26-26-4-W5M, is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7679-2017 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: 06826028 - PL20170045

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20__

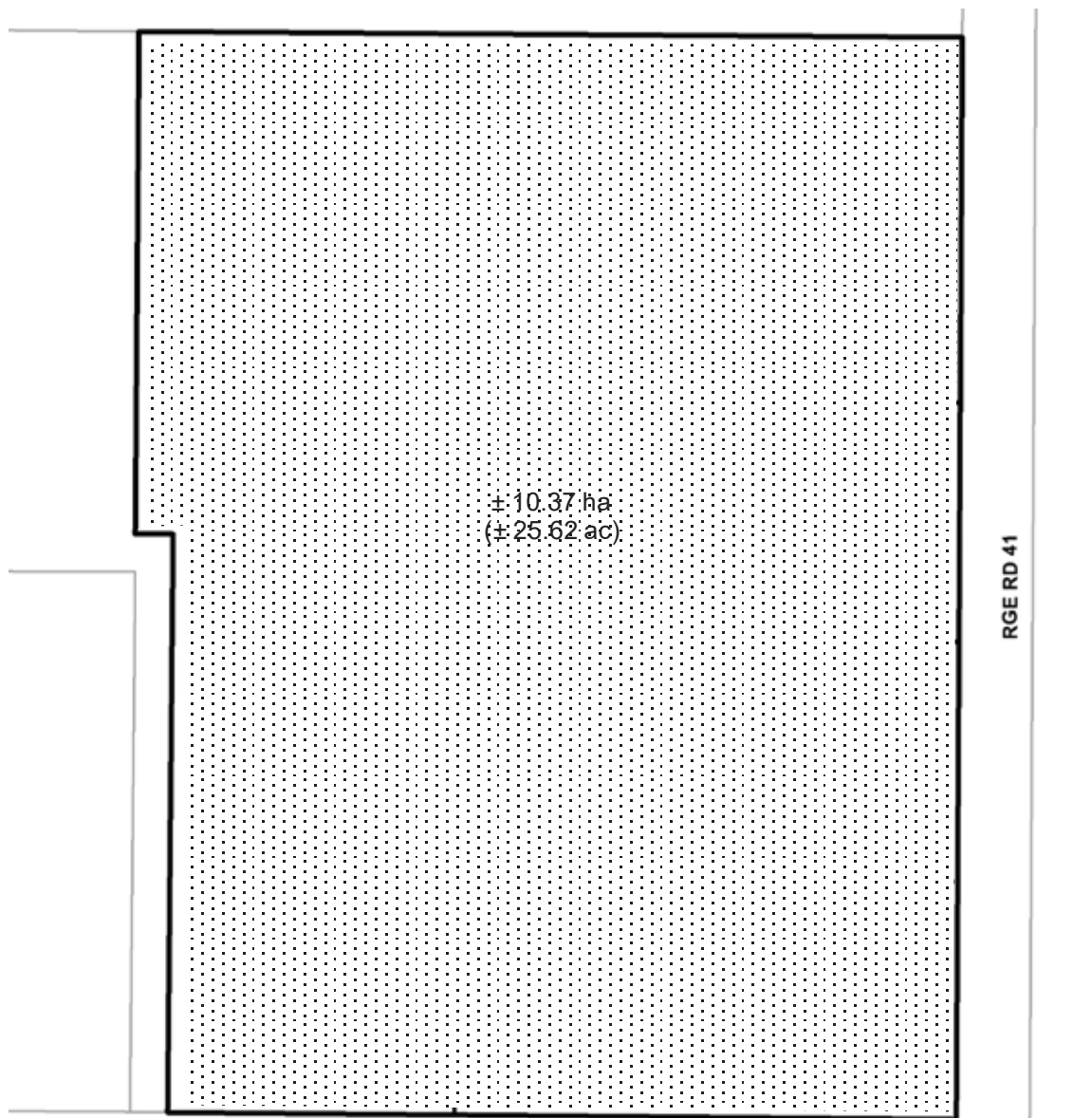
READ A SECOND TIME IN COUNCIL this day of , 20__

READ A THIRD TIME IN COUNCIL this day of , 20__

Reeve

CAO or Designate

Date Bylaw Signed

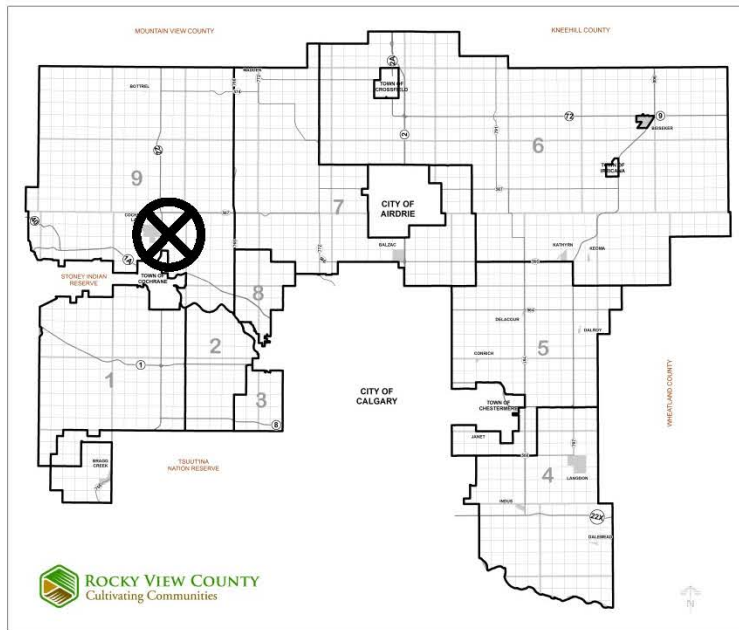
SCHEDULE "A"**BYLAW:** C-7679-2017**AMENDMENT**

CAMDEN LN

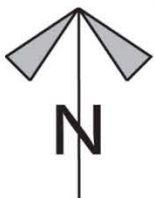
FROM Ranch and Farm District **TO** Residential Two District

Subject Land

LEGAL DESCRIPTION: lot 7, Block 21, Plan 9412290
within SE-26-26-04-W05M**FILE:** 06826028 - PL20170045**DIVISION:** 9**ROCKY VIEW COUNTY**
Cultivating Communities



LOCATION PLAN



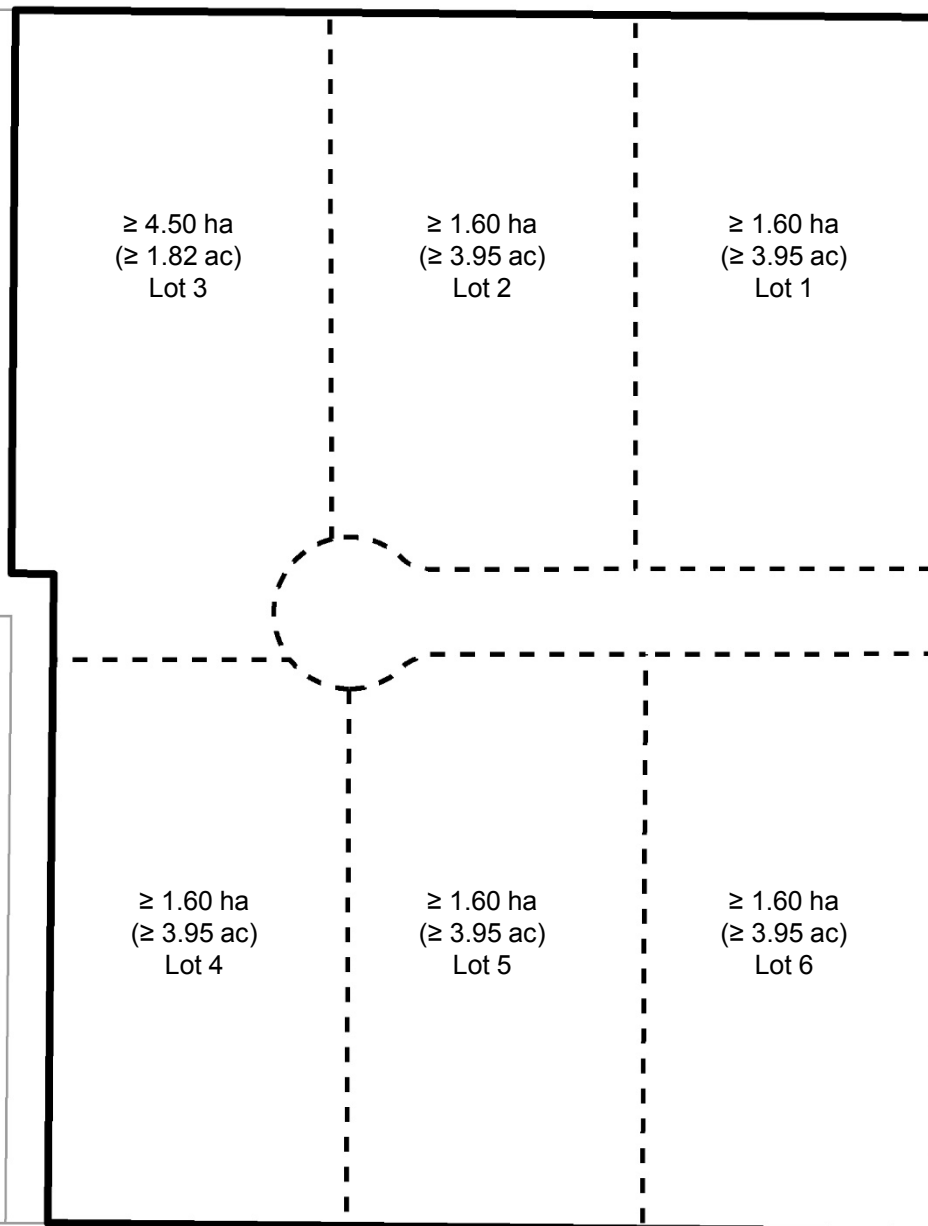
SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 28-Nov-19

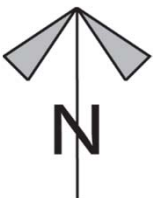
Division # 9

File: 06826028

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Residential Two District in order to facilitate the future subdivision of up to five new ≥ 1.60 hectare (≥ 3.95 acre) parcels.



DEVELOPMENT PROPOSAL

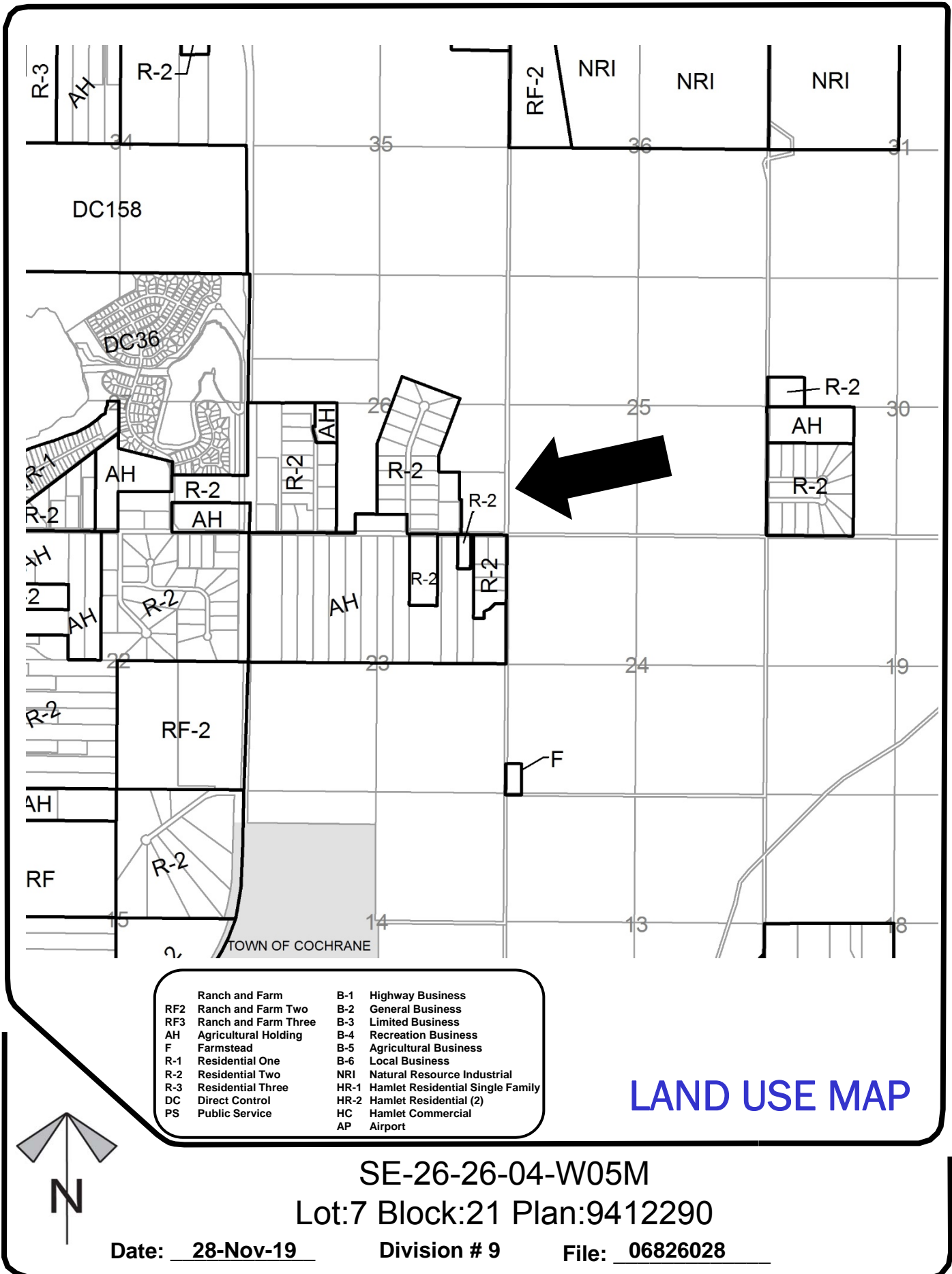


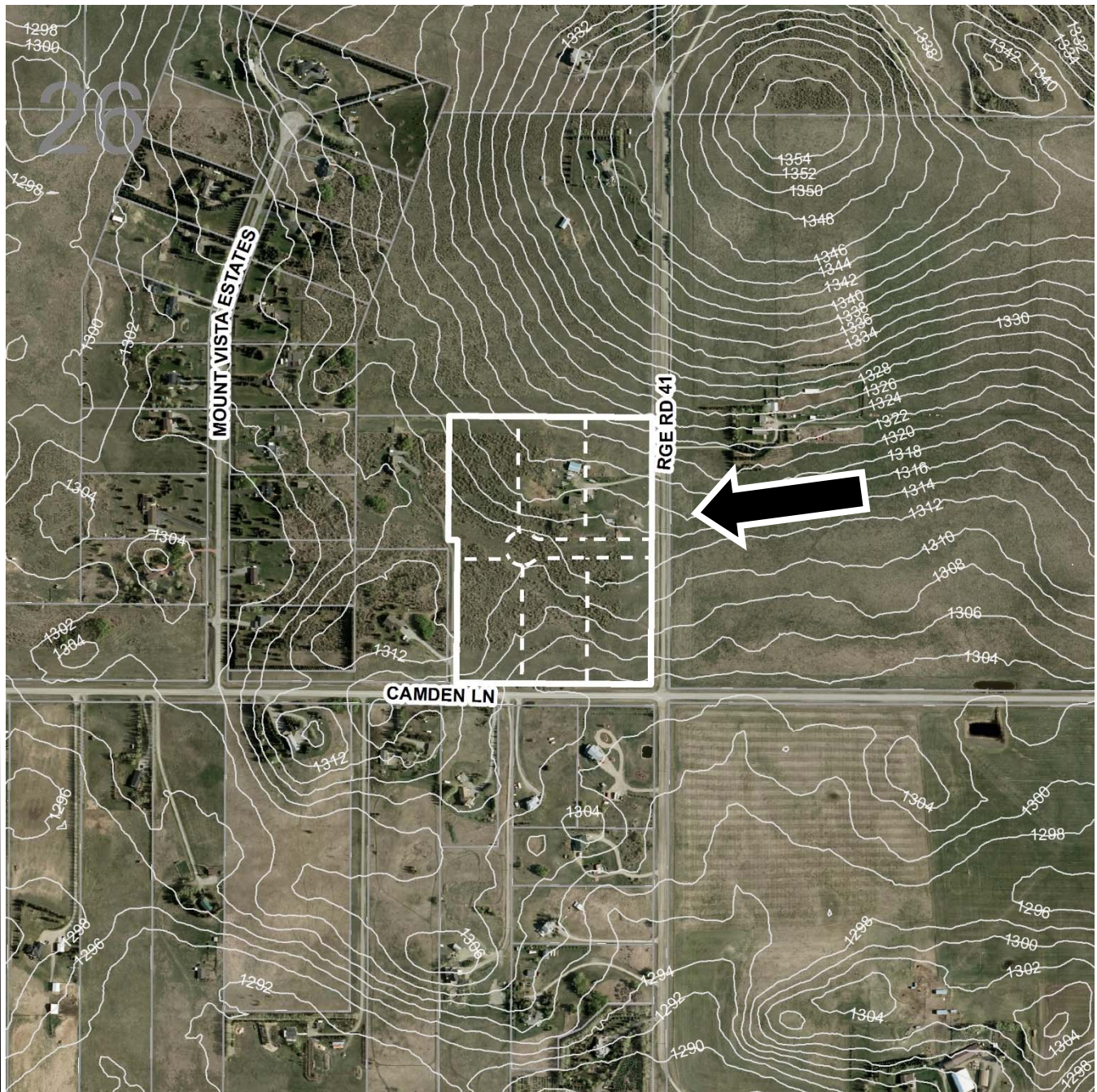
SE-26-26-04-W05M
 Lot:7 Block:21 Plan:9412290

Date: 28-Nov-19

Division # 9

File: 06826028

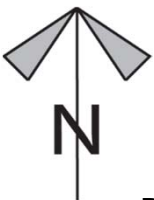




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 28-Nov-19

Division # 9

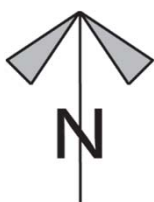
File: 06826028



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

AIR PHOTO

Spring 2018

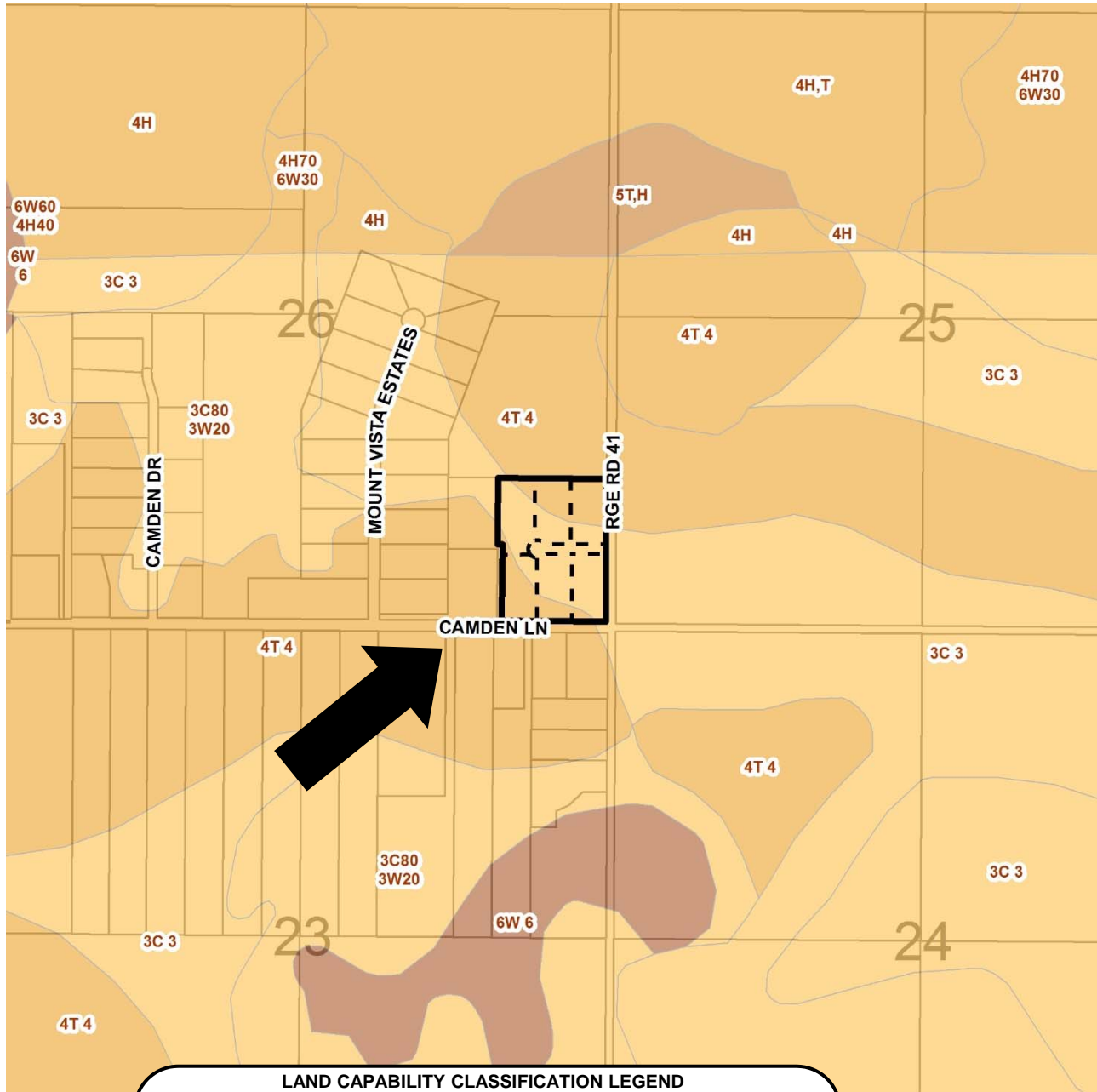


SE-26-26-04-W05M
Lot:7 Block:21 Plan:9412290

Date: 28-Nov-19

Division # 9

File: 06826028



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

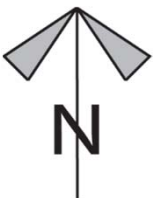
- 1 - No significant limitation
2 - Slight limitations
3 - Moderate limitations
4 - Severe limitations
5 - Very severe limitations
6 - Production is not feasible
7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile d
- M - low moisture hol

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

SOIL MAP



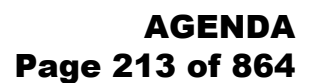
SE-26-26-04-W05M

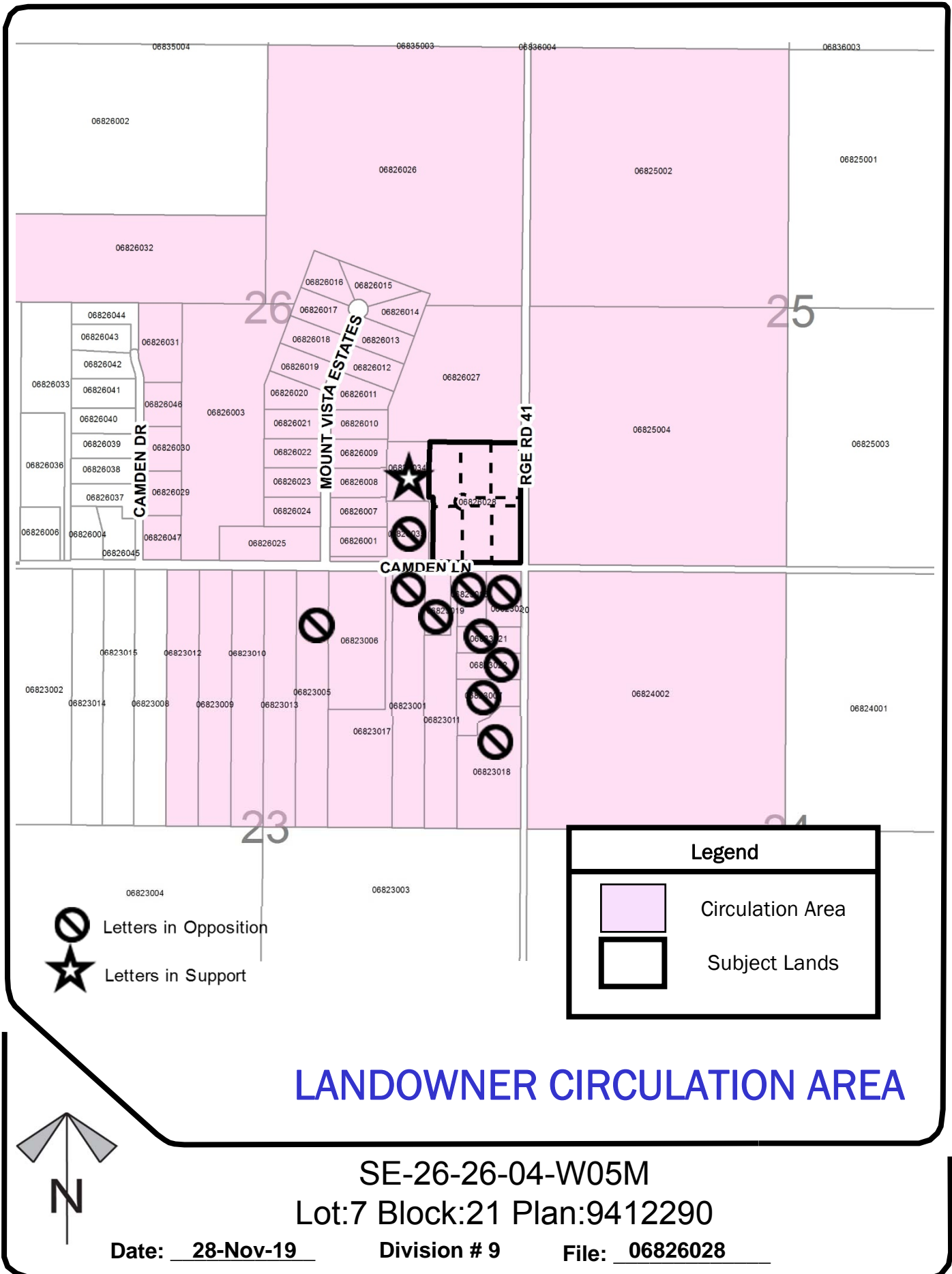
Lot:7 Block:21 Plan:9412290

Date: 28-Nov-19

Division # 9

File: 06826028





NOV 25 2019

ALAN + WILMA EDGECOMBE
263195 - RR 41

[REDACTED] COCHRANE AB T4C-1A1

OPPOSE

BYLAW C-7942-2019 + BYLAW C-7679-2017

- 1) WHY ARE THESE BOTH GOING AT SAME TIME?
- 2) NEED CONCEPTION PLAN FOR AREA
- 3) 30M INTERNAL COLLECTION RD IS NEEDED FOR SAFETY. DITCHES NEEDED TO WALK IN.
- 4) MT VISTA ESTATES TO THE WEST HAS A COMMUNITY WELL TO SERVICE THE ACERAGES.
- 5) WATER IS A HUGE ISSUE IN THE AREA.
- 6) ACERAGES TO THE SOUTH HAVE TO TRUCK IN THERE WATER AND USE CISTERN WATER SYSTEMS. OUR WELLS RUN DRY.
- 7) TO THE NORTH THERE IS A PIPELINE AND A PUMP HOUSE. CAN THIS BE USED?
- 8) HOW WILL ALL THE SEPTIC BE TAKEN CARE OF?
- 9) SOUTH EAST CORNER OF PROPERTY IS PRONE TO FLOODING. STORM WATER ISSUES!!

THIS NEEDS TO BE DONE RIGHT IF IT IS ALLOWED TO GO AHEAD THERE WILL BE A LOT MORE TRAFFIC ON CAMDEN LANE AND ACCESS TO HIGHWAY 22. WE ALREADY HAVE A LOT OF OIL FIELD TRUCKS AND TANKERS BEATING UP THE ROAD.

SINCERLY
ALAN + WILMA EDGECOMBE

Stefan Kunz

From: John and Susan Gray [REDACTED]
Sent: Sunday, September 03, 2017 10:20 AM
To: Stefan Kunz
Subject: FW: Bylaw C-7679-2017

Dear Mr. Kunz, here is a copy of my submission with respect to the above-noted Bylaw for your information. Thank you,
Sue Gray

From: John and Susan Gray [REDACTED]
Sent: September 3, 2017 10:17 AM
To: legislativeservices@rockyview.ca
Cc: [REDACTED]
Subject: Bylaw C-7679-2017

Dear Ms. Satink;

In am writing with respect to the above noted re-designation and we are, for the most part, in support of the application.

My husband and I are adjacent landowners immediately to the west of the subject property. Our legal land description is: Lot 5, Block 21, Plan 9412290, SE ¼, S26, T26, R4, W5M.

For Council's historical information, the property was occupied by the current landowners for a short time, before being rented out for many years. The property is not being maintained and has gone into disrepair so a new development with single family homes would be desirable. We have had no contact with the consultants, or the landowners, as to the effect of their application on our property.

The application is to re-designate to Residential Two District, which would allow for the creation of parcels a **minimum** of 3.95 acres in size. Our property consists of +- 7 acres and was one of two acreages carved off from the same piece of land which is the subject application. The proposal to create up to five new 3.95 lots does not align or complement our property and the density is felt to be too high. There is always a concern that too high a density could negatively affect our water supply. It would be preferable to see 3 lots of more than 3.95 acres each to complement the area. I would also like to point out that the far SE corner of the subject property floods with run off during the Spring. This past Spring was especially bad – this would be very problematic for anyone developing that corner of the property.

With respect to building height, there is a caveat on our property that only a one-storey home (with walkout) could be constructed. The caveat was put in place so that any homes built were more low profile and therefore in keeping with the surroundings and views. Is it possible for Direct Control Guideline to be attached to the bylaw to enforce this rule on the proposed development? This may be an issue for the development permit stage, however, we wanted to bring this to Council's attention.

Thank you for taking our concerns into consideration.

Sincerely,

Susan and John Gray

Stefan Kunz

From: Tyler Andreasen
Sent: Tuesday, August 22, 2017 3:31 PM
To: Stefan Kunz
Subject: FW: bylaw C- 7679-2017

Hi Stefan,

Here's a letter of opposition to your bylaw at the September 19 Council Meeting.

TYLER ANDREASEN

Legislative Clerk | Legislative & Legal Services

ROCKY VIEW COUNTY

911 - 32 Avenue NE | Calgary | AB | T2E 6X6

Phone: 403-520-8197

tandreasen@rockyview.ca | www.rockyview.ca

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

From: Carole Hall [REDACTED]
Sent: Tuesday, August 22, 2017 2:23 PM
To: PAA_ LegislativeServices
Subject: bylaw C- 7679-2017

August 22, 2017

This is a letter of OPPOSITION to bylaw C-7679-2017 a bylaw of rockyview country for land use bylaw C-4841-97.

Our concern is the drilling of more water wells and adding more traffic to our already overused road.

Allan & Carole Hall
41111 camden lane
[REDACTED]

NE 23-26-04-05

I E ½ - 731640

August 28, 2017

Scott R Kerr
41059 Camden Lane
Cochrane, Alberta
T4C 1A1

Email: legislativeservices@rockyview.ca

Subject: **BYLAW C-7679-2017**

This letter is in regards to the above application.

We "**Oppose**" this application.

Specific concerns I have with the application would be the following:

- Traffic in general:
 - Traffic increase on an already busy roadway with only 1 way in and out
 - Construction Traffic
 - Heavy Truck & Equipment access and roadway noise
 - Roadway damage due to heavy equipment transport
- Surface Water Issues – what *RECENT* testing in the area has been done?
- Septic
- Dust and garbage – this is a continual problem in the area with little or no support from the county re ongoing concerns

We also know that from ongoing previous dealings with the county, it is our understanding seeing it first hand that the county itself and those running it, are "coin" operated, so even though all the surrounding neighbors will reject to the proposed subdivision, as long as money exchanges hand with the county, then it will go ahead nevertheless... Be happy to discuss this in more detail with your leaders any time they would like! So, this is also why I will not spend any more time on this letter!

Regards



Scott Kerr



Alan and Wilma Edgecombe

May 29 2017

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

To: Stefan Kunz

I am addressing you concerning the conversion of Ranch and Farm District over to Residential Two District. The file number: 06826028, application number: PL20170045, Division 9.

We the residents in the surrounding area proposed are against the redesigned project under consideration. Our concerns reflect strongly with the parcel number and sizes as well as the availability of water within the area, access to parcels, sewage disposal.

TRAFFIC + WATER INFRASTRUCTURE

Sincerely

Alan and Wilma Edgecombe 263195 RR 41.



Signatures

[Signature] 41050 Camden

[Signature] 41059 CAMDEN LN.

[Signature] 41035 Camden LN

[Signature] 41025 Camden Line

[Signature] 263235 Rg R41

[Signature] 263225 RR41

[Signature] 263189 - RR41

[Signature] 263189 - RR41

[Signature] 263211 - RR41

[Signature]

[Signature]

> RR 41 NORTH END
99 911?

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: N/A **APPLICATION:** N/A
SUBJECT: Direction to proceed with Specialized Municipality Status process

DIRECTION:

On March 26, 2019, Council directed Administration to analyze the benefits of becoming a specialized municipality and to report back to Council.

EXECUTIVE SUMMARY:

Rocky View County is classified as a Municipal District, which is primarily rural in nature as per the *Municipal Government Act* (MGA). Rural municipalities typically have lower tax rates and less services for rural residents. Over time, several areas of the County have become increasingly urbanized and will continue to grow; specifically Langdon, Harmony, East Balzac, and Conrich. Residents and businesses in these areas require or expect higher levels of service than the rural or country residential areas.

This has created a potential governance challenge, primarily with respect to taxation because tax rates are currently uniform across the municipality. This means that all residents and business are paying for services that may benefit a specific area. As a municipal district, the County is limited in creating differing assessment and taxation classes to address this issue.

The MGA provides a mechanism to address this governance challenge by allowing a rural municipality to change its status to a specialized municipality. Specialized status would provide tools for the County to identify urban service areas and potentially develop higher service levels supported by differential taxation, where appropriate. Specialized status requires approval of Cabinet through an Order in Council. To change the status, an application must be made to the Minister of Municipal Affairs, outlining why specialized status is necessary. The application must include a resolution from Council and a summary of the public consultation undertaken in support of the process.

A designation of specialized municipality has three main benefits for the County:

1. **Urban Service Areas** – specialized municipal status would allow Council to identify the existing urban service areas that could have a different level of, or area-specific, services than other areas of the County, supported by different tax rates. This provides a better link between the request for services and the cost to provide them. Local residents, business owners, and/or Council could initiate the implementation of different urban service standards, supported by differential tax rates, depending on the needs of that particular urban service area. Urban and rural service areas have been identified in several specialized municipalities including: Lac La Biche County, Strathcona County, and the Rural Municipality of Wood Buffalo.
2. **Grants / Programs** – Legal recognition of the County's urban and rural nature by an Order in Council allows the County to access urban grants or programs.
3. **Recognition** – Specialized status helps to change the incorrect perception that the County is entirely rural and confirms the rights and associated obligations of the County with respect to developing urban areas.



Through the analysis, Administration has determined that becoming a specialized municipality would provide ratepayers and the County with the necessary tools to appropriately deliver services to residents and businesses. It is recommended that Council direct Administration to formally begin the process of applying to change the status of Rocky View County to Specialized Municipality, in accordance with Option #1.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends Option #1.

BACKGROUND:

Rocky View County is currently classified as a Municipal District (Section 78 of the MGA), which applies to municipalities that have a population greater than 1000 and in which the majority of dwellings are on larger parcels of land. Municipal districts are typically rural in nature with extensive agricultural lands, and where most residents have similar needs with respect to municipal service delivery.

Rocky View County has a unique development pattern that includes a number of existing and approved urban areas, while maintaining a rural development pattern in the majority of the County. The County has approved plans for five hamlets, each with the potential to reach a population of at least 10,000. In addition, four regional business centres have been approved and are actively being developed.

Each of these areas is (or will be) distinct from each other and from the country residential and rural areas found elsewhere in the County. This development pattern will create unique governance challenges for Rocky View County. Residents and businesses in urbanized areas may request increased levels of service delivery that have not traditionally been provided to rural areas. Creation of a specialized municipality with identified urban service areas provides the residents and business in those areas a tool with which to request additional services through different tax rates. In doing so, it will not transfer the tax burden to residents in other areas of the county that will not receive those services. Under the current designation of Municipal District, there are limitations in the MGA with respect to assessment and taxation related to equity of service delivery.

DISCUSSION:

To address the unique governance challenge, Section 83 of the MGA allows for the creation of a specialized municipality. There are three primary reasons for the County requesting special municipality status: (1) the ability to create urban service areas in order to match cost to service levels; (2) the ability to access federal / provincial grants and other programs for urban centres; and (3) the need for external recognition that the County is not solely a rural municipality.

1. Urban Service Areas

The County has two urban development types: hamlets and regional business centres. Overall, these urban areas have differing levels of service demands than the rural areas, but the needs also differ between each urban area. As an example, service requirements in the hamlet of Langdon may be significantly different from those in Harmony. The assessment/taxation portions of the MGA that allow a municipality to pay for services have been designed to address homogenous municipalities (rural or urban) and do not recognize the existing regional variability within the County.

¹ **Administration Resource**
Amy Zaluski, Intergovernmental Affairs



MGA - Assessment and Taxation

The MGA approaches assessment within a municipality by distinguishing different types of properties (class and sub-class). It then mandates a uniform tax rate for similar classes across a municipality on the assumption that communities within that municipality receive a similar level of service. This approach does not recognize the regional variability of Rocky View County.

Non-residential assessment

The types of non-residential subclasses provided for in the MGA do not allow the County to differentiate between a rural business receiving no services and an urban business receiving services. It also does not distinguish between two urban businesses in different geographic areas receiving different services (e.g. transit / no transit).

Residential

The MGA allows municipalities to create multiple residential sub-classes, but does not allow them to be easily linked to a geographic area. Administration has explored adding a geographic tag to the assessment class. For example: sub-class Res – Urban (Glenbow). This ‘work around’ is not a desirable approach as it (i) adds red tape to the assessment process by creating multiple assessment classes, and (ii) is not transparent to the rate payer.

The ability to link tax rates to specific areas based on service levels is intuitively understandable to a rural ratepayer farming in the northwest of the County or an urban ratepayer living in Langdon, communities that are separated by a driving distance of over 100 kilometers.

The granting of specialized status does not obligate Council to apply different tax rates to an Urban Service Area. Administration anticipates that an increase in levels, supported by differential tax rates, would be examined through an engagement process initiated by local residents, business owners, and/or Council.

2. Grants

Previous Government of Alberta (GOA) grant programs were structured to recognize rural and urban areas. Specialized municipalities could take advantage of both urban and rural grant opportunities. In 2007, with the launch of the Municipal Sustainability Initiative (MSI) funding, the Province moved away from rural / urban grant programs to grants based on population. However, the MSI funding structure is under review, and if it changes to include recognition of development form, acknowledgement of the County as a rural / urban municipality is of value. The ability to identify formal urban settlements is also of value when applying for federal grants or any other programs related to urban service delivery.

3. Recognition

How a municipality portrays and brands itself is an important part of a municipality's identity. In the Calgary region, the Town of Cochrane will officially remain a town even though its population (25,289) would allow it city designation. Likewise, the City of Chestermere (19,887) has elected to brand itself a city so that it can attract more business and investment.

The County confronts the perception of being a rural municipality when in fact it is providing both rural and urban services and should be recognized for this. The County is often challenged by adjacent urban municipalities that it is a ‘free rider’ obtaining services for its residents at no cost. The County disagrees with this criticism; nevertheless, the potential for



different tax rates provides another example of the County proactively looking for tools that allow it to address urban service requests.

Order in Council

A specialized municipality is created by an Order in Council (OC). The OC is drafted by the Province and is approved by Cabinet. The OC must describe the boundaries of the municipality, give the official name of the municipality, state the number of councillors, describe the district boundaries, and state how the chief elected official is determined (either vote of the electors or appointed by Council).

Central to an OC is the inclusion of “matters or conditions that govern the functions, powers and duties of the specialized municipality” (MGA S. 89(3d)). Administration recommends that the application for specialized status include the following:

1. The identification of five residential and four Urban Service Areas, including:
 - Balzac (west residential and east business areas);
 - Conrich (residential and business areas);
 - Glenbow hamlet;
 - Harmony hamlet;
 - Janet business area;
 - Langdon hamlet; and
 - North Springbank business area.
2. The recognition of Urban Service Areas as equivalent to a town for the purposes of program delivery and grant eligibility.
3. The ability of Council for each taxation year to pass a property tax bylaw, if appropriate, providing for different tax rates for property in an Urban Service Area and in a Rural Service Area.
4. In recognition of growth, the ability to establish new urban service areas and amend the boundary of an existing Urban Service Area, without a change to the OC.

As part of the application to Municipal Affairs, the Electoral Boundaries process must be completed as the OC must include the number of Councillors and electoral districts for the specialized municipality. Timing of the application for status change must be coordinated with the Electoral Boundaries project.

Consultation

Municipal Affairs has advised that public, intermunicipal, and stakeholder consultation is required as part of the application for a status change. Pending Council’s direction, Administration will prepare a public consultation strategy, in accordance with Policy C-191 (Public Participation Policy). The consultation process will begin early in 2020 and involve residents, business groups, and intermunicipal neighbours. Once consultation is complete, Administration will present the findings to Council and request direction to proceed with the application to Municipal Affairs.

Process and Timeline

Should Council approve Option # 1, the following steps will be taken:

1. Notify the Minister of Municipal Affairs of Rocky View County’s intent to apply for Specialized Municipality Status: December 2019.
2. Prepare Consultation Plan: December 2019 – January 2020.
3. Conduct public, stakeholder, and intermunicipal consultation: January – March 2020.
4. Present result of consultation to Council: April 2020



5. Submit application to Municipal Affairs, pending final Council direction and approval of electoral boundaries.

BUDGET IMPLICATIONS:

The estimated cost for public consultation is \$20,000, which would include materials, hall rentals, and staffing resources. This amount would be included in the 2020 budget, pending Council's decision on this item.

CONCLUSION:

The analysis has demonstrated that becoming a specialized municipality would provide residents and the County with the necessary assessment and taxation tools to appropriately deliver services to urban service areas. It is recommended that Council direct Administration to formally begin the process of applying to change the status of Rocky View County to Specialized Municipality, in accordance with Option #1.

OPTIONS:

- | | | |
|-----------|---|--|
| Option #1 | Motion #1 | THAT Administration be directed to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the Municipal Government Act. |
| | Motion #2 | THAT the Reeve advise the Minister of Municipal Affairs that Rocky View County is exploring the merits of changing its status from municipal district to specialized municipality. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Manager
Intergovernmental Affairs
AZ/rp

Chief Administrative Officer



INTERGOVERNMENTAL AFFAIRS

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Terms of Reference for Preparation of Intermunicipal Collaboration Framework with the Town of Crossfield

POLICY DIRECTION

Recent *Municipal Government Act* (MGA) amendments require Rocky View County (RVC) to complete an Intermunicipal Collaboration Framework (ICF) with all adjacent municipalities that are not a member of the Calgary Metropolitan Regional Board. The ICFs must be completed by April 2020 unless a one-year extension is granted, by request of both municipalities to Municipal Affairs.

EXECUTIVE SUMMARY:

ICFs identify how municipal services are delivered between two adjacent municipalities. The ICF would:

- Provide for the integrated and strategic planning, delivery and funding of intermunicipal services;
- Provide for efficient allocation of resources for providing local services; and
- Ensure municipalities contribute funding to services that benefit their residents.

The attached Terms of Reference would provide guidance to the Councils and Administrations of both Crossfield and RVC for the preparation of the ICF. The ICF fulfills RVC's responsibilities under the MGA, and incents increased collaboration on services between municipalities. The ICF would identify services that are currently shared and guide how new service opportunities may be identified. RVC and Crossfield have completed an Intermunicipal Development Plan, so the ICF is the last component required to meet legislative requirements under the MGA.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

BACKGROUND:

As of April 2018, the updated MGA includes a focus on regional land-use planning and service delivery. To operationalize regional collaboration on service delivery, the MGA now requires adjacent municipalities to adopt an ICF, and an Intermunicipal Development Plan (IDP). An IDP is a planning document that allows for a respectful and consistent approach to matters of mutual interest along shared municipal boundaries. The MGA states that an ICF is incomplete without an adopted IDP.

The ICF development includes the following key considerations:

- Completion by April 2020, unless a one-year extension is granted;
- Adoption as a bylaw, addressing how municipal services are delivered between two adjacent municipalities. Services that must be considered in an ICF are: emergency services, recreation, solid waste, transportation, water, and wastewater;

¹ **Administration Resources**

Amy Zaluski and Ben Manshanden, Intergovernmental Affairs



ROCKY VIEW COUNTY
Cultivating Communities

- Required only with adjacent municipalities that are not members of the Calgary Metropolitan Region Board;
- Contain a binding dispute resolution clause;
- Contain an IDP that is either attached or referenced in a separate bylaw;
- Provide a plan for how any new services will be implemented (financing and service delivery); and
- Contain a review period of no more than five years.

ICF Terms of Reference

RVC is committed to working in good faith with adjacent municipalities to complete the ICF. The Terms of Reference found in Attachment 'A' provides direction on how RVC plans to work alongside the Town of Crossfield to complete an ICF.

A Review Committee of appointed Council members and the CAO (or designate) is an integral part of developing and adopting an ICF. The Review Committee would consist of members of the existing Intermunicipal Committee. The role of Council members on the Review Committee includes: providing broad service direction and assistance in identifying issues/opportunities with respect to the ICF, reviewing the draft ICF, and providing periodic updates to Council on the progress of the ICF.

Administration's role in developing the ICF is to create a work plan for the project, coordinate with intermunicipal partners, draft the ICF, negotiate key components, and ensure there is an equitable dedication of administrative resources/cost-sharing through the ICF preparation.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT the Terms of Reference for the preparation of an Intermunicipal Collaboration Framework with the Town of Crossfield be approved as per attachment 'A'. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Amy Zaluski"

"Al Hoggan"

Manager
Intergovernmental Affairs

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Terms of Reference for an Intermunicipal Collaboration Framework between the Town of Crossfield and Rocky View County



JOINT TERMS OF REFERENCE



Terms of Reference

Purpose

- 1 The purpose of this *Terms of Reference* is to guide the preparation of an Intermunicipal Collaboration Framework (ICF) between Rocky View County and the Town of Crossfield, in accordance with the requirements of the *Municipal Government Act*.

Background and Context

- 2 The updated *Municipal Government Act* (MGA) includes a number of new policies that mandate regional and intermunicipal planning and service delivery coordination. The MGA now articulates that the purpose of a municipality includes “work[ing] collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.” To implement this purpose, there are new policy levers for intermunicipal collaboration that include the Calgary Metropolitan Regional Board, Intermunicipal Collaboration Frameworks, and Intermunicipal Development Plans.
- 3 Calgary Metropolitan Regional Board (CMRB) will direct servicing and planning decisions in the Calgary region for municipalities with a population greater than 5,000 residents.
 - (1) The County is a member of the CMRB along with the City of Airdrie, The City of Calgary, the City of Chestermere, the Town of Cochrane, the M.D. of Foothills, the Town of High River, the Town of Okotoks, the Town of Strathmore, and a portion of Wheatland County.
- 4 An Intermunicipal Collaboration Framework (ICF) is a bylaw that identifies how municipal services are delivered between two neighbouring municipalities.
 - (1) Town of Crossfield is required to develop an ICF with Rocky View County.
 - (2) Rocky View County is required to develop an ICF with the Municipal District of Bighorn, Mountain View County, the Kananaskis Improvement District, Kneehill County, the Town of Crossfield, the Town of Irricana, the Town of Crossfield, and Wheatland County.
 - (3) The County is not required to create an ICF with municipalities that are members of the CMRB.

ENABLING LEGISLATION

- 5 Intermunicipal Collaboration Framework
 - (1) Section 708.28 of the MGA provides the enabling legislation for the ICF and the regulation that accompanies it.
 - (2) The legislation and regulation directs municipalities to:



JOINT TERMS OF REFERENCE



- (a) Create an ICF by April 2020 with adjacent municipalities that are not included in a Growth Management Board, with the option of extending the deadline to April 2021 if both municipalities pass a resolution requesting an extension from Municipal Affairs;
- (b) Act in good faith in the development of an ICF;
- (c) Identify which services are delivered between two municipalities. These services include: emergency services, recreation, solid waste, transportation and water and waste water;
- (d) Identify how these services are delivered: by one of the participating municipalities, separately, through a shared service delivery model, or by using a third party;
- (e) Develop a binding dispute resolution and arbitration process to develop and implement the ICF;
- (f) Ensure the ICF is adopted with a corresponding Intermunicipal Development Plan; and
- (g) Bring the ICF into force through adopting matching bylaws.

PRINCIPLES

- 6 The principles are intended to guide the preparation of the ICF and inform the overall development of the philosophy, policy, and administration of the ICF.
 - (1) Mutual Respect and Equity
 - (a) This principle acknowledges that both municipalities are equal and are equally capable of making their own decisions, and recognizes that municipal decisions affect other municipalities.
 - (2) Cooperation, Collaboration, Communication and Trust
 - (a) Cooperation is key to ensuring common goals are achieved. This is achieved by clear and timely communication, intent to collaborate in good faith, and a genuine trust in the relationship with municipal neighbours.
 - (3) Respect for the Environment and Natural Systems
 - (a) This principle is reflected in the statutory plans of each municipality and acknowledges the importance of the land on which human activity takes place.
 - (4) Economic Development
 - (a) The documents shall respect existing economic undertakings, be responsive to opportunities that may arise, and protect future areas of economic interest in a manner that is beneficial to residents and both municipalities.



JOINT TERMS OF REFERENCE



- (5) Concise and Clear Plan
 - (a) The documents are to be concise and clear in their intent.
- (6) Cost Effective and Efficient Services
 - (a) The effective use of time and funding. Ensuring scarce resources are efficiently providing local services that benefit the local and regional interests of the participating municipalities.
- (7) Coordinated, Consistent, and Timely Response
 - (a) Provide coordinated, consistent, and timely service delivery.
- (8) Living Documents
 - (a) The ICF is to be a living document that provides the process for identifying future areas of municipal cooperation, which may be amended in the future.

ICF GOALS

- 7 The goals of the ICF are to:
 - (1) Provide integrated and efficient funding and delivery of intermunicipal services;
 - (2) Optimize the delivery of scarce resources for providing local services;
 - (3) Ensure municipalities contribute equitable funding to services that benefit residents;
 - (4) Highlight, and if necessary, formalize existing collaborative work between adjacent municipalities; and
 - (5) Provide a forum for neighbouring municipalities to work together to discover opportunities to provide services to residents.
- 8 As per the MGA, the final ICF document must have three main components:
 - (1) A list of services that are currently delivered by each municipality;
 - (2) Information on how services are delivered, funded, and implemented intermunicipally; and
 - (3) A dispute resolution clause for resolving disputes about the ICF and any service agreements to which the ICF refers.
- 9 Additional items, may be included as agreed upon by both municipalities.



JOINT TERMS OF REFERENCE



PROJECT ORGANIZATION

Intermunicipal Committee

- 10 Rocky View County and the Town of Crossfield will employ the Intermunicipal Committee as part of the ICF development process (hereafter called 'the Committee'). The committee will include balanced representation of Council and Senior Administration from each municipality. Committee representatives may be engaged by their respective Administrations separately to gain specific feedback on areas of interest.

Responsibilities of the Committee

- 11 Provide broad policy direction and assist in identifying issues and opportunities with respect to the ICF;
- 12 Act as a resource for both Administrations; and
- 13 Provide periodic updates to each respective Council on the progress of the ICF.

Responsibility of the Administrations

- 14 Administrations from both municipalities are responsible for the establishment of a work plan for the project and the preparation of the ICF with input from the Committee. Both municipalities must ensure that there is an equitable dedication of Administrative resources and cost-sharing throughout the process of plan preparation and adoption.

Responsibility of the Councils

- 15 The respective Councils of each municipality will be responsible for approval of the matching ICF Bylaw.

DISPUTE RESOLUTION AND ARBITRATION

- 16 Entering into the negotiations in "good faith" is essential to completing the ICF with municipal partners. Rocky View County will rely on cultivating strong working relationships with its municipal neighbours to complete the ICFs.
- 17 Notwithstanding the above, if an ICF is not agreed upon and adopted by bylaw within the time limit, and an extension is not granted, ICF legislation requires that an arbitrator be engaged. Municipalities working on the ICF together may choose an arbitrator or have one assigned by Municipal Affairs.



JOINT TERMS OF REFERENCE



- 18 The arbitrator, once engaged, has the ability to create an ICF consistent with legislative requirements. The arbitrator can use mediation or arbitration to facilitate the completion of the ICF. In doing this, the arbitrator is required to consider the following:
- (1) Services and infrastructure provided in other ICFs in which the municipality is involved;
 - (2) Consistency of services provided to residents in the municipalities;
 - (3) Equitable sharing of costs among municipalities;
 - (4) Environmental concerns within the municipalities;
 - (5) Public interest; and
 - (6) Any other matters prescribed by the regulation.

SCOPE OF WORK AND PROJECT STAGES

ICF TIMELINE

- 19 The scope of work is organized into five stages; a completion date will be determined through the planning process with the adjacent municipality. Administration's goal is to bring this ICF to Council for approval no later than March 2020. The four stages of the ICF project are as follows:
- Stage 1: Research and analysis: Identify and meet with representatives from respective municipal partners, and review current intermunicipal service agreements [**in progress**].
- Stage 2: Meet with administrative leads, coordinate meetings with internal and external service delivery experts, and draft ICF.
- Stage 3: Present draft ICF to the Committee and Administrative leads for review.
- Stage 4: Council and Municipal Affairs approval process
- 20 An anticipated project timeline:
- | | |
|--------------|---------------|
| TOR Approval | December 2019 |
| Stage 1: | December 2019 |
| Stage 2: | January 2020 |
| Stage 3: | February 2020 |
| Stage 4: | March 2020 |



JOINT TERMS OF REFERENCE



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Last Review Date	• n/a
Next Review Date	•



TRANSPORTATION SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Unfunded Council Initiatives

POLICY DIRECTION:

Under the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to that budget.

EXECUTIVE SUMMARY:

The intent of this report is to provide Council with a general briefing of unfunded infrastructure requests identified at the November 4, 2019 Special Council Meeting. Administration has completed preliminary estimates for those requests.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

At the November 4, 2019 Special Council Meeting, five unfunded infrastructure projects were identified by Council. Administration has investigated the individual projects and has completed initial scoping estimates for those projects.

Proposed Project	Estimate
Division 2 – RR33 Bulb Construction	• \$190,000 plus land acquisition
Division 2 – 31273 Elbow River DR Road construction	• \$525,000
Division 4 – Boulder Creek DR Traffic Calming	• \$45,000
Division 8 – Watermark Crosswalk	• \$10,000
Division 9 – RR33 Paving to Willow Way	• \$200,000

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Administration be directed to prepare a list of unfunded items, including the projects identified in this report, to be considered during budget finalization in April 2020.

¹Administration Resources

Steven Hulsman, Transportation Services



Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Byron Riemann”

Executive Director
Operations

SH/bg

Concurrence,

“Al Hoggan”

Chief Administrative Officer

FINANCIAL SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: 0660
SUBJECT: 2020 Operating and Capital Base Budget, Budget Adjustments and
 3 Year Operating and 5 Year Capital Plan

POLICY DIRECTION:

Under the *Municipal Government Act (MGA)*, section 242(1) and 245, “Each Council must adopt an operating and capital budget for each calendar year”. Section 283.1 also provides that, “Each municipality must prepare a written plan respecting its anticipated financial operations over a period of at least the next 3 financial years; each municipality must prepare a written plan respecting its anticipated capital property additions over a period of at least the next 5 financial years; and Council must annually review and update its financial plan and capital plan.”

EXECUTIVE SUMMARY:

Using various inputs and assumptions, the County has compiled the 2020 draft Operating and Capital base budget. Administration has identified two budget adjustments that will support ongoing service delivery. Administration has completed a 2020 – 2022 operating plan as well as a 2020 – 2024 capital plan that will maintain current service levels provided to the residents of Rocky View County.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

2020 OPERATING AND CAPITAL BASE BUDGET

Administration started the 2020 draft Operating and Capital budget process in May 2019. A variety of information is used to compile yearly budgets, including public input, Council policies, planning documents, strategic documents and workshops. An analysis of current and desired future service levels are balanced with the efficient and effective use of resources.

The 2020 draft budget utilizes resources that will maintain current service levels to Rocky View County residents. A 2% tax increase for inflationary items has been added to the draft operating base budget, which equates to \$1,462,900 and is subject to change during budget finalization in April/May 2020. A 1.4% assessment growth factor in the amount of \$ 1,176,200 has been added to the draft operating base budget that will leave an excess amount of \$58,300. Administration believes that the 2020 recommended budget achieves a reasonable balance between fiscal restraint and the desire to maintain or improve the levels and quality of services to our residents. Council and Administration will continue to review the operating and capital budget, which will be finalized in April/May 2020 in conjunction with the 2020 tax rate bylaws.

2019 BUDGET ADJUSTMENTS

Administration has identified two budget adjustments to help increase recreation service delivery within Rocky View County. The first budget adjustment is with regard to the development of a

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



Recreation Master Plan. The Recreation governance model was changed for the delivery of recreational services by Council on July 23, 2019. In order to help guide the committee for future planning, it has been determined that a Recreation Master Plan should be developed currently to strategically guide recreation services within the County now and into the future. The Recreation Master Plan will be funded by a transfer from the Tax Stabilization Reserve and amounts to \$255,000.

The second budget adjustment relates to a proposed dog park in the hamlet of Langdon. This project will enhance the recreation services in the hamlet of Langdon by providing outdoor space that allows for safe off-leash recreation opportunities for the over 800 licensed dogs in Langdon. There is currently remainder funds from previous year Langdon special tax levy that will fund this project. The budget adjustment is for \$45,000.

3 YEAR OPERATING PLAN AND 5 YEAR CAPITAL PLAN 2020 – 2024

The Operating and Capital plan(s) will help Rocky View County strategically achieve our objectives and efficiently plan future capital infrastructure by utilizing scarce resources effectively. Under the *Municipal Government Act (MGA), section 283.1*, Rocky View County is required to prepare a 3 year operating and 5 year capital plan. This is a new requirement of the MGA. Under section 283.1(6) states, “*Council must review and update the financial and capital plans annually and does not require Councils approval*”. With new internal strategic resources and a released Provincial budget of a new government, Administration will continue to review all inputs and enhance these plans on a frequent basis and update annually. All assumptions will continually be revisited and adjusted to reflect the current and forecasted risks and opportunities.

3 year operating plan – 2020 - 2022

The plan is built on maintaining current service delivery levels and we are assuming status quo for the operating plan. The majority of the expense increase currently contains a cost of living adjustment (cola) of 2020 – 2%, 2021 - 2.2% and 2022 – 2.5% (inflationary growth factor). To predict the funding of the operating plan, Administration used an average growth rate factor of 2.3%, which equates to approximately \$2.0M/year. The growth rate factor relates to new assessment growth within Rocky View County and has been averaged over a four year period. The average growth rate factor was then discounted by 25% to better reflect today's economy and apply a more conservative approach to reach the 2.3%. No new tax rate increases have been factored into the current operating plan.

5 year capital plan – 2020 – 2024

The intent of this plan is to capture the scale of the capital program over the next 5 years. We have compiled a 5 year capital plan outlook based on what we know today and what we will require for the next five years. We have approximately \$107M of capital projects identified over the next 5 years. The capital program consists of ongoing maintenance and renewal (i.e.: Information Systems replacement) and new capital projects (i.e.: fire stations, road and bridge maintenance and development).

For new capital, we have identified the year that the capital project is intending to occur; however, we have not yet done a deeper analysis, which is required to phase the larger capital projects over multiple years of the plan. Various revenue sources have been applied to ensure the capital program is fully funded. Transfers from operating (tax dollars) and debt service costs are reflected within the operating plan. As we move forward, this information will continue to be refined and will give Council a clearer picture of the capital demands of the County.



BUDGET IMPLICATION(S):

The approval of the draft Operating and Capital Base Budget provides resources to maintain current service levels in the County. Budget adjustment #1 – Recreation master plan will be funded by a transfer from the Tax Stabilization Reserve (\$255,000) and Budget adjustment #2 Langdon dog park will be funded by remainder amounts from previous Langdon special tax levy (\$45,000). If approved, the operating and capital financial plans have no budget implications and are provided as information.

OPTIONS:

- | | | |
|-----------|-----------|--|
| Option #1 | Motion #1 | THAT the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved. |
| | Motion #2 | THAT the Budget adjustments presented in Attachment 'B' be approved. |
| | Motion #3 | THAT the 2020 – 2022 Operating plan and the 2020 – 2024 Capital plan as presented in Attachment 'C' be received for information. |
| Option #2 | | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS

ATTACHMENT 'A' – 2020 Draft Operating and Capital Base Budget

ATTACHMENT 'B' – Budget Adjustment

ATTACHMENT 'C' – 2020 – 2022 Operating Plan and 2020 – 2024 Capital Plan



2020 Operating & Capital Base Budget

DRAFT



ROCKY VIEW COUNTY

Vision

Rocky View County's rural and urban communities uniquely contribute to a diverse municipality that leads with integrity and intelligently manages growth.

Mission

To preserve Rocky View County's diverse landscape, lifestyle, and economic opportunities by serving our residents and businesses so that they can flourish and thrive.



ROCKY VIEW COUNTY

CONTENTS

Budget Process.....	4
Notes to the Budget.....	5
Operating Budget.....	6
Capital Projects Budget.....	7
Cost of Service.....	9
Budget Details – Leadership	10
County Council.....	10
CAO & Executive Directors	11
Budget Details – Service Delivery	12
Agricultural & Environmental Services	12
Assessment Services	13
Building Services	14
Business & Economic Development	15
Capital Project Management	16
Cemetery Services	17
Fire & Emergency Management Services	18
Municipal Enforcement Services	20
Planning & Development Services.....	21
Recreation, Parks & Community Support	22
Transportation Services	23
Utility Services	24
Budget Details – Support	25
Customer Care & Support.....	25
Employee Relations	26
Financial Services.....	27
Information & Technology Services.....	28
Legal & Land Administration.....	29
Marketing & Communications.....	30
Municipal Clerk’s Office	31
Operational Services.....	32

BUDGET PROCESS

Council Operating & Capital Base Budget Review – October 2019

1

- Overview of process
- Confirm base budget assumptions
- Review draft 2020 operating and capital base budget

Operating & Capital Base Budget Approval – November-December 2019

2

- Present operating and capital base budgets at a public meeting(s)
- Approve base budget

Unfunded Project Review & Prioritization – April 2020

3

- Review and prioritize current and future unfunded capital and operating costs

2020 Budget Finalization – April 2020

4

- Review the 2020 base budget, if required
- Approve 2020 Tax Rate Bylaws

NOTES TO THE BUDGET

Rounding

Budget numbers in this document are rounded to the nearest \$100.

Administrative (Overhead) Cost Allocation

Rocky View County is showing leadership among Canadian municipalities in assigning administrative costs to the County services that they support. This approach, otherwise known as full-cost accounting, gives a more accurate picture of the true investment the County makes in the services and service standards that residents experience. While the budgets for support departments are shown in this document to ensure transparency, those budgets are then re-assigned to service departments as an administrative cost allocation.

Assumptions

A 1.4% live growth assessment factor of \$1,176,200 and a 2% tax increase of \$1,462,900 has been added as property tax revenue to the 2020 budget.

Internal Recoveries

Budget line items labelled “internal recoveries” reflect one County department doing work for another. For example, mowing roadside vegetation is important for road safety, so the Roads department has a budget for the task. As the Agricultural & Environmental Services department completes the work, the budget is offset.

OPERATING BUDGET

2020 Operating Budget			
	2019 (\$)	2020 (\$)	Change (\$)
EXPENSES			
Council	1,074,300	1,093,700	19,400
Chief Administrative Officer & Executive Directors	3,603,000	2,851,200	(751,800)
Corporate Services	12,809,000	13,460,800	651,800
Community Development Services	33,935,100	34,155,700	220,600
Operations	88,627,100	87,511,500	(1,115,600)
Community & Business Connections	7,468,200	8,473,200	1,005,000
Total Expenses	147,516,700	147,546,100	29,400
REVENUE			
Chief Administrative Officer & Executive Directors	440,000	–	(440,000)
Corporate Services	6,260,100	6,473,200	213,100
Community Development Services	12,228,400	11,691,300	(537,100)
Operations	54,689,400	53,035,200	(1,654,200)
Community Business Connections	757,800	624,600	(133,200)
Total Revenue	74,375,700	71,824,300	(2,551,400)
NET COSTS			
Council	1,074,300	1,093,700	19,400
Chief Administrative Officer & Executive Directors	3,163,000	2,851,200	(311,800)
Corporate Services	6,548,900	6,987,600	438,700
Community Development Services	21,706,700	22,464,400	757,700
Operations	33,937,700	34,476,300	538,600
Community & Business Connections	6,710,400	7,848,600	1,138,200
TOTAL NET OPERATING COST	73,141,000	75,721,800	2,580,800
PROPERTY TAX & EMERGENCY SERVICES LEVY REVENUE	73,141,000	75,780,100	2,639,100
NET AMOUNT AVAILABLE	–	58,300	58,300

Rocky View County is required to collect education and designated industrial property taxes on behalf of the Province of Alberta, as well as seniors lodging taxes on behalf of the Rocky View Foundation. While these tax amounts are not set by the County and the dollars do not go toward County operations, they are shown below as they are a component of the ratepayer's annual tax notice.

2020 External Requisitions	
Item	Value (\$)
Alberta School Foundation Fund	46,419,700
Calgary RCSSD No. 1	3,875,300
Rocky View Foundation	673,300
Designated Industrial Property Tax	147,000

CAPITAL PROJECTS BUDGET

2020 Capital Projects Budget		
	2020 From Prior Year* (\$)	2020 New (\$)
INFORMATION & TECHNOLOGY SERVICES		
Storage Area Network Expansion	–	55,000
Replacement of End of Life IT Equipment	–	289,000
New Langdon Fire Hall IT Expenditures	–	130,000
Total	–	474,000
FIRE SERVICES		
Langdon Fire Hall	7,850,000	–
Water Tender	460,800	–
Fire Vehicles	–	300,000
Washing Machine Elbow Valley	–	14,000
Fire Equipment (SCBA and Cylinders)	28,000	88,000
Total	8,338,800	402,000
CAPITAL PROJECT MANAGEMENT		
GENERAL		
Bragg Creek Flood Mitigation	17,800,000	–
Langdon Baseball Diamonds	2,550,000	–
Langdon Waste Water Plant Phase 2 Upgrades	4,000,000	–
West Balzac Servicing	–	9,600,000
ROADS		
Centre Street - Langdon Paving and Sidewalks (Div 4)	1,010,000	3,741,300
Inverlake Road from Range Road 280 to Range Road 274 (Div 5)	–	1,600,000
Langdon 4th Street Pedestrian Walkway (Div 4)	15,000	–
Township Road 260 Bridge Replacement (Div 6)	574,100	–
Township Road 262 Bridge Replacement (Div 6)	575,000	–
Range Road 263 Bridge Replacement (Div 6)	1,277,000	–
Range Road 265 Bridge Replacement (Div 6)	651,000	–
Township Road 274 Bridge Replacement (Div 6)	651,000	–
Springbank Road Widening and Asphalt Overlay from Range Road 33 to Range Road 40 (Div 1 & Div 2)	175,000	–
Dicksen Stevenson Widening and Asphalt Overlay		
- Airdrie Boundary to Township Road 280 (Div 6)	125,000	–
- from Township Road 280 to Hwy 2A (Div 6)	–	2,750,000
Total	29,403,100	17,691,300

2020 Capital Projects Budget -- Continued	2020 From Prior Year* (\$)	2020 New (\$)
OPERATIONAL SERVICES		
Fleet Replacement		1,827,000
Total		1,827,000
UTILITY SERVICES		
Pinebrook Lift Station Bypass	51,200	–
Total	51,200	–
CAPITAL PROJECTS SUB-TOTAL	37,793,100	20,394,300
CAPITAL PROJECTS TOTAL	\$58,187,400	

* Estimated

COST OF SERVICE

2020 Operating Budget – Cost of Service				
Service	2020 Budgeted Net Cost (\$)	APPROX. AMOUNT SUPPORTED BY		
		Non- Residential Taxes (\$)	Residential Taxes (\$)	Residential Taxes Per Person* (\$)
Agricultural & Environmental Services	1,511,800	831,500	680,300	17.26
Assessment Services	1,784,900	981,700	803,200	20.38
Building Services	821,400	451,800	369,600	9.38
Business & Economic Development	741,700	407,900	333,800	8.47
Capital Project Management	8,193,700	4,506,500	3,687,200	93.57
Cemetery Services	1,285,500	707,000	578,500	14.68
Fire & Emergency Management Services	16,775,200	9,226,400	7,548,800	191.56
Municipal Enforcement	2,594,300	1,426,900	1,167,400	29.62
Planning & Development Services	5,215,400	2,868,500	2,346,900	59.56
Recreation, Parks & Community Support	5,074,700	2,791,100	2,283,600	57.95
Transportation Services	25,381,400	13,959,800	11,421,600	289.84
Utility Services	5,341,800	2,938,000	2,403,800	61.00
DEBT				
Additional Long Term Debt Payment	1,000,000	550,000	450,000	11.42
TOTALS	75,721,800	41,647,100	34,074,700	864.69

* Based on population numbers from the Statistics Canada 2016 census.

BUDGET DETAILS – LEADERSHIP

COUNTY COUNCIL

- Provides governance and financial oversight of the County through the legislative activities of the Reeve and Council.
- Represents the residents of Rocky View County by setting policy and priorities, and determining service levels.

2020 BUDGET	
Expenses	
Salaries, Wages & Benefits	906,200
Contracted & General Services (see below)	182,500
Materials, Goods & Supplies	5,000
Sub Total	1,093,700
Administrative Cost Allocation	(1,093,700)
Total Expenses	0
Net Cost: Allocated to Service Departments	

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	114,000
Council Initiatives & Community Outreach	52,500
Telecommunications	16,000
Total	182,500

CAO & EXECUTIVE DIRECTORS

- Oversees Administration in pursuing the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions.
- Oversees corporate & strategic planning, and intergovernmental affairs.

2020 BUDGET	
Expenses	
Salaries, Wages & Benefits	2,125,800
Contracted & General Services (see below)	683,800
Internal Charges	3,500
Materials, Goods & Supplies	38,100
Sub Total	2,851,200
Administrative Cost Allocation	(2,851,200)
Total Expenses	0
Net Cost: Allocated to Service Departments	

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	30,900
Publications/Memberships/Telecommunications/ Advertising	25,000
Process Enhancement	50,000
Engineering	450,000
Services	67,900
Advocacy	50,000
Metric Development	10,000
Total	683,800

BUDGET DETAILS – SERVICE DELIVERY**AGRICULTURAL & ENVIRONMENTAL SERVICES**

- Provides agricultural representation to a variety of watershed groups in the County.
- Promotes and develops agricultural policies to meet agricultural producers' needs.
- Provides technical information and educational workshops to agricultural producers and acreage owners.
- Prevents and controls agricultural pests, diseases and invasive weeds as mandated by legislation.
- Conducts roadside and municipal reserves mowing.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	880,900	User & Other Revenue	38,700
Contracted & General Services (see below)	263,100	Grant Revenue	200,000
Internal Charges	435,000	Internal Recoveries	499,600
Materials, Goods & Supplies	228,100		
Sub Total	1,807,100		
Administrative Cost Allocation	443,000		
Total Expenses	2,250,100	Total Revenue	738,300
Net Cost of Service: \$1,511,800			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	23,600
Publications/Memberships/Telecommunications/ Advertising	19,500
Mosquito Control	51,000
Other Agricultural Services - Ag Tour, Weed Enforcement, Municipal Reserves Mowing, etc.	169,000
Total	263,100

ASSESSMENT SERVICES

- Prepares and defends annual property assessments for all real property, including farmland, residential, exempt, and specialized properties within the County for the purpose of property taxation.
- Inspects approximately 20% of County properties annually according to provincially set standards.

2020 BUDGET	
Expenses	
Salaries, Wages & Benefits	1,258,000
Contracted & General Services (see below)	112,100
Internal Charges	49,000
Materials, Goods & Supplies	14,400
Sub Total	1,433,500
Administrative Cost Allocation	351,400
Total Expenses	1,784,900
Net Cost of Service: \$1,784,900	

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	15,400
Publications/Memberships/Telecommunications/ Advertising	12,400
Vehicle Leases	29,900
Designated Industrial Property Review	30,000
Other Assessment Services	24,400
Total	112,100

BUILDING SERVICES

- Administers, reviews plans, and issues building permits and sub-trade permits for the County.
- Inspects building sites to ensure that the work complies with applicable safety and building codes.
- Issues enforcement orders when code violations are found.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,407,300	User & Other Revenue	3,174,000
Contracted & General Services (see below)	690,500		
Internal Charges	88,400		
Materials, Goods & Supplies	22,600		
Sub Total	3,208,800		
Administrative Cost Allocation	786,600		
Total Expenses	3,995,400	Total Revenue	3,174,000
Net Cost of Service: \$821,400			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	13,200
Publications/Memberships/Telecommunications/ Advertising	37,300
Inspections	630,000
Safety Codes	10,000
Total	690,500

BUSINESS & ECONOMIC DEVELOPMENT

- Works with businesses within and beyond the County to generate economic growth and prosperity for the County and its residents in the areas of investment attraction and promotion, business retention and expansion, and regional economic development.

2020 BUDGET	
Expenses	
Salaries, Wages & Benefits	322,700
Contracted & General Services (see below)	214,500
Internal Charges	2,500
Materials, Goods & Supplies	56,000
Sub Total	595,700
Administrative Cost Allocation	146,000
Total Expenses	741,700
Net Cost of Service: \$741,700	

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	28,000
Publications/Memberships/Telecommunications/ Advertising	62,500
Other Business/Economic Services - Promotions, Business Processes	124,000
Total	214,500

CAPITAL PROJECT MANAGEMENT

- Manages County infrastructure, buildings, and facilities projects.
- Delivers annual capital and operational projects, including roads and bridges, gravel, and line painting.
- Delivers stormwater and flood mitigation projects.
- Supports intergovernmental initiatives and manages funding agreements.
- Provides engineering, planning, and execution of site improvements to County lands.

2019 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	929,100	User & Other Revenue	440,000
Contracted & General Services (see below)	9,070,000	Grant Revenue	7,054,000
Contributed to Capital	700,000	Reserve Transfers	485,000
Long Term Debt	21,100		
Internal Charges	67,000		
Materials, Goods & Supplies	865,600		
Reserve Transfers	1,340,000		
Sub Total	12,992,800		
Administrative Cost Allocation	3,179,900		
Total Expenses	16,172,700	Total Revenue	7,979,000
Net Cost of Service: \$8,193,700			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	8,100
Publications/Memberships/Telecommunications/ Advertising	2,900
Cooperative Stormwater Management Initiative	7,054,000
Planning/Engineering	305,000
Gravel/Line Painting	1,700,000
Total	9,070,000

CEMETERY SERVICES

- Provides end-of-life services for cemetery clients through in-ground interments and cremations.
- Provides general grounds keeping and parks/trails/public lands maintenance for other County departments.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,098,400	User & Other Revenue	510,200
Contracted & General Services (see below)	228,700	Grant Revenue	21,000
Internal Charges	237,000	Internal Recoveries	430,000
Materials, Goods & Supplies	188,300		
Reserve Transfers	52,000		
Sub Total	1,804,400		
Administrative Cost Allocation	442,300		
Total Expenses	2,246,700	Total Revenue	961,200
Net Cost of Service: \$1,285,500			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	5,300
Publications/Memberships/Telecommunications/ Advertising	19,200
Maintenance	204,200
Total	228,700

FIRE & EMERGENCY MANAGEMENT SERVICES

- Provides protection of life and property through public education, inspections, fire prevention, fire rescue, and fire suppression.
- Responds to motor vehicle collisions and medical first response calls.
- Coordinates emergency management activities for the County with a focus on prevention and emergency response including, but not limited to, flooding, hazardous material spill, or wildfire.

2020 BUDGET – FIRE SERVICES			
Expenses		Revenue	
Salaries, Wages & Benefits	10,621,700	User & Other Revenue	509,500
Contracted & General Services (see below)	776,400	Grant Revenue	50,000
Contributed To Capital	102,000		
Grants To Organizations	79,000		
Long Term Debt	174,200		
Internal Charges	1,589,300		
Materials, Goods & Supplies	230,500		
Reserve Transfers	250,000		
Sub Total	13,823,100		
Administrative Cost Allocation	3,345,900		
Total Expenses	17,169,000	Total Revenue	559,500
Net Cost of Service: \$16,609,500			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	7,000
Publications/Memberships/Telecommunications/ Advertising	4,000
Mutual Aid Contracts	637,800
Equipment Maintenance/Fire Code	47,600
Other Fire Services	80,000
Total	776,400

Fire & Emergency Management Services, Continued

2020 BUDGET – EMERGENCY MANAGEMENT SERVICES			
Expenses		Revenue	
Salaries, Wages & Benefits	104,100	Grant Revenue	5,000
Contracted & General Services (see below)	18,000		
Materials, Goods & Supplies	15,000		
Sub Total	137,100		
Administrative Cost Allocation	33,600		
Total Expenses	170,700	Total Revenue	5,000
Net Cost of Service: \$165,700			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	3,000
Services - Wildfire Control/Evacuation Guide	15,000
Total	18,000

MUNICIPAL ENFORCEMENT SERVICES

- Monitors, educates, and enforces traffic and road safety across the County.
- Provides bylaw enforcement services (planning and development bylaws excluded).
- Serves as a community liaison and carries out the County's role in the RCMP enhanced policing partnership.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,571,500	User & Other Revenue	1,020,000
Contracted & General Services (see below)	983,200		
Internal Charges	288,000		
Materials, Goods & Supplies	60,000		
Sub Total	2,902,700		
Administrative Cost Allocation	711,600		
Total Expenses	3,614,300	Total Revenue	1,020,000
Net Cost of Service: \$2,594,300			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	9,000
Publications/Memberships/Telecommunications/ Advertising	4,200
Services - Internet Access, Outside Contracts, Radar Calibration	50,200
Specialty Tool Repairs	14,500
RCMP	905,300
Total	983,200

PLANNING & DEVELOPMENT SERVICES

- Prepares statutory planning documents as well as processes planning and development applications.
- Provides engineering services review of planning and development applications and of new infrastructure.
- Investigates and enforces land use complaints.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	3,522,700	User & Other Revenue	4,266,800
Contracted & General Services (see below)	1,088,200		
Internal Charges	223,500		
Materials, Goods & Supplies	41,000		
Reserve Transfers	2,740,000		
Sub Total	7,615,400		
Administrative Cost Allocation	1,866,800		
Total Expenses	9,482,200	Total Revenue	4,266,800
Net Cost of Service: \$5,215,400			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	22,000
Publications/Memberships/Telecommunications/ Advertising	19,200
Municipal Policy Projects	425,000
Developer Reviews	200,000
Engineering	340,000
Other Planning Services - Watershed, Subdivision Appraisal Fees, etc.	82,000
Total	1,088,200

RECREATION, PARKS & COMMUNITY SUPPORT

- Provides recreation governance and implements the recreation master plan to ensure residents have access to quality recreation opportunities.
- Administers community recreation capital and operating grants.
- Administers Family and Community Support Services grants to community groups for the delivery of programs and services that advance the well-being of individuals, families, and communities.
- Oversees planning of County parks and the active transportation network.

2020 BUDGET – RECREATION & COMMUNITY SERVICES			
Expenses		Revenue	
Salaries, Wages & Benefits	677,700	Tax Revenue	88,600
Contracted & General Services (see below)	873,600	Grant Revenue	1,258,400
Grants to Organizations	3,564,400	Internal Recoveries	40,000
Internal Charges	42,400		
Materials, Goods & Supplies	31,500		
Sub Total	5,189,600		
Administrative Cost Allocation	1,272,100		
Total Expenses	6,461,700	Total Revenue	1,387,000
Net Cost of Service: \$5,074,700			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	33,800
Board Travel & Subsistence	20,000
Publications/Memberships/Telecommunications/ Advertising	7,900
Library	589,300
Assessments	107,000
Community Engagement	65,000
Pathways & Trails	45,000
FCSS Audit/Report	5,600
Total	873,600

TRANSPORTATION SERVICES

- Maintains 2,600 kilometres (5,200 lane kilometres) of paved and gravel roads, and road-related infrastructure (e.g. bridges, culverts, traffic control), to an acceptable standard.
- Provides snow and ice control, re-chipping, crack sealing, and street sweeping on roads.
- Maintains guide rails, culverts, ditches, sidewalks, pathways, trails, and trees.
- Oversees County-owned playgrounds and services waste bins on County lands.
- Oversees shallow utility infrastructure requests.
- Administers road use permits and agreements.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	6,170,500	User & Other Revenue	890,900
Contracted & General Services (see below)	7,453,700	Grant Revenue	21,000
Long Term Debt	169,700	Reserve Transfers	160,000
Internal Charges	4,663,900	Internal Recoveries	61,500
Materials, Goods & Supplies	2,170,300		
Reserve Transfers	700,000		
Sub Total	21,328,100		
Administrative Cost Allocation	5,186,700		
Total Expenses	26,514,800	Total Revenue	1,133,400
Net Cost of Service: \$25,381,400			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	11,200
Publications/Memberships/Telecommunications/ Advertising	13,000
Road Maintenance, Snow & Ice Control, Culverts, Paving, Ditches, etc.	5,648,000
Railroads, Bridge Files, Street Lights, Playgrounds, County Lands, etc.	1,781,500
Total	7,453,700

UTILITY SERVICES

- Manages the operations and delivery of County water, wastewater, storm water, and solid waste and recycling services and programs.
- Maintains regulatory approvals in good standing.
- Provides assistance to customers and operators of non-County managed utility systems.
- Develops and expands the customer base for sustainable operations of County managed utilities.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,143,600	User & Other Revenue	6,764,200
Contracted & General Services (see below)	7,652,500	Internal Recoveries	1,056,200
Internal Charges	1,186,700		
Materials, Goods & Supplies	466,500		
Reserve Transfers	121,500		
Sub Total	10,570,800		
Administrative Cost Allocation	2,591,400		
Total Expenses	13,162,200	Total Revenue	7,820,400
Net Cost of Service: \$5,341,800			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	9,900
Publications/Memberships/Telecommunications/ Advertising	23,800
Utilities	1,456,000
System Operations	1,924,400
Maintenance	1,130,300
Water Projects	72,500
Other Utility Services - Communication, Hauling, Meters, Conveyance, etc.	526,200
Waste and Recycling Programs	852,500
Transfer Site Operations	1,656,900
Total	7,652,500

BUDGET DETAILS – SUPPORT

CUSTOMER CARE & SUPPORT

- Ensures a quality customer service experience by providing reception services to the public and administrative support to County departments.
- Services include mail and document management, meeting support, fleet vehicle bookings, and ordering supplies.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	886,600	Grant Revenue	7,000
Contracted & General Services (see below)	88,500		
Internal Charges	600		
Materials, Goods & Supplies	73,500		
Sub Total	1,049,200		
Administrative Cost Allocation	(1,042,200)		
Total Expenses	7,000	Total Revenue	7,000
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	2,000
Courier, Call Centre, etc.	86,500
Total	88,500

EMPLOYEE RELATIONS

- Delivers organizational excellence in recruiting, compensation, retention, benefits, employee and labour relations, learning and development, and occupational health and safety.
- Contributes to creating workforce capabilities and management practices that align with applicable legislation and County goals and service delivery expectations.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,615,000	User & Other Revenue	36,600
Contracted & General Services (see below)	309,400		
Internal Charges	3,200		
Materials, Goods & Supplies	76,400		
Sub Total	2,004,000		
Administrative Cost Allocation	(1,967,400)		
Total Expenses	36,600	Total Revenue	36,600
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	4,500
Publications/Memberships/Telecommunications/ Advertising	9,300
Recruitment	78,500
Reviews/Compensation Survey	99,600
Employee Events	55,700
Working Alone/Hearing	61,800
Total	309,400

FINANCIAL SERVICES

- Provides financial services and supports, including planning and reporting, budget, accounting, revenue billing, collections, grant funding, financial statements, audits, and capital asset management.
- Guides overall financial management by developing and maintaining strong financial controls, refining the basic accounting structure, and by continuing to develop effective revenue and expenditure strategies in support of the strategic pillar of fiscal responsibility.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,329,500	User & Other Revenue	2,230,600
Contracted & General Services (see below)	120,700		
Internal Charges	1,000		
Other	96,500		
Materials, Goods & Supplies	130,900		
Reserve Transfers	1,000,000		
Sub Total	2,678,600		
Administrative Cost Allocation	(448,000)		
Total Expenses	2,230,600	Total Revenue	2,230,600
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	14,100
Publications/Memberships/Telecommunications/ Advertising	15,100
Information System Enhancement	30,000
Audit Fees	50,000
Money Pick Up	11,500
Total	120,700

INFORMATION & TECHNOLOGY SERVICES

- Maintains multi-location network and ensures system security.
- Provides system support and maintenance of hardware, software, and databases.
- Manages the geographic information system and supports mapping requests.
- Supports and maintains all radio/telecommunications devices for fire and enforcement services, as well as automatic vehicle location systems for roads maintenance equipment.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	2,032,100	User & Other Revenue	14,100
Contracted & General Services (see below)	2,471,500		
Contributed to Capital	474,000		
Internal Charges	30,000		
Materials, Goods & Supplies	316,000		
Reserve Transfers	93,000		
Sub Total	5,416,600		
Administrative Cost Allocation	(5,402,500)		
Total Expenses	14,100	Total Revenue	14,100
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	15,000
Publications/Memberships/Telecommunications/ Advertising	3,000
Technical	418,000
Maintenance	249,500
Network Security & Support	567,600
Application Fees	863,400
Internet/Telephone	355,000
Total	2,471,500

LEGAL & LAND ADMINISTRATION

- Manages legal services; land occupancy, purchase, and disposal; purchase of goods and services; and risk and insurance, including the County administered insurance program.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	607,900	User & Other Revenue	95,000
Contracted & General Services (see below)	1,346,600		
Internal Charges	4,100		
Materials, Goods & Supplies	7,000		
Sub Total	1,965,600		
Administrative Cost Allocation	(1,870,600)		
Total Expenses	95,000	Total Revenue	95,000
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	2,700
Publications/Memberships/Telecommunications/ Advertising	11,400
Legal Fees	650,000
Insurance Premiums	650,000
Professional/Appraisal Fees	30,000
Real Estate Fees	2,500
Total	1,346,600

MARKETING & COMMUNICATIONS

- Ensures residents, businesses, and the broader community receive timely, clear, and accurate information about the County's priorities, policies, programs, services, and events.
- Provides strategic communications counsel to internal departments and plans communications campaigns.
- Oversees media relations, the County website and social media, document design and production, County building and facility signage, paid advertising, brand management, and emergency communications.
- Organizes community outreach events, including the annual County open house.

2020 BUDGET	
Expenses	
Salaries, Wages & Benefits	600,700
Contracted & General Services (see below)	195,800
Internal Charges	1,700
Materials, Goods & Supplies	10,000
Sub Total	808,200
Administrative Cost Allocation	(808,200)
Total Expenses	0
Net Cost: Allocated to Service Departments	

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	7,200
Publications/Memberships/Telecommunications/ Advertising	100,400
Printing/Promotions/Surveys	88,200
Total	195,800

MUNICIPAL CLERK'S OFFICE

- Supports the governance processes of the organization and Council, ensures compliance with legislative requirements, and provides procedural advice and administrative support to Council and Council-appointed boards and committees.
- Serves as returning officer and conducts the municipal census.
- Manages public hearings and appeals.
- Oversees records management and FOIP requests.

2020 BUDGET			
Expenses		Revenue	
Salaries, Wages & Benefits	1,006,900	User & Other Revenue	109,000
Contracted & General Services (see below)	261,700		
Materials, Goods & Supplies	13,500		
Reserve Transfers	95,000		
Sub Total	1,377,100		
Administrative Cost Allocation	(1,268,100)		
Total Expenses	109,000	Total Revenue	109,000
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	20,700
Publications/Memberships/Telecommunications/ Advertising	38,000
Postage	160,000
Legal Fees	25,000
Records Project	18,000
Total	261,700

OPERATIONAL SERVICES

- Provides and oversees 24/7/365 operation and maintenance of the County's facilities.
- Provides the administration, logistics, maintenance, and replacement of all County vehicles and non-office equipment.

2020 BUDGET – CORPORATE PROPERTIES			
Expenses		Revenue	
Salaries, Wages & Benefits	584,400	User & Other Revenue	500
Contracted & General Services (see below)	2,123,300	Internal Recoveries	977,300
Internal Charges	190,000		
Materials, Goods & Supplies	1,285,200		
Reserve Transfers	50,000		
Sub Total	4,232,900		
Administrative Cost Allocation	(3,255,100)		
Total Expenses	977,800	Total Revenue	977,800
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	10,000
Publications/Memberships/Telecommunications/ Advertising	9,300
Maintenance	1,502,600
Security & Life Safety	488,700
Garbage & Recycling	112,700
Total	2,123,300

Operational Services, Continued

2020 BUDGET – FLEET MANAGEMENT			
Expenses		Revenue	
Salaries, Wages & Benefits	1,896,400	User & Other Revenue	43,000
Contracted & General Services (see below)	276,600	Internal Recoveries	6,152,200
Contributed to Capital	200,000		
Internal Charges	110,000		
Materials, Goods & Supplies	2,712,500		
Reserve Transfers	1,350,000		
Sub Total	6,545,500		
Administrative Cost Allocation	(350,300)		
Total Expenses	6,195,200	Total Revenue	6,195,200
Net Cost of Service: Allocated to Service Departments			

CONTRACTED & GENERAL SERVICES	
Expenses	
Travel & Subsistence	9,000
Publications/Memberships/Telecommunications/ Advertising	9,100
External Repairs	258,500
Total	276,600



ROCKY VIEW COUNTY

Budget AJE No: _____

Posting Date: _____



2020^{to} 2024 Financial Plan

DRAFT



ROCKY VIEW COUNTY

OPERATING BUDGET

2020 – 2022 Operating Budget			
	2020 (\$)	2021 (\$)	2022 (\$)
EXPENSES			
Council	1,093,700	1,122,100	1,133,500
Chief Administrative Officer & Executive Directors	2,851,200	3,017,100	3,096,400
Corporate Services	13,460,800	13,861,700	14,011,400
Community Development Services	34,155,700	34,591,750	35,340,050
Operations	87,511,500	83,227,950	85,756,200
Community & Business Connections	8,473,200	9,101,400	9,661,900
Total Expenses	147,546,100	\$144,782,000	\$148,699,450
REVENUE			
Chief Administrative Officer & Executive Directors	–	–	–
Corporate Services	6,473,200	6,884,300	6,838,500
Community Development Services	11,691,300	11,879,300	12,134,950
Operations	53,035,200	47,511,900	49,182,500
Community Business Connections	624,600	654,900	686,600
Total Non-Tax Revenue	71,824,300	\$66,930,400	\$68,842,550
NET COSTS			
Council	1,093,700	1,122,100	1,133,500
Chief Administrative Officer & Executive Directors	2,851,200	3,017,100	3,096,400
Corporate Services	6,987,600	6,977,400	7,172,900
Community Development Services	22,464,400	22,712,450	23,205,100
Operations	34,476,300	35,576,050	36,273,700
Community & Business Connections	7,848,600	8,446,500	8,975,300
TOTAL NET OPERATING COST	75,721,800	\$77,991,600	\$80,156,900
PROPERTY TAX & EMERGENCY SERVICES LEVY REVENUE	75,780,100	\$77,991,600	\$80,156,900
NET AMOUNT AVAILABLE	58,300	–	–

Note 1: Due to administrative re-organization, some departments have been reclassified in the year-over-year comparison.

Note 2: The above consolidation represents a roll-up of the following department budgets:

- **Corporate Services:** Assessment Services; Employee Relations; Financial Services; Legal & Land Administration; Municipal Clerk's Office
- **Community & Business Connections:** Business & Economic Development; Customer Care & Support; Information & Technology Services; Marketing & Communications
- **Community Development Services:** Building Services; Fire & Emergency Management Services; Municipal Enforcement Planning & Development Services; Recreation, Parks & Community Support
- **Operations:** Agricultural & Environmental Services; Capital Project Management; Operational Services; Transportation Services; Utility Services

CAPITAL PROJECTS BUDGET

2020 Capital Projects Budget	
EXPENSES	VALUE (\$)
INFORMATION & TECHNOLOGY SERVICES	
Storage Area Network Expansion	55,000
Replacement of End of Life IT Equipment	289,000
New Langdon Fire Hall IT Expenditures	130,000
Sub-Total	474,000
FIRE SERVICES	
Langdon Fire Hall	7,850,000
Water Tender	460,800
Fire Vehicles	300,000
Washing Machine Elbow Valley	14,000
Fire Equipment (SCBA and Cylinders)	116,000
Sub-Total	8,740,800
CAPITAL PROJECT MANAGEMENT	
GENERAL	
Bragg Creek Flood Mitigation	17,800,000
Langdon Baseball Diamonds	2,550,000
Langdon Waste Water Plant Phase 2 Upgrades	4,000,000
West Balzac Servicing	9,600,000
ROADS	
Centre Street - Langdon Paving and Sidewalks (Div 4)	4,751,300
Inverlake Road from Range Road 280 to Range Road 274 (Div 5)	1,600,000
Langdon 4th Street Pedestrian Walkway (Div 4)	15,000
Township Road 260 Bridge Replacement (Div 6)	574,100
Township Road 262 Bridge Replacement (Div 6)	575,000
Range Road 263 Bridge Replacement (Div 6)	1,277,000
Range Road 265 Bridge Replacement (Div 6)	651,000
Township Road 274 Bridge Replacement (Div 6)	651,000
Springbank Road Widening and Asphalt Overlay from Range Road 33 to Range Road 40 (Div 1 & Div 2)	175,000
Dicksen Stevenson Widening and Asphalt Overlay	
- Airdrie Boundary to Township Road 280 (Div 6)	125,000
- from Township Road 280 to Hwy 2A (Div 6)	2,750,000
Sub-Total	47,094,400

EXPENSES, Continued	VALUE (\$)
OPERATIONAL SERVICES	
Equipment and Vehicle Replacement	1,827,000
Sub-Total	1,827,000
UTILITY SERVICES	
Pinebrook Lift Station Bypass	51,200
Sub-Total	51,200
CAPITAL PROJECTS TOTAL	58,187,400
FUNDING	VALUE (\$)
Tax Transfer from Operating Budget	1,804,000
Debt	3,774,300
Reserves	18,128,200
Grant	32,480,900
Capital Levy	800,000
Transportation Off-Site Levy	1,200,000
FUNDING TOTAL	58,187,400

2021 Capital Projects Budget	
EXPENSES	VALUE (\$)
INFORMATION & TECHNOLOGY SERVICES	
Storage Area Network Expansion	60,000
Replacement of End of Life IT Equipment	671,800
Sub-Total	731,800
FIRE SERVICES	
Fire Equipment (SCBA and Cylinders)	58,000
Fire Vehicles Replacement (2)	120,000
Sub-Total	178,000
CAPITAL PROJECT MANAGEMENT – ROADS	
Range Road 264 Asphalt Overlay	750,000
Retreat Road Subgrade and Gradeline	500,000
Range Road 284 Base and Pave	2,400,000
Township Road 250 Asphalt Overlay	1,100,000
Township Road 232 West of Range Road 52 Concrete Girder Bridge Replacement	1,250,000
Grand Valley Road South of Township Road 274 Culvert Replacement	600,000
Range Road 273 South of Township Road 264 Culvert Replacement	600,000
Sub-Total	7,200,000
OPERATIONAL SERVICES	
Equipment and Vehicle Replacement	1,650,000
Sub-Total	1,650,000
CAPITAL PROJECTS TOTAL	9,759,800
FUNDING	VALUE (\$)
Tax Transfer from Operating Budget	1,689,800
Debt	2,450,000
Reserves	1,570,000
Grant	1,300,000
Capital Levy	800,000
Transportation Off-Site Levy	1,950,000
FUNDING TOTAL	9,759,800

2022 Capital Projects Budget	
EXPENSES	VALUE (\$)
INFORMATION & TECHNOLOGY SERVICES	
Storage Area Network Expansion	500,000
Replacement of End of Life IT Equipment	472,400
Sub-Total	972,400
FIRE SERVICES	
Fire Equipment (SCBA and Cylinders)	58,000
Sub-Total	58,000
CAPITAL PROJECT MANAGEMENT – ROADS	
Dwight McLellan Trail Mill, Asphalt Overlay, and Signalization	2,250,000
Township Road 232 Subgrade Reconstruction	2,000,000
Township Road 283 West of Horse Creek Road Timber Bridge Replacement	1,000,000
Township Road 281A West of Range Road 43 Culvert Replacement	600,000
Range Road 14 South of Highway 567 Culvert Replacement	600,000
Horse Creek Road South of Township Road 290 Culvert Replacement	600,000
Sub-Total	7,050,000
OPERATIONAL SERVICES	
Equipment and Vehicle Replacement	1,600,000
Sub-Total	1,600,000
CAPITAL PROJECTS TOTAL	9,680,400
FUNDING	VALUE (\$)
Tax Transfer from Operating Budget	1,930,400
Debt	2,800,000
Reserves	1,400,000
Grant	2,750,000
Capital Levy	800,000
Transportation Off-Site Levy	-
FUNDING TOTAL	9,680,400

2023 Capital Projects Budget	
EXPENSES	VALUE (\$)
INFORMATION & TECHNOLOGY SERVICES	
Storage Area Network Expansion	60,000
Replacement of End of Life IT Equipment	617,700
New Conrich Fire Hall	130,000
Sub-Total	807,700
FIRE SERVICES	
Conrich Fire Station Preliminary Work	800,000
Fire Equipment (SCBA and Cylinders)	58,000
Irricana Breathing Air Compressor	60,000
Fire Vehicle Replacement	60,000
Sub-Total	978,000
CAPITAL PROJECT MANAGEMENT – ROADS	
Horse Creek Road Asphalt Overlay	500,000
Grand Valley Road Asphalt Overlay	1,200,000
Bearspaw Road Widening and Asphalt Overlay	3,500,000
Township Road 264 Subgrade Reconstruction	1,100,000
Range Road 260 North of Township Road 273 Timber Bridge Replacement	1,500,000
Range Road 31 North of Highway 574 Timber Box Culvert Replacement	600,000
Range Road 22 South of Township Road 282 Concrete Culvert Replacement	600,000
Township Road 264 East of Range Road 280 Culvert Replacement	600,000
Sub-Total	9,600,000
OPERATIONAL SERVICES	
Equipment and Vehicle Replacement	1,550,000
Sub-Total	1,550,000
CAPITAL PROJECTS TOTAL	12,935,700
FUNDING	VALUE (\$)
Tax Transfer from Operating Budget	1,765,700
Debt	4,600,000
Reserves	1,470,000
Grant	3,100,000
Capital Levy	800,000
Transportation Off-Site Levy	1,200,000
FUNDING TOTAL	12,935,700

2024 Capital Projects Budget	
EXPENSES	VALUE (\$)
INFORMATION & TECHNOLOGY SERVICES	
Storage Area Network Expansion	650,000
Replacement of End of Life IT Equipment	1,012,400
Utility Network System	100,000
New Bragg Creek Fire Hall	130,000
Sub-Total	1,892,400
FIRE SERVICES	
Conrich Fire Station	2,250,000
Fire Truck Conrich	700,000
Bush Buggy Conrich	90,000
Fire Equipment (SCBA and Cylinders)	58,000
Sub-Total	3,098,000
CAPITAL PROJECT MANAGEMENT – ROADS	
Jumping Pound Road Asphalt Overlay	500,000
Township Road 232 Base and Pave	3,000,000
Range Road 284 Subgrade Reconstruction	2,200,000
Range Road 264 North of Township Road 274 Concrete Girder Bridge Replacement	1,500,000
Range Road 280 North of Township Road 280 Concrete Girder Bridge Replacement	1,000,000
Township Road 230 West of Range Road 272 Concrete Girder Bridge Replacement	1,500,000
Sub-Total	9,700,000
OPERATIONAL SERVICES	
Equipment and Vehicle Replacement	1,650,000
Sub-Total	1,650,000
CAPITAL PROJECTS TOTAL	16,340,400
FUNDING	VALUE (\$)
Tax Transfer from Operating Budget	2,850,400
Debt	7,040,000
Reserves	2,150,000
Grant	3,100,000
Capital Levy	800,000
Transportation Off-Site Levy	400,000
FUNDING TOTAL	16,340,400



FINANCIAL SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: 0650

SUBJECT: Water and Waste Water Debt Repayment

¹EXECUTIVE SUMMARY:

Rocky View County is required to make interest and principal payments each year with respect to capital infrastructure debt (water and wastewater systems). Payments are based on developer levies collected for the year with an additional \$1M in tax support. In order to make the required interest and principal payment for 2019, Administration is requesting that Council consider directing a transfer from the Tax Stabilization Reserve in the amount of \$3,089,204.82 to pay the off-site levy shortfall. Other options are presented for Council's consideration as well.

BACKGROUND:

Rocky View County started the construction of the East Balzac wastewater system in 2003, the Cochrane Lakes wastewater pipeline in 2006, and the East Balzac water system in 2009. These capital projects utilized a combination of grant and debt financing. The amount borrowed for the waste water systems was \$59,289,537, and for the water system was \$21,357,178. Developer levies collected have been used to service the capital debt for these systems. Since construction of these systems, there have been periods of slower development, resulting in less than anticipated levies required to service the debt. Various strategies have been employed to ensure minimum amounts have been applied to satisfy banking agreements.

At a minimum, interest payments on the debt are required to maintain the credit facilities. Through Council motion, Administration has applied \$1M of tax-supported payments to ensure we make our minimum interest payments. If sufficient levies are collected to pay the interest payments, the \$1M tax-supported dollars would be used to accelerate the principal payments. If developer levies fall short, the County would request a debt principal payment deferral in which principal payments would then be added to the remaining term of the outstanding debt amounts. During the presentation of the September 30, 2019, financial statements on November 26, 2019, Council inquired about the debt principal payment deferral; Administration provides the above information in response to that inquiry.

Currently, for 2019, there is a required payment for the waste water and water and systems of \$1,634,682.69 interest and \$3,355,593.13 principal for a total payment of \$4,990,275.82. The County has collected \$901,071.00 in off-site levy payments in 2019 and will also apply the tax supported payment amount of \$1.0M, leaving a remainder of \$3,089,204.82 owing. Administration is requesting that Council consider directing the amount of \$3,089,204.82 to be transferred from the Tax Stabilization Reserve to make the required debt servicing for the 2019 year. Should this request be approved, a total amount owing to the Tax Stabilization Reserve would be \$34,889,204.82. This amount continues to be included in the off-site levy bylaw and will be collected in the future and repaid to the Tax Stabilization Reserve.

¹ **Administration Resources**

Barry Woods, Manager, Financial Services



BUDGET IMPLICATIONS:

The budget implication, should this request be approved, would be a transfer from the Tax Stabilization Reserve in the amount of \$3,089,204.82.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT the Budget Adjustment as presented in Attachment 'A' be approved. |
| Option #2 | THAT Administration be directed to request a principal payment deferral for the 2019 year from Alberta Treasury Branch in the amount of \$3,089,204.82. |
| Option #3 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A': Budget Adjustment Request Form

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2019

Description	Budget Adjustment
EXPENDITURES:	
Water and Waste Water Debt Repayment	3,089,300
TOTAL EXPENSE:	3,089,300
REVENUES:	
Transfer from Tax Stabilization Reserve	(3,089,300)
TOTAL REVENUE:	(3,089,300)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
Transfer from the Tax Stabilization Reserve for Water and Waste Water Debt Repayment	
AUTHORIZATION:	
Chief Administrative Officer: _____	Council Meeting Date: _____
Al Hoggan	
Executive Director Corporate Services: _____	Council Motion Reference: _____
Kent Robinson	
Manager: _____	Date: _____

Budget AJE No: _____
 Posting Date: _____

CAPITAL PROJECT MANAGEMENT

TO: Council
DATE: December 10, 2019 **DIVISION:** 1
FILE: N/A
SUBJECT: Bragg Creek Flood Mitigation - Project Update

EXECUTIVE SUMMARY:

In December 2015, the Government of Alberta committed \$32.8 million to provide protection to a level of 1:100 year flood event for the Hamlet of Bragg Creek. This was part of a government initiative to protect Bow and Elbow River communities from future flooding. The letter outlined that the government would fund the project but requested that the County work in partnership and take on the role of project proponent (project management). The County accepted the role to allow Administration to work directly with residents and community at large through the design and construction process.

The County received all regulatory approvals, however, due to the timing of the *Water Act* approval, the earliest that construction could commence in the Elbow River and Bragg Creek communities is July 2020 due to the restricted activity period (RAP). Administration submitted an amendment to the *Water Act* Approval to allow work to commence within the RAP. Based on an internal fishery referral at Alberta Environment and Parks, the Designated Director under the Act was unable to authorize the amendment application. When additional funding is in place, construction sequencing would be adjusted to start in areas outside the bed and shore until in-stream work is permissible under the Act.

The project is in budget for design, land acquisition, and regulatory approvals. Tendering of construction resulted with a budget overrun. Administration evaluated the cost difference with the cost estimate completed in 2015 and determined that the cost estimate did not include 778 metres of additional flood barrier structures, 475 metres of bank armoring, or full bridge replacement on Bracken Road. In addition, the cost estimate was Class D, (+/- 20% to +/-30%) and consisted of 25 line items whereas the tender price consisted of 140 line items.

In accordance with the grant agreement, any funding shortfalls require an approval from the government. Administration submitted a request on November 5, 2019 and is currently waiting for a decision.

Administration evaluated the project budget overrun and determined the following:

1. Value engineering of project design/budget did not reduce project costs because alignment and construction materials are based on a detailed hydraulic model, conditions of regulatory approvals, and landowners discussions;
2. Administration has submitted a request to the Government of Alberta for additional funding and are in discussions; and
3. This report shall be received as a project update and not a funding request.

¹Administration Resources

Doug Hafichuk, Capital Projects Management



1 ADMINISTRATION RECOMMENDATION:

Administration recommends that the Bragg Creek Flood Mitigation Project report be received for information in accordance with Option #1.

BACKGROUND:

In December 2015, the Government of Alberta committed \$32.8 million to construct flood protection of 1:100 year event for the Hamlet of Bragg Creek. A third party hired by the County determined that a budget of \$32.8 million was required to secure lands for the flood barrier structures and to complete construction.

The County entered funding agreements with the provincial (+/- 27 MM) and federal government (+/- 5.8 MM) in February 2017 and May 2017, respectively. Summary of progress to date:

- The County submitted an application under the *Water Act* July 2017;
- Alberta Environment and Parks issued an approval under the *Water Act* June 2019;
- Alberta Environmental Appeals Board accepted appeal of *Water Act* Approval July 4, 2019, ten appellants appealed;
- Alberta Environmental Appeals Board provided a letter of withdrawal by the appellants on July 11, 2019;
- The County submitted an amendment application to the *Water Act* Approval August 8, 2019 to allow in-stream work within RAP and for minor design changes;
- Partial withdrawal of amendment to remove request to work within RAP October 25, 2019 based on feedback from the Designated Director under the Act. Approval for minor design changes issued October 31, 2019;
- County issued tender documents to prequalified contractors August 2019;
- Tender closed October 3, 2019; award on-hold due to lowest bid resulting with budget overrun; and
- County provided notice to Government of Alberta of budget overrun and requested additional funding to complete project on November 5, 2019.

DISCUSSION:

The project budget of \$32.8 million comprised of two components, Stage 1: \$16.8 million for planning, design, land acquisition, regulatory approvals, and Stage 2: \$16.0 million for construction and engineering contract administration. Stage 1 of the project was completed within budget. Stage 2 has not commenced because upon closing of the construction tender, the lowest bidder was higher than the budget allocated in 2015. Award of the tender has been placed on-hold until additional funding can be obtained to complete the project.

Administration has evaluated the cost differential between construction costs estimated in 2015 and tender price in 2019. Not including contingencies and engineering services, the cost difference is approximately \$9.0 million. The main factors that resulted with the budget overrun are due to design changes based on detailed engineering (hydraulic model), conditions of the regulatory approvals, and landowner discussions:

- Flood barrier structures increased in length from 3,144 metres to 3,922 metres (difference of 778 metres);



- 475 metres of bank stabilization (armouring) not identified in the 2015 cost estimate;
- Replacement of Bragg Creek Bridge not identified in 2015 cost estimate;
- Level of accuracy between the cost estimate and tender price. The estimate in 2015 was based on 25 line items and 2019 tender price was based on a detailed breakdown of 140 line items;
- Inflation over a 5 year period for construction materials; and
- Price per metre to construct in 2015 versus 2019 is \$4,039 and \$5,533, respectively. This does not include the 475 metres of bank armouring noted above.

BUDGET IMPLICATION:

There are no budget implications as this project is to be fully funded by the Federal Government and Government of Alberta.

OPTIONS:

- Option #1 THAT the Bragg Creek Flood Mitigation Project Update report be received for information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director of Operations

County Manager

RO/DH/bg



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: 1007-800 / 1007-755 / 1007-100

SUBJECT: Off-Site Levy Bylaws Update

EXECUTIVE SUMMARY:

The intent of this report is to provide an update to Council as it relates to the County's off-site levies. Administration has recently presented some alternative levy scenarios to Council as part of a Council workshop and these alternatives are included as part of the attached presentation (Attachment "A").

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Off-Site Levy Bylaws Update – Additional Scenarios presentation be received for information, and that Administration be directed to bring forward proposed off-site levy bylaws (transportation, water/wastewater and storm water) for consideration of first reading in accordance with Option #1.

BACKGROUND:

In 2016, County Administration commenced a project to do a comprehensive review of the County's off-site levy bylaws. This project has encompassed many activities including; updating the bylaws to align with current statutory documents (Area Structure Plans), updating the bylaws to align with updated engineering studies and infrastructure costs, and ensuring the bylaws are aligned with legislative requirements. Additionally, there has also been a large public consultation component to the project, including public open houses, industry meetings, and one-on-one landowner meetings. The public input received to date has prompted other updates to the bylaws in order to address the feedback received. The draft bylaws and engineering reports used to support the bylaws have been available publically for review and comment since 2018, although they have not yet been brought forward to Council for first reading.

Administration recently presented an update to Council on the proposed levies as part of a Council workshop. This presentation highlighted key changes in the bylaws as they are currently proposed, and presented new scenarios for Council to review and consider with respect to the levies.

The primary focus of the additional alternatives presented (Scenarios 1-4) is to provide Council with different options to consider as potential alternatives to the currently proposed off-site levy bylaws.

BUDGET IMPLICATION(S):

There are no budget implications associated with the recommended Option.

OPTIONS:

Option #1 THAT the Off-Site Levy Bylaws Update - Additional Scenarios presentation be received for information and Administration be directed to bring forward

¹Administration Resources
Byron Riemann, Operations Services



ROCKY VIEW COUNTY
Cultivating Communities

proposed off-site levy bylaws for consideration of first reading in accordance with levy Scenario 2 as presented.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director
Operations

Chief Administration Officer

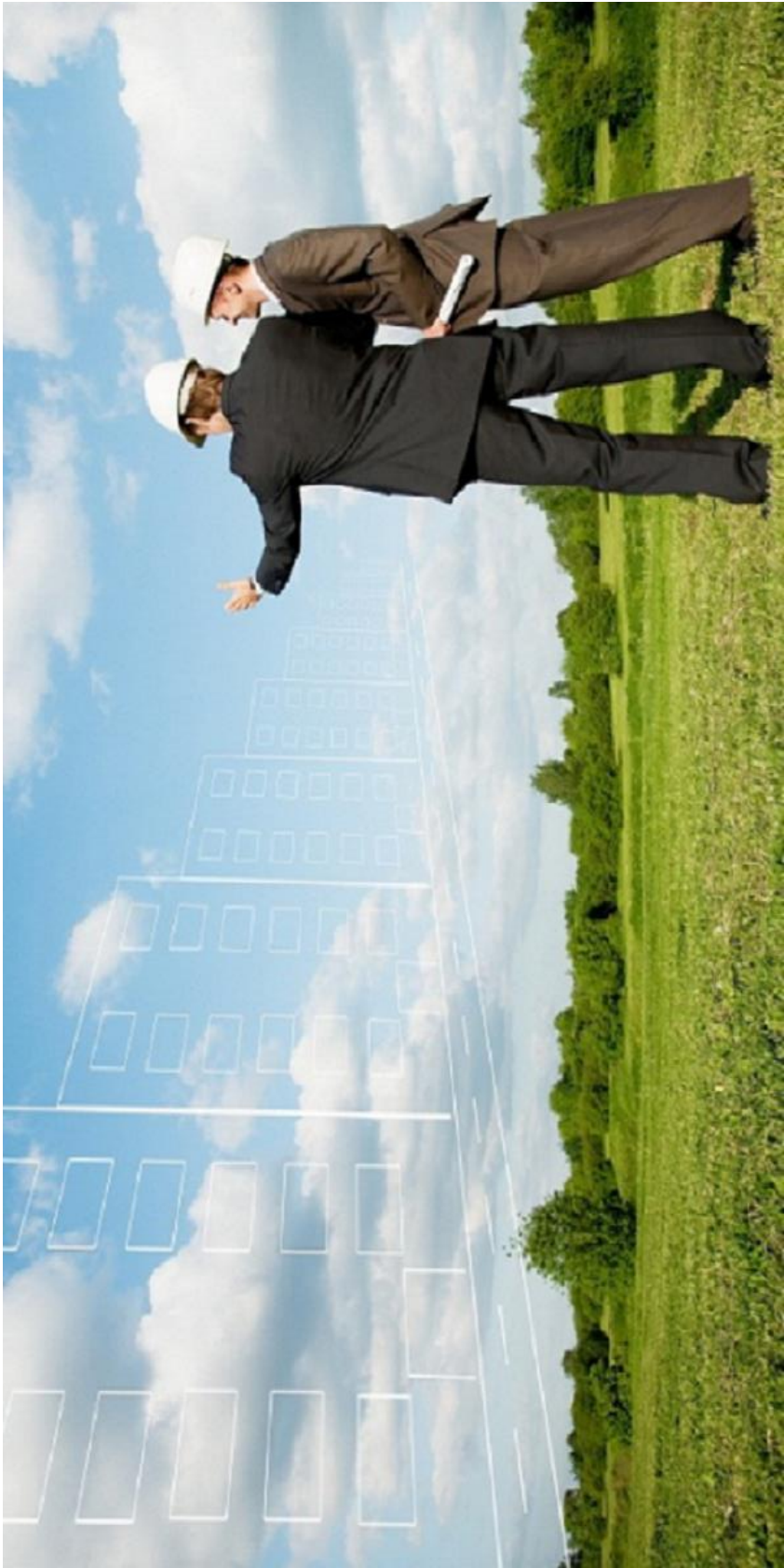
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ATTACHMENTS:

Attachment ‘A’ – Off-Site Levy Bylaws Update – Additional Scenarios

Off-Site Levy Bylaws Update – Additional Scenarios

Council Workshop - November 18th 2019



Draft for Information and Discussion Purposes

Background – Offsite Levy Update Project

- Since 2016, the County has held 5 public open houses and 12 industry meetings on the levy update project.
- Key themes from public input:
 - Public feedback was primarily focused on Transportation Levy
 - Rural vs urban development differences and costs should be allocated accordingly;
 - Eliminate “double dipping” - where development is required to construct/upgrade network roads but also pay offsite levies;
 - Ensure the network plan is based on actual needs to support traffic, not developing the entire grid;
 - Include roads in the levy system at defined traffic thresholds – don’t need to fund local subdivision or rural gravel roads;
 - Need exemptions to allow rural and agricultural land uses to continue without the burden of higher levies; and
 - Recognize the proportion of network development not associated with County development (background growth, existing residents and traffic from regional neighbours).

Proposed Changes & Responses to Public Input

Transportation Levy

- Significant Reductions in Infrastructure:
 - Local Roads Out (<500 VPD)
 - Existing Roads Out (if built to LRTN standard)
 - Background & Regionally Generated Trips Excluded (\$370M)
- Additional Items:
 - Levy rate freeze on rural development areas
 - Distinction between Rural vs. Urban development (Urban proposed to increase)
 - Urban Development defined as:
 - All business (industrial/commercial) or institutional development (all lot sizes)
 - Residential lots less than 1.98 acres in size with piped water and sewer servicing
 - Add exemption for “existing residence or parent parcel” in residential setting
 - Decrease levied minimum parcel size from 4ha (9.9ac) to 3ha (7.4ac)
 - Added recognition for contributions if developer builds a portion of Long Range Transportation Network (LRTN) to ultimate standard (via Development Agreement) – i.e. developer credit
- Continue to review Levy Bylaws Annually

Proposed Changes & Responses to Public Input

Storm Water and Water/Wastewater Levy

- Water and Wastewater Levy:
 - No changes to levy methodology
 - Incorporation of new areas to be levied:
 - Bragg Creek
 - OMNI
 - Reduction in Langdon Wastewater Treatment Plant Levy (\$13,686/m³ to \$8,046/m³)
 - Account for updated costs and revised ultimate capacity (6,800 m³/day to 8,000m³/day)
 - Other minor updates to incorporate updated engineering data, costs and collected levies
- Storm Water Levy:
 - Update of CSMI levy costs (minor)
 - Added OMNI to benefiting area of CSMI
 - Added recognition for contributions if developer builds a portion of the regional storm network (via Development Agreement) – i.e. developer credit
 - Initially bylaw was proposed to include local infrastructure Schedules (Langdon, Janet, Conrich, Omni), ***however since refined to exclude these (exception: Langdon local infrastructure) – see Scenarios 1-4***

The Numbers – Current & Proposed Transportation Levy

- Current TOL Bylaw (2014):
 - Base Levy rate - **\$4,595/acre**
 - Special Areas (includes 25% share of Provincial Improvement costs)
- Proposed TOL Bylaw:
 - Rural Base Levy rate – stays at \$4595/acre
 - Urban Development Area Rate – Goes to \$14,701/acre (proposed to increase annually starting at 60%)
 - No changes to Special Areas (exception of updates to Conrich SA #2)

Proposed Levy Rates (previously presented to Council):

– Balzac (SA1) =	\$14,701 + \$18,638 =	\$33,339/acre (highest area)
– Langdon (SA7) =	\$14,701 + \$774 =	\$15,475/acre (lowest area)
– Conrich (SA2) =	\$14,701 + \$7,838 =	\$22,539/acre
– Springbank (SA4) =	\$ 4,595 + \$11,381 =	\$15,976/acre

Transportation Rates for Comparison - Calgary Region:

– City of Airdrie =	\$73,050/acre
– City of Calgary =	\$55,054/acre
– Town of Cochrane =	\$39,934/acre
– City of Chestermere =	\$32,788/acre
– Town of High River =	\$30,058/acre
– Town of Okotoks =	\$28,074/acre
– Town of Strathmore =	\$16,743/acre
– Town of Crossfield =	\$10,999/acre

\$33,339/acre Balzac (Proposed Bylaw)

\$23,233/acre Balzac (Current Bylaw)

\$15,475/acre Langdon (Proposed Bylaw)

\$5,479/acre Langdon (Current Bylaw)

Other Options for Transportation Levy

- 4 New Scenarios Explored for TOL

- Scenario 1

- Freeze Base Levy Rate Rural and Urban (\$4595/acre)
 - Reduce AT contributions from 25% to 12.5 % in Special Areas
 - Funds LRTN when Urban rate increased to 100% (\$14,701/acre)

Total Costs to Construct LRTN - \$1,560,953,000

- Scenario 2

- Set Urban Rate at 50% (\$7351/acre)
 - Reduce AT contributions from 25% to 12.5% in Special Areas
 - Funds LRTN when Urban rate increased to 100% (\$14,701/acre)

Non-Levy Traffic (Background/Regional) - \$370,455,170

- Scenario 3

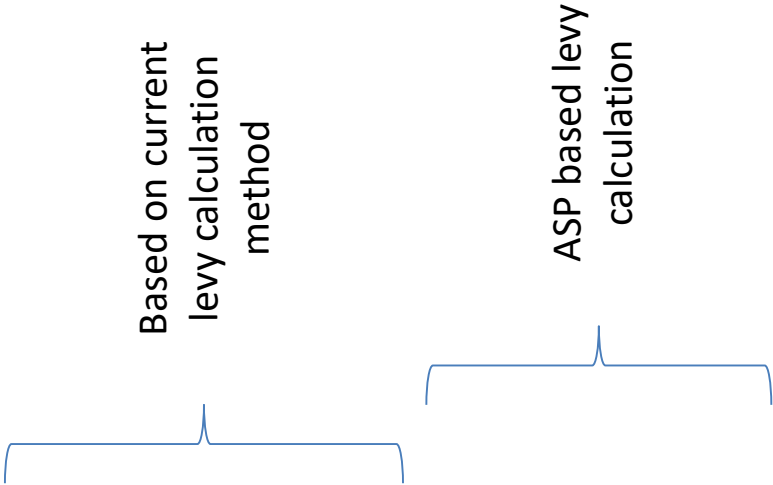
- ASP % Based - % of traffic ASP generates on overall network
 - Reduce AT contributions from 25% to 12.5% in Special Areas
 - Funds LRTN

Total Cost to Levy = \$1,190,497,800

- Scenario 4

- ASP Boundary Based - Fully funded within boundary of ASP + 5 mile radii
 - Reduce AT contributions from 25% to 12.5% in Special Areas
 - Does not fund LRTN

- Reduction from 25% to 12.5% on AT infrastructure ensures the County maintains our commitment to help fund provincial infrastructure projects, however recognizes the critical influence of other regional players (i.e. CMRB)



Results – Options for Transportation Levy

Location	Current Bylaw (2014)	Previously Proposed Bylaw (100% Urban Rate shown)	New Scenarios			
			Scenario 1 \$/acre (Freeze Base, AT from 25% to 12.5)	Scenario 2 \$/acre (Urban @ 50%, AT from 25% to 12.5)	Scenario 3 \$/acre (ASP % Based, AT from 25% to 12.5%)	Scenario 4 \$/acre (ASP Boundary Based, AT from 25% to 12.5%)
Balzac East SA #1	\$23,233	\$33,339	\$21,795	\$24,551	\$37,385	\$89,509
Langdon SA #7	\$5,479	\$15,475	\$4,982	\$7,738	\$38,521	\$162,177
Conrich SA #2	\$10,428	\$22,539	\$9,803	\$12,559	\$30,669	\$52,755
OMNI No SA	\$4,595	\$14,701	\$4,595	\$7,351	\$22,881	\$929,559
Janet SA #3 and #7	\$14,397	\$24,503	\$14,010	\$16,766	\$30,001	\$79,172
Springbank SA #4	\$15,975	\$15,975	\$13,842	\$13,842	\$13,841	\$24,013
Bearspaw No SA	\$4,595	\$4,595	\$4,595	\$4,595	\$718	\$9,344
Bragg Creek No SA	\$4,595	\$14,701	\$4,595	\$7,351	\$404	\$5,083
Cochrane Lakes No SA	\$4,595	\$14,701	\$4,595	\$7,351	\$20,103	\$9,062

Regional Comparison– Other Options for TOL

- Transportation Rates for Comparison - Calgary Region:

- City of Airdrie = \$73,050/acre
- City of Calgary = \$55,054/acre
- Town of Cochrane = \$39,934/acre

- City of Chestermere = \$32,788/acre
- Town of High River = \$30,058/acre
- Town of Okotoks = \$28,074/acre

- Town of Strathmore = \$16,743/acre
- Town of Crossfield = \$10,999/acre

- Other Municipalities in Alberta:

- Strathcona County (Mixed Use) = \$79,464/acre
- City of St. Albert = \$50,833/acre
- City of Red Deer = \$46,818/acre
- City of Lethbridge= \$40,873/acre
- City of Medicine Hat = \$36,737/acre
- Leduc County (Nisku)= \$35,761/acre
- City of Grand Prairie = \$21,367/acre
- Sturgeon County (Industrial) = \$10,832/acre

\$38,5218/acre Langdon (Scenario 3)

\$37,385/acre Balzac (Scenario 3)

\$24,551/acre Balzac (Scenario 2)

\$21,795/acre Balzac (Scenario 1)

\$7,738/acre Langdon (Scenario 2)

\$4,982/acre Langdon (Scenario 1)

Results – Options for Water/Wastewater Levy

Location	Levy Breakdown	Current Bylaws W/WW - 2013	Proposed Bylaw	New Scenarios 1-4 (Scenarios 1-4 do not contemplate any changes from the Proposed Bylaw for Water/Wastewater)
Balzac East	Water/WW	\$37,232	\$29,869	\$29,869
Langdon (Res = 4UPA)	Water (Private), WW	\$69,652	\$51,741	\$51,741
Conrich	Water/WW	\$39,271	\$31,251	\$31,251
OMNI	Water/WW	\$0	\$31,251	\$31,251
Janet	No Water / No WW (Limited Service ASP)	\$0	\$0	\$0
Springbank	Water (private)	\$20,000	\$20,000	\$20,000
Bearspaw	Water (private)	\$20,000	\$20,000	\$20,000
Bragg Creek (Res = 2 UPA)	Water/WW	\$0	\$79,022	\$79,022
Cochrane Lakes (Res = 4UPA)	Water (private), WW	\$26,813	\$27,678	\$27,678

- Residential water/wastewater rates are based on densities indicated (no density indicated = non-res calculation)
- Rates for private water utilities assumed at \$20,000/acre for comparison purposes (\$20,000/lot in Country Res)
- All water/wastewater rates non-res assume 1m3/acre/day for comparison purposes

Results – Options for Storm Water Levy

Location	Levy Breakdown	Current Bylaws (Storm - 2015)	Proposed Bylaw (Includes CSMI and Local Schedules)	New Scenarios 1-4 (Scenarios 1-4 contemplate removal of Local Schedules from Proposed Bylaw, with the exception of Langdon)
Balzac East	No Storm Water Levy	\$0	\$0	\$0
Langdon (Res = 4UPA)	CSMI & Local	\$5,488	\$8,775	\$8,775
Conrich	CSMI	\$5,488	\$10,355	\$5,587
OMNI	CSMI	\$0	\$13,859	\$5,587
Janet	CSMI	\$5,488	\$9,572	\$5,587
Springbank	No Storm Water Levy	\$0	\$0	\$0
Bearspaw	No Storm Water Levy	\$0	\$0	\$0
Bragg Creek (Res = 2 UPA)	No Storm Water Levy	\$0	\$0	\$0
Cochrane Lakes (Res = 4UPA)	No Storm Water Levy	\$0	\$0	\$0

- Scenarios 1 – 4 include the major CSMI network only and Langdon local improvements (removal of all other local schedules that were previously proposed)

Overall Results – Levy Options (TOL + Servicing)

Location	Levy Breakdown	Current Bylaws (TOL-2014, W/WW - 2013, Storm - 2015)	Previously Proposed Bylaw (100% Urban Rate shown, storm schedules included)	New Scenarios			
				Scenario 1 \$/acre (Freeze Base, AT from 25% to 12.5, removal of storm schedules)	Scenario 2 \$/acre (Urban @ 50%, AT from 25% to 12.5, removal of storm schedules)	Scenario 3 \$/acre (ASP % Based, AT from 25% to 12.5%, removal of storm schedules)	Scenario 4 \$/acre (ASP Boundary Based, AT from 25% to 12.5%, removal of storm schedules)
Balzac East SA #1	Transportation (Base + SA1), Water/WW	\$60,465	\$63,208	\$51,664	\$54,420	\$67,254	\$119,378
Langdon (Res = 4UPA) SA #7	Transportation (Base + SA7), Water (Private), WW, Storm (incl. local)	\$80,619	\$75,991	\$65,498	\$68,254	\$99,037	\$222,693
Conrich SA #2	Transportation (Base + SA2), Water/WW, Storm	\$55,187	\$64,145	\$46,641	\$49,397	\$67,507	\$89,593
OMNI No SA	Transportation (Base), Water/WW, Storm	\$4,595 (OMNI not included in current W/WW or Storm)	\$59,811	\$41,433	\$44,189	\$59,719	\$966,397
Janet SA #3 and #7	Transportation (Base + SA3 + SA7), Storm	\$19,885	\$34,075	\$19,597	\$22,353	\$35,588	\$84,759
Springbank SA #4	Transportation (Base + SA4), Water (private)	\$35,975	\$35,975	\$33,842	\$33,842	\$33,841	\$44,013
Bearspaw No SA	Transportation (Base), Water (private)	\$24,595	\$24,595	\$24,595	\$24,595	\$20,718	\$29,344
Bragg Creek (Res = 2 UPA) No SA	Transportation (Base), Water/WW	\$4,595 (Bragg not included in current W/WW)	\$93,723	\$83,617	\$86,372	\$79,426	\$84,105
Cochrane Lakes (Res = 4UPA) No SA	Transportation (Base), Water (private), WW	\$31,408	\$42,379	\$32,273	\$35,028	\$47,781	\$36,740

- Residential water/wastewater rates are based on densities indicated (no density indicated = non-res calculation)
- Rates for private water utilities assumed at \$20,000/acre for comparison purposes (\$20,000/lot in Country Res)
- All water/wastewater rates non-res assume 1m3/acre/day for comparison purposes
- **Scenarios 1 – 4 include the major CSMI network only and Langdon local improvements (removal of all other local schedules that were previously proposed)**



Regional Comparison – Total Levy Summary

- Calgary Region Total Levy Comparison (Transportation/Storm/Servicing):

– City of Calgary =	\$170,436/acre (8 UPA Target)	
– City of Chestermere =	\$98,098/acre (8 UPA Target)	\$99,037/acre Langdon (Scenario #3) – 4UPA
– City of Airdrie =	\$93,089/acre (8 UPA Target)	
– Town of Okotoks =	\$84,450/acre	
– Town of Cochrane =	\$68,826/acre (8 UPA Target)	\$68,254/acre Langdon (Scenario 2) – 4 UPA
		\$67,254/acre Balzac (Scenario #3)
– Town of High River =	\$59,052/acre	\$65,498/acre Langdon (Scenario 1) – 4UPA
		\$51,664/acre Balzac (Scenario 1)
– Town of Strathmore =	\$40,152/acre	\$54,420/acre Balzac (Scenario #2)

- Other Alberta Comparisons

– City of Lethbridge =	\$110,479/acre
– City of St. Albert =	\$100,017/acre
– Strathcona County (Mixed Use) =	\$99,064/acre
– City of Red Deer =	\$96,272/acre
– Red Deer County =	\$52,016/acre
– Leduc County (Nisku)=	\$48,013/acre
– Sturgeon County (Industrial)=	\$34,532/acre



Levy Cost Per Lot Example - Langdon

- Density per ASP = 4 UPA (0.25 acre lots)

Location	Levy Breakdown	Current Bylaws (TOL-2014, W/VWV - 2013, Storm - 2015)	Proposed Bylaw (100% Urban Rate shown)	New Scenarios			
				Scenario 1 (Freeze Base, AT from 25% to 12.5)	Scenario 2 (Urban @ 50%, AT from 25% to 12.5)	Scenario 3 (ASP % Based, AT from 25% to 12.5%)	Scenario 4 (ASP Boundary Based, AT from 25% to 12.5%)
Langdon SA #7	Transportation Levy	\$5,479/acre	\$15,475/acre	\$4,982/acre	\$7,738/acre	\$38,521/acre	\$162,177/acre
	Per Lot Breakdown TOL	\$1,370	\$3,869	\$1,246	\$1,935	\$9,630	\$40,544
	Per Lot Breakdown Storm	\$1,372	\$2,194	\$2,194	\$2,194	\$2,194	\$2,194
	Per Lot Water	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Per Lot WW	\$12,413	\$7,935	\$7,935	\$7,935	\$7,935	\$7,935
	Levy Cost Per Lot	\$20,155	\$18,998	\$16,375	\$17,064	\$24,759	\$55,673

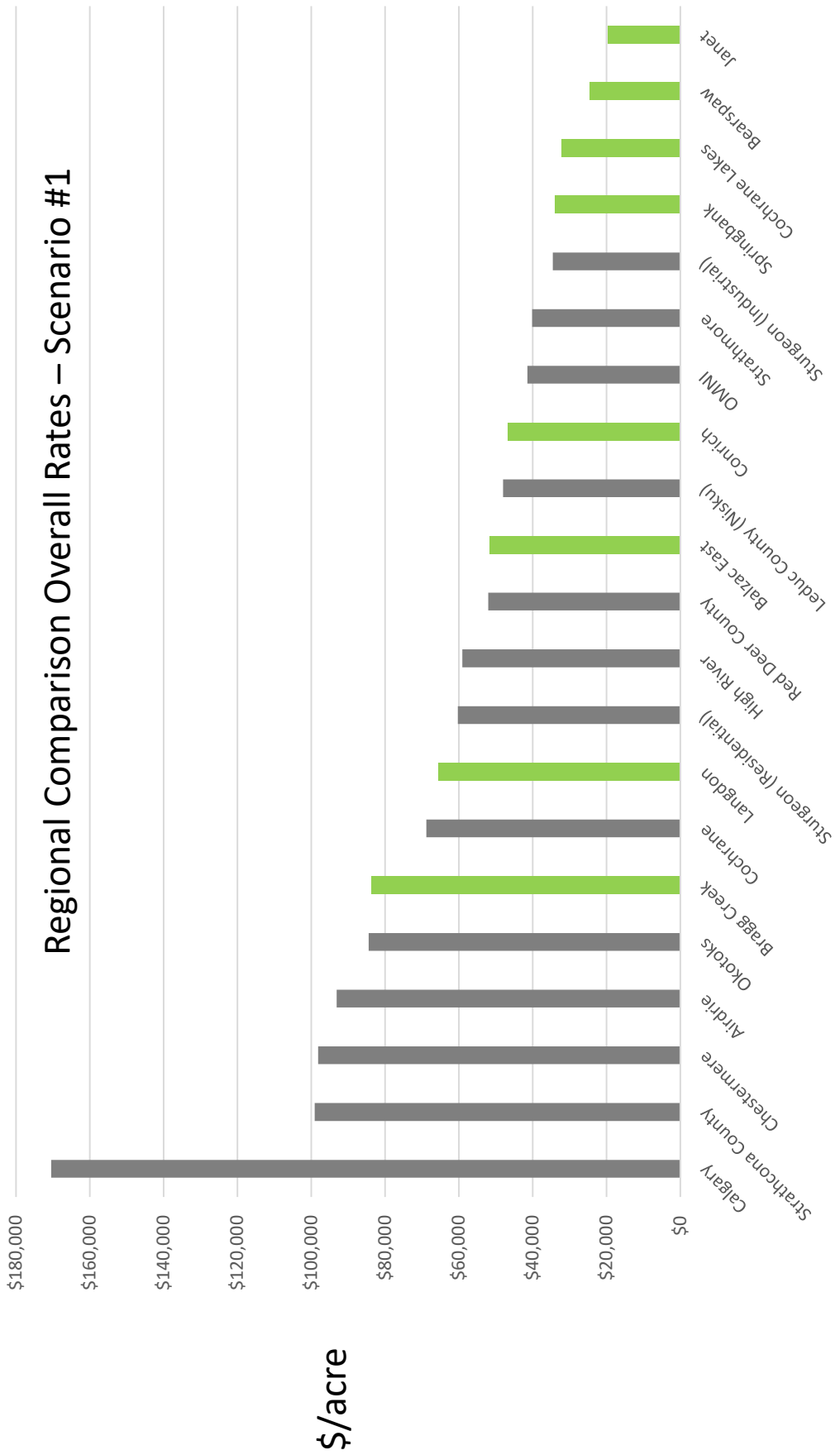
TOL Options – Summary of Opportunities & Challenges

	Opportunities	Challenges
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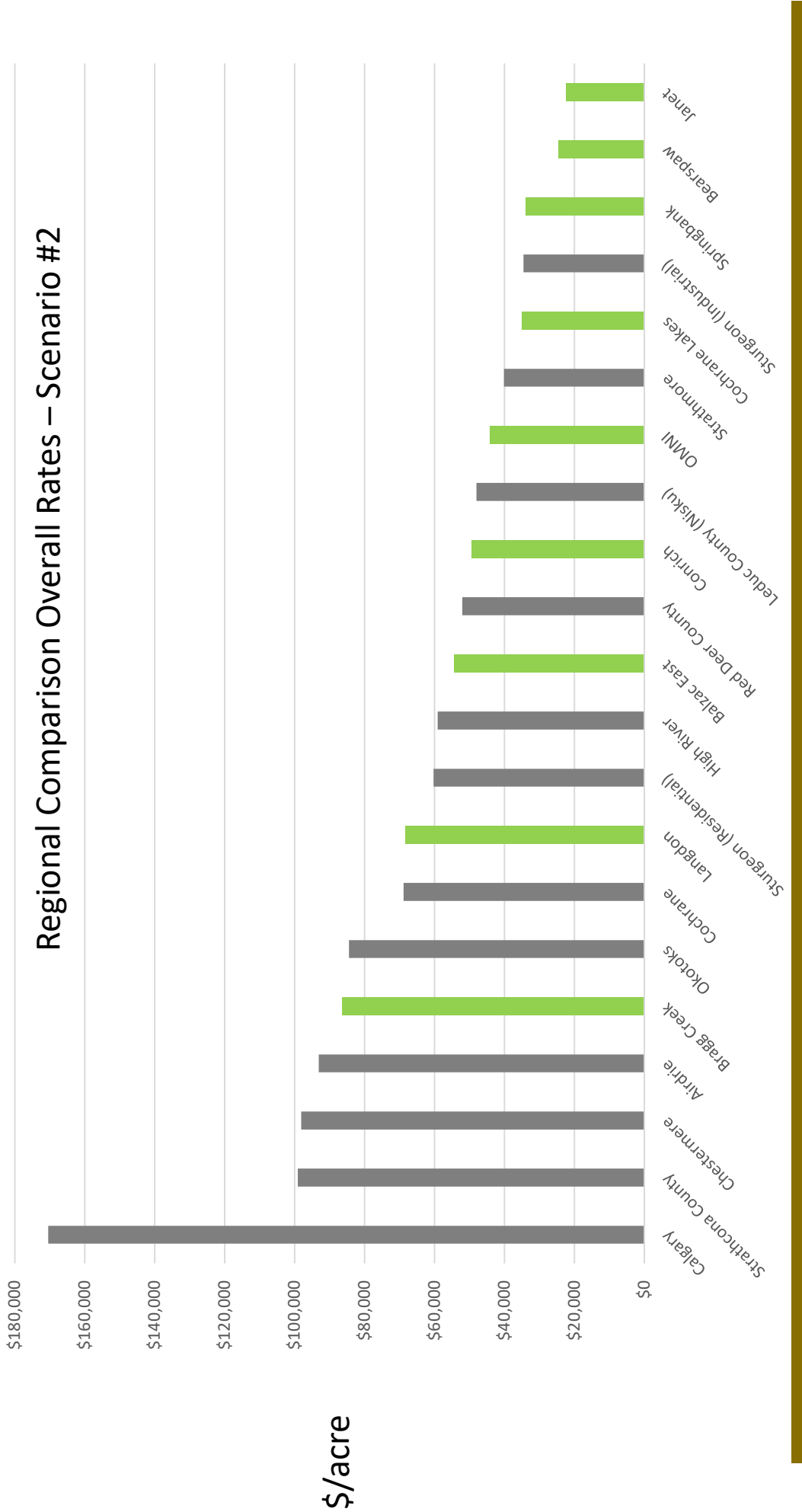
Scenario 1	- Funds LRTN when Urban rate increased to 100% (\$14,701/acre) at Council's discretion	- Until % increased, does not move us closer to funding LRTN
	- Methodology validated through Engineering Reports and Legal Review – meets requirements of MGA	- With Urban rate frozen at \$4,595 (same as rural) possibility of challenge that density and intensity has not been considered (primary driver for having distinction between rural and urban rates)
	- Yields a competitive approach regionally	
	- Gives County ability to prioritize funds across the County (make use of levy dollars)	
	- Public consultation done to date is valid	
Scenario 2	- Levy Bylaw ready for Council	
	- Funds LRTN when Urban rate increased to 100% (\$14,701/acre) at Council's discretion	- While moving us closer to funding the LRTN, still requires annual review and increase to fully fund the LRTN
	- Methodology validated through Engineering Reports and Legal Review – meets requirements of MGA	
	- Yields a competitive approach regionally	
	- Gives County ability to prioritize funds across the County (make use of levy dollars)	
Scenario 3	- Recognizes need for immediate increase in Urban rate and important distinction between Rural vs Urban (density/intensity)	
	- Public consultation done to date is valid	
	- Levy Bylaw ready for Council	
	- Funds LRTN	- Large levy rate increase for certain ASPs – impacts development and higher risk of challenge
	- Methodology validated through Engineering Reports	- Requires a re-start on public consultation process
Scenario 4		- Requires preparation of new bylaws
	- Easy to visualize / conceptualize	- <i>Methodology must still be refined to ensure validation through Engineering Reports and Legal Review (significant exercise – will undertake if desired by Council). Will likely result in adjustments/refinements to calculations.</i>
	- Improvements levied for are within ASP boundary – direct benefit is more obvious as compared to other Scenarios	- <i>Technical challenges with methodology (where limits end, overlapping infrastructure). Requires further engineering/modelling.</i>
		- Will not fund LRTN.
		- Large levy rate increase for certain ASPs – impacts development and potential higher risk of challenge
		- Dollars collected must be used in geographic ASP – limits flexibility and use of funds
		- Requires a re-start on public consultation process
		- Requires preparation of new bylaws

Administration Recommendation

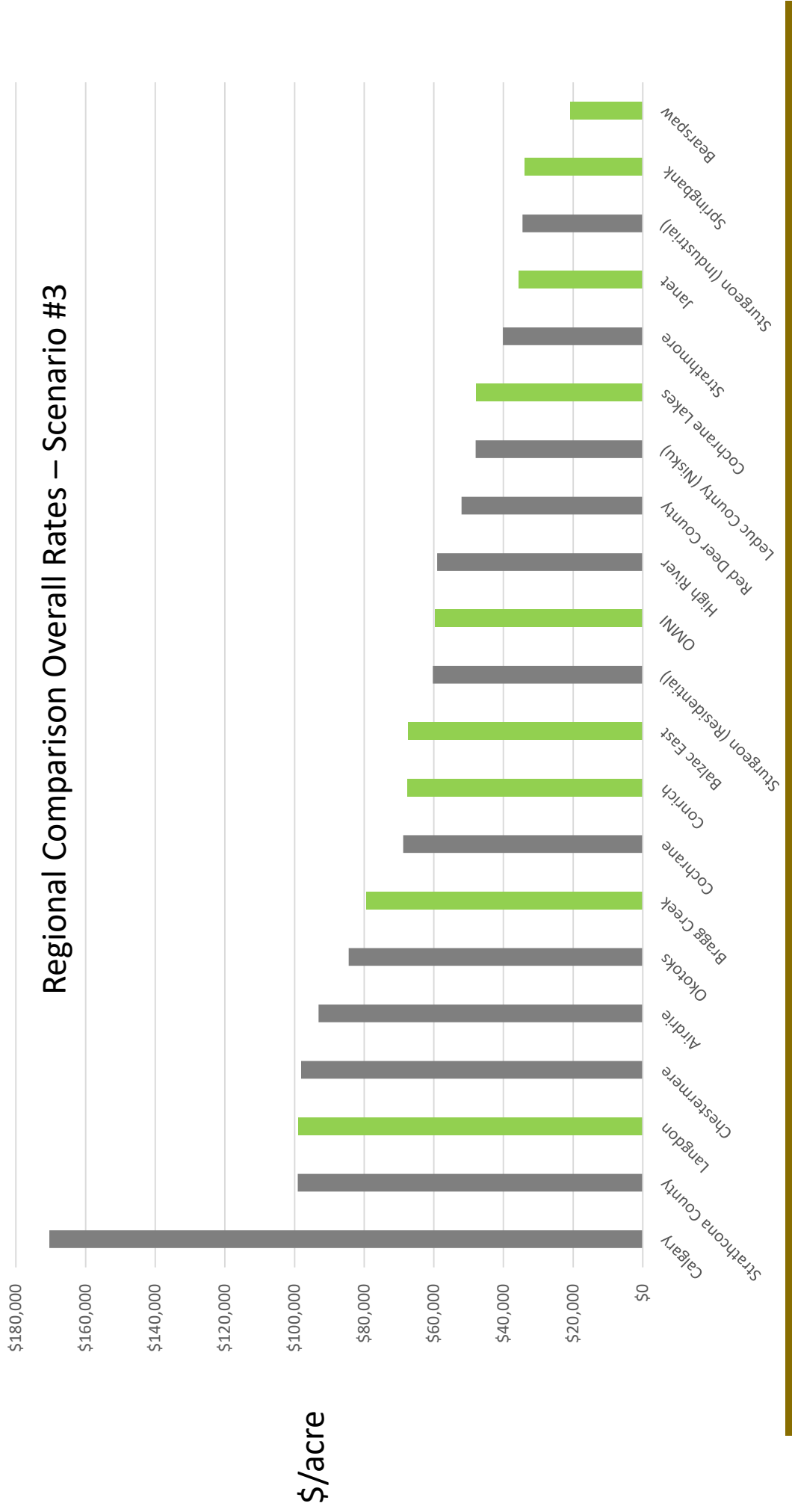
Where does RVC want to be?



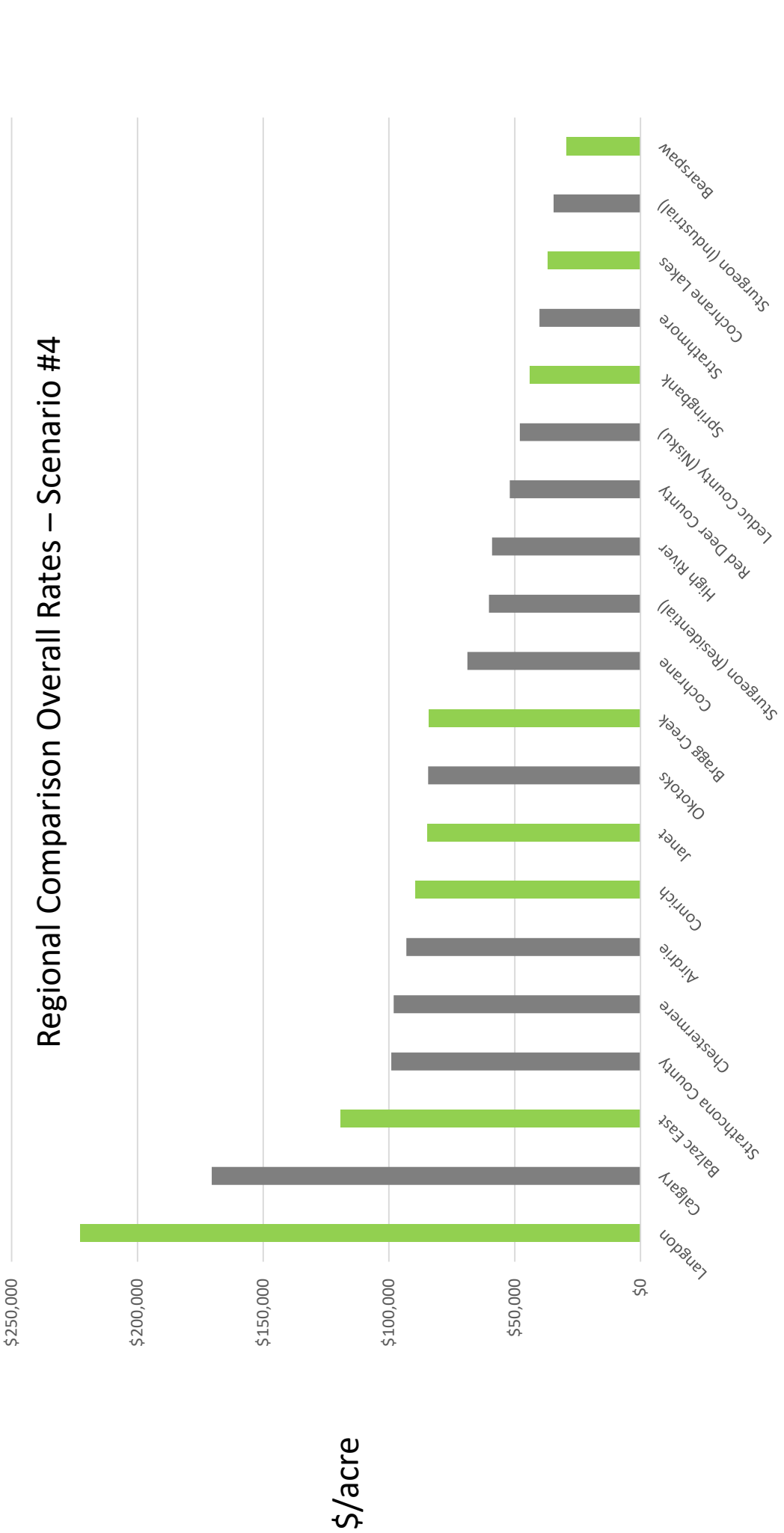
Where does RVC want to be?



Where does RVC want to be?



Where does RVC want to be?





CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: December 10, 2018 **DIVISION:** 7

FILE: N/A

SUBJECT: West Balzac Preliminary Engineering Report

EXECUTIVE SUMMARY:

This report presents the findings of the West Balzac Preliminary Engineering Report.

On July 23, 2019, Council provided funding and direction to Administration to *“commission the necessary engineering review to proceed with extension of County water and wastewater servicing from Balzac East to Balzac West”*.

The resulting West Balzac Preliminary Engineering Report (Sedulous 2019) identifies options for servicing approximately 640 acres of West Balzac. The report further provides an overall estimate of \$9.6 million to extend water and wastewater servicing extensions from the existing East Balzac system to West Balzac.

¹ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

West Balzac is located between the City of Calgary and the City of Airdrie, on the west side of Highway 2. The Balzac West Area Structure Plan (Adopted 2007) envisions a higher density residential area, which compliments business development in Balzac East by providing for options to live in the County. Intended to provide a variety of housing options and more affordability than traditional acreage development, servicing of West Balzac was originally expected to come from the City of Calgary, however, to date this has not occurred.

The County has undertaken a number exercises since 2013 to evaluate the feasibility of servicing West Balzac. In June and July of 2019, both the Governance and Priorities Committee (GPC) and Council were presented with a proposed scenario to service 1,000 homes in West Balzac through the extension of the County's existing water and wastewater systems in East Balzac. The information provided to both GPC and Council included a high-level cost estimate of \$8.0 million.

The recent investment in the Langdon Wastewater Treatment Plant, supported by updated modelling of Weed Lake, provides sufficient capacity to support the connection of West Balzac.

Following direction from Council in July 2019, County Administration engaged a third party engineering consultant, Sedulous Engineering, to prepare a preliminary engineering study which assesses the technical considerations and provides a more refined cost estimate.

The resulting West Balzac Preliminary Engineering Report clarifies that extending existing services from West Balzac to service an area of approximately 640 acres in West Balzac is feasible, at a cost of approximately \$9.6 million, and highlights that:

¹ Administration Resources

Angela Yurkowski, Capital Project Management



ROCKY VIEW COUNTY
Cultivating Communities

- The extension of potable water infrastructure requires construction of a looped pressurized potable water system from the existing Graham Creek reservoir;
- A new sanitary lift station dedicated to West Balzac will be required to service the area and is recommended to be placed on the southeast boundary of the site;
- The design can accommodate 1,000 homes in the initial phase; however the design also accommodates an ultimate phase of up to 2,240 units (to align with the target density of the existing ASP of 5 units per acre); and
- Pipe alignment options for crossing QEII have been evaluated and a recommended routing has been provided based on discussions with utility providers, Alberta Transportation and the future interchange configuration at QEII/HWY 566.

Preliminary cost estimates were developed for multiple routing options. The recommended option has an estimated cost of approximately \$9.6 million and assumes that auguring is required in order to install pipelines across the Highway 2 corridor. Should Council choose to proceed, it is anticipated that costs would be recovered through future off-site levies as development occurs.

Estimated Off-Site Levy Calculation for West Balzac (assuming 1m3/day/unit)

- Cost to Service 1,000 Units: \$9.6 million
- Ultimate Scenario: 2,240 Units
- Levy Cost Calculation: $\$9,600,000 / 2,240 \text{ m}^3/\text{day} = \mathbf{\$4,286 \text{ per m}^3/\text{day}}$

The West Balzac Levy would be in addition to the current East Balzac water and wastewater levies of approximately \$29,870/m³ (Combined). As such, the estimated total levy cost for West Balzac is approximately **\$34,155/m³**.

Levy costs do not include internal servicing within West Balzac, which would be the responsibility of a future developer, as well as other local development costs such as transportation off-site levy, roads and storm water infrastructure. The costs also assumes West Balzac development would utilize the existing capacity planned for development in East Balzac and Conrich, with additional capacity requiring the expansion the Graham Creek Reservoir.

BUDGET IMPLICATION(S):

There are no implications for the approved 2019 County Budget. The 2020 Capital Budget includes \$9.6 million for Council's consideration.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT the West Balzac Preliminary Engineering Report be received as information. |
| Option #2 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administration Officer

Attachment 'A' – West Balzac Preliminary Engineering Report



TEL 403-454-8485
FAX 403-454-8478

Preliminary Engineering Services – Balzac West

#105 – 10555 48th Street SE | Calgary, AB | T2C 2B7
www.sedulousengineering.ca

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

Monday, September 30th, 2019
SEI File: SEI.19.119

Attention: Ms. Angela Yurkowski, P Eng.
Supervisor, Capital Project Management

Dear Angela,

RE: West Balzac Servicing – Reduced Servicing from East Balzac

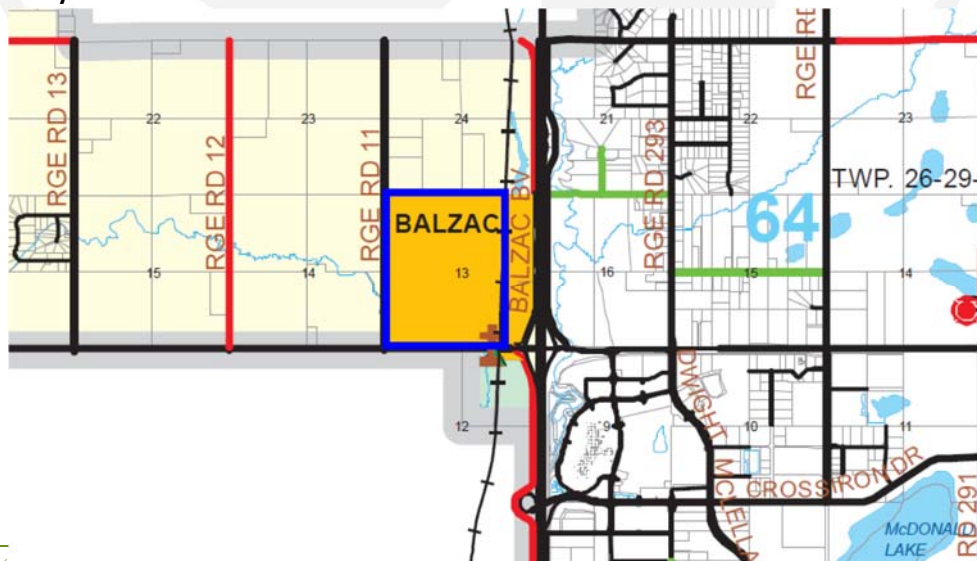
We are pleased to present this draft letter summarizing the preliminary design of servicing extensions from the County's East Rocky View Water & Waste Water Systems to service the West Balzac development area. The analysis was completed to evaluate options and costs for the extension of municipal servicing to support development in West Balzac.

Study Area

The County's Balzac West Area Structure Plan (BWASP) encompasses approximately 3,840 acres of land bounded by the City of Calgary to the south, the City of Airdrie to the north, Highway 2 to the east and Range Road 13 to the west. The County has identified a service area that covers the portion of Section 13-26-01-W5M west of the existing Railway Tracks and notionally assumed to encompass not more than 640 acres. The service area is shown outlined in blue in Figure 1.

The County has indicated the future land use assumption is to be based on a residential equivalent of 1000 single family units for the initial stage and 2240 units for the ultimate stage. This is intended to mirror the 5 units per acre identified in the current BWASP and assumes an average occupancy/consumption of 1m³/day/unit average day demand.

Figure 1 – Study Area



Civil and Municipal Engineering Professionals,
Showing Diligence and Dedication.



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www.sedulousengineering.ca

Project Demands & Flow Generation

Based on the identified unit thresholds and average day demands, the resulting total average day demand (ADD), maximum day demand and peak hour demand flows for the potable water distribution system are as follows:

- Average Day Demand Stage 1 = 1,000m³/day
- Average Day Demand Ultimate = 2,240m³/day
- Maximum Day Demand (2 x ADD) Stage 1 = 2,000m³/day
- Maximum Day Demand Ultimate = 4,480m³/day
- Peak Hour Demand (4 x ADD) Stage 1 = 46 L/s
- Peak Hour Demand Ultimate = 104 L/s

As this system is intended to be connected to the existing East Balzac Potable Water Reservoir and follows the County's East Balzac Master Potable Water Plan (MPE 2014) it is assumed for purposes of this analysis that adequate pumping capacity and fire water storage are available. The County's master plan provides for a single pressure zone servicing the West Balzac service area with pressures ranging from 80psi to 100psi. The County's plan identifies looped 400mm mains being extended from the existing East Balzac distribution system to service the study area, as shown in Appendix C.

The sewage generation rates are assumed to be 100% of water demands, which is conservative given typical water losses from lawn irrigation and water supply to individual homes can be 10% of water demands annually. Sizing of the lift station and force main connection back to the East Balzac sanitary collection system is based on taking the average dry weather flow, multiplying by a peaking factor and then adding infiltration and inflow in accordance with Alberta Environment & Parks design guidelines.

For the purposes of this analysis, we have utilized 0.28L/s/ha for I&I and a peak factor based on Harmon's Formula. The conceptual design flows to the proposed West Balzac Lift Station are summarized in Table 1.

Table 1 – Sanitary Design Flows

Flow Scenario	Stage 1	Stage 2	Units
Residential Units	1000	2240	Residential Units
Wastewater Generation Rate	1	1	m ³ /day/unit
Average Dry Weather Flow	1000	2240	m ³ /day
Average Dry Weather Flow	11.6	25.9	L/s
Density Assumed	2.5	2.5	People per unit
Population	2500	5600	People
Harmon Peaking Factor	3.51	3.2	
Peak Dry Weather Flow	3510	7168	m ³ /day
Peak Dry Weather Flow	40.6	83	L/s
I&I Rate	0.28	0.28	L/s/ha
Total Area	106	237	ha
I&I	2566	5737	m ³ /day
I&I	29.7	66.4	L/s

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Peak Wet Weather Flow	6076	12905	m3/day
Peak Wet Weather Flow	70.3	149.4	L/s

Based on the flows the West Balzac infrastructure has been sized based on a first stage capacity of 70L/s and an ultimate force main capacity of 150L/s. We note that the County's existing East Balzac Sanitary Collection System has been sized to accept 190L/s at the proposed connection point south of SH 566 at Crossiron Boulevard. For the purposes of this analysis we have assumed up to 150L/s can be allocated to West Balzac's "ultimate scenario" flows and that no commitments above 40L/s exist for lands north of SH566. See recommended next steps below for further comment on this.

West Balzac Sanitary Lift Station

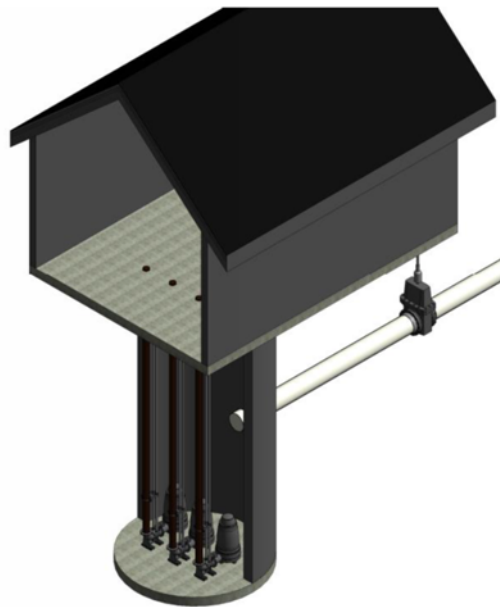
For the purposes of this analysis, we have retained CIMA+ to develop a preliminary design and staging plan for the required West Balzac sanitary lift station. The intent is to construct the "Stage 1" facility to service the 1000 units but ensure it can be expanded to accommodate the Stage 2 unit count of 2240.

The West Balzac Lift Station has been sized based on site elevations, flows and regulatory guidelines. The wet well is proposed as a 3.0m diameter concrete tank that will fit three proposed pumps. Based on projected flows an active storage volume of 5.25m³, the well will require a depth of 7.6m and include 3 x 85HP NP3301 pumps.

A similar lift station was constructed for the Balzac Municipal Campus with a 2.7m diameter wet well an overall depth of 10m and 2 x 85HP NP3301 HT pumps. Expected costs for the lift station, based on actual costs to construct the Campus facility, are provided below.

A conceptual schematic of the proposed pump station is included as Figure 2.

Figure 2 – Lift Station Concept Rendering



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Showing Diligence and Dedication.



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www.sedulousengineering.ca

Pipe Sizing and Hydraulics

Based on the anticipated sanitary flow rates of 70L/s in the interim and 150L/s in the ultimate stage, as well as the desired maximum velocity of 3m/s, we are proposing the sanitary force main be a 350mm DR11 HDPE fused pipeline. The main driving factor for this is an opportunity to specify pumps in this lift station that match those within the County's County Campus Lift Station. There are some minor power savings advantages to a larger 400mm pipeline however with the use of VFD's and in recognition of the additional cost to go up in pipe size, we recommend using the same pumps for West Balzac and constructing the 350mm DR11 sanitary force main.

Pipe sizing is consistent with County and Alberta Environment & Parks design guidelines and arrive under a velocity of 3m/s in the ultimate condition. Where necessary, pipes are intended to be encased, welded for drilling or standard PVC watermain.

Pipe Alignment Options

The pipeline extensions must travel from the existing connections points in the East Balzac service area, across Nose Creek, Highway 2, Service Roads, existing West Balzac development and the existing Canadian Pacific Railway in order to service the study area. As part of the assessment, Sedulous has met with or discussed pipeline requirements with Alberta Transportation, select landowners, County administration and experienced deep utility contractors to determine opportunities and constraints to be considered in the alignment review. Of particular importance is the inability to utilize the SH 566 right of way based on the ultimate interchange design for SH566/HWY 2. That design concept is attached to this letter as Appendix D and our proposed pipeline options are based on no impacts or interference with the future interchange and its footprint, including the relocation of Nose Creek near our crossing. Our alignment is intended to balance current site conditions with future infrastructure plans and site development.

Sedulous has been provided LIDAR data by the County for the purposes of creating a 3D CAD surface for the design of the pipelines into the service area. The preliminary design process has included multiple options for the three pipelines being extended to West Balzac. These alignment options will require additional review as described in the recommendations below. Any changes or adjustments to the proposed alignments are expected to arise from land acquisition, geotechnical conditions and environmental assessments that have not yet been completed.

We note that the pipelines are proposed to be constructed within utility rights of way (URW) whenever crossing private land holdings, and that we recommend the use of temporary construction easements adjacent to these URW's. This is intended to accommodate the movement of excavated materials, equipment, pipeline and bedding materials, over the course of the construction schedule. This is expected to reduce the effort and costs associated with installing the pipes within standard URW's. For the purposes of this evaluation, we have assumed permanent URW widths of 9m, 10m and 15m in order to accommodate a single, double and triple pipeline trench.

Preliminary design drawings detailing the proposed pipe alignments and profiles are attached to this letter report as Appendix A.

*Civil and Municipal Engineering Professionals,
Showing Diligence and Dedication.*



TEL 403-454-8485
FAX 403-454-8478

Preliminary Engineering Services – Balzac West

#105 – 10555 48th Street SE | Calgary, AB | T2C 2B7
www.sedulousengineering.ca

Opinion of Probable Cost

The County is interested in establishing a detailed design and construction budget for proceeding with the project and extending services to West Balzac. It is noted that the costs below do not include the downstream facilities described in the County's Water & Waste Water Offsite Levy Bylaw C-7273-2013, as amended. This is an important consideration as the levy costs are expected to be greater than \$37M for Stage 1 and \$83M for Stage 2 (not including borrowing costs). These costs are not included in the cost estimating process but are mentioned based on their significance as it relates to development feasibility in the future West Balzac service area.

It is noted that land acquisition to support this project is considered a critical item as there are no fully County owned/controlled alignments and the future interchange at Highway 2 and Secondary Highway 566 prevent the use of the existing Highway 566 right of way. The County's assessment department was engaged to establish estimated land values in the area where URW and work space will be required. Assessed land values in the area vary greatly, with a range of \$160,000/acre to \$500,000/acre. As the water and sanitary mains do not require titled land and rather the request is for URW and temporary work space only, we have assumed a rate of \$50,000/acre and \$10,000/ac respectively. We have included an additional 6m of temporary workspace adjacent to all private URW portions of the pipe alignments. Based on our experience, these land values are high for acquiring right of way, however until negotiations with landowners are completed the cost is unknown and so it's desirable to be conservative. We also note that no costs for land within the Balzac West Service Area have been included as we've assumed those would be dedicated to the County at no cost.

Another risk that may have a significant impact on construction costs is the presence of hard bedrock that cannot be directionally drilled through. In discussions with directional drilling contractors we understand the Highway 2 corridor contains bedrock formations that may preclude directional drilling and necessitate the use of auguring equipment to get pipelines installed. Due to this unknown condition, we have prepared opinions of probable cost based on both conditions.

Tables 2 below provides a summary of the probable cost for the West Balzac Servicing Infrastructure. We are recommending a minimum 15% construction contingency be included based on sub-surface risks, environmental risks, and land acquisition risk.

Table 2 – Opinion of Probable Cost Summary

Alignment Option	Probable Cost HDD	Probable Cost Auguring
Water & Sanitary Mains Option 1a	\$3,879,425	\$5,752,925
Water & Sanitary Mains Option 1b	\$4,184,290	\$6,044,790
Water & Sanitary Mains Option 1c	\$4,245,050	\$6,012,050
Water & Sanitary Mains Option 2a	\$4,734,845	\$6,527,845
Water & Sanitary Mains Option 2b	\$4,593,293	\$6,441,795
Lowest Option	\$3,879,425	\$5,752,925
Local Lift Station	\$1,625,000	\$1,625,000
Subtotal	\$5,504,425	\$7,377,925

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Preliminary Engineering Services – Balzac West

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www.sedulousengineering.ca

Engineering, Survey, Environmental and Construction Contingency (30%)	\$1,651,328	\$2,213,378
Total Budget Required	\$7,155,753	\$9,591,303

Detailed breakdown of the expected costs associated with each alignment option are included as Appendix B.

As shown in the cost breakdown, the project's cost will vary depending on the acquisition utility right of ways and temporary workspace. In addition, we highlight that subsurface conditions remain unknown and because several sections of the pipelines are proposed to be installed via trenchless technology, there remains risks that need to be further investigated.

Based on a review of the alignment options and their costs, the ideal pipeline plan is the option #1 alignment. A review of land acquisition and geotechnical conditions along this alignment will allow for refining of the expected construction costs.

Recommended Next Steps

The purpose of this analysis is to support the County establishing a project budget to advance this to detailed design, regulatory approvals and construction in the 2020 budget year. As part of the standard pipeline detailed design process, we recommend the following next steps:

- Landowner Engagement & Land Acquisition– as described above, there are no “public land only” alignment options to get from the existing pipelines in East Balzac to the West Balzac service area. This means land acquisition and landowner engagement are critical to successful construction of the pipelines. We recommend a land agency be engaged to obtain both permanent URW and temporary work space agreements for pipe alignment options. It's expected that the lowest cost and most easily acquired alignment would proceed to detailed design.
- Regulatory Approvals – while it's expected that no significant environmental barriers exist and the proposed pipelines will not trigger soils reclamation approvals, there is need to meet with Alberta Environment & Parks to discuss approval requirements related to trenchless crossings of Nose Creek and for EPEA extensions to the existing East Balzac system approvals.
- Alberta Transportation Utility Permit – the pipe alignments need to cross Hwy 2. Engaging Alberta Transportation in the selection of an alignment and obtaining an Approval in Principle will help in obtaining the Utility Permit from Alberta Transportation during detailed design. It will also solidify the pipe alignment/crossing should the Hwy 2 & Hwy 566 Interchange Project move forward. AT would have to accommodate the pipe alignment should there be further revisions to the interchange design.
- Utility Crossing / Proximity Agreements – identify existing utilities (underground or overhead) that may require a crossing or a proximity agreement which can be a long lead item.
- Geotechnical Investigation – several sections of the pipeline are proposed to be installed via trenchless installation methods. The use of horizontal drilling and auguring equipment is subject to suitable subsurface conditions. As described above, we have included costs for challenging conditions (siltstone/bedrock) but note that actual in-situ conditions require verification by conducting a full geotechnical investigation and installation of geotechnical boreholes.

Civil and Municipal Engineering Professionals,
Showing Diligence and Dedication.



TEL 403-454-8485
FAX 403-454-8478

Preliminary Engineering Services – Balzac West

#105 – 10555 48th Street SE | Calgary, AB | T2C 2B7
www.sedulousengineering.ca

- Environmental Assessment – based on a cursory review there do not appear to be any existing wetlands affected by the proposed pipelines. That said, a qualified aquatic scientist (P. Bio) should be engaged to review the lands and confirm no impacts are expected to protected species or wetlands. In addition, recommendations related to the crossing of Nose Creek should be documented to support regulatory
- Historic Resources Assessment – we have not completed a review of historic resources or requested a clearance from the GOA. This should be completed as a next step prior to proceeding with detailed design drawing preparation.
- Request for Pre-Qualification – the project has some challenging constraints and as such we recommend the County consider pre-qualifying construction contractors prior to tendering this work. This will ensure the County has access to experienced and qualified deep utility contractors. Of particular importance are the directional drilling and horizontal auguring scopes.
- Detailed Design – once the preferred alignment has been identified the project should proceed to detailed design and tender.

Closure

We expect the information covered in this letter and the attached preliminary design drawings meet the County's expectations. Please contact Jorie directly at 403-454-8525 should you have any questions or need any additional information. We appreciate the opportunity to support the County's project.

Regards,

Sedulous Engineering Inc.

A blue ink signature of Jorie McKenzie, consisting of a stylized 'J' and 'M'.

Jorie McKenzie, PL (Eng), PMP
Director, Senior Project Manager

Reviewed By,

Sedulous Engineering Inc.

A blue ink signature of Francisco Bobadilla, featuring a stylized 'F' and 'B'.

Francisco Bobadilla, PE, P Eng, CPESC
Director, Senior Engineer

CC. John Infante, P Eng, Project Engineer, Sedulous Engineering Inc.

*Civil and Municipal Engineering Professionals,
Showing Diligence and Dedication.*



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	DIVISION:	4 and 5
DATE:	December 10, 2019	APPLICATION:	N/A
FILE:	N/A		
SUBJECT:	Terms of Reference – Glenmore Trail Area Structure Plan		

¹POLICY DIRECTION:

Council directed Administration to prepare Terms of Reference for the proposed Glenmore Trail Area Structure Plan study area and provide an option for a developer funded effort.

ADMINISTRATION RECOMMENDATION:

Should Council wish to pursue external funding for the proposed Glenmore Trail ASP, Option #1 has been provided to direct Administration to further explore the opportunity and commence discussions with interested parties.

If Council seeks to fund the effort using County funds, a draft Terms of Reference has been provided as an Appendix to this report, and a motion for return to Council with a budget adjustment.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference to guide the Glenmore Trail Area Structure Plan (GTASP) development, in accordance with the County Plan, the Interim Growth Plan (IGP), and Rocky View/Calgary Intermunicipal Development Plan (IDP), and subject to engagement with both Town of Chestermere and City of Calgary.

Administration was directed to determine potential for external funding. Of the nine written responses, representing seven parcels, six landowners within the study area declared support for the project, with five interested in participating financially. One of the respondents, a developer, “is open to a discussion on proceeding and contributing to a Joint Developer-Funded Area Structure Plan”, seeking to be included in conversations moving forward.

Should Council wish to explore external funding, an Option has been provided to this end. Administration has also prepared a draft Terms of Reference for a County-funded effort, and would seek direction to return with a corresponding budget adjustment.

BACKGROUND:

The proposed ASP area is located immediately east of the Janet Area Structure Plan, adopted by Council in 2014. The study area is bisected by Secondary Highway 560 (Glenmore Trail), and by Secondary Highway 791, both provincial highways. Together, the area comprises approximately 3,200 acres of land, the equivalent of five sections, primarily unsubdivided quarter sections, or large parcels. The area contains extensive wetlands.

The Town of Chestermere shares a boundary with the northwestern portion of the proposed ASP area, and given the scale of the project and proximity to the city of Calgary, focused engagement would be required with each municipality. In consideration of the regional impact of a new ASP in this area, the project would also be referred to the CMRB. The project would also include community

¹ **Administration Resources**
 Oksana Newmen, Planning and Development Services



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

Administration has determined that consultants would prepare the majority of the policy document.

Administration surveyed the owners of the 73 parcels within the study area through two mailings, and eight responses were received from a total of six parcels (Appendix 'C'). One is opposed to the effort, and six are in support. Five have explicitly noted they are willing to participate financially. Only one of the responding landowners represent developers.

BUDGET IMPLICATIONS

The estimated cost for the project is \$340,000, though firmer estimating would occur through the requests for proposal.

Should Council wish to explore the possibility of discussion with interested parties participating in funding, an Option has been provided, and further information would be brought forward at a future time.

If it is determined that Council wishes to fund the proposed Glenmore Trail ASP with County funds, Administration will return with finalized terms of reference and budget adjustment form to proceed with the project as a County-funded effort.

OPTIONS:

- Option #1: THAT Council direct Administration to further explore external funding opportunities for the proposed Glenmore Trail Area Structure Plan, begin discussions with interested parties, and return to Council with information and Terms of Reference.
- Option #2:
 - Motion #1: THAT Administration finalize the draft Terms of Reference as presented in Appendix 'A' for the Glenmore Trail Area Structure Plan and return to Council within three months for adoption.
 - Motion #2: THAT Administration return to Council with a Budget Adjustment for the Glenmore Area Structure Plan be adopted for the full cost.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

- APPENDIX 'A': Terms of Reference
- APPENDIX 'C': Letters Received



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

Introduction

- 1 The Glenmore Trail Area Structure Plan (GTASP) includes 1,294.99 hectares (3,200 acres) of land in central east Rocky View County. The study area is adjacent to and east of the Janet Area Structure Plan, and is bisected by Secondary Highway 560 (Glenmore Trail), and by Secondary Highway 791, both provincial highways.
- 2 The study area is composed of multiple unsubdivided quarter sections, larger farming parcels, and some smaller parcels. The area contains extensive wetlands.

Purpose

- 3 Council determined that it was appropriate to begin study in this area for development of an area structure plan, in order to provide a framework to guide future growth in the Plan area. It is anticipated that the ASP will be of similar form and function to that of Janet, operating as a limited service commercial and industrial area.

Study Area

- 4 The study area is depicted in Figure 1. It is currently primarily agricultural in nature, with limited residential land use.

Scope of Work

- 5 Community and stakeholder input:
 - (1) Prepare a communications and engagement strategy to identify all relevant interest groups within the study area affected by the planning process including intermunicipal partners and external stakeholders. The strategy will demonstrate how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
 - (2) The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and builds community and stakeholder trust.
- 6 Intermunicipal input (City of Calgary and Town of Chestermere):
 - (1) Prepare an engagement strategy to collaborate with intermunicipal partners, specifically the City of Calgary and Town of Chestermere, to address interface issues and minimize potential impacts.
- 7 Land Use Strategy and Phasing:
 - (1) Analyze existing development with and adjacent to the study lands to discover development opportunities and constraints;
 - (2) Outline appropriate and compatible land uses;
 - (3) Prepare a Land Use Strategy;



GLENMORE TRAIL AREA STRUCTURE PLAN

- (4) Identify appropriate integration and transition policies for adjacent land uses and municipalities; and,
- (5) Explore the demand for commercial, business, and general industrial development in the plan area.
- 8 Baseline technical studies:
 - (1) Prepare technical studies to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
 - (a) Transportation Network Analysis to determine future transportation needs and opportunities including the identification of possible pedestrian and cycling linkages.
 - (b) A comprehensive stormwater management study to consider areas within the existing Shepard Drainage Plan Area and Cooperative Stormwater Management Initiative Area, as well as inclusion of study areas not within an existing drainage plan.
 - (c) A high-level environmental review will be required in order to establish a wetland inventory.
- 9 Employment Area:
 - (1) Shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.
 - (2) Employment areas should plan for connections to existing and/or planned transit, where appropriate.
- 10 Direction and intent of higher order documents:
 - (1) Interim Growth Plan,
 - (2) Rocky View County/Calgary IDP, and
 - (3) Municipal Development Plan (County Plan).
- 11 Mapping to include:
 - (1) land use strategy;
 - (2) phasing;
 - (3) environmental considerations/wetlands
 - (4) transportation network; and,
 - (5) regional storm water conveyance.

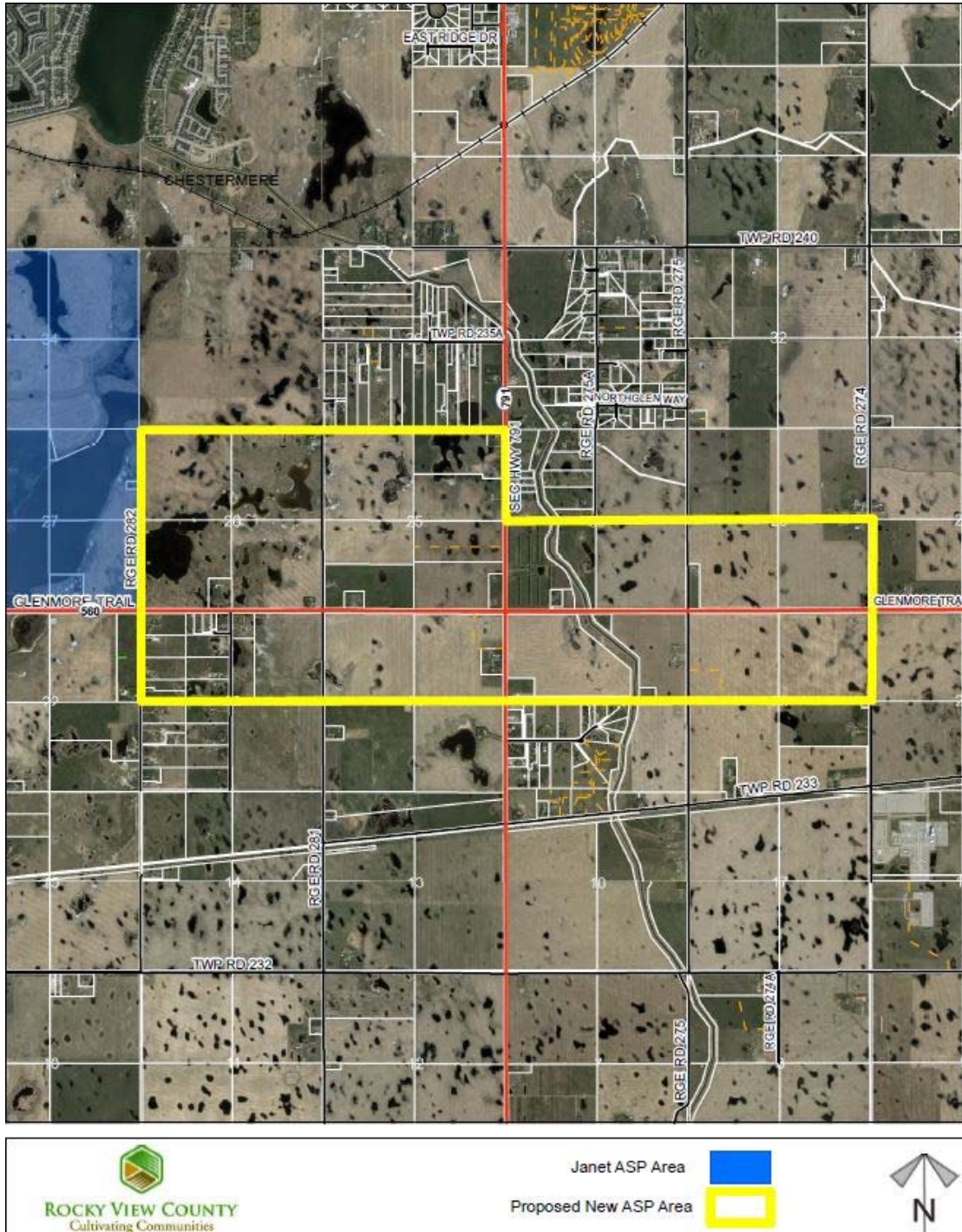
Summary

- 12 The County seeks to develop and accommodate future business growth through expansion of the industrial land base.



GLENMORE TRAIL AREA STRUCTURE PLAN

Figure 1 – Glenmore Trail Area Structure Plan – Study Area



ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Budget Adjustment
EXPENDITURES: Glenmore Trail Area Structure Plan	290,000
TOTAL EXPENSE:	290,000
REVENUES: County Funded	(290,000)
TOTAL REVENUE:	0
NET BUDGET REVISION:	290,000
REASON FOR BUDGET REVISION: Glenmore Trail Area Structure Plan	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Chief Administrative Officer: _____ Al Hoggan</p> <p>Executive Director Corporate Services: _____ Kent Robinson</p> <p>Manager: _____</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: _____</p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____

Posting Date: _____

Oksana Newmen

From: Graham Anderson <graham@badgercalgary.com>
Sent: Monday, October 28, 2019 6:52 PM
To: Oksana Newmen
Subject: Rockyview ASP Hwy 560 and 791

Oksana

I spoke to you earlier today regarding the letter I received for the joint funding ASP for Hwy 560 (Glenmore Tr) and Hwy 791.

I own the 83 acre parcel on the NE corner of those two highways which was formerly a strawberry farm and I would be very interested in contributing to the ASP, and would like to see some direction on what we can do with that land.

We hadn't originally purchased the land for development but do think there may be a higher and better use than growing hay on that location, and would like to further explore that.

My cell is 403-998-2248 if you have any further questions from me.

Please keep me in the loop as far as meetings, updates etc.

Graham

Oksana Newmen

From: Linda Crossman <lacrossm2@gmail.com>
Sent: Thursday, October 31, 2019 2:16 PM
To: Oksana Newmen
Subject: ASP

I would be in favour of an area structure plane for Belleview Farm LTD ' s quarter section NW 24 on south side of Glenmore trail. Some help with the cost from government would be nice but I would be interested even without financial help. This gmail is for Oksana Newmen. I am Barrie Crossman.

Sent from my iPad

Box 169,
Langdon, AB
T0J 1X0.



October 31, 2019

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

Attention: Oksana Newmen

Dear Oksana,

Further to our conversation the other day I would like to reiterate my serious concerns about the planned ASP for Glenmore Trail.

1. Rocky View County has always committed to protecting good farm land. I own and farm a lot of that land and it is very good farm land and the land that is not being farmed is used for pasture.
2. Glenmore Trail cannot handle any more traffic. If Rocky View County thinks that by making it more busy it will push the Province to twin Hwy 560, that will not happen in these financial times.
3. If Rocky View County wants an industrial area then put it on the Highway #1 corridor where the infrastructure (i.e. good roads) are already in place.

Yours truly,

A handwritten signature in blue ink that reads "Gordon Bishop". The signature is written in a cursive, flowing style.

Gordon Bishop

Oksana Newmen

From: S H E I L A <schndersa@hotmail.com>
Sent: Tuesday, November 19, 2019 9:09 PM
To: Oksana Newmen
Subject: Regarding Potential Joint Developer-Funded ASP for Highway 560 & Secondary Highway 791

RE: Roll number 03325002 (SW-25-23-28-04 Lot 1 Block 17 Plan 0710539) 72.3 acres
Regarding Potential Joint Developer-Funded ASP for Highway 560 & Secondary Highway 791

Dear Oksana

As a landowner on Glenmore Trail I would be willing to pay for the ASP in proportion to the amount of land I own as part of this ASP. If you have any questions you can talk to me (403-617-9530) or to my husband Paul Schneider (403-617-9835).

Sincerely,
Sheila Buckley

Sent from [Mail](#) for Windows 10

Oksana Newmen

From: Paul Schneider <farmerpaul47@gmail.com>
Sent: Tuesday, November 12, 2019 10:05 AM
To: Oksana Newmen
Cc: farmerpaul47@gmail.com
Subject: potential joint area structure Glenmore trail

Hi Oksana

We are interested we have 72 acres in SW 25. Can you provide more info. what if it only gets partially funded does it go ahead?

Thanks

Paul schneider.

Ps if you need an email from Sheila Buckley, my wife, to send you an email oking me to deal with you on it.

Oksana Newmen

From: wum@shaw.ca
Sent: Saturday, November 16, 2019 8:51 PM
To: Oksana Newmen
Cc: wum@shaw.ca
Subject: Re: Potential Joint Developer-Funded ASP, Highway 560 (Glenmore Trail) & Sec. Highway 791 area

Hi Oksana Newmen,

Re: Potential Joint Developer-Funded ASP (Highway 560 (Glenmore Trail) & Secondary Highway 791 area

As one of the landowners of the proposed ASP areas; yes, we want the ASP will be final approved soon.

So the areas can be for developments,
attract investments for residentials and commercials,
to increase employment opportunities,
attract more people to move into Rocky View County;
it will really help and stimulate the economic growth in the areas and the Rocky View County as a whole.

Yes, we are interested in pursuing and funding the joint developer-funded Area Structure Plan (ASP).

Please let us know if there is any questions or how we can assist.
Regards,

1244567 Alberta Ltd.
Contact:
Michael Wu
C: 403 880-8860

Oksana Newmen

From: bankside@telus.net
Sent: Tuesday, November 26, 2019 12:22 PM
To: Oksana Newmen
Subject: Proposed ASP

Oksana

I own an 83 Acre parcel on the NE corner of Glenmore Trail and 791. I am in favor of the proposed ASP as well and funding my portion of it.

If my information is correct, the county is always trying to retain as much farmland as possible but the reality along Glenmore is that some or most of this land may be better used as something else. Maybe that could involve some sort of Ag related business but it could also be some sort of light industrial, one off retail, vet clinic, light or specialized manufacturing, boat retail, wedding venue, equipment sales. The list of desirable business are endless.

I'd be surprised if even half of this land is currently farmed by the owners of the land and it seems reasonable to guess most of the land proposed in the ASP is owned in some sort of speculative fashion.

Graham

26 November, 2019

Okasna Newmen

262075 Rocky View Point

Rocky View County, AB T4A 0X2

RE: Potential Joint Developer Funded ASP

Hello Oksana,

Further to your letters dated 23 October and 12 November 2019, I am interested in seeing the vision for this area as my land falls within the footprint of this ASP. However I won't be interested in participating in the funding of the ASP as I have no intentions of selling or developing my land in the foreseeable future. For reference my quarter is the NE1/4 26-023-28W4.

Thanks

Dan Meier

Oksana Newmen

From: Woodside, Claire <Claire.Woodside@stantec.com>
Sent: Wednesday, November 27, 2019 8:40 AM
To: Oksana Newmen
Cc: Jay German (jgerman@ronmor.ca)
Subject: Highway 560 (Glenmore Trail) Joint Developer-Funded ASP
Attachments: 201911141510.pdf

Good morning Oksana,

On behalf of Ronmor Developers (Madalco Investments Ltd.), please accept this response to the letter issued regarding the potential Joint Developer-Funded Area Structure Plan in the Highway 560 (Glenmore Trail) area. Ronmor is open to a discussion on proceeding and contributing to a Joint Developer-Funded Area Structure Plan. We would appreciate being included in conversations moving forward.

Should you have any questions, please let myself or Jay German (copied on this email) know.

Thanks,

Claire Woodside M.Pl., RPP, MCIP
Planning Team Lead, Senior Planner

Direct: 403.716.8229
Mobile: 403.681.9195
Claire.Woodside@stantec.com

Stantec
200-325 25 Street SE
Calgary AB T2A 7H8



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UTILITY SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: 5020-100
SUBJECT: Quarterly Report – Utility Services

EXECUTIVE SUMMARY:

The first quarterly report for 2019 by Utility Services was provided in July and included updates and advancements through to the end of June 2019. The intent of this update is to provide Council with a general briefing of activities completed between July 1 and September 30, 2019, and to forecast activities through to the 2019-year end.

The core function of the Utility Services department is to manage the operations and delivery of County water, wastewater, storm water, and solid waste and recycling services and programs. The department's scope of service requires the team to collaborate extensively with the public, non-County service providers, government regulators, and with a variety of other County departments, particularly Planning and Development, Capital Project Management, Corporate Properties, Finance, and Health and Safety.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that the Utility Services Quarterly Report be received for information in accordance with Option #1.

BACKGROUND:

General Operations

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

Significant Advancements

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

¹Administration Resources

Stuart Jewison, Utility Services



Significant Advancements (Completed)
2020 Operating Budget.
Audiogram Testing for Field Staff.
Electrical Supply Contracts Re-negotiated for Cost Savings.
New Weed Lake Management Plan Implementation.
East Balzac Sanitary Sewer Flushing Program.
Water Conservation Policy Update and Approval.
Agricultural Recycling Round-up Events(9).
New Recycling Hauling Contract Awarded.
Nominated for an Award of Excellence for the CHUCKwagon and Ag Round-up Programs.

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

Significant Advancements (On-going)
Franchise Agreement Negotiations with CalAlta Waterworks Ltd. (Springbank) and Rocky View Water Co-op Ltd. (Bears paw).
Assessment of Options for Water and Wastewater Servicing at Cochrane Lakes.
Connection of the Springbank Schools to the Cochrane to Calgary Wastewater Line.
Connection of the Wintergreen Woods Water Co-op to the County's Bragg Creek Water System.
Connection of the Cambridge Estates Development (Conrich) and the Prince of Peace Development (East Rocky View) to the County's East Rocky View Water System.
Consolidation of the Deer Haven Estates Water Co-op with the Larger North Springbank Water Co-op Limited (Springbank).
Wastewater Servicing Potential for Mackenas Estates (Springbank).
Bragg Creek Mandatory Water and Sewer Connections.
Weed Lake Operations Agreement / CSMI Accommodation.
Langdon Curbside Solid Waste Collection Contract Renewal.
Mitigation of Frozen Water and Sewer Services (Bragg Creek).
Thorlakson's Natures Call Compost Facility Air Quality Monitoring (East Rocky View).



Inflow and Infiltration Reduction program for the County's East Rocky View and Langdon Wastewater Collection Systems.
Odor Control Program for the County's East Rocky View and Langdon Wastewater Collection and Treatment Systems.
Relocation of the Bearspaw Recycling Depot to Accommodate the Inclusion of Garbage and Organics Disposal.
Water and Wastewater Cost of Servicing / Rate Review Study.
Solid Waste Master Plan Update (Servicing Strategies and Funding Models).
Strategy for County Water Licence Deployment and Use.
Continued Assessment of the Feasibility of the County Utilities Transition to the County's Utilities Corporation (Aqueduct).
Storm Risk Modeling/Community Resiliency Project Participation.
CMRB Technical Information Provision and Reviews.
County MDP Project Information Provision.

Environmental Compliance

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

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

For the period **June 01 to September 30, 2019:**

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

1. The monthly ammonia and total nitrogen averages for treated wastewater effluent exceeded approval limits for the months of June and July at the Bragg Creek wastewater treatment plant. The exceedances are believed to have been the result of low dissolved oxygen throughout the process, in addition to receiving high strength influent from the closed pressurized collection system. High flows during the summer months, particularly on weekends, on this system are also believed to have impeded the treatment process contributing to the elevated levels of nitrogen and ammonia. The addition of aeration equipment at the front end of the treatment process, and an effluent re-circulation line have been installed to mitigate future exceedances, and hauling of raw wastewater to another approved facility has been arranged for periods of high flows that may impair the proper operation of the treatment process.
2. The monthly phosphorous averages for treated wastewater effluent exceeded approval limits for the month of August at the Bragg Creek wastewater treatment plant. The exceedance is the result of changes to the treatment process described above to deal with high ammonia and nitrogen levels in the treated effluent and with treatment chemicals used in the process losing strength while being stored at the plant. Adjustments to the treatment process have been



made to adequately deal with both ammonia and nitrogen and phosphorous removal targets, in addition to a process put in place to limit the time that treatment chemicals are stored on site. These adjustments have proved successful and since August 30, the plant has operated fully within approval parameters.

3. During an annual regulatory inspection at the Bragg Creek Wastewater Treatment Plant in September, Alberta Environment and Parks advised the County that an updated Environmental Performance Plan (EPP) was not included in the 2018 Annual Report as required under the operating approval. Since the EEP was first submitted in 2011, there have not been any updates deemed necessary to the plan by the County, and thus none were submitted to the regulator. Realizing, however, that not submitting anything is considered as a contravention of the approval, it was formally reported to Alberta Environment and Parks immediately after the inspection. The County is in the process of selecting a consultant to review the current EPP and to update the plan as required for submission to the regulator with the 2019 annual report which is due February 28, 2020.
4. During an annual regulatory inspection at the Bragg Creek Water Treatment Plant in July, Alberta Environment and Parks advised the County that a sampling for Microcystin was not reported for September 2018 as required under the operating approval. A review of plant records by the County and contract operator, determined that this sampling event was unintentionally missed by the operator. Being that the missed sampling is considered as a contravention of the approval, it was formally reported to Alberta Environment and Parks immediately after the inspection. The operator on duty at the time of the missed sample is no longer employed by the contract operator, and there have not been any missed sampling events since this occurrence. A sampling schedule and a copy of the approval are on site for operators to follow.
5. Sampling for TSS (Total Suspended Solids) was missed on one day only in July at the Langdon Wastewater Treatment Plant while the operator was attending to an equipment failure at the plant that was impacting the treatment process. This was the only sampling parameter that was missed, all other sampling required under the approval was completed. A contingency plan has been developed to ensure that a follow-up session is held after completing emergency repairs to ensure that all regulatory requirements for the day have also been completed
6. On August 7, 2019 a GFI outlet powering an automated sampler at the Langdon Wastewater Treatment Plant had tripped preventing the sampler from obtaining a complete composite sample for that day as required under the approval. The sampler was able to collect enough volume to complete lab testing for the day, however, was not truly representative of the entire day and thus reported as a contravention. In 2017, the previous outlet at this location was replaced with a GFI outlet, and a splash guard installed to prevent power interruption due to water splash. It is unknown why the GFI outlet tripped, however, it has been replaced with a new GFI outlet
7. Test results for the Cochrane Lake water quality sampling required for Cochrane Lake discharges for the months of May through September showed exceedance of water quality approval limits for discharges to the environment (Horse Creek). As per the approval, the test results were discussed with Alberta Environment and Parks who acknowledged that discharges could continue under emergency conditions. Emergency conditions exist when Cochrane Lake water levels are above the established high water level. The County thus continued to discharge water from Cochrane Lakes to the Horse Creek outfall and continued to monitor water quality while discharging as per approval requirements. Discharges from



Cochrane Lake are discontinued annually on September 15th in accordance with the regulatory approval.

Alberta Environment does not consider the above incidents sufficient to pose a significant environmental or public health concern at this time.

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

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

BUDGET IMPLICATION(S):

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

OPTIONS:

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

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director Operations

Chief Administration Officer

SJ/bg



CAPITAL PROJECT MANAGEMENT

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: 2000-450

SUBJECT: Quarterly Update (July-September 2019) - Capital Project Management

EXECUTIVE SUMMARY:

The intent of this update is to provide Council with a general update of activities completed between July 2019 and September 2019, and forecast the activities expected through to the end of 2019.

The core function of the Capital Project Management team is to deliver projects which result in a new or improved tangible capital asset. This work is primarily focused on three distinct areas, including major capital projects, stormwater and flood mitigation projects, and the delivery of several annual programs.

The breadth of the department's scope of service requires the team to collaborate with a variety of other County departments, particularly Transportation Services, Planning and Development, Utility Services, and Corporate Properties, as well as members of the public and governmental and quasi-governmental bodies.

¹ADMINISTRATION RECOMMENDATION:

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

BACKGROUND:

General Operations

- Completed revisions to Policies 400 (Annual Road Program) and 416 (Land Acquisition)
- Completed provincial grant application for joint initiative with the Village of Beiseker
- Completed 2013 Disaster Recovery Program submissions
- Advanced the 'West Balzac Servicing Study' (Draft report complete)

Significant Awards / Contracts

During the reporting period, Capital Project Management advanced nine significant offerings.

¹Administration Resources:

Doug Hafichuk, Capital Project Management



Significant Awards / Contracts	
2019 Road Program Construction (Tender)	Complete July 2019
Country Lanes Estates Drainage Construction (Tender)	Complete July 2019*
Langdon WWTP Upgrade Engineering (Sole Source)	Complete August 2019
Gravel Pit Reclamation (Competitive Bid)	Complete September 2019
Municipal Enforcement Action (Competitive Bid)	Complete September 2019
Significant Awards / Contracts (Continued)	
Bragg Creek Flood Mitigation Construction (Tender)	Complete September 2019**
Langdon Fire Hall Construction (Pre-Qualification)	Complete September 2019
Langdon Fire Hall Construction Early-Works (Competitive Bid)	Complete September 2019
Langdon Quad Diamonds Engineering (Sole Source)	Complete September 2019

* Cancelled due to unsatisfactory results

** Award delayed until at least January 2020

In the next reporting period, Capital Project Management expects to complete four significant offerings.

Significant Awards / Contracts (Pending)	
Wintergreen Woods Connection Construction (Competitive Bid)	Expected October 2019
Langdon Quad Diamonds Construction (Pre-Qualification)	Expected November 2019
Langdon Quad Diamonds Construction (Tender)	Expected December 2019
Langdon Fire Hall Construction (Tender)	Expected December 2019

Stormwater and Drainage Improvement Projects

Capital Projects is undertaking 21 scopes of work under Policy 459 worth a total of \$1.375 Million.

These projects are in various stages of execution, however 12 projects are expected to be complete or closed in 2019, with three others brought to a 'construction ready' state.

Annual Line Painting Program

With support from Transportation Services, Capital Projects executed the annual Line Painting Program in July and August 2019.



Savings realized through the competitive bid process were merged with 2018 carryover funds to complete s second scope of work in September 2019, focused on durable markings in high traffic areas such as West Balzac and Langdon.

Annual Gravel Program

With support from Transportation Services, Capital Projects placed 74,000 tonne of material over 350 kilometers of County roads, at an average cost of \$4750 per kilometer. The program was substantially complete by August 2019.

Major Capital Projects

Capital Project Management advanced (6) major capital initiatives during the reporting period.

Langdon Fire Hall

- | | |
|-------------|---|
| Completed: | <ul style="list-style-type: none"> • Completion of detailed engineering • Early works construction (ex. site servicing, grading) • Contractor pre-qualification for major construction |
| Forecasted: | <ul style="list-style-type: none"> • Detailed engineering / design • Tender award for major construction |

Langdon WWTP Capacity Upgrade

- | | |
|-------------|--|
| Completed: | <ul style="list-style-type: none"> • Engineering contract awarded • Completion of detailed engineering |
| Forecasted: | <ul style="list-style-type: none"> • Tender award for major construction • Purchase of long-lead equipment |

Bragg Creek Flood Mitigation

- | | |
|-------------|---|
| Completed: | <ul style="list-style-type: none"> • Completion of detailed engineering • Completion of construction tender |
| Forecasted: | <ul style="list-style-type: none"> • No major activity expected until 2020 |



Langdon Quad Diamonds

- | | |
|-------------|---|
| Completed: | <ul style="list-style-type: none"> • Engineering contract awarded • Completion of detailed design • Revised cost estimate • Contractor pre-qualification for major construction |
| Forecasted: | <ul style="list-style-type: none"> • Tender award for major construction |

Sand / Salt Storage Building

- | | |
|-------------|--|
| Completed: | <ul style="list-style-type: none"> • Building erection and commissioning • Turnover to Operations Services |
| Forecasted: | <ul style="list-style-type: none"> • Project closeout |

Langdon Joint Use Site

- | | |
|-------------|--|
| Completed: | <ul style="list-style-type: none"> • Mechanical commissioning |
| Forecasted: | <ul style="list-style-type: none"> • Project closeout |

Annual Road Program

Under the ‘Annual Road Program’ (County Policy 400), the County endeavors to complete a series of projects to both maintain and further develop the County’s road network.

Contract awards for 2019 construction projects were issued in July 2019. The 2019 Road Program is within budget and on schedule for completion in October 2019.

Road and Bridge Projects (2018 Design, 2019 Construction)

- Dickson Stevenson Trail (TWP-280 to Airdrie Boundary)
- Springbank Road (RR-33 to RR-40)
- Bridge File 77468 (RR-20 and HWY-574)
- Bridge File 80556 (TWP-260 and RR-270)

- Bridge File 75859 (TWP-262 and RR-270)
- Annual Pavement Maintenance Program
- Range Road 290* (HW-566 to TWP-270)
- Township Road 250* (RR-40 to RR-33)
- Langdon Centre Street* (Glenmore Tr. To Railway Ave.)

*(Carryover from 2018)

Road and Bridge Projects (2019 Design, 2020 Construction)

- Dickson Stevenson Trail (TWP-280 to HWY-72)
- Inverlake Road (RR-280 to RR-274)
- Range Road 284 (TWP-232 to TWP-230)
- Bridge File 06860 (RR-263 and HWY-9)
- Bridge File 80553 (RR-265 and TWP-264)
- Bridge File 76721 (TWP-274 and RR-282)

Road and Bridge Projects (2020 Design, 2021 Construction)**

- Range Road 264 (HWY-567 to HWY-9)
- Township Road 232 (HWY-791 to RR-273)
- Grand Valley Road (HWY-1A to Wildcat Hills)
- Township Road 250 (RR-283 to RR-280)

**Pending 2020 Budget Approval

BUDGET IMPLICATION(S):

All projects described have received funding through Council.



ROCKY VIEW COUNTY
Cultivating Communities

OPTIONS:

Option #1 THAT the Capital Projects Quarterly report to Council be received as information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director Operations

Chief Administration Officer

DH/bg



PLANNING AND DEVELOPMENT SERVICES

TO: Council

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

FILE: N/A

SUBJECT: Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445, on September 28, 2010. The policy was introduced to outline the formal process for achieving adequate and reliable water supply for firefighting within the East Balzac area. Administration recently reviewed Policy C-445 as part of the County's policy review project and finds that the policy is no longer needed as its requirements are adequately contained within Section 600 of the Rocky View County Servicing Standards (2013).

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

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



ATTACHMENTS:

Attachment 'A' – Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445

POLICY

#445



Title:
**Water Supply for Fire Protection for East Balzac
Commercial/Industrial Development**

Legal References:

Municipal Government Act
Alberta Building Code
Alberta Fire Code
National Fire Protection Association (NFPA)
Fire Underwriters Survey (FUS)

Policy Category:

Infrastructure and Operations

Cross References:

Rocky View Servicing Standards

Effective Date: September 28, 2010

Revision Date:

Purpose:

The purpose of this policy is to outline a formal process for achieving adequate and reliable water supply for fire protection within the East Balzac Development Area (Schedule A). An adequate water supply for firefighting is an essential component of the County's fire protection system.

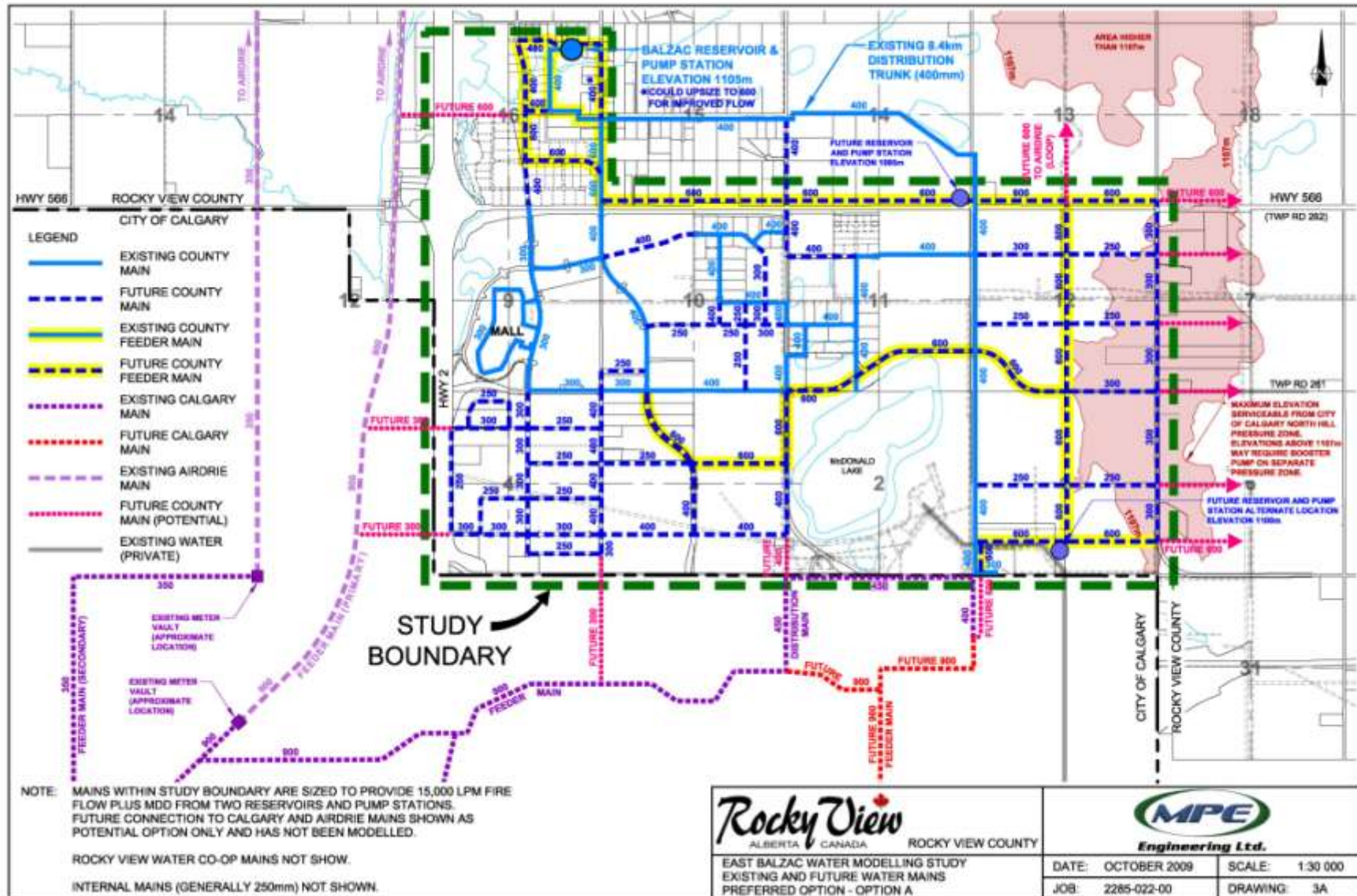
Definitions:

- "County" means Rocky View County
- "Development" means development as defined in the *Municipal Government Act*, R.S.A. 2000, c. M-26
- "Development area" means those various areas of Lands within the County as set out in Schedule 'A'
- "Fire flow" means amounts of water necessary for fire protection

Policy Statements:

1. As commercial and industrial developments in the County vary substantially, fire flow capability for each development shall be assessed individually.
2. Where the County's water system cannot provide adequate flow and/or pressure for the proposed development: On-site booster pumps, storage and/or other requirements to meet *Alberta Building Code* or other applicable codes such as *National Fire Protection Association (NFPA)* or *Fire Underwriters Survey (FUS)* shall be required by the County.
3. The County can currently provide fire flow for the area designated on the map contained in Schedule "A" in a range of 10,000 to 15,000 L/min (2,200 to 3,300 lpm) at a minimum delivery pressure of 150 kPa (22 psi) for duration of 2 to 3.5 hours.
4. Future development within the area designated in Schedule 'A' shall be required to demonstrate adequate and reliable fire flow capability. As part of the development approval process, the owner/applicant will be required to submit relevant information demonstrating fire flow capability within the minimum range and pressure set out in Clause 3.
5. Development, building, or occupancy permits may be withheld should the owners/applicants not prove out adequate and reliable fire flow capability.
6. As the East Balzac area develops, the County will monitor actual fire flow demands and carry out hydrant tests at least once per annum to confirm fire flow capacity.

Schedule 'A'





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Servicing Standards, Policy C-412

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Servicing Standards, Policy C-412, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted Servicing Standards, Policy C-412, on April 13, 2010. The policy was introduced to ensure that all development and associated infrastructure was completed in a uniform and consistent manner. Administration recently reviewed the Servicing Standards, Policy C-412 as part of the County's policy review project and has made minor textual updates to the policy.

As part of the County's policy review project, Administration reviews existing policies and proposed amendments. Administration reviewed Servicing Standards, Policy C-412 and recommends that it be updated to apply the County's current policy format and writing standards.

The content of the policy remains the same however the only notable change to the policy is the title which has been updated to "Servicing Standards" from the previous "Servicing Requirements".

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT Servicing Standards, Policy C-412 be amended as per Attachment "A"

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Acting Executive Director
Community Development Services

Chief Administrative Officer

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



ATTACHMENTS:

Attachment 'A' – Proposed Servicing Standards, C-412
Attachment 'B' – Existing Servicing Requirements, C-412



SERVICING STANDARDS

Council Policy

C-412

Policy Number:	C-412
Policy Owner:	Planning and Development Services
Adopted By:	Council
Adoption Date:	2010 April 13
Effective Date:	2010 April 13
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 The purpose of this policy is to ensure that all development and associated infrastructure construction in Rocky View County (the County) is completed in a uniform and consistent manner that is compatible with all applicable legislation, the County's strategic plan, servicing strategies and visions for the County.



Policy Statement

- 2 This policy is intended to declare the Servicing Standards as the County's infrastructure and servicing standard associated with all new development proposals



Policy

- 3 All development proposals in the County must be designed and constructed in accordance with the Servicing Standards, as amended by the County from time to time.
- 4 This policy does not relieve an applicant from complying with any provision of any federal or provincial law or regulation, other bylaw, or any requirement of any lawful permit, order, or license.
- 5 All infrastructure constructed by the County should use the Servicing Standards as a guiding tool for such construction.
- 6 For clarification, all references made to the Municipal Servicing Standards for Subdivision and Road Construction shall be replaced with the Servicing Standards.





SERVICING STANDARDS

Council Policy

C-412

References

Legal Authorities

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

Related Plans, Bylaws, Policies, etc.

- Rocky View County *Servicing Standards*, approved by Council resolution no. 188-13 on 2013 May 28

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

-



Definitions

7 In this policy:

- (1) “County” means Rocky View County;
- (2) “development” means development as defined in the *Municipal Government Act* and does not include private infrastructure;
- (3) “*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;
- (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) “*Servicing Standards*” means Rocky View County Servicing Standards, approved by Council resolution no. 188-13 on 2013 May 28, as amended or replaced from time to time,

POLICY

#412



ROCKY VIEW COUNTY
Cultivating Communities

Title:
Servicing Requirements

Legal References:

Municipal Government Act
Water Act
Subdivision and Development Regulation
Municipal Servicing Standards for Subdivision and Road Construction

Policy Category:

Infrastructure and Operations

Cross References:

N/A

Effective Date: April 13, 2010

Revision Date:

Purpose:

The Servicing Standards Policy will ensure that all development and associated infrastructure construction in Rocky View is completed in a uniform and consistent manner that is compatible with all applicable legislation, Rocky View's strategic plan, servicing strategies and visions for the County.

Authority:

Section 8 of the *Municipal Government Act* authorizes Council to pass bylaws that:
"provide for a system of licenses, permits or approvals, including... setting out the conditions that must be met before a license, permit or approval is granted or renewed, the nature of the conditions and who may impose them."

Definitions:

- "Development" means development as defined in the *Municipal Government Act* and does not include private infrastructure.
- "County" means Rocky View County.
- "Servicing Standards" refers to the *Municipal Servicing Standards for Subdivision and Road Construction*.

Policy Statements:

1. All development proposals in the County will be designed and constructed in accordance with the Servicing Standards, as amended by the County from time to time.
2. This policy does not relieve an applicant from complying with any provision of any federal or provincial law or regulation, other bylaw, or any requirement of any lawful permit, order, or license.
3. All infrastructure constructed by the County will use the Servicing Standards as a guiding tool for such construction.
4. For clarification on Servicing Standards reference should be made to the Municipal Servicing Standards for Subdivision and Road Construction.



TRANSPORTATION SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: 2000-450

SUBJECT: Locomotive Whistle Cessation Policy C-455

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Locomotive Whistle Cessation Policy C-455, 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 Locomotive Whistle Cessation Policy C-455 on January 24, 2012. The policy was introduced to establish the criteria and budgeting process to eliminate train whistling at public railway crossings. Administration recently reviewed Locomotive Whistle Cessation Policy C-455 as part of the County's policy review project and it has been identified that Locomotive Whistle Cessation Policy C-455 is better aligned as an Administrative Procedure, and therefore should be rescinded as a Council Policy.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the Locomotive Whistle Cessation Policy C-455 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations

Chief Administrative Officer

SH/bg

¹Administration Resources

Steven Hulsman, Transportation Services



ROCKY VIEW COUNTY
Cultivating Communities

ATTACHMENTS:

ATTACHMENT 'A' – Existing Locomotive Whistle Cessation Policy C-455

POLICY**#455**

Title:
Locomotive Whistle Cessation

Legal References:

Transport Canada Guideline No.1: Procedure & Conditions For Eliminating Whistling At Public Crossings.

Policy Category:

Infrastructure and Operations

Cross References:

Effective Date: January 24, 2012

Revision Date:

Purpose:

The intent of this policy is to establish a criteria and budgeting process to eliminate locomotive whistling at public crossings.

Definitions:

- Administration – refers to County Staff.
- Applicant – refers to area residents petitioning to eliminate whistling at a railway crossing.
- Area Residents – refers to residents residing within one kilometre of the railway crossing.
- Council – refers to the Council of Rocky View County.
- County – refers to Rocky View County.
- Railway Crossing – At grade train tracks.

Policy Statements:

1. The County recognizes that sounding warning systems at public crossings are essential for public safety.
2. The County recognizes that the noise associated with the whistling at railway crossings can be considered a nuisance by the public because of sound warning system requirements at the crossing and locomotives approaching the crossing.
3. To initiate an application to eliminate locomotive whistling at a public crossing, residents residing within one mile of the crossing must submit a formal petition with a minimum of 66% of area residents concurring with the requests.
4. Administration shall present all applications to eliminate whistling at a public crossing to Council for direction. Administration will identify the costs associated with proceeding with an application to a railway company for Council's consideration:
 - Technical Safety Assessment of the Crossing.
 - If the Safety Assessment proceeds and identifies concerns or upgrade requirements at the crossing, the County will bear all costs to implement.
 - The County recognizes that costs to implement whistle cessation cannot be budgeted for until completion of the safety assessment and the railway company provides an estimate to complete any required improvements.
 - If whistling can be eliminated in accordance with Transport Canada Guidelines, an insurance policy and associated agreement between the County and Railway Company will be required; this agreement indemnifies the railway company from future safety infractions at the crossing.
 - The County may be held responsible for maintenance costs associated with crossings, insurance coverage and other annual fees.
5. To initiate the application process with the railway company, Council must pass a Motion requesting locomotive whistling be eliminated at the railway crossing, in accordance with the Guideline.

6. Council shall have the discretion to require the applicant to submit a Safety Assessment with the petition. This information would provide Council with any safety concerns and a magnitude of costs to remedy the concerns at the crossing; such as installation of new warning lights and gates or upgrades to existing railway tracks and modifications to warning lights and gate. The assessment would be included as part of Administration's report to Council.
7. The County will adhere to Transport Canada Guideline No.1: Procedure & Conditions for Eliminating Whistling at Public Crossings, as amended from time to time.



AGRICULTURAL AND ENVIRONMENTAL SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Agricultural and Environmental Services Policies

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as the Stubble Burning Policy C-505 and the Weed/Invasive Plant Awareness, Enforcement and Control Policy 507 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:

Stubble Burning Policy C-505

The Policy and Priorities Committee adopted the Stubble Burning Policy C-505, on October 28, 2003. The policy was introduced to protect soil from erosion and allow for the burning of stubble under specific conditions. Administration recently reviewed the Stubble Burning Policy C-505 as part of the County's policy review project and determined it is better aligned as an Administrative Policy.

Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507

The Policy and Priorities Committee adopted the Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 on May 31, 2011. The policy was developed to prevent the establishment and/or spread of invasive plants throughout the County. Administration recently reviewed the Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 as part of the County's policy review project and finds it is better aligned as an Administrative Policy.

Stubble Burning Bylaw C-5753-2003

Rocky View County Council passed Bylaw C-5753-2003 on May 27, 2003. The bylaw predated the Stubble Burning Policy C-505 and was also introduced to protect soil from erosion and allow for the burning of stubble under specific conditions. Administration recently reviewed the Stubble Burning Bylaw C-5753-2003 as part of the County's policy review project and finds it is better aligned as an Administrative Policy.

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, along with the Agricultural Service Board (ASB), reviewed the Stubble Burning Policy C-505 and the Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 and recommends that they be rescinded and replaced with Administrative Policies. Administration and the ASB also reviewed Stubble Burning Bylaw C-5753-2003 during the review process and recommend that it be repealed.

¹Administration Resources

Jeff Fleischer, Agricultural and Environmental Services



BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: Motion #1: THAT Stubble Burning Policy, C-505 be rescinded.
- Motion #2: THAT Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 be rescinded.
- Motion #3: THAT Bylaw C-7972-2019 be given first reading.
- Motion #4: THAT Bylaw C-7972-2019 be given second reading.
- Motion #5: THAT Bylaw C-7972-2019 be considered for third reading.
- Motion #6: THAT Bylaw C-7972-2019 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Al Hoggan”

Executive Director Operations

Chief Administrative Officer

JF/bg

ATTACHMENTS:

- ATTACHMENT ‘A’ - Stubble Burning Policy C-505
ATTACHMENT ‘B’ - Bylaw C-5753-2003
ATTACHMENT ‘C’ - Bylaw C-7972-2019
ATTACHMENT ‘D’ - Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507

POLICY**#505**

ROCKY VIEW COUNTY
Cultivating Communities

Title:
Stubble Burning

Legal References:

Soil Conservation Act, RSA, 1988
Forest and Prairie Protection Act, RSA, 1980

Policy Category:

Agriculture Services

Cross References:

Procedure PRO-505

Effective Date: October 28, 2003

Revision Date(s): June 9, 2009

Purpose:

To protect soil from erosion and to allow for removal of stubble from fields by burning under specific conditions.

Definitions:

- "Act" means the Soil Conservation Act, (RSA 2000), as amended from time to time by the Province of Alberta.
- "Stubble" Means any harvested or unharvested herbaceous plants or plant parts, standing, spread or in swathed windrows grown on land.
- "Stubble Burning Bylaw" means, Bylaw #C-5753-2003 duly enacted by Council to regulate the burning of stubble.

Policy Statements:

1. Rocky View will authorize and regulate the burning of stubble through a permitting system.
2. Rocky view Council shall appoint a Soil Conservation Officer(s) in accordance with the Act, who shall administer the stubble burning permitting system for Rocky View.
3. Rocky View's Subdivision Appeal Board shall hear and determine any appeals related to stubble burning and permitting in accordance with the Act.

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW NO. C-5753-2003**

A Bylaw of the Municipal District of Rocky View No. 44 in the Province of Alberta to amend Bylaw C-5692-2003.

WHEREAS The Soil Conservation Act, RSA 2000, c.S-15 gives authority for a Council, by Bylaw, to establish, inter alia, a system of permits controlling the burning of stubble on land;

WHEREAS It is deemed advisable in the best interests of soil conservation that the Council establishes a permit system to control the burning of stubble on land within the Municipal District of Rocky View No. 44;

NOW THEREFORE, the Council for the Municipal District of Rocky View No. 44 hereby enacts as follows:

I. NAME OF BYLAW AND DEFINITIONS:

- 1.1 This Bylaw may be cited as The Stubble Burning Bylaw.
- 1.2 In this Bylaw:
 - a) "Appeal Committee" means the duly appointed voting members of the Agricultural Service Board.
 - b) "Bylaw Control Officer/Constable" means a person appointed by the Council pursuant to the provisions of Section S.555(1) of the Municipal Government Act;
 - c) "Council" means the Council of the Municipal District of Rocky View No. 44;
 - d) "Fire Chief" means the person appointed by Council to coordinate and administer fire protection activities within the corporate boundaries of the Municipal District of Rocky View No. 44;
 - e) "Fire Guard" means an area around the proposed burn area where appropriate action has been taken to stop the spread of the fire to areas not meant to be burned;
 - f) "Fire Guardian" means a person appointed as such under the Forest and Prairie Protection Act R.S.A. 1980 Chapter F-14 and includes Municipal District Councillors, Municipal District Constables, Municipal District Bylaw Officer;
 - g) "Fire Permit" means a permit issued by the Fire Chief or Fire Guardians
 - h) "Municipality" means the Municipal District of Rocky View No. 44, a Municipal Corporation of the Province of Alberta;
 - i) "Soil Conservation Officer" means the person or persons appointed from time to time as such under the Soil Conservation Act, RSA 2000, c.S-15;
 - j) "Stubble" means any harvested or unharvested herbaceous plants or plant parts, standing, spread or in swathed windrows grown on land;
 - k) "Stubble Burning Permit" means a permit issued by a Soil Conservation Officer under this Bylaw pursuant to which the applicant therefore is permitted to burn stubble pursuant to the provisions therein set out;
 - l) "Violation Ticket" means a ticket issued for an offence committed against any provisions of this Bylaw.

II PROVISION OF BYLAW:

No person shall burn stubble on any land within the Municipal District of Rocky View No. 44 without first obtaining a Stubble Burning Permit.

III POWERS OF SOIL CONSERVATION OFFICER:

3.1 Each Soil Conservation Officer shall have the authority and power to:

- a) issue a Stubble Burning Permit with respect to the burning of stubble on lands within the boundaries of the Municipality;
- b) issue a Stubble Burning Permit as per regulations set out by Council in Schedule A, Regulations for stubble burning in the M.D. of Rocky View (attached);
- c) decide whether a field inspection is warranted prior to his decision to issue or not to issue a Stubble Burning Permit; and
- d) refuse to issue a permit to burn stubble if he/she feels that it would
 - (1) contribute to soil loss or deterioration; and
 - (2) violate any regulations as set out by Council in Schedule A.

3.2 The Soil Conservation Officer shall not knowingly issue a Stubble Burning Permit on land that is to be fallowed.

3.3 Schedule A may be amended from time to time by Council.

IV APPEALS:

4.1 A person who has been denied a Stubble Burning Permit may appeal to the Appeal Committee by filing a notice of appeal under this section with the Municipal Secretary.

4.2 A notice of appeal shall be in writing and shall:

- a) set out:
 - i) the name and address of the appellant;
 - ii) an address for service on the appellant;
 - iii) the legal description of the land affected, and
 - iv) the grounds of the appeal, and
- b) be accompanied by a deposit in the amount of \$100.00 (which may be refunded at the discretion of the Appeal Committee).

4.3 On being served with a notice of appeal, the Appeal Committee shall hear the appeal within seven (7) days.

4.4 For the purposes of hearing an appeal by the Appeal Committee, the procedures set out in Schedule 'BY' 'Procedures Governing Appeals under the Stubble Burning Bylaw' (attached) shall apply.

4.5 The decision of the Appeal Committee shall be final and binding.

V **FIRE PERMIT:**

- 5.1 Any person receiving a Stubble Burning Permit shall also be required to have a Fire Permit prior to burning any stubble pursuant to a Stubble Burning Permit.

VI **OFFENSES:**

- 6.1 No person shall light a stubble fire or allow a stubble fire to be lit on land which he owns or which is otherwise under his control without having both a "Fire Permit" and a "Stubble Burning Permit" in his possession.
- 6.2 No person shall light a stubble fire until all conditions of both the relevant "Fire permit" and the relevant "Stubble Burning Permit" are met.
- 6.3 The granting of a permit under this Bylaw in no way relieves any recipient thereof of his responsibility to contain any fire to the area described in the permit, and if the fire spreads to areas for which a permit has not been issued, or if the fire otherwise causes any damage whatsoever, the person causing the fire and/or the landowner shall be held responsible for any loss, cost or expense arising as a result thereof.
- 6.4 Any Stubble Burning Permit may be suspended, revoked or altered by the Soil Conservation Officer, if found in error or if it is found that false information was given by the applicant.
- 6.5 Upon direction of a Municipal Bylaw Officer, Fire Chief, Municipal Constable or Soil Conservation Officer, that a permit under this Bylaw has been suspended or revoked, the permittee shall immediately extinguish any fire set pursuant to the permit issued.

VII **PENALTIES:**

- 7.1 Any person who contravenes a provision of this Bylaw or a condition of a permit is guilty of an offence and is liable to a fine of not more than Five Thousand Dollars (\$5,000.00);
- 7.2 All penalties under this Bylaw shall be enforced by the Municipal Bylaw Control Officer/Constable;
- 7.3 Where a Bylaw Officer/Constable appointed by the Municipality has reasonable grounds to believe that a person has committed a breach of any of the provisions of this Bylaw, he/she may issue and serve upon such person a violation ticket pursuant to the provisions of the Provincial Offences Procedures Act CP-21 S, as amended from time to time;
- 7.4 Service of such violation ticket shall be sufficient if it is:
a) personally served, or
b) left for him/her at his/her last or most usual place of abode or with a person who is apparently at least 16 years old.

VIII **SEVERABILITY:**

- 8.1 Should any section or part of this Bylaw be found to have been improperly enacted, for any reason, then such section or part shall be regarded as being severable from the rest of the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable as if the section found to be improperly enacted had not been enacted as part of this Bylaw.

IX **And Upon Third Reading Thereof Bylaw C-5692-2003 is Hereby Rescinded.**

READINGS BY COUNCIL:

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta this 27th day of May, 2003 on a motion by Councillor Kent.

Carried

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta this 27th day of May, 2003 on a motion by Councillor Everett.

Carried

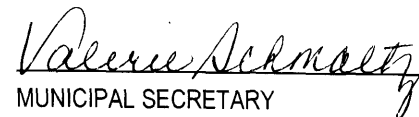
Permission for third reading was passed unanimously in open Council, assembled in the City of Calgary, in the Province of Alberta this 27th day of May, 2003 on a motion by Councillor Goode.

Carried Unanimously

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta this 27th of May, 2003 on a motion by Councillor McLean.

Carried



REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW NO. C-5753-2003**

SCHEDULE 'A'

'REGULATIONS FOR STUBBLE BURNING WITHIN THE M.D. OF ROCKY VIEW'

1. Written confirmation of liability insurance for stubble burning will be required from the insurance agent or insurance company when a request for a Stubble Burning Permit is received from a landowner.
2. The permittee is totally responsible for the safe control of the burning herein authorized.
3. A 50 foot cultivated fireguard is to be prepared. (Fire Guard means an area around the proposed burn area where appropriate action has been taken to stop the spread of the fire to areas not meant to be burned).
4. A minimum of two adults must be in attendance at all times during the burn period.
5. A maximum of 40 acres is allowed to be burned in any one occurrence.
6. Burning cannot occur unless winds are under 12 km/hr in order not to endanger any adjacent property, and wind conditions must be such that any smoke emanating from the burn will not create a road or public hazard.
7. Tractors and field implements capable of guarding the fire are to be in place at all times during the burn.
8. If burning is authorized with 1/2 mile of a provincial highway, the permittee must post smoke hazard signs, available from Alberta Transportation.
9. Burning permits should not be issued in the fall if it would leave the soil vulnerable to erosion.
10. The permittee must notify the local Fire Department at least 1/2 hour prior to burning.
11. The permittee must abide by any conditions of permits issued under the Forest and Prairie Protection Act.

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44 6

BYLAW NO. C-5753-2003

SCHEDULE 'B'

PROCEDURES GOVERNING APPEALS UNDER THE STUBBLE BURNING BYLAW

1. The appellant shall be notified by the Soil Conservation Officer of the time and place the appeal is to be heard.
2. The Chairman shall:
 - a) Determine whether an inspection of the land in question by the Appeal Committee is necessary.
 - b) Call the meeting to order and declare the appeal hearing open.
 - c) Declare that the appeal hearing has been called pursuant to the Stubble Burning Bylaw under the authority of the Soil Conservation Act.
 - d) Call for the appellant or his agent to offer evidence relevant to his request for a Stubble Burning Permit,
 - e) Allow questions from the Appeal Committee.
 - f) Accept any written or visual evidence offered by the appellant or his agent.
 - g) Allow the appellant or his agent any closing remarks.
3. The appellant will be advised of the Appeal Committee's decision within forty-eight (48) hours with written confirmation to follow, by the Soil Conservation Officer.



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7972-2019

A Bylaw of Rocky View County, in the Province of Alberta, to repeal the *Stubble Burning Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as Bylaw C-7972-2019.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the following:
 - (1) “***Municipal Government Act***” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (2) “***Stubble Burning Bylaw***” means Rocky View County Bylaw C-5753-2003, being the *Stubble Burning Bylaw*, as amended or repealed from time to time.

Effect

- 3 Rocky View County Bylaw C-5753-2003, being the *Stubble Burning Bylaw*, and all amendments thereto, are repealed upon this bylaw coming into full force and effect.

Effective Date

- 4 Bylaw C-7972-2019 is passed and comes into full force and effect when it receives third reading and is signed pursuant to the *Municipal Government Act*.

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

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

UNANIMOUS PERMISSION FOR THIRD READING this_____ day of _____, 2019

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

POLICY

#507



Title:
Weed/Invasive Plant Awareness, Enforcement And Control

Legal References:

Weed Control Act
Weed Control Regulations
Agricultural Service Board Act – Section 9(1) and (2)

Policy Category:

Agricultural Services

Cross References:

Procedure #PRO 507

Effective Date: May 31, 2011

Revision Date:

Purpose:

To prevent the establishment and spread of weeds/invasive plants in the County; to control and eliminate those that are established; and to generate landowner awareness of weeds and invasive plants.

Authority:

Weeds and invasive plants are regulated under the provincial *Weed Control Act*. Under the *Agricultural Service Board Act*, the Agricultural Services staff has the responsibility to advise on and to help organize and direct weed and pest control and soil and water conservation programs. The Agricultural Service staff also has authority under the *Agricultural Service Board Act* to subject land to supervision, rehabilitation or reclamation due to the presence of weeds and invasive species.

Definitions:

- “*Appeal Committee*” means the Rocky View Subdivision Appeal Board.
- “*Council*” means the Council of Rocky View County.
- “*Landowner*” means, in the case of land, a person who is registered under the Land Titles Act as the owner, or in the case of personal property, a person who is in lawful possession of the property or who has the right to exercise control over the property.
- “*Occupant*” means a person occupying or exercising control or having the right to occupy or exercise control over land.
- “*Rocky View*” means Rocky View County.
- “*Weed/Invasive Plant*” means those species of plants designated by the Weed Control Act or by County by-law as “Prohibited Noxious or Noxious”.
- “*Weed Inspector*” means a person appointed as an inspector by Rocky View under Section 7 of the *Weed Control Act*.

Policy Statements:

1. Rocky View is committed to taking all reasonable steps to:
 - generate landowner awareness of weeds and invasive plant species,
 - prevent the introduction and spread of weeds/invasive plants on lands in the County, and
 - control and eliminate weeds/invasive plants that are established on lands in the County.
2. Weeds/invasive plants shall be controlled on an annual basis in the County through a weed control program set out by Agricultural Services..
3. Weeds/invasive plants may be designated under the Weed Control Act or by a bylaw of Rocky View Council.
4. Seasonal and permanent Agricultural Services staff shall be appointed as weed inspectors to carry out the responsibilities of this policy and its associated procedures.



LEGAL AND LAND ADMINISTRATION

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: License of Occupation for County Lands, Policy C-314

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as License of Occupation for County Lands Policy C-314, 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 License of Occupation for County Lands Policy C-314.

License of Occupation for County Lands Policy C-314 was adopted by Council on October 26, 2010. As indicated in the purpose statement of the policy (Attachment 'A'), the policy was introduced to administer formal process for the County to grant licenses of occupation for County lands located within Rocky View County.

Upon review of the policy, administration finds that considerations for land licensing are best handled through a procedure so that they can evolve over time, as needed. An administrative procedure for the license of occupation for County lands currently exists (#PRO-314). Therefore, Administration recommends the License of Occupation for County Lands C-314 be rescinded 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 the License of Occupation for County Lands Policy C-314 be rescinded.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENT:

Attachment 'A' – Existing License of Occupation for County Lands Policy C-314

¹**Administration Resources**
Chelsey Morrice, Manager, Legal and Land Administration

POLICY

#314



ROCKY VIEW COUNTY
Cultivating Communities

Title:
License of Occupation for County Lands

Legal References:
Municipal Government Act
Reserves Agreement

Policy Category:
Parks, Recreation, and Community Services

Cross References:
Policy No. 202 Community Recreation Funding
Policy No. 210: Insurance Requirements for Use of
Municipally Controlled Property or Land
Procedure No. 314: License of Occupation for County
Lands
Master Rates Bylaw
Eligibility Criteria for the Granting Licenses of
Occupation for County Lands
Evaluation Criteria for Granting Licenses of Occupation
for County Lands
Evaluation Criteria for Level of Insurance Requirements
- Use of Municipally Controlled Land or Property

Effective Date: October 26, 2010
Revision Date:

Purpose:

The purpose of the License of Occupation for County Lands Policy is to administer formal process for the County to grant licenses of occupation for County lands located within Rocky View County. The policy is intended to ensure that the licensing of County lands is carried out in a manner that:

1. Is in compliance with applicable statutes and regulations including, without restriction, the Municipal Government Act; and
2. In Rocky View's sole opinion:
 - a. are in the public interest;
 - b. follow procedures that are fair and equitable to all concerned; and
 - c. contemplate terms and conditions that are appropriate for the protection of the interests of the public, Rocky View County and *Council*.

This policy will help the County fulfill its legislative mandate through meeting legal and statutory requirements for the use, maintenance and protection of County Lands. Furthermore, this policy will provide *Administration*, the interested parties, the public and all other stakeholders with clear direction on the use and licensing of County Lands.

The County will use, or have reference to this policy when adopting or amending the following:

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

Definitions:

- "Administration" means an employee with Rocky View County.
- "Applicant" means any person applying for a *License of Occupation for County Lands* in accordance with this procedure and the *License of Occupation for County Lands Policy*.
- "Application Fee" means an application fee for a *License of Occupation for County Lands* as set out in the current *Master Rates Bylaw*.

- “Council” means the Council of Rocky View County.
- “County” means Rocky View County
- “County Lands” means any and all land that Rocky View County holds title to.
- “Eligibility Criteria for the Granting Licenses of Occupation for County Lands” means the eligibility criteria established from time to time by the County and approved in accordance with the *License of Occupation for County Lands Procedure*, for the purposes of determining whether the Applicant is eligible to obtain a *License of Occupation for County Lands*.
- “Evaluation Criteria for Granting Licenses of Occupation for County Lands” means the criteria established from time to time by Administration in accordance with the *License of Occupation for County Lands Policy*, for the purposes of determining the criteria to be utilized from time to time by the County in reviewing and granting *Licenses of Occupation for County Lands*.
- “Evaluation Criteria for Level of Insurance Requirements- Use of Municipally Controlled Land or Property” means the criteria established from time to time by the County for the purposes of determining an appropriate and consistent insurance requirement for individuals, groups or companies using municipal land or property.
- “Licensee” means the party that has acquired the right to occupy and operate on the land pursuant to the terms contained within the *License of Occupation for County Lands* agreement.
- “Municipal Government Act” means an act of the legislature of the Province of Alberta, which authorizes and creates the governance of urban and rural municipalities throughout Alberta.
- “Policy 210” means the policy document also known as *Insurance Requirements for Use of Municipally Controlled Property or Land* which allows Administration to determine the level of required insurance coverage by *Licensees*.
- “Reserves Agreement” means joint use agreement between Rocky View County, Rocky View Schools, and the Calgary Roman Catholic Separate School District No. 1 made as of April 23, 1998 for the planning, development, maintenance and operation of all Reserve lands in Rocky View County.
- “Reserve Lands” means any lands which have been provided by a registered owner as Municipal Reserve (MR), or Municipal and School Reserve (MSR) or have been determined to be Environmental Reserve under the provisions of the Municipal Government Act.
- “School Authority” means either Rocky View Schools or Calgary Roman Catholic Separate School District No. 1

Policy Statements:

1. The County shall coordinate the *License of Occupation for County Lands* in accordance with the *Reserves Agreement*.
2. The County shall not grant a *License of Occupation for County Lands* in an Inter-Municipal Development Plan area without prior consultation with the appropriate municipalities.
3. The County shall grant a *License of Occupation for County Lands* in accordance with the *Municipal Government Act*.
4. Any application fees for a new *License of Occupation for County Lands* shall be set out in the *Master Rates Bylaw*.
5. All annual licensing fees for a *License of Occupation for County Lands* shall be set out in the *Master Rates Bylaw*.
6. The granting of a *License of Occupation for County Lands* shall be conducted by the County in accordance with the “*License of Occupation for County Lands Procedure*”.
7. The granting of a *License of Occupation for County Lands* shall be subject to the requirements set out in the *Insurance Requirements for Third Party Use of Municipally Controlled Land or Property* policy (Policy 210).
8. The County shall consider all of the evaluation criteria disclosed within the *Eligibility Criteria for Granting a License of Occupation for County Lands* and the *Evaluation Criteria for Granting a License of Occupation for County Lands* and shall have the sole and unfettered discretion to award up to the maximum number of points for each of the criteria listed.
9. Annual license fees shall be in compliance with the *Reserves Agreement* between the County and the

Board of Trustees of Rocky View Schools and the Board of Trustees of the Calgary Roman Catholic Separate School District, as well as Policy No. 202 Community Recreation Funding.



LEGAL AND LAND ADMINISTRATION

TO: Council

DATE: December 10, 2019 **DIVISION:** All

FILE: N/A

SUBJECT: Insurance Requirements for Use of Municipally-Controlled Property or Land, Policy C-210

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as the Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210, 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 the Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210.

The Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210 was adopted by Council on July 6, 2010. As indicated in the purpose statement of the policy (Attachment 'A'), the policy was introduced to mitigate and protect the County from risk and liability associated with the actions and/or operations of outside users of municipally-controlled land or property.

Upon review of the policy, administration concludes that advice on the nature and extent of insurance coverage requirements for a land-related agreement is best provided by the County's insurance provider, and the approach to insurance is best determined at the agreement stage as part of Administration's risk assessment. Therefore, Administration recommends the Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210 be rescinded.

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 Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210 be rescinded.

Option #2: THAT alternative direction be provided.

¹Administration Resources

Chelsey Morrice, Manager, Legal and Land Administration



Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENT:

Attachment ‘A’ – Insurance Requirements for Use of Municipally-Controlled Property or Land Policy
C-210

POLICY

#210



	Title: Insurance Requirements for Use of Municipally-Controlled Property or Land
Legal References: Strategic Plan/Vision Municipal Government Act	Policy Category: Business Services
Cross References: N/A	Effective Date: July 6, 2010 Revision Date:
<p>Purpose: The purpose of this policy is to mitigate and protect the County from risk and liability associated with the actions and/or operations of outside users of municipally-controlled land or property. The policy is a risk management measure that sets out requirements for rental/use agreements for use of municipally-controlled land and property and establishes thresholds for third party insurance requirements.</p> <p>Definitions:</p> <ul style="list-style-type: none"> · “County” means Rocky View County · “Council” means the Council of Rocky View County. · “Evaluation Criteria for Insurance Requirements” means the criteria established from time to time by the County for the purposes of determining an appropriate and consistent insurance requirement for individuals, groups or companies using municipal land or property. · “Indemnity Clause” means a clause in a user agreement where the user of municipal land or property pledged financial assets to the municipality as security or protection against loss or damage to the municipal property or land. · “User Agreement” means an agreement between Rocky View County and a third party(ies) for the use of municipally-controlled land or property, and may include a lease, license or permit. <p>Policy Statements:</p> <ol style="list-style-type: none"> 1. From time to time the County enters into agreements with individuals, groups or companies regarding the use of municipally-controlled land, property or assets. 2. To mitigate and eliminate risk, users of municipally-controlled land, property or assets shall be required to enter into a user agreement with the County. 3. All user agreements shall include a hold harmless indemnity clause that protects the County from liability and risk associated with the use of municipally-controlled land, property or assets by a third party. 4. All user agreements shall require the user to provide proof of liability insurance coverage to the County within 45 days of executing the agreement. 5. The level of insurance coverage required shall be determined by the County based on consideration of the evaluation criteria and thresholds set out within the Evaluation Criteria for Insurance Requirements and any additional or extenuating circumstances associated with a particular user. 	



EMPLOYEE RELATIONS

TO: Council

DATE: December 10, 2019

DIVISION: All

FILE: N/A

SUBJECT: Personnel Management, Policy C-107

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Personnel Management Policy C-107 to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Policy and Priorities Committee adopted Personnel Management Policy C-107 on June 6, 2017. The policy was introduced to provide the principles by which the Chief Administrative Officer applies the management of personnel and work environment at Rocky View County. Administration recently review Policy C-107 as part of the County's policy review project and identified opportunities to align the policy with the County's current practices and standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DISCUSSION:

As part of the County's policy review project, Administration reviewed Personnel Management Policy C-107 and recommends that it be amended to reflect current practices, and to better reflect the roles and responsibilities of Council and the Chief Administrative Officer. In addition to applying the County's current policy format and writing standards, the proposed amendments to C-107 include:

Proposed Amendment	Reasoning
Amend County Manager to Chief Administrative Officer throughout	<ul style="list-style-type: none"> To align with the reorganization
Policy Statement 2(b) re-written	<ul style="list-style-type: none"> To clarify and separate the responsibilities of the Chief Administrative Officer and Council
Policy Statement 2 (c) – re-written	<ul style="list-style-type: none"> To align with current practices and better reflect the responsibilities of the Chief Administrative Officer.
Grammar throughout	<ul style="list-style-type: none"> To add clarity and readability; to read as a policy document rather than a procedure.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

¹**Administration Resources**

Leslie Habke, Acting Manager, Employee Relations



OPTIONS:

Option #1: THAT the Personnel Policy C-107 be amended as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

LH/rp

ATTACHMENTS:

ATTACHMENT 'A': Amended Personnel Management Policy C-107

ATTACHMENT 'B': Existing Personnel Management Policy C-107



PERSONNEL MANAGEMENT

Council Policy

C-107

Policy Number:	C-107
Policy Owner:	Employee Relations
Adopted By:	Policy and Priorities Committee
Adoption Date:	2017 June 06
Effective Date:	2017 June 06
Date Last Amended:	(TBD)
Date Last Reviewed:	(TBD)

Purpose

- 1 This policy outlines the guiding principles pertaining to the management of personnel and work environment at Rocky View County (the County).



Policy Statement

- 2 The Chief Administrative Officer (CAO) is appointed by Council and responsible for personnel management at the County.
- 3 Council recognizes that it must not exercise powers, functions, or duties assigned to the CAO, including personnel management.



Policy

- 4 Council is responsible for:
 - (1) developing and evaluating its Council policies; and
 - (2) ensuring that the County's powers, duties and functions are carried out appropriately, pursuant to section 201(1) of the *Municipal Government Act*.
- 5 Bearing in mind the roles of Council and the CAO, Council's guiding principles for the CAO pertaining to the management of personnel and work environment is as follows:
 - (1) The CAO:



PERSONNEL MANAGEMENT

Council Policy

C-107

- (a) provides equitable compensation and benefits that are comparable to similar municipalities, government and non-profit organizations;
- (b) establishes clear expectations and working conditions for personnel, including the handling of grievances;
- (c) creates a diverse and inclusive workplace;
- (d) enables personnel recognition and appreciation; and
- (e) creates a respectful, safe and organized working environment for personnel.



References

Legal Authorities

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

Related Plans, Bylaws, Policies, etc.

- Rocky View County Bylaw C-7350-2014, *Chief Administrative Officer (CAO) Bylaw*

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

-

Review Date(s) – Review Outcome Description

-



Definitions

6 In this policy:

- (1) “CAO” means Chief Administrative Officer;
- (2) “Chief Administrative Officer” means the Chief Administrative Officer of Rocky View County as defined in the *Municipal Government Act* or their authorized delegate;



PERSONNEL MANAGEMENT

Council Policy

C-107

- (3) “*Chief Administrative Officer (CAO) Bylaw*” means the Rocky View County Bylaw C-7350-2014, *Chief Administrative Officer (CAO) Bylaw*, as may be amended or replaced from time to time;
- (4) “Council” means the duly elected Council of Rocky View County;
- (5) “Councillor” means a duly elected member of Rocky View County Council;
- (6) “County” means Rocky View County;
- (7) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (8) “Personnel” means persons who report directly or indirectly to the Chief Administrative Officer and provide services for Rocky View County under an employment agreement, personal services agreement, or in the capacity of an agent, student, or volunteer; 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.

COUNCIL POLICY

C-107



Personnel Management Policy

Approval Date: June 6, 2017
Effective Date: June 6, 2017
Review Date: June, 2020
Revision Date(s):
Rescinded Policy: C-101: Personnel Policy

Policy Category:
 Administration

Reference(s):
Municipal Government Act
CAO Bylaw C-7530-2014

1. PURPOSE

This policy outlines the guiding principles for the County Manager to apply in the management of personnel and work environment at Rocky View County (the County).

2. POLICY STATEMENT

(a) The County Manager, appointed by Council, is responsible for personnel management at the County. Council recognizes that it must not exercise powers, functions, or duties assigned to the County Manager, including personnel management (*Municipal Government Act*, RSA 2000, c M-26, s 201(2)), (CAO Bylaw C-7530-2014, s 3.4.65).

(b) Council is responsible for:

- i. Developing and evaluating the Council policies and programs of the municipality; and
- ii. Making sure that the powers, duties and functions of the municipality are appropriately carried out (*MGA*, s 201(1)).

(c) Bearing in mind the roles of Council and the County Manager outlined above, Council's guiding principles for the County Manager to apply in the management of personnel and work environment is as follows:

The County Manager shall:

- i. Provide equitable compensation and benefits that are comparable to similar municipalities, government and non-profit organizations;
- ii. Provide written administrative personnel policies and procedures to clarify expectations and working conditions for employees and for the handling of grievances;

- iii. Foster clarity of performance expectations and assessment of performance for employees;
- iv. Promote a diverse workplace;
- v. Support employee recognition and appreciation; and
- vi. Foster a respectful, safe and organized working environment for employees.

RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Specialized Transportation Assistance Grant, Policy C-102

POLICY DIRECTION:

Council regularly develops and reviews Council Policies such as the Specialized Transportation Assistance Grant Policy 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 Specialized Transportation Assistance Grant Policy has recently undergone amendments under the County's policy review project. During the review process, it was identified that the Policy required major amendments since its original approval in 2003. The amendments include additional policy statements that provide guidance to Council when determining allocation of the available budget. To encourage residents to use the providers that the County already funds, and to streamline the grant program, the private individual subsidy has been removed. Additions to the policy also included clarification on eligible expenditures as well as amendments for clarity and to reflect new policy templates.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Specialized Transportation Assistance Grant Policy C-102 be amended in accordance with Option #1.

BACKGROUND:

The Specialized Transportation Grant Policy C-102 was adopted by Council on April 22, 2003, to establish an annual funding program to support specialized transportation providers that deliver transit services to senior residents or persons with disabilities to their medical or therapeutic appointments. This program is supported through the County's general revenue fund.

One major amendment was the removal of funding award to private individuals; as funding is limited, this change is to streamline the grant program and encourage residents to use the providers that the County already funds. Additional policy statements were included to clarify application requirements and format changes were made to meet the new policy template.

The following table outlines the proposed additions to the existing Policy and Attachment 'A' shows the amended policy document.

¹ **Administration Resources**

Althea Panaguiton, Recreation, Parks & Community Support

Table 1: Proposed Amendments to Policy C-102 Specialized Transportation Assistance Grant Policy

Amended Section	Proposed Addition	Rationale
Purpose		
1 – eliminated	<i>This policy and its associated Procedure establishes objectives, eligibility criteria and a process for receiving grant applications from specialized transportation providers, as well as protocols for distributing grants and receiving reports that outline how funds have been expended.</i>	This is the purpose of establishing a policy and therefore already implied and redundant to state on the policy document.
Policy Statement		
2 - new	<i>Council recognizes the importance of specialized transportation that makes it easier for County residents to access medical and therapeutic services. Through this grant program, Council supports transportation providers who specialize in serving senior citizens and persons with disabilities.</i>	Statement ensures that policy aligns with Council's Strategic Plan.
2 – eliminated	<i>...and to private individuals who qualify for specialized transportation assistance.</i>	The private individual grants have been removed from the program. This is to streamline the program and encourage residents to use the providers that the County is already funding.
Policy		
4 – new	<i>The grant funding awarded may vary in any given year due to the volume of applications.</i>	Moved to the policy document from the procedure. As funding is limited, groups are not always guaranteed full funding approval.
5 – new	<i>Specialized transportation providers that provide Countywide service receive grant funding priority.</i>	To focus on a County-wide service that benefit all residents of Rocky View.
6 – new	<i>Grant payment to a particular specialized transportation provider in one year does not guarantee grants payment in the future.</i>	As funding is limited, organizations are not always guaranteed full funding approval.



Amended Section	Proposed Addition	Rationale
7 (2) – new	<i>must demonstrate fiscal responsibility through a cost recovery model that includes user fees or other forms of operational funding;</i>	To focus on transportation providers that have various funding streams and can demonstrate fiscal responsibility.
7 (3) – new	<i>shall enter into an agreement with Rocky View County outlining the terms and conditions of the grant funding; and</i>	To outline the requirements of the funding approval.
10 – new	<i>The following are ineligible for grant funding under this policy:</i> <i>(1) cost of transportation beyond medical or therapeutic services;</i> <i>(2) fundraising activities;</i> <i>(3) honoraria; and</i> <i>(4) retroactive expenditures.</i>	To clarify what is not covered under this grant and to be consistent with other Rocky View County grant programs

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the amended Specialized Transportation Assistance Grant Policy C-102 be approved as per Attachment 'A'.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Proposed Specialized Transportation Assistance Grant Policy C-102

Attachment 'B' – Existing Specialized Transportation Assistance Grant Policy C-102



ROCKY VIEW COUNTY

SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

Policy Number:	C-102
Policy Owner:	Recreation, Parks and Community Support
Adopted By:	Council
Adoption Date:	2003 April 22
Effective Date:	2003 April 22
Date Last Amended:	(TBD)
Date Last Reviewed:	(TBD)

Purpose

- 1 This policy establishes funding for specialized transportation providers operating within Rocky View County (the County).



Policy Statement

- 2 Council recognizes the importance of specialized transportation that makes it easier for County residents to access medical and therapeutic services. Through this grant program, Council supports transportation providers who specialize in serving senior citizens and persons with disabilities.



Policy

- 3 Council allocates the total amount of specialized transportation assistance grant funds available in its annual budget.
- 4 The grant funding awarded may vary in any given year due to the volume of applications.
- 5 Specialized transportation providers that provide County-wide service receive grant funding priority.
- 6 Grant payment to a particular specialized transportation provider in one year does not guarantee grant payments in the future.



SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

- 7 Specialized transportation providers:
- (1) are eligible for grant funding to support transportation needs of seniors and individuals with disabilities who require transit to their medical or therapeutic appointments;
 - (2) must demonstrate fiscal responsibility through a cost recovery model that includes user fees or other forms of operational funding;
 - (3) shall enter into an agreement with the County outlining the terms and conditions of the grant funding; and
 - (4) must submit a grant completions report to the County no later than three months after the end of the calendar year. A grant completion report is required to be eligible for future grant funding consideration.
- 8 The following are ineligible for grant funding under this policy:
- (1) cost of transportation beyond medical or therapeutic services;
 - (2) fundraising activities;
 - (3) honoraria; and
 - (4) retroactive expenditures.



References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• N/A
Related Procedures	• N/A
Other	• N/A



Policy History

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



ROCKY VIEW COUNTY

SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102



Definitions

9 In this policy:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “County” means Rocky View County;
- (3) “grant funds” means the amount of funds allocated annually to the specialized transportation grants component of the County’s budget;
- (4) “person with a disability” means:
 - (a) a person who has a substantial physical or mental impairment that is continuous or recurrent;
 - (b) the direct and cumulative effect of the impairment on the person’s ability to attend to his or her personal care, function in the community, or function in a workplace, results in a substantial restriction in one or more of these activities of daily living; and
 - (c) the impairment and its likely duration and the restriction in the person’s activities of daily living have been verified by a person with the prescribed qualifications;
- (5) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (6) “senior citizen” means a person who is 65 years of age or older;
- (7) “specialized transportation” means transportation provided for medical or therapeutic services; and
- (8) “specialized transportation provider” means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.

POLICY**#102**
ROCKY VIEW COUNTY
 Cultivating Communities

Title:
Specialized Transportation Assistance Grant
Legal References:
Policy Category:
 Administration

Cross References:
 Procedure PRO-102/09

Adoption Date: April 22, 2003
Revision Date: September 8, 2009
Purpose:

This Policy is intended to address grant requests for specialized transportation from specialized transportation providers operating within Rocky View and for the benefit of Rocky View residents. This policy and its associated Procedure establishes objectives, eligibility criteria and a process for receiving grant applications from specialized transportation providers, as well as protocols for distributing grants and receiving reports that outline how funds have been expended.

Definitions:

- "Council" means the Council of Rocky View County.
- "Financial report" means the report a Community Organization is required to remit to the County that outlines how grant funds that have been received were actually spent.
- "Grant application" means the application form that a specialized transportation provider remits to the County as a part of its effort to obtain a grant under this policy.
- "Person with a disability" means:
 - A person who has a substantial physical or mental impairment that is continuous or recurrent, and;
 - The direct and cumulative affect of the impairment on the person's ability to attend to his or her personal care, function in the community, or function in a workplace, results in a substantial restriction in one or more of these activities of daily living; and
 - The impairment and its likely duration and the restriction in the person's activities of daily living have been verified by a person with the prescribed qualifications.
- "Senior citizen" means a person who is 60 years of age or older
- "Specialized transportation" means transportation provided for medical or therapeutic purposes"
- "Specialized transportation grant funds" means the amount of funds allocated annually to the Specialized Transportation Grants component of the County's Budget.
- "Specialized transportation provider" means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.
- "Staff" means the administrative personnel of Rocky View

Policy Statements:**General**

1. Rocky View recognizes the importance of providing financial assistance to specialized transportation providers who provide services to senior citizens and persons with disabilities in Rocky View and to private individuals who require specialized transportation.
2. A Specialized Transportation Assistance Grant Program has been established by Rocky View to provide grants to specialized transportation providers serving senior citizens and persons with disabilities in Rocky View and to private individuals who qualify for specialized transportation assistance.
3. The total amount of specialized transportation assistance grant funds available will be established on an annual basis by Council in conjunction with the approval of the County's annual budget.
4. Rocky View may rescind or revise the Specialized Transportation Assistance Grant Program at any time at the discretion of Council.

Specialized Transportation Providers:

1. Specialized transportation providers are required to re-apply for Specialized Transportation Assistance Grant funding every year.
2. Funding is granted based on an evaluation of an individual Specialized Transportation Provider application for assistance.
3. Specialized Transportation Providers receiving specialized transportation grant funding are required to file a financial report with the County.
4. Rocky View will consider cost-sharing specialized transportation grant support with other levels of government or corporate sponsors where such programs or opportunities exist.

Private Applicants for Specialized Transportation Funding:

1. The maximum amount of grant funds available to any private applicant for specialized transportation assistance may vary in any given year due to the volume/size of applications for grant funding.
2. Rocky View will reimburse individuals approved for private specialized transportation assistance in accordance with Procedure PRO-102.



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council
DATE: December 10, 2019 **DIVISION:** All
FILE: N/A
SUBJECT: Commemorative Program- Purchase of Commemorative Item(s), Policy C-315

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as the Commemorative Program- Purchase of Commemorative Item(s) policy 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 Commemorative Program- Purchase of Commemorative Item(s) policy has recently undergone a review under the County's policy review project. During the review process, it was identified that existing Policy C-315 Commemorative Program-Purchase of Commemorative Item(s) required amendments for clarity purposes, to better represent the intent of the program, and to align with new policy standards.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Commemorative Program- Purchase of Commemorative Item(s) Policy C-315 be amended in accordance with Option #1.

DISCUSSION:

As part of the County's policy review project, Administration reviewed Policy C-315 Commemorative Program-Purchase of Commemorative Item(s) and recommends that the policy be amended in response to the growth of the County's park system and site furnishings since adoption of this policy on September 7, 2010. At that time, the policy served to support both County parks and cemeteries; however, it has been ascertained that provision for commemorative items is established in the cemetery service model, whereas creation of a tribute program was deemed to be a complimentary program for County parks.

The following is a summary of the proposed amendments to the policy, including revised wording and rationale supporting the amendments.

CURRENT	AMENDMENT (Item # and statement if applicable)	RATIONALE/COMMENT
Policy Title		
Commemorative Program- Purchase of Commemorative Item(s)	Parks Tribute Program	Simplified name reflective of the revised, park-focused program. Commemorative items are associated with cemetery catalogue of services and products.
Purpose		
The purpose of the Commemorative Program Policy is to create an	#1: This policy establishes the Parks Tribute Program that offers an opportunity to pay	Revised wording better describes the intent of the policy

¹**Administration Resources**

Greg Van Soest, Recreation, Parks and Community Support



CURRENT	AMENDMENT (Item # and statement if applicable)	RATIONALE/COMMENT
opportunity for residents to commemorate person(s) or life event(s) in the County while enhancing County owned property.	tribute to people and life events in Rocky View County (the County) parks.	amendments to support a parks focused service.
The purpose of the Commemorative Program Policy is to create an opportunity for residents to commemorate person(s) or life event(s) in the County while enhancing County owned property.	#1: This policy establishes the Parks Tribute Program that offers an opportunity to pay tribute to people and life events in Rocky View County (the County) parks.	Revised wording better describes the intent of the policy amendments to support a parks focused service.
Policy Statement		
(N/A. New statement added)	#2. Council understands the importance of commemorating special people and occasions. Through the Parks Tribute County's Program, donors can pay tribute to individuals, groups, or projects that celebrate life and mark achievements.	Inclusion of additional policy statements align with current County policy standards.
(N/A. New statement added)	#3. Council recognizes the value and importance parks play in the enjoyment and participation of healthy lifestyles. The County's network of parks is diverse and offers a variety of accessible recreational and social opportunities for users of all ages and abilities to experience. Donors participating in the Tribute Program contribute to the enhancement of County parks.	Inclusion of additional policy statements align with current County policy standards.
Policy		
1. Administration will review all requests prior to approval for all Commemorative Items.	Deleted.	Removed. Procedural- not applicable in policy.
2. The County will issue a tax receipt for the purchase and subsequent donation of approved commemorative items.	#6. The County issues a tax receipt to the donor as per applicable Canada Revenue Agency requirements.	Revised wording- guidance provided by the Canada Revenue Agency.



CURRENT	AMENDMENT (Item # and statement if applicable)	RATIONALE/COMMENT
3. Commemorative Items shall remain the property of Rocky View County.	#7. Donors own the tribute plaque installed on eligible park furniture.	Revised wording. The County owns the park furniture where the donor-purchased tribute plaque will be installed/attached.
4. Commemorative Items shall be maintained by Rocky View County for a pre determined period which is specific to the purchased Commemorative Item.	#9. The County installs and maintains tribute plaques for the duration of the tribute term.	Revised wording. Demonstrates accountability and commitment to maintaining infrastructure and donor items for the duration of the tribute term.
5. Commemorative Item costs shall be determined on a full cost-recovery basis, and shall include, but are not limited to: installation, projected operational costs, and maintenance. (Quantified through a Commemorative Item specific pre-determined Maintenance Contract).	Deleted.	Removed. Procedural- not applicable in policy.
6. Commemorative Item costs shall be funded through the establishment of a Perpetual Care Fund, into which funds obtained from donors shall be deposited.	Deleted.	Removed. Amended policy does utilize this process.
7. Upon expiry of the Maintenance Contract, maintenance, replacement, and retention options for the commemorative item shall be determined at the County's sole discretion.	#10. When the tribute term expires, the County invites donors to apply for a tribute term extension at a reduced rate as indicated in the <i>Master Rates Bylaw</i> .	Revised wording. Price for additional term will be identified in upcoming version of the Master Rates Bylaw.
8. The installation of new Commemorative Items shall be undertaken by the County.	Deleted.	Removed. Procedural- not applicable in policy.
9. Only pre-approved Commemorative Items shall be offered for purchase by Donors.	#4. Tribute plaques are available for purchase and installation on eligible park furniture where available and deemed appropriate by the County.	Instead of offering site furniture such as benches, picnic tables of bicycle racks, the program has been revised to offer a plaque to be purchased instead.
10. Existing Items installed within County owned property shall not be considered to be part of this policy.	Deleted.	Removed. Amended policy does utilize this process.



CURRENT	AMENDMENT (Item # and statement if applicable)	RATIONALE/COMMENT
11. All Commemorative Items shall meet distinct specifications as determined by the County.	Deleted.	Removed. Amended policy does utilize this process.
12. All Commemorative Items requiring a Commemorative Plaque shall have content approved prior to installation.	#8. The County reserves the right to approve the tribute plaques' content and messaging.	Revised wording.
13. All Commemorative Items requiring a Commemorative Plaque shall be installed or mounted to County standards.	Deleted.	Removed. Intention of this statement found in amended statement #9.
14. Administration shall have final approval for the installation location of each Commemorative Item.	Deleted.	Removed. Intention of this statement found in amended statement #7.
15. Commemorative Items shall be installed within 1 year of receipt of application.	Deleted.	Removed. Procedural- not applicable in policy.
16. Commemorative Item applications shall be reviewed within 30 days of receipt.	Deleted.	Removed. Procedural- not applicable in policy.
17. Commemorative Item costs shall be established under the most current Master Rates Bylaw.	#5. The <i>Master Rates Bylaw</i> establishes the purchase price of a tribute plaque and any related costs.	Wording revised.
(N/A. New statement added)	#11. The County returns tribute plaques to the donor when the tribute term expires.	Tribute plaque is the property of the donor.
Definitions		
Administration	Eliminated.	Not required.
Applicant	Eliminated.	Not required.
Existing Item	Eliminated.	Not required.
Commemorate" or "Commemorative	Eliminated.	Not required.
Commemorative Plaque	Eliminated.	Not required.
County	Retained.	No changes required.
County owned Property	Eliminated.	Not required.
Donor	Means an individual, organization or group who purchased a tribute plaque.	Revised wording.
Eligible park furniture	Means benches, picnic tables, and bicycle racks located in County parks that are available and suitable for installation of a tribute plaque.	Definition included in policy revision.
Funding	Eliminated.	Not required.



CURRENT	AMENDMENT (Item # and statement if applicable)	RATIONALE/COMMENT
Installation	Eliminated.	Not required.
Maintenance Contract	Eliminated.	Not required.
Maintenance of New Item	Eliminated.	Not required.
Master Rates Bylaw	Means the Rocky View County bylaw known as the <i>Master Rates Bylaw</i> , as amended or replaced from time to time.	Definition included in policy revision.
New Item	Eliminated.	Not required.
Purchase Price	Means the cost to purchase a tribute plaque for the tribute term as established by the Master Rates Bylaw	Definition included in policy revision.
Rocky View County	Means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.	Definition included in policy revision.
Tribute	Means the process by which recognition of a person or a life event is established.	Definition included in policy revision.
Tribute Plaque	Means a cast bronze plaque that is purchased by a donor and affixed to eligible park furniture for a tribute term.	Definition included in policy revision.
Tribute Term	Means the initial purchased duration of ten years that a donor's tribute plaque can be affixed to eligible park furniture.	Definition included in policy revision.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1: THAT the amended Commemorative Program- Purchase of Commemorative Item(s) Policy C-315, now named Parks Tribute Program Policy C-315, be approved as per Attachment 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer



ATTACHMENTS:

ATTACHMENT 'A' – Proposed Park Tribute Program, Policy C-315

ATTACHMENT 'B' – Existing Commemorative Program- Purchase of Commemorative Item(s), Policy C-315



PARKS TRIBUTE PROGRAM

Council Policy

C-315

Policy Number:	C-315
Policy Owner:	Recreation, Parks and Community Services
Adopted By:	Council
Adoption Date:	2010 September 07
Effective Date:	2010 September 07
Date Last Amended:	(TBD)
Date Last Reviewed:	(TBD)

Purpose

- 1 This policy establishes the Parks Tribute Program that offers an opportunity to pay tribute to people and life events in Rocky View County (the County) parks.



Policy Statement

- 2 Council understands the importance of commemorating special people and occasions. Through the Parks Tribute County's Program, donors can pay tribute to individuals, groups, or projects that celebrate life and mark achievements.
- 3 Council recognizes the value and importance parks play in the enjoyment and participation of healthy lifestyles. The County's network of parks is diverse and offers a variety of accessible recreational and social opportunities for users of all ages and abilities to experience. Donors participating in the Tribute Program contribute to the enhancement of County parks.



Policy

- 4 Tribute plaques are available for purchase and installation on eligible park furniture where available and deemed appropriate by the County.
- 5 The *Master Rates Bylaw* establishes the purchase price of a tribute plaque and any related costs.
- 6 The County issues a tax receipt to the donor as per applicable Canada Revenue Agency requirements.
- 7 Donors own the tribute plaque installed on eligible park furniture.



PARKS TRIBUTE PROGRAM

Council Policy

C-315

- 8 The County reserves the right to approve the tribute plaques' content and messaging.
- 9 The County installs and maintains tribute plaques for the duration of the tribute term.
- 10 When the tribute term expires, the County invites donors to apply for a tribute term extension at a reduced rate as indicated in the *Master Rates Bylaw*.
- 11 The County returns tribute plaques to the donor when the tribute term expires.



References

Legal Authorities

- N/A

Related Plans, Bylaws, Policies, etc.

- Rocky View County *Master Rates Bylaw*
- Rocky View County Parks and Open Space Master Plan, as adopted by Council resolution no. 1-11E31-05, as amended or replaced from time to time
- Rocky View County *Parks and Pathways: Planning, Development and Operational Guidelines*, 2013

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- (TBD)

Review Date(s) – Review Outcome Description

- (TBD)



Definitions

- 12 In this policy:
 - (1) “County” means Rocky View County;
 - (2) “donor” means an individual, organization, or group who purchased a tribute plaque;



PARKS TRIBUTE PROGRAM

Council Policy

C-315

- (3) “eligible park furniture” means benches, picnic tables, and bicycle racks located in County parks that are available and suitable for installation of a tribute plaque;
- (4) “*Master Rates Bylaw*” means the Rocky View County bylaw known as the *Master Rates Bylaw*, as amended or replaced from time to time;
- (5) “purchase price” means the cost to purchase a tribute plaque for the tribute term as established by the *Master Rates Bylaw*;
- (6) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (7) “tribute” means the process by which recognition of a person or a life event is established;
- (8) “tribute plaque” means a cast bronze plaque that is purchased by a donor and affixed to eligible park furniture for a tribute term; and
- (9) “tribute term” means the initial purchased duration of ten years that a donor’s tribute plaque can be affixed to eligible park furniture.

POLICY

#315



Title:
**Commemorative Program-
Purchase of Commemorative Item(s)**

Legal References:
Municipal Government Act

Policy Category:
Parks, Recreation, and Community Services

Cross References:
Master Rates Bylaw
Cemetery Master Plan

Effective Date: September 7, 2010
Revision Date:

Purpose:

The purpose of the Commemorative Program Policy is to create an opportunity for residents to commemorate person(s) or life event(s) in the County while enhancing County owned property.

Definitions:

- "Administration" means an employee of Rocky View County
- "Applicant" means any party interested in purchasing a Commemorative Item for donation.
- "Existing Item" means an item already installed within Rocky View County owned property.
- "Commemorate" or "Commemorative" means the process by which someone may establish recognition for a person or a life event.
- "Commemorative Plaque" means a brass plaque with letters engraved, installed onto or adjacent to the Commemorative Item. Plaque engraving criteria is subject to Parks, Recreation and Community Services discretion.
- "County" means Rocky View County
- "County owned property" means any property owned by Rocky View County that may be designated but not limited to Fee Simple, Reserve Lands, and Community Services Reserve.
- "Donor" means an individual(s), organization and/or group who are purchasing the Commemorative Item from Rocky View County.
- "Funding" means monies collected from Donors for the purchase of a new Commemorative Items. These monies shall be deposited to the Parks, Recreation and Community Services operating accounts.
- "Installation" means the process by which Parks, Recreation and Community Services uses to put new Commemorative Items in place. All Commemorative Items will be installed at a pre-determined location within a period of one year from Administration's approval or when seasonally possible.
- "Maintenance Contract" means that commencing on the installation date of the Commemorative Item, The Parks, Recreation and Community Services section will provide a pre-determined maintenance program (dependant on the Commemorative Item) including vandalism repair. This service is included in the initial purchase price.
- "Maintenance of New Item" means that the Parks, Recreation and Community Services section will install new Commemorative Items on a first come, first serve basis. Commemorative Items will be maintained, including vandalism repair, as per established maintenance standards.
- "New Item" means an approved Commemorative Item not currently installed within any Rocky View County owned property and that meets the specifications determined by the Parks, Recreation and Community Services section.
- "Rocky View" means Rocky View County.

Policy Statement:

1. Administration will review all requests prior to approval for all Commemorative Items.
2. The County will issue a tax receipt for the purchase and subsequent donation of approved commemorative items.

3. Commemorative Items shall remain the property of Rocky View County.
4. Commemorative Items shall be maintained by Rocky View County for a pre determined period which is specific to the purchased Commemorative Item.
5. Commemorative Item costs shall be determined on a full cost-recovery basis, and shall include, but are not limited to: installation, projected operational costs, and maintenance. (Quantified through a Commemorative Item specific pre-determined Maintenance Contract).
6. Commemorative Item costs shall be funded through the establishment of a Perpetual Care Fund, into which funds obtained from donors shall be deposited.
7. Upon expiry of the Maintenance Contract, maintenance, replacement, and retention options for the commemorative item shall be determined at the County's sole discretion.
8. The installation of new Commemorative Items shall be undertaken by the County.
9. Only pre-approved Commemorative Items shall be offered for purchase by Donors.
10. Existing Items installed within County owned property shall not be considered to be part of this policy.
11. All Commemorative Items shall meet distinct specifications as determined by the County.
12. All Commemorative Items requiring a Commemorative Plaque shall have content approved prior to installation.
13. All Commemorative Items requiring a Commemorative Plaque shall be installed or mounted to County standards.
14. Administration shall have final approval for the installation location of each Commemorative Item.
15. Commemorative Items shall be installed within 1 year of receipt of application
16. Commemorative Item applications shall be reviewed within 30 days of receipt.
17. Commemorative Item costs shall be established under the most current Master Rates Bylaw.



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: December 10, 2019

DIVISION: All

FILE: N/A

SUBJECT: Pathways and Trails, Policy C-318

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as the Pathways and Trails policy 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:

Administration recently reviewed Pathways and Trails policy C-318 as part of the County's policy review project and identified opportunities to improve alignment of the policy with the County's current practices and standards in relation to the evolving County pedestrian and cycling network infrastructure. This network includes such features as pathways, trails, sidewalks, and bicycle facilities such as bicycle lanes - all of which are commonly referred to as active transportation network infrastructure. Active transportation is defined as being any form of human powered transportation, typically walking or cycling.

On October 23, 2018, Council approved the County's first pedestrian and cycling specific plan - the Active Transportation Plan: South County. This plan served as a foundation to inform the amendments to Policy C-318.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends that Pathways and Trails Policy C-318 be amended in accordance with Option #1.

BACKGROUND:

As part of the County's policy review project, Administration reviews existing policies and proposed amendments to ensure content is relevant and reflective of applicable legislation, directive and/or standards supported by the County and Councils Strategic Plan. As such, Administration reviewed Pathways and Trails Policy C-318 and has assembled an amended policy.

The following is a summary of the proposed amendments to the policy including revised wording and rationale supporting the amendments.

¹Administration Resources

Greg Van Soest, Recreation, Parks and Community Support



CURRENT	AMENDMENT (Item # and statement, if applicable)	RATIONALE/COMMENT
Policy Title		
Pathways and Trails	Pedestrian & Cycling Network Development	Revised to better describe the intent of policy.
Purpose		
The purpose of the Pathway and Trail Policy is to effectively administer public pathways and trails within Rocky View County.	#1: This policy establishes the parameters for a safe and connected infrastructure network for pedestrians and cyclists within Rocky View County (the County).	Revised wording better describes the intent of the amendments to the policy.
Policy Statement		
(N/A. New statement added)	#2: Council is committed to developing and integrating safe and comprehensive infrastructure accessible to users of all ages and abilities.	Inclusion of additional policy statements align with current County policy standards.
(N/A. New statement added)	#3: The County develops an infrastructure network for active transportation for human-powered movement, such as walking and cycling.	Inclusion of additional policy statements align with current County policy standards.
(N/A. New statement added)	#4: Council recognizes the value that a connected active transportation network provides to local and regional users.	Inclusion of additional policy statements align with current County policy standards.
Policy		
1. Public consultation shall be completed prior to Pathway and Trail development by the project proponent.	#6: The County engages the public before developing the County's active transportation network.	Revised wording.
2. All Pathways and Trails shall be planned, classified, constructed, maintained, insured and inspected in accordance with County standards and requirements.	Deleted.	This statement is not required.
3. Pathways and Trails may act as alternate routes for maintenance and emergency access where required. In these circumstances, Pathways and Trails shall be constructed to a standard sufficient for maintenance or Emergency Services Vehicles.	Deleted.	This statement is not required.



CURRENT	AMENDMENT (Item # and statement, if applicable)	RATIONALE/COMMENT
4. Access for Emergency Services Vehicles shall be provided along regional pathways at regular intervals.	Deleted.	This statement is not required.
5. The County shall consider Pathway and Trail development within County owned or administered land, open and closed road allowances, utility corridors, abandoned rail right of ways, irrigation canals, and public access easements on private lands, where feasible and where safety standards can be met.	#7: When feasible, the County considers developing the active transportation network within County owned or administered land.	Opens up opportunities for the County to pursue development of an active transportation network- where feasible.
6. Prior to the disposition of existing County owned and administered land, road closures and consolidations, the County shall evaluate their potential for Pathway and Trail linkages.	Deleted.	Not required. Provisions to address these matters are found in Policy C-313: Disposal of reserve Land, Former Reserve Land and Fee Simple Land by Sale.
7. The County shall work in collaboration with adjacent municipal jurisdictions in an effort to establish seamless Pathway and Trail connectivity across jurisdictional boundaries.	#8: The County collaborates with adjacent municipalities in an effort to establish seamless active transportation network connectivity across jurisdictional boundaries.	Revised statement supports intention of policy amendments.
8. The County shall work in collaboration with local businesses, private corporations, not for profit organizations, School Boards, Recreation Boards, and community groups to develop and facilitate the expansion of Pathways and Trails.	#9: The County pursues opportunities for collaborative relationships in order to develop and facilitate the expansion of its active transportation network.	Revised statement is generalized and does not name specific parties.
9. Pathway and Trail development and enhancement shall, where feasible and where safety standards can be met, coincide with land development and infrastructure improvement projects including road widening, bridge construction, overpass construction etc.	Deleted.	This statement is not required.



CURRENT	AMENDMENT (Item # and statement, if applicable)	RATIONALE/COMMENT
10. Subdivision and development proposals shall address Pathway and Trail needs and connections.	#10: At the County's discretion, subdivision and development proposals provide for active transportation network needs and connections.	Permits applicable subdivisions and development proposals to consider pedestrian and cycling needs.
(N/A. New statement added)	#5: Council considers funding ongoing development of the active transportation network through: (1) Applicable multi-year financial plans, and (2) The annual operating and capital plan budget process.	Establishes the County's fiscal options with regards to pedestrian and cycling infrastructure needs.
(N/A. New statement added)	#11: Active transportation network infrastructure is subject to a dedicated asset management program providing adequate budget to accommodate an established maintenance and lifecycle program.	Establishes the County's fiscal responsibility for supporting public infrastructure. Informs all parties that assumption of capital development of these assets also requires a commitment for maintenance, operations and capital replacement (life cycling).
Definitions		
Administration	Eliminated.	Not required.
Active Transportation	Means any form of human powered transportation, typically walking or cycling.	Definition included in policy revision.
Active Transportation Facility	Means active transportation network infrastructure that has been engineered and designed with the intent to permit off-street pedestrian and bicycle use.	Definition included in policy revision.
Active Transportation Network	Means any infrastructure designed and developed in accordance to standards comprised of singular or combined elements of bicycle facilities or active transportation facilities.	Definition included in policy revision.
Asset Management Program	Means a structured plan that indicates how a group of assets is managed. The plan describes the characteristics and condition of infrastructure assets, the levels of service	Definition included in policy revision.



CURRENT	AMENDMENT (Item # and statement, if applicable)	RATIONALE/COMMENT
	expected from them, planned actions to ensure the assets are providing the expected level of service, and capital strategies to implement the planned actions.	
Bicycle Facility	Means active transportation network infrastructure that has been engineered and designed with the intent to permit designated on-street bicycle use	Definition included in policy revision.
Council	Retain.	No changes required.
County	Retain.	No changes required.
County owned or administered land"	Retain.	No changes required.
Emergency Services Vehicle"	Retain.	No changes required.
Municipal Government Act	Means the Province of Alberta's <i>Municipal Government Act</i> , RSA 2000, c M-26, as amended or replaced from time to time.	Definition included in policy revision.
Parks and Open Space Master Plan"	Eliminated.	Not required.
Pathway	Eliminated.	Not required.
Pathway and Trail Classification System"	Eliminated.	Not required.
Pathway and Trail Procedure"	Eliminated.	Not required.
Rocky View County	Retain.	No changes required.
Rocky View County's Servicing Standards"	Eliminated.	Not required.
Subdivision	Means subdivision as defined in the <i>Municipal Government Act</i> .	Definition included in policy revision.
Trail	Eliminated.	Not required.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1: THAT the amended Pathways and Trails Policy C-318, now named Pedestrian and Cycling Network Development Policy C-318, be approved as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

GVS/rp

ATTACHMENTS:

ATTACHMENT ‘A’ – Proposed Pedestrian and Cycling Network Development, Policy C-318

ATTACHMENT ‘B’ – Existing Pathways and Trails, Policy C-318



PEDESTRIAN & CYCLING NETWORK DEVELOPMENT

Council Policy

C-318

Policy Number:	C-318
Policy Owner:	Recreation, Parks and Community Support
Adopted By:	Council
Adoption Date:	2012 October 02
Effective Date:	2012 October 02
Date Last Amended:	(TBD)
Date Last Reviewed:	(TBD)

Purpose

- 1 This policy establishes the parameters for a safe and connected infrastructure network for pedestrians and cyclists within Rocky View County (the County).



Policy Statement

- 2 Council is committed to developing and integrating safe and comprehensive infrastructure accessible to users of all ages and abilities.
- 3 The County develops an infrastructure network for active transportation for human-powered movement, such as walking and cycling.
- 4 Council recognizes the value that a connected active transportation network provides to local and regional users.



Policy

- 5 Council considers funding ongoing development of the active transportation network through:
 - (1) applicable multi-year financial plans, and
 - (2) the annual operating and capital plan budget process.
- 6 The County engages the public before developing the County's active transportation network.



PEDESTRIAN & CYCLING NETWORK DEVELOPMENT

Council Policy

C-318

- 7 When feasible, the County considers developing the active transportation network within County owned or administered land.
- 8 The County collaborates with adjacent municipalities in an effort to establish seamless active transportation network connectivity across jurisdictional boundaries.
- 9 The County pursues opportunities for collaborative relationships in order to develop and facilitate the expansion of its active transportation network.
- 10 At the County's discretion, subdivision and development proposals provide for active transportation network needs and connections.
- 11 Active transportation network infrastructure is subject to a dedicated asset management program providing adequate budget to accommodate an established maintenance and lifecycle program.



References

Legal Authorities

Related Plans, Bylaws, Policies, etc.

- N/A
- Rocky View County Parks and Open Space Master Plan, as adopted by Council resolution no. 1-11E31-05, as amended or replaced from time to time
- Rocky View County *County Servicing Standards*, adopted by Council resolution no. 188-13, as amended or replaced from time to time
- Rocky View County *Active Transportation Plan: South County*, as adopted by Council resolution no. 1-18-10-23-08, as amended or replaced from time to time
- Rocky View County *Parks and Pathways: Planning, Development and Operational Guidelines*, 2013

Related Procedures

Other

- N/A
- N/A



Policy History

Amendment Date(s) – Amendment Description

- (TBD)



PEDESTRIAN & CYCLING NETWORK DEVELOPMENT

Council Policy

C-318

Review Date(s) – Review Outcome
Description

- (TBD)



Definitions

12 In this policy:

- (1) “active transportation” means any form of human-powered transportation, typically walking or cycling;
- (2) “active transportation facility” means active transportation network infrastructure that has been engineered and designed with the intent to permit off-street pedestrian and bicycle use;
- (3) “active transportation network” means any infrastructure designed and developed in accordance to standards comprised of singular or combined elements of bicycle facilities or active transportation facilities;
- (4) “asset management program” means a structured plan that indicates how a group of assets is managed. The plan describes the characteristics and condition of infrastructure assets, the levels of service expected from them, planned actions to ensure the assets are providing the expected level of service, and capital strategies to implement the planned actions;
- (5) “bicycle facility” means active transportation network infrastructure that has been engineered and designed with the intent to permit designated on-street bicycle use;
- (6) “Council” means the duly elected Council of Rocky View County;
- (7) “County” means Rocky View County;
- (8) “County owned or administered land” means land legally owned by the County including municipal reserves, environmental reserves, municipal and school reserves, public utility lots, fee simple lands, and land owned by another party but administered by the County including but not limited to road allowances, easements, leased and licensed land;
- (9) “emergency services vehicle” means any vehicle that is designated and authorized to respond to emergencies including vehicles operated by police services, peace officers, fire protection services, bylaw officers, ambulance and paramedic services, gas disconnection units, and emergency response units;



PEDESTRIAN & CYCLING NETWORK DEVELOPMENT

Council Policy

C-318

- (10) “*Municipal Government Act*” means the Province of Alberta’s *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (11) “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) “subdivision” means subdivision as defined in the *Municipal Government Act*.

POLICY**#318**

Title:
Pathways and Trails

Legal References:

Provincial Act(s): Municipal Government Act

Policy Category:

Community Services

Cross References:

Supersedes: Trails Policy 103

Effective Date: October 2, 2012

Revision Date:

Policy 419 Riparian Land Conservation & Management
 Policy 420 Wetland Conservation & Management
 Policy 210 Insurance Requirements for Use of
 Municipally-Controlled Property or Land
 Procedure #PRO-318 Pathways and Trails
 Procedure #PRO-419 Riparian Land Conservation &
 Management
 Procedure #PRO-420 Wetland Conservation and
 Management
 Parks and Open Space Master Plan
 Rocky View County's Servicing Standards

Purpose:

The purpose of the Pathway and Trail Policy is to effectively administer public pathways and trails within Rocky View County.

Pathway and Trail Objectives:

This policy will help the County fulfill its vision as outlined in the Parks and Open Space Master Plan by ensuring that Rocky View County's "parks and open spaces are accessible, connected, inviting and safe." Pathways and trails enrich the lives of residents within the County as well as visitors to the County through education, tourism, transportation, recreation and preserving the County's diverse biophysical characteristics.

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

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

Definitions:

- "Administration" means an employee with Rocky View County.
- "Council" means the Council of Rocky View County.
- "County" means Rocky View County.
- "County owned or administered land" means land legally owned by Rocky View County including municipal reserves, environmental reserves, municipal and school reserves, public utility lots, fee simple lands, and land owned by another party but administered by the County including but not limited to road allowances, easements, leased and licensed land.
- "Emergency Services Vehicle" means any vehicle that is designated and authorized to respond to emergencies including vehicles operated by police services, peace officers, fire protection services, bylaw officers, ambulance and paramedic services, gas disconnection units, and emergency response units.
- "Parks and Open Space Master Plan" means Rocky View County adopted Master Plan guiding the direction of parks and open space planning.
- "Pathway" means any recognized route that is formally engineered, constructed and hard surfaced with

asphalt or concrete.

- “Pathway and Trail Classification System” means Rocky View County classification system outlining various types of pathways and trails acceptable within the County.
- “Pathway and Trail Procedure” means the procedure established from time to time by Administration, in accordance with this policy, for the purpose of approving and developing pathways and trails.
- “Rocky View County’s Servicing Standards” means subdivision and development standards approved by Rocky View County.
- “Subdivision” means subdivision as defined in the Municipal Government Act.
- “Trail” means any recognized non-paved route which is surfaced with natural or aggregate materials.

Policy Statements:

1. Public consultation shall be completed prior to Pathway and Trail development by the project proponent.
2. All Pathways and Trails shall be planned, classified, constructed, maintained, insured and inspected in accordance with County standards and requirements.
3. Pathways and Trails may act as alternate routes for maintenance and emergency access where required. In these circumstances, Pathways and Trails shall be constructed to a standard sufficient for maintenance or Emergency Services Vehicles.
4. Access for Emergency Services Vehicles shall be provided along regional pathways at regular intervals.
5. The County shall consider Pathway and Trail development within County owned or administered land, open and closed road allowances, utility corridors, abandoned rail right of ways, irrigation canals, and public access easements on private lands, where feasible and where safety standards can be met.
6. Prior to the disposition of existing County owned and administered land, road closures and consolidations, the County shall evaluate their potential for Pathway and Trail linkages.
7. The County shall work in collaboration with adjacent municipal jurisdictions in an effort to establish seamless Pathway and Trail connectivity across jurisdictional boundaries.
8. The County shall work in collaboration with local businesses, private corporations, not for profit organizations, School Boards, Recreation Boards, and community groups to develop and facilitate the expansion of Pathways and Trails.
9. Pathway and Trail development and enhancement shall, where feasible and where safety standards can be met, coincide with land development and infrastructure improvement projects including road widening, bridge construction, overpass construction etc.
10. Subdivision and development proposals shall address Pathway and Trail needs and connections.



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** 2

FILE: N/A

SUBJECT: Notice of Motion Response – New Area Structure Plan - Highway 8

¹POLICY DIRECTION:

Consideration of a proposed new Highway 8 Area Structure Plan (ASP) was evaluated against the policies of the County Plan.

EXECUTIVE SUMMARY:

At the October 22, 2019 Council meeting, the following Notice of Motion Response was carried:

“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.”

This would be a new area structure plan along Highway 8, immediately west of the Elbow Valley development, south of the Elbow River, and north of TsuuT’ina Nation Reserve.

The County Plan identifies Country Residential areas suitable for development. Development may occur outside of the identified areas if it can be demonstrated that existing country residential areas are not being developed and there is a demonstrated need. Option #4 provides for the preparation of a terms of reference for a residential and commercial demand assessment. Alternatively, Option #1 and Option #2 provide for the preparation of a terms of reference for a developer or county funded area structure plan. If Council decides not to proceed with the Highway 8 ASP, Option #3 is available.

BACKGROUND:

The proposed ASP area comprises approximately 4,196 acres and is located immediately west of the Elbow Valley development, south of the Elbow River, and north of TsuuT’ina Nation Reserve. Highway 8 bisects the plan area and is in close proximity to the West/Southwest Calgary Ring Road. A portion of the plan falls within the City of Calgary/Rocky View County Intermunicipal Development Plan (IDP). The study area is shown in Appendix A.

Previous planning initiatives conducted in the area included:

- Plan 8 Area Structure Plan, refused by Council in 2008;
- The Highway 8 Community Development Strategy process, put on hold due to public opposition in 2010; and
- The 2011 Highway 8 Corridor Feasibility Statement, presented at the Pubic Services Meeting, determined development feasibility to be low.

Administration expects many of the challenges that were identified through previous planning applications will present themselves again if Council proceeds with the proposed ASP.

Highway 8 was not included as a growth corridor in the County Plan due to the significant amount of planned residential areas and Council’s Strategic Plan desire to achieve a 65%:35% residential to non-residential tax base split.

¹ **Administration Resources**

Andrea Bryden, Planning and Development Services



CONSIDERATIONS:

The motion arising was evaluated against the policies of the County Plan, in particular Section 5, *Managing Residential Growth*. The subject land is located outside of an identified Country Residential growth area. Policy 5.9 states new country residential area structure plans need to demonstrate that existing country residential areas are not being significantly developed and that there is a demonstrated need for a new country residential area.

Proceeding with an ASP in this area would require coordination of planning, technical, and intermunicipal matters. Technical studies are anticipated to cover aspects relating to transportation, servicing, stormwater management, and environmental features. A brief overview of anticipated tasks and costs to prepare an ASP is provided below.

Engagement and Document Preparation

The study area borders the TsuuT'ina Nation and is in close proximity to the City of Calgary, with a portion of the proposed plan area being located in the City of Calgary/Rocky View County IDP policy area. Should an ASP proceed in this area, coordination with the Alberta Transportation, the City of Calgary, and the TsuuT'ina Nation would be required. In consideration of the regional impact of a new ASP in this area, the project would also be referred to the CMRB.

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

Transportation Impacts

Highway 8 bisects the plan area and serves as the primary access to the subject land. East of the study area, Alberta Transportation is currently constructing the western portion of the ring road. A network planning study would be required to be conducted by the County, with review and comment from Alberta Transportation and possibly adjacent municipalities.

Water and Wastewater Servicing

The study area is not currently serviced by piped servicing. The Elbow Valley development to the east is currently serviced by piped water (Westridge Utilities) and piped wastewater (City of Calgary). Further expansion onto the existing systems or the creation of new systems would need to be explored.

Stormwater Management

A comprehensive evaluation of stormwater management for the ASP area would need to be undertaken, to include this new area of study, and compilation of the appropriate aspects of the existing drainage plans. The development of the plan would require the subsequent development of a new master drainage plan to support future development.

Environmental Review

The plan area is adjacent to the Elbow River and contains tributaries, intermittent streams, and some wetlands. The Province is currently updating their flood mapping, which may have implications on the plan area. A high-level environmental review will be required.

Cost Estimate

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



Table 1: High-level estimate for External Consultant

Item	Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	\$350,000
Transportation Studies	\$50,000
Stormwater Management Studies	\$50,000
Servicing Studies	\$50,000
Environmental Review	\$30,000
TOTAL	\$530,000

Should Council direct Administration to prepare a residential and commercial demand assessment, Administration estimates the study to cost approximately \$50,000.

BUDGET IMPLICATIONS

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

OPTIONS:

- Option #1: THAT Administration be directed to prepare a Terms of Reference for a new developer-funded Highway 8 ASP, including budget adjustment, and return to Council within three months for consideration.
- Option #2: THAT Administration be directed to prepare a Terms of Reference for a new County funded Highway 8 ASP, including budget adjustment, and return to Council within three months for consideration.
- Option #3: THAT Council not proceed with the proposed new Highway 8 ASP at this time.
- Option #4: THAT Administration be directed to prepare a Terms of Reference for a residential and commercial demand assessment, including a budget adjustment, to guide location and quantity of land to be designated for residential and commercial use in the proposed area, and return to Council within three months.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

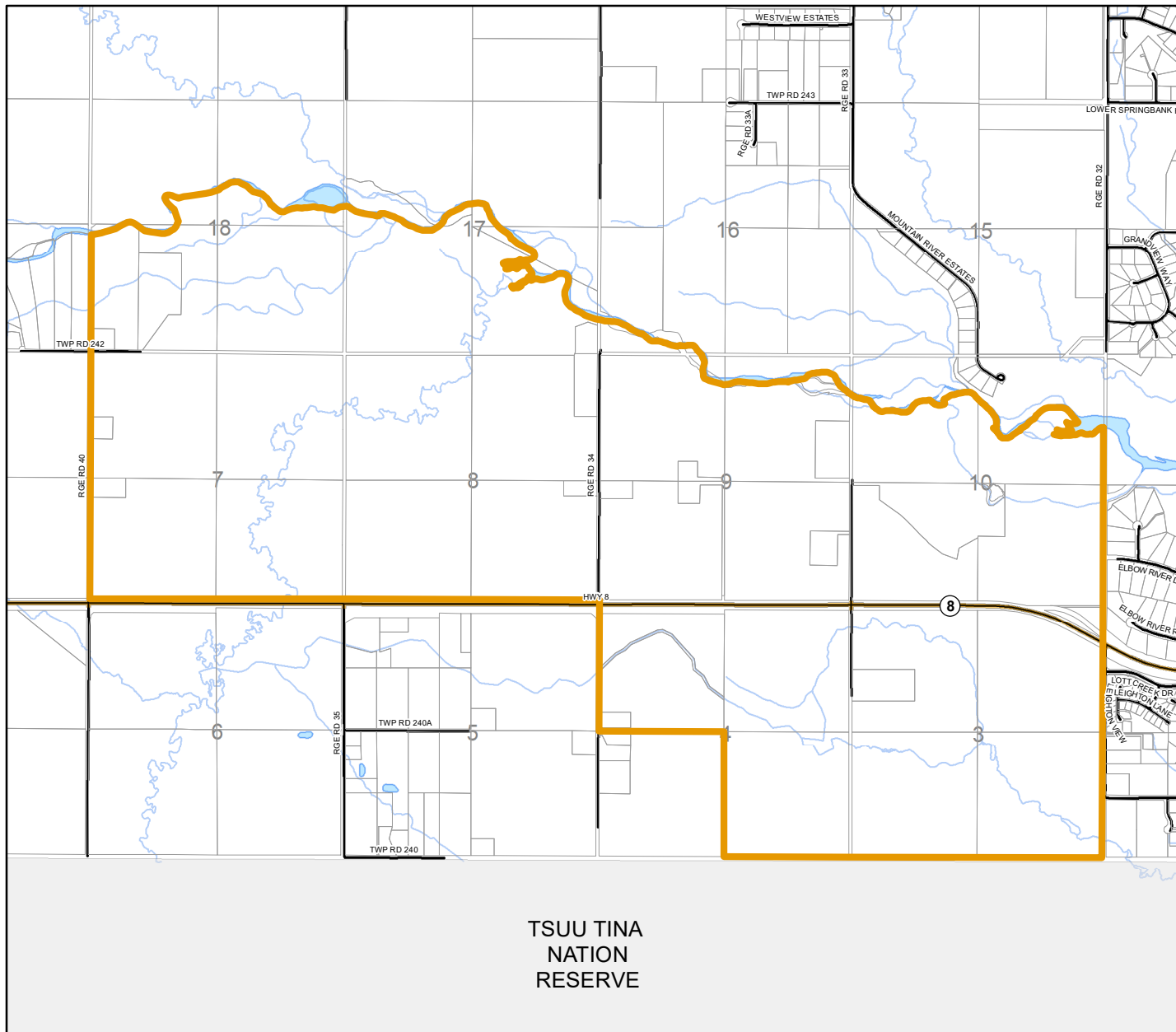
Executive Director
Community Development Services

Chief Administrative Officer


AB/lt

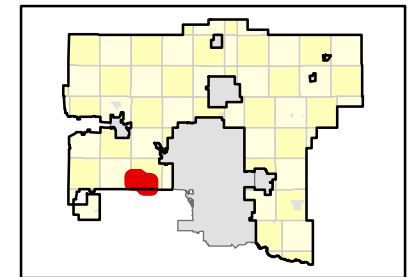
APPENDIX:

APPENDIX ‘A’: Map of Proposed ASP Study Area



Proposed New Highway 8 Area Structure Plan Area

 Proposed Boundary



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 9
FILE:	N/A	
SUBJECT:	Notice of Motion Response – Potential for an Area Structure Plan at the Intersection of Highway 22 & Highway 567	

¹POLICY DIRECTION:

The proposed Highway 22 & Highway 567 Area Structure Plan (ASP) was evaluated in accordance with the policies of the County Plan.

EXECUTIVE SUMMARY:

Council directed Administration to evaluate the potential for a business Area Structure Plan at the intersection of Highway 22 & Highway 567. Administration sent out letters to landowners within the proposed ASP area to seek their feedback on a potential developer-funded ASP. Several landowners indicated that they have no interest to participate in preparation of an ASP, as business development in this area would be premature. Only one landowner supported the preparation of an ASP, if payment is not required up-front. If Council wishes to proceed with the ASP, it would be a county-funded ASP and Administration would prepare a Terms of Reference and budget adjustment, as indicated in Option #1. Option #2 is also available if Council deems that there is no need to proceed with an ASP at this time.

BACKGROUND:

At the July 24, 2019 Council meeting, the following Motion Arising was carried:

“That Administration be directed to look into a business Area Structure Plan for the area and report back to Council”.

The proposed ASP covers ± 635 acres of land around the intersection of Highway 22 & Highway 567, which is shown in Appendix A. The plan area was determined in accordance with description provided in “Highway Business Area” of Section 14 Business Development within the County Plan. The plan area includes existing commercial and business development, and agricultural lands adjacent to the intersection.

As a potential new ASP, submission to the Calgary Metropolitan Region Board (CMRB) may be required. Technical studies are anticipated to cover aspects relating to transportation, servicing, stormwater management, and environmental features.

CONSIDERATIONS:

The preparation of an Area Structure Plan requires consideration of policy and technical matters. A brief overview of anticipated tasks and costs is provided below.

Policy Analysis:

The motion arising was evaluated against the policies of the County Plan, in particular “Highway Business Area” of Section 14 Business Development. Policy 14.9 states that area structure plans

¹ Xin Deng, Planning and Development Services



shall be adopted to provide the framework for highway business area development. The intersection of Highway 22 & Highway 567 is identified as a highway business area on Map 1 Managing Growth of the County Plan, and thus, an ASP shall be prepared for this highway business area. Prior to preparing a new ASP, it should be considered whether there is a demonstrated need for business development and whether the area is ready for the development. Administration's engagement with landowners in the proposed plan area is described below.

Engagement and Document Preparation

The process of plan preparation involves community engagement, with workshops and review sessions to incorporate stakeholder input. At this stage, a letter was sent out to all of 20 landowners within the plan area in October 2019. In the letter, the landowners were informed the purpose of an ASP, the proposed plan area, and how much it could cost. The landowners were invited to provide comment or feedback on this potential developer-funded ASP. Several verbal responses and two written responses were received, most of which indicated that they are not interested in participating in the developer-funded ASP; not only did respondents not want to contribute the cost, but concerns were raised that business development in this area would be premature. Preference of many landowners was that the area would remain as it is. Only one landowner expressed an interest in the ASP, as the ASP will support business development on his land. The landowner further indicated that they did not want to front the ASP cost, but would consider financial contribution at the development stage.

Transportation Impacts

The proposed plan area covers the lands around the intersection of Highway 22 & Highway 567. If this project is to proceed, Administration would coordinate with Alberta Transportation and prepare a transportation study, to evaluate potential impacts on key intersections and identify key transportation corridors within the plan area.

Water and Wastewater Servicing

The plan area is not serviced by piped water and wastewater, and is unlikely to be serviced in the near future. The proposed ASP area would remain a limited service area, which means that water would be provided by water well or cistern, and wastewater would be treated by private sewage treatment system or sewage holding tank.

It is noted that the Horse Creek water and wastewater systems are located approximately 2-3 miles south of the proposed plan area. However, expansions and extensions to these systems have not been considered at this time.

If Council determines that this area should be fully-serviced (water and sanitary servicing), Administration would be directed to prepare a servicing assessment as part of ASP preparation.

Stormwater Management

The plan area does not fall within any established drainage plan areas. If this project is to proceed, a master drainage study would need to be undertaken to determine the necessary strategies to support development in the plan area.



Cost Estimate

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

Item	Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	\$228,000
Transportation Studies	\$50,000
Stormwater Management Studies	\$50,000
Environmental Review	\$30,000
TOTAL	\$358,000

BUDGET IMPLICATIONS

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

OPTIONS:

- Option #1: THAT Administration be directed to prepare a Terms of Reference for the proposed Highway 22 & Highway 567 ASP, together with an associated budget adjustment, and return to Council for consideration within three months.
- Option #2: THAT Council not proceed with the proposed Highway 22 & Highway 567 ASP at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDIX:

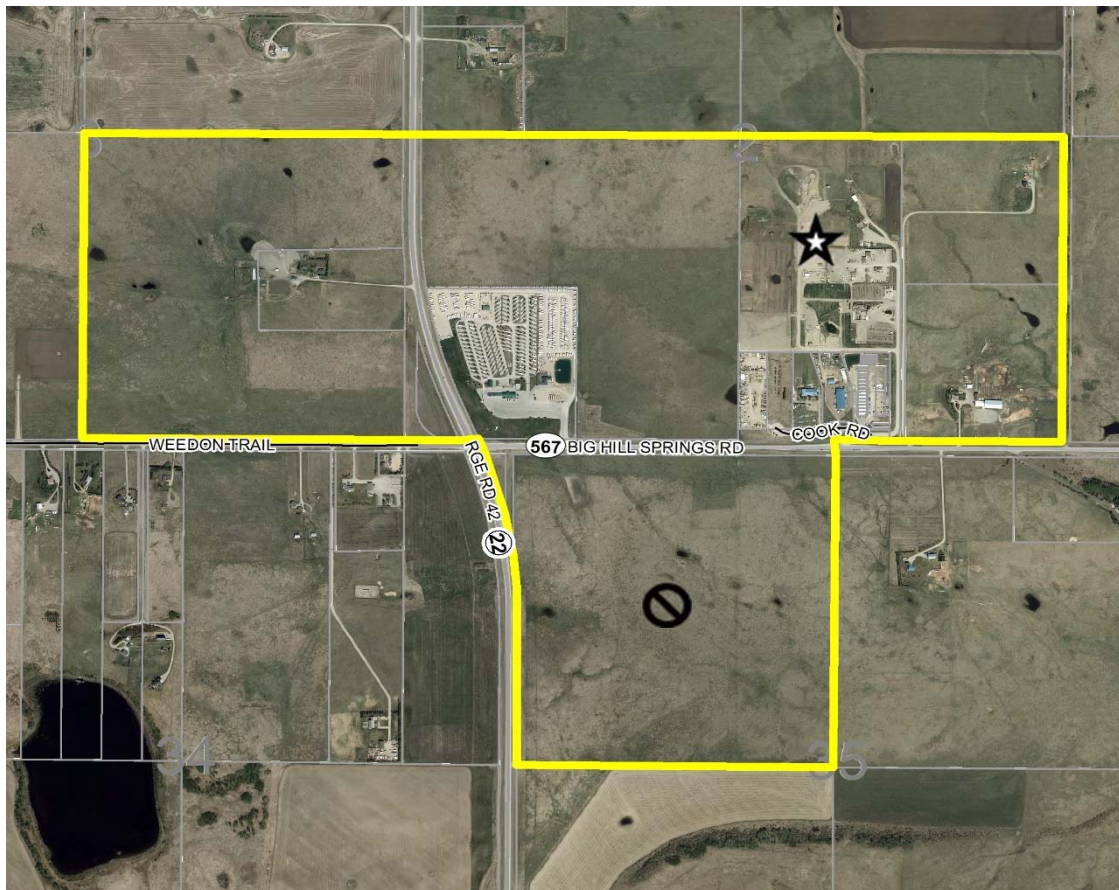
APPENDIX ‘A’: Proposed ASP Plan Area
APPENDIX ‘B’: Landowner Letters



APPENDIX 'A': Proposed ASP Plan Area



- ★ Letters in Support
- ⊘ Letters in Opposition



- ★ Letters in Support
- ⊘ Letters in Opposition



ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX 'B': Landowner Letters

Ian & Donna Airth
PO Box 327 Station Main
Cochrane AB

November 13 2019

Rocky View County
Attention: Xin Deng

Regarding: Potential Developer- Funded Area Structure Plan (highway 22 & Highway 567)

Thank you for returning our call and conversation about this matter. We are opposed to funding this. We own the property NW 35 26 4 W5. Our property is used for grazing cattle. This is historic land that is prairie wool and wagon trails from years gone by. We feel that Rocky View County has become developer friendly and not rancher or farmer friendly. They need to start preserving the land that made Rocky View County in the first place.

Regards

Ian & Donna Airth



APPENDIX 'B': Landowner Letters

**826374 AB Ltd. o/a Cochrane Desert Industrial Park**

#2 Meadow Way

Cochrane, Alberta T4C 1N1

Cochrane: (403) 371-1019 **Fax:** (587) 493-7978Web Site: www.cochranedesertindustrialpark.caEmail: malcolmhughstrong@hotmail.com

Physical Address: 41078 Big Hill Springs Road

Rocky View County
 Xin Deng
 Municipal Planner, Planning and Development Services, Rocky View Country
 26075 Rocky View Point
 Rocky View Country, AB
 T4A 0X2

November 26, 2019

RE: Potential Developer-Funded Area Structure Plan (Highway 22 & Highway 567)

Dear Ms. Deng,

I am in favor of an Area Structure Plan for the proposed area so we do have some certainty of acceptable development.

I am also in favor of helping to pay as benefiting lands as I believe it will increase the value of the land.

I am not in favor of paying upfront for the cost of the Area Structure Plan. I would suggest putting it in as a fee payable as rezoning or subdivision takes place.

If you were to remove the quarter section south of the #567 and the one west of the #22 you would probably get 100% participation. A change of this manner would help to offset your costs which I would support. A Structure Plan for this area would be a help in this endeavor as we solicit our neighbors for letters of support.

We currently have land zoned as RR3 and IA1. Within the next year we are planning on rezoning the RR3 to IA1.

Sincerely,

Malcolm Strong



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	December 10, 2019	DIVISION: 4 and 5
FILE:	N/A	
SUBJECT:	Notice of Motion Response – New Joint Developer-Funded Area Structure Plan Highway 1 East	

¹POLICY DIRECTION:

The proposed joint, developer-funded Highway 1 Area Structure Plan (ASP) was evaluated against the policies of the County Plan.

EXECUTIVE SUMMARY:

Council directed Administration to evaluate the possibility of a joint, developer-funded ASP along the Highway 1 corridor, a study area adjacent to Wheatland County and near to the City of Chestermere. Administration reached out to landowners within the proposed ASP study area, to seek feedback and interest on funding an ASP. There was no interest received from recognized developers and landowners in terms of funding an ASP and limited feedback from landowners about advancing with comprehensive planning for the study area. Therefore, if Council wishes to proceed with an ASP, it would be county-funded; Administration would prepare a Terms of Reference and budget adjustment as outlined in Option 1.

There are also added complexities in pursuing a joint ASP with numerous municipalities, and specifically with a municipality that has an adopted ASP adjacent to the proposed study area. Further clarification with respect to the intent and scope of a joint ASP would be required from Council, to facilitate further intermunicipal discussions; this has been included in Option 3.

Option 2 is also available if Council deems that there is no need to proceed with an ASP at this time.

BACKGROUND:

At the June 25, 2019 Council meeting, the following Notice of Motion Response was carried:

“That Administration explore a joint developer-funded Area Structure Plan for the Highway 1 Corridor between Rocky View County and Wheatland County, to also include the City of Chestermere and the Town of Strathmore”.

The area for consideration is shown in Appendix A.

The proposed location of the joint, developer-funded ASP is to the immediate west of Wheatland County, east of the City of Chestermere, and north of the Hamlet of Langdon. The study area is bordered by Highway 1 to the north and comprised of approximately 4,480 acres of land; primarily unsubdivided quarter sections or large agricultural parcels. The topography generally consists of undulating prairie lands with extensive wetlands.

If a joint, developer-funded ASP proceeds in this area, participation of landowners and significant coordination with Wheatland County, City of Chestermere and Strathmore would be required. As a potential new ASP, submission to the Calgary Metropolitan Region Board (CMRB) may also be required.

¹ **Administration Resources**

Lisa Mrozek, Planning and Development Services



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

CONSIDERATIONS:

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

Policy Analysis

The motion arising was evaluated against the policies of the County Plan, in particular, *Highway Business Areas* within Section 14 – Business Development. Section 14.9 requires that highway business area development shall be guided by an adopted area structure plan and Map 1 – Managing Growth of the County Plan establishes locations for highway business areas.

The proposed study area is not identified as a highway business area on Map 1; however, there is potential policy support for areas not identified on Map 1, subject to demonstrating that the proposed location would not adversely impact the build-out of other of land within nearby business areas.

Engagement and Document Preparation

The project will include community engagement, with workshops and review sessions to incorporate stakeholder input. At this stage, Administration reached out to landowners within the study area, inviting feedback on the interest in pursuing and funding a joint, developer-funded ASP. There were limited responses received from this engagement. Of the emails received, two landowners requested further information and one landowner identified a willingness to participate in an ASP process. Of the verbal responses received, one landowner supported an ASP and one landowner was in opposition. However, there was no desire expressed by landowners in funding an ASP project.

Preliminary discussions were pursued with Wheatland County, City of Chestermere, and Strathmore but further clarification would be required from Council with respect to the intent and scope of a joint ASP in order to facilitate intermunicipal discussions and assess its feasibility. There is also an added complexity of pursuing a joint ASP with Wheatland County, as they have the adopted West Highway 1 ASP directly adjacent to the proposed study area. Wheatland County would have to rescind the recently adopted Plan in favor of adopting a new joint ASP. Significant intermunicipal engagement is required to collaborate with all municipalities.

In consideration of the regional impact of a new ASP in this area, the project may also be referred to the CMRB.

Transportation Impacts

The proposed study area is bound by Highway 1 to the north. A network planning study will be required to evaluate potential impact on key interchanges along Highway 1 and identify key transportation corridors within the plan area

Water and Wastewater Servicing

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

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



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

Stormwater Management

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

A comprehensive evaluation of drainage and stormwater management within the ASP area would be undertaken to determine the necessary strategies to support further development in the plan area.

Cost Estimate

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

Item	Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	\$350,000
Transportation Studies	\$50,000
Stormwater Management Studies	\$50,000
Environmental Review	\$30,000
TOTAL	\$480,000

BUDGET IMPLICATIONS

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

OPTIONS:

- Option #1: THAT Administration be directed to prepare a Terms of Reference for a proposed Highway 1 ASP, together with an associated budget adjustment, and return to Council for consideration within three months.
- Option #2: THAT Council not proceed with the proposed Highway 1 ASP.
- Option #3: THAT Council provide further clarification pertaining to the scope of a joint ASP, and direct Administration to undertake further intermunicipal engagement and determine the feasibility of a joint ASP, and return to Council to present findings within three months.



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

LM/llt

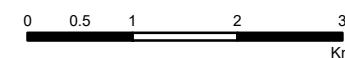
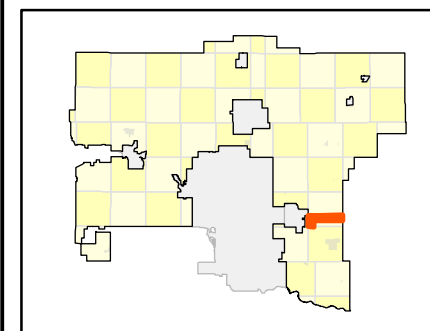
APPENDIX:

APPENDIX ‘A’: Map of Proposed ASP Study Area

Concurrence,

“Al Hoggan”

Chief Administrative Officer





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;

¹ **Administration Resources**

Randy Smith, Manager, Fire Services and Emergency Management



- 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. |
| | Motion 3: | THAT Bylaw C-7886-2019 be considered for third reading. |
| | 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,

“Richard Barss”

“Al Hoggan”

Acting Executive Director
Community Development Services

Chief Administrative Officer

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*.
- 2 In the event that any provision of this bylaw is inconsistent with any provincial legislation, the provincial legislation prevails.

Definitions

- 3 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:
 - (1) preventing and extinguishing fires;
 - (2) 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*.
- 5 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.
- 6 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*.
- 8 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.
- 11 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.
- 12 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

- 13 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.

- 14 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.
- 15 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;
 - (2) 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.
- 18 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.
- 19 On receiving notice that additional conditions have been imposed on a fire permit, the person concerned must immediately comply with the additional conditions.

- 20 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.
- 22 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

- 23 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.
- 24 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.
- 25 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

- 26 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;
- (3) 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

- 28 Any person who builds, ignites, or allows a fire on a premises must ensure that the fire is not left unsupervised at any time.
- 29 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.
- 31 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

- 32 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.
- 33 Fireworks that are considered low level displays require a fire permit. Possession, sale, or storage of fireworks is prohibited without a fire permit.
- 34 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

- 35 All barbeques and table top propane-fuelled fire pits must comply with the requirements established in the *Safety Codes Act*.
- 36 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.
- 37 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

- 38 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

- 39 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

- 40 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.
- 41 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

- 42 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.

43 The fees charged by the Fire Department for services rendered pursuant to this bylaw are set out in Rocky View County's *Master Rates Bylaw*.

44 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
- (2) 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.

45 When a person:

- (1) fails to obtain a fire permit as required under this bylaw;
- (2) 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;
- (3) 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.

46 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

- 47 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

- 48 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.
- 50 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

- 51 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

- 52 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.
- 53 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*.

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

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

UNANIMOUS PERMISSION FOR THIRD READING this_____ day of _____, 2019

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

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

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;
 - (2) the opening does not exceed one metre in width or diameter when measured between the widest points or outer edges;
 - (3) 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:
 - (1) 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.
- 11 **“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.
- 12 **“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.
- 13 **“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.
- 14 **“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.
- 18 **“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.
- 19 **“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*.
- 20 **“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.
- 21 **“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.
- 29 **“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;
 - (2) 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.
- 32 **“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

Policy Number:	C-###
Policy Owner:	Fire Services & Emergency Management
Adopted By:	
Adoption Date:	YYYY Month DD
Effective Date:	YYYY Month DD
Date Last Amended:	YYYY Month DD
Date Last Reviewed:	YYYY Month DD

Purpose

- 1 This policy outlines fire protection services and the level of service for areas within Rocky View County (the County).



Policy Statement

- 2 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.
- 3 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.
- 5 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.
- 6 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.



Policy

- 8 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.
- 10 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.

- 13 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
 - (2) 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.
- 15 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

- 16 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.
- 17 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.
- 19 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

- 20 As a Medical First Response agency, the County strictly adheres to a set of Medical Control Protocols (MCPs) outlined by AHS.
- 21 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:

- (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	<ul style="list-style-type: none"> N/A
Related Plans, Bylaws, Policies, etc.	<ul style="list-style-type: none"> Rocky View County Bylaw C-7140-2012, “Fire Services Bylaw”, as may be amended or replaced from time-to-time
Related Procedures	<ul style="list-style-type: none"> N/A
Other	<ul style="list-style-type: none"> Alberta Medical First Responder Program



Policy History

Amendment Date(s) – Amendment Description	<ul style="list-style-type: none"> N/A
Review Date(s) – Review Outcome Description	<ul style="list-style-type: none"> 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;

- (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.

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 planing 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.
- l. "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.

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.
- jj. “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.
- ll. 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;

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;
- c. 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
 - l. 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;

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;

- l. 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.
- 16.2 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.

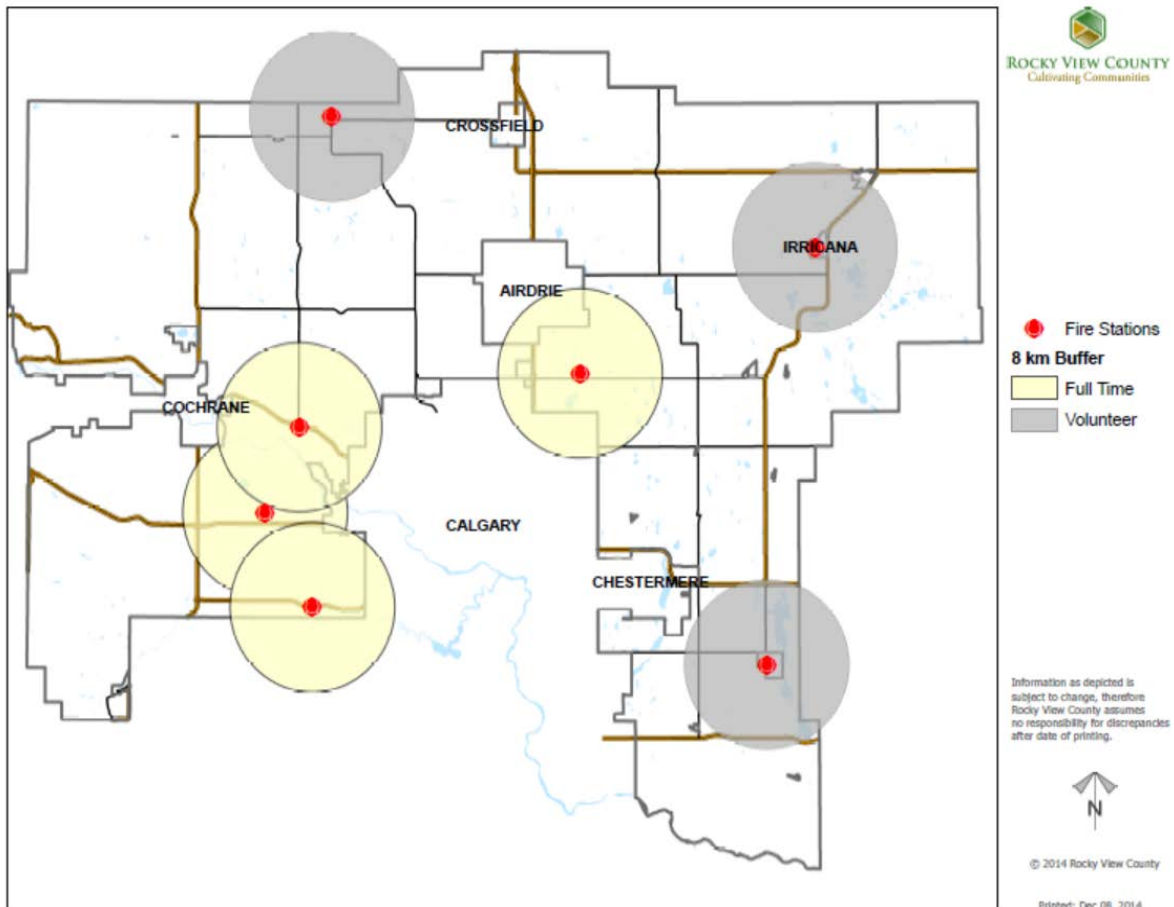
“ROLLY ASHDOWN”

Reeve

“NONA HOUSENGA”

Municipal Clerk

SCHEDULE “A”
FIRE PROTECTION AREA MAP⁴
APPROXIMATE ZONES



⁴ Amendment Bylaw C-7444-2015 – July 14, 2015

SCHEDULE “B”
SPECIFIED PENALTIES

SECTION	OFFENCE	MINIMUM PENALTY 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 on-scene 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



INTERGOVERNMENTAL AFFAIRS

TO:	Council	
DATE:	December 10, 2019	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County	

POLICY DIRECTION

Recent *Municipal Government Act* (MGA) amendments now require Rocky View County (RVC) to complete an Intermunicipal Collaboration Framework (ICF) with all adjacent municipalities that are not a member of the Calgary Metropolitan Regional Board. The ICFs must be complete by April 2020, unless a one-year extension is granted. On June 26, 2018, Council passed ICF Terms of Reference directing Administration to complete ICFs with several rural municipalities, including Mountain View County.

EXECUTIVE SUMMARY:

ICFs identify how municipal services are delivered between two adjacent municipalities. The attached ICF with Mountain View County provides for the integrated and strategic planning, delivery, and funding of intermunicipal services; allocates resources efficiently in providing local services, and ensures municipalities contribute funding to services that benefit their residents.

The ICF with Mountain View County identifies intermunicipal collaboration with respect to transportation and agriculture, without the exchange of funds. The ICF identifies a shared water license between the Counties, without the exchange of funds. The ICF does not identify any opportunities for shared services with respect to solid waste or recreation. As of the writing of this report, an emergency services agreement has been signed by Rocky View County and is awaiting signature by Mountain View County. The ICF also creates a process for effective dispute resolution and sets up a committee to ensure continued cooperation between Rocky View County and Mountain View County.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option 1.

DISCUSSION:

The ICF would fulfill RVC's responsibilities under the MGA, and would last for four years. Elected officials from both Counties have met to discuss potential opportunities for shared services, and Administration officials have drafted the ICF over the course of several months. Council reviewed the draft ICF on June 11, 2019, and had no concerns at that time. Given that RVC and Mountain View County are both rural municipalities, and the area in question is primarily agricultural, there was minimal opportunity and need for cooperation with respect to shared services. The Counties would continue to cooperate with respect to transportation and the provision of agricultural services without the exchange of funds. The ICF would not be considered complete until an Intermunicipal Development Plan (IDP) has also been completed by the Counties. Both Counties are preparing an IDP, which is also being considered by Council today. Once the IDP is also adopted, the ICF would be

¹ **Administration Resources**

Amy Zaluski and Ben Manshanden, Intergovernmental Affairs



in full force and effect. Administration recommends that Council give this Bylaw first and second reading, and then give third reading at the same time as the IDP.

BACKGROUND:

As of April 2018, the MGA includes a focus on regional land-use planning and service delivery. To operationalize regional collaboration on service delivery, the MGA now requires adjacent municipalities that are not members of a growth management board to adopt an ICF. An IDP is also required, which is a planning document for areas of mutual interest along shared municipal boundaries.

The ICF development includes the following key considerations:

- It is completed by April 2020, unless a one-year extension is granted;
- It is adopted as a bylaw and addresses how municipal services are delivered between two adjacent municipalities;
- A binding dispute resolution clause;
- Contain an IDP that is either attached or referenced in a separate bylaw; and
- Provide a plan for how any new services will be implemented (financing and service delivery).

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | | |
|-----------|---|--|
| Option #1 | Motion #1 | THAT Bylaw C-7971-2019 be given first reading. |
| | Motion #2 | THAT Bylaw C-7971-2019 be given second reading. |
| | Motion #3 | THAT further consideration of Bylaw C-7971-2019 be tabled sine die until Administration completes the IDP. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

Concurrence,

“Amy Zaluski”

“Al Hoggan”

Manager
Intergovernmental Affairs

Chief Administrative Officer

BM/rp

ATTACHMENTS:

Attachment ‘A’ – Bylaw C-7971-2019 and Schedule A (Intermunicipal Collaboration Framework between Mountain View County and Rocky View County)



BYLAW C-7971-2019

A Bylaw of Rocky View County, in the Province of Alberta, to adopt the Intermunicipal Collaboration Framework between Mountain View County and Rocky View County

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as the *Mountain View County and Rocky View County Intermunicipal Collaboration Framework*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT the *Mountain View County and Rocky View County Intermunicipal Collaboration Framework* is adopted as presented in Schedule “A” attached to and forming part of this Bylaw.

Transitional

- 4 Bylaw C-7971-2019 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 _____ day of _____, 2019

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

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Chief Administrative Officer or Designate

Date Bylaw Signed

Schedule 'A' to Bylaw C-7971-2019

Intermunicipal Collaboration Framework

Between

Mountain View County

(hereinafter referred to as 'Mountain View')

And

Rocky View County

(hereinafter referred to as "Rocky View")

WHEREAS Mountain View and Rocky View share a common border spanning Township Road 290 from Grand Valley Road to Range Road 22, Township Road 292 from Range Road 22 to Range Road 13, and Township Road 293 from Range Road 13 to Range Road 284; and Township Road 291 from Range Road 284 to Range Road 280; and Township Road 290 from Range Road 280 to Range Road 270.

AND WHEREAS Mountain View and Rocky View share common interests and desire working together to provide services to their ratepayers where there are reasonable and logical opportunities to do so;

AND WHEREAS the *Municipal Government Act* stipulates that municipalities that have a common boundary must create a framework with each other to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents;

NOW THEREFORE, by mutual covenant of Mountain View and Rocky View, it is agreed to enter into the Intermunicipal Collaboration Framework as follows in Schedule A.

Schedule 'A' to Bylaw C-7971-2019

**A. DEFINITIONS**

- l) Words in this Agreement have the same meaning as in the *Municipal Government Act* except for the following:
 - a. "Capital Costs" means new facilities, expansions to existing facilities, and intensification of use of existing facilities;
 - b. "CAO" means Chief Administrative Officer;
 - c. "Framework" means Intermunicipal Collaboration Framework;
 - d. "Intermunicipal Collaboration Framework" means the Intermunicipal Collaboration Framework between Mountain View and Rocky View, as required under Part 17.2 of the *Municipal Government Act*;
 - e. "*Intermunicipal Collaboration Framework Regulation*" means the *Intermunicipal Collaboration Framework Regulation*, AR 191/2017, as amended or replaced from time to time;
 - f. "*Municipal Government Act*" means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
 - g. "Mountain View County" means Mountain View as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
 - h. "Rocky View County" means Rocky View as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
 - i. "Services" means those services that both parties must address within the Framework, which are:
 - i. Transportation;
 - ii. Water and wastewater;
 - iii. Solid Waste;
 - iv. Emergency Services;

Schedule 'A' to Bylaw C-7971-2019

- v. Recreation; or
 - vi. Any other services that might benefit residents in both municipalities.
- j. "Service Agreements" means those agreements between the Parties to provide for the delivery of Services, whether on a joint, collaborative, or other basis, as described in D.2 of this Agreement and as amended from time to time. Services are shared in one or more of the following ways:
- i. Municipal – no collaboration: No intermunicipal collaboration is used to delivery a service between the parties named in this agreement.
 - ii. Intermunicipal collaboration: Service is delivered through the exchange of funds or resources between the the parties named in this agreement.
 - iii. Third Party: A third party is employed to deliver a service that is of mutual benefit to the the parties named in this agreement.
- k. "Year" means the calendar year beginning on January 1 and ending on December 31.

B. TERM AND REVIEW

- 1) In accordance with the *Municipal Government Act*, this Agreement shall come into full force and effect on final passing of the bylaws by both Mountain View and Rocky View.
- 2) This Agreement may be amended by mutual consent of both parties unless specified otherwise in this Agreement through an amending bylaw.
- 3) It is agreed by Mountain View and Rocky View that the Intermunicipal Committee shall meet at least once every four years to review the terms and conditions of the agreement.
- 4) The term of this is agreement begins __, __, 2019 and ends __, __, 2023.

C. INTERMUNICIPAL COOPERATION

- 1) Mountain View and Rocky View agree to create a body known as the Intermunicipal Committee (hereinafter referred to as "the Committee").
- 2) The Committee will work together in good faith to share information about business that is of mutual interest to each municipality.
- 3) The Committee will meet on an as-needed basis, and will share information and provide feedback on intermunicipal or multi-jurisdictional opportunities and issues. Topics may include planning policy, service delivery, or other matters that the Committee deems necessary.

Schedule 'A' to Bylaw C-7971-2019

- 4) The Committee shall consist of six members: three Councillors from Mountain View and three Councillors from Rocky View.
- 5) Meetings of the Committee can be called by either party's Councillors or CAO who are members of the Committee to this Agreement by requesting a meeting via electronic mail. The parties shall jointly determine a meeting date within thirty (30) days of the receipt of the request.
- 6) The CAOs or designates of both municipalities will be advisory staff to the Committee and are responsible for developing agendas and recommendations on all matters, and for forwarding all outcomes from the Committee to their respective Councils.

D. MUNICIPAL SERVICES

- 1) Mountain View provides a range of services to its residents, including but not limited to:
 - Agriculture Services;
 - Cemetery Services;
 - Family and Community Support Services;
 - Fire and Emergency Management Services;
 - Library Services (through the Parkland Regional Library System);
 - Recreation Services;
 - Business Licensing;
 - Seniors' Housing (through the Mountain View County Regional Housing Commission);
 - Solid Waste and Recycling (through the Mountain View County Waste Commission); and
 - Water and Wastewater Services.

Rocky View provides a range of services to its residents, including but not limited to:

- Agricultural Services;
- Bylaw Enforcement (municipal and RCMP);
- Building Permits;
- Cemetery Services;
- Family and Community Support Services;
- Fire and Emergency Management Services;
- Library Services (through the Marigold Library System);
- Recreation Services;
- Seniors' Housing (through the Rocky View County Seniors Foundation);

Schedule 'A' to Bylaw C-7971-2019

- Solid Waste and Recycling through various private third party partnerships; and
 - Water and Wastewater Services (through individually owned or privately owned systems, municipal partners' systems, or Rocky View County systems.
- 2) Mountain View and Rocky View have a history of working together to jointly provide the following municipal services, either directly or indirectly to their residents:

Schedule 'A' to Bylaw C-7971-2019

Table 1: Services Inventory

SERVICE AREA	DELIVERY METHOD Between Mountain View and Rocky View	SERVICE SHARED	IMPLEMENTATION Terms, and Funding Arrangement
Emergency Services: Fire	Intermunicipal Collaboration	Fire Services Agreement.	Implement a Fire Services Agreement between Mountain View and Rocky View.
Recreation	Municipal – No Intermunicipal Collaboration	No service shared.	No implementation required.
Solid Waste and Recycling	Municipal – No Intermunicipal Collaboration.	No service shared.	No implementation required.
Transportation	Intermunicipal Collaboration	Exchange of services for gravel road maintenance on Range Road 284 and Range Road 292.	<ul style="list-style-type: none"> • Implementation: Road Maintenance Services Agreement • Term: June 1, 2017, to June 2022 • Funding: No funds exchanged.
Water and Waste Water	Third Party	Shared Water License for 3,380,995 Cubic Metres of Water Annually.	<ul style="list-style-type: none"> • Implementation: Memorandum of Understanding. • Mountain View County, Rocky View County, Mountain View Regional Water Services Commission. • License issued to the Mountain View Water Commission. Rocky View County is entitled to 2,676,545 cubic metres of water annually and Mountain View County is entitled to 704,450 cubic metres of water annually as provided by the License. • Term: Signed July 2009, no end date was assigned to this Memorandum of Understanding. • Funding: No funding involved for the acquisition and use of the License.

Schedule 'A' to Bylaw C-7971-2019

SERVICE AREA	DELIVERY METHOD Between Mountain View and Rocky View	SERVICE SHARED	IMPLEMENTATION Terms, and Funding Arrangement
Other: Agriculture	Intermunicipal Collaboration	Delivering of agricultural services programming.	<ul style="list-style-type: none">Mountain View and Rocky View's Agricultural Services department collaborate on the delivery of training, information, and other opportunities related to agricultural services. This is a part of operational business and does not require a service agreement.

Schedule 'A' to Bylaw C-7971-2019

E. FUTURE PROJECTS & AGREEMENTS

- 1) Additions or changes to the services that the adjacent municipalities partner upon can be made prior to the end of the fouryear review period (B.3).
- 2) Whether it is a new service, or elimination of an existing service, the municipality whose Chief Administrative Officer (CAO) is initiating the change shall, in writing, contact the CAO of the adjacent municipality.
- 3) Once the receiving municipality has received written notice of a new project or elimination of an existing service, an Intermunicipal Committee meeting date will be determined within thirty (30) days of receiving the notice.
- 4) The Intermunicipal Committee will be the forum used to address and develop the next steps to proceed with changes to the ICF. Committee members will inform the whole of their respective Councils of the outcome of this meeting.
- 5) If respective Councils agree to add a new service, or eliminate an existing service, both Councils must adopt an updated ICF through a matching updated bylaw.
- 6) The parties may amend or update any existing Service Agreement from time to time without having to amend or replace this Agreement. This will be followed by a resolution by each respective Council to confirm a change to a Service Agreement.

F. DISPUTE RESOLUTION

- 1) The Intermunicipal Committee will meet and attempt to resolve any disputes that may arise under this Framework.
- 2) In the event the Committee is unable to resolve a dispute or any Service Agreement, the parties will follow the process outlined in the Model Default Dispute Resolution Provisions in the *Intermunicipal Collaboration Framework Regulation*.
 - a Any new Service Agreement or an update to an existing service agreement will adopt and include the Model Default Dispute Resolution Provisions referred to in F.2 as its dispute resolution clause.

G. OTHER PROVISIONS

- 1) **Further Assurances.** The Municipalities covenant and agree to do such things and execute such further documents, agreements, and assurances as may be reasonably necessary or advisable from time to time to carry out the terms and conditions of this Framework in accordance with their true intent.

Schedule 'A' to Bylaw C-7971-2019

- 2) **Assignment of Framework.** Neither Municipality will assign its interest in this Framework.
- 3) **Notices.** Any notice required to be given hereunder by any Municipality will be deemed to have been well and sufficiently given if it is delivered personally or mailed by pre-paid registered mail to the address of the Municipality for whom it is intended. A notice or other document sent by registered mail will be deemed to be sent at the time when it was deposited in a post office or public letter box and will be deemed to have been received on the fourth business day after it was postmarked. A copy of the notice shall also be provided via email.
- 4) **Entire Framework.** This Framework and any applicable Service Agreements constitute the entire agreement between the Municipalities relating to the subject matter contained within them and supersedes all prior understandings, negotiations, and discussions, whether oral or written, of the Municipalities in relation to that subject matter. There are no warranties, representations, or other agreements among the Municipalities in connection with the subject matter of the Framework except as specifically set forth within them.
- 5) **Unenforceable Terms.** If any term, covenant, or condition of this Framework, or the application thereof to any Municipality or circumstance, is invalid or unenforceable to any extent, the remainder of this Framework, or the application of such term, covenant, or condition to a Municipality, or circumstance other than those to which it is held invalid or unenforceable, will not be affected thereby, and each remaining term, covenant, or condition of this Framework will be valid and enforceable to the fullest extent permitted by law.
- 6) **Amendments.** This Framework may only be altered or amended in any of its provisions when any such changes are put in writing and signed by all of the Municipalities. (See also Section B of this Framework).
- 7) **Remedies Not Exclusive.** No remedy herein conferred upon any Municipality is intended to be exclusive of any other remedy available to that Municipality, but each remedy will be cumulative and will be in addition to every other remedy given hereunder either now, hereafter existing by law, in equity, or by statute.
- 8) **No Waiver.** No consent or waiver, expressed or implied, by any Municipality to or of any breach or default by any other Municipality in the performance by such other Municipality of their obligations hereunder will be deemed or construed to be a consent to or waiver of any other breach or default in the performance of obligations hereunder by such Municipality. Failure on the part of any Municipality to complain of any act or failure to act of another Municipality, or to declare such Municipality in default, irrespective of how long such failure continues, will not constitute a waiver by such Municipality of its rights hereunder.

Schedule 'A' to Bylaw C-7971-2019

- 9) **Counterparts.** This Framework may be executed in several counterparts, each of which when so executed will be deemed to be an original. Such counterparts will constitute the one and same instrument as of their Effective Date.
- 10) **Governing Law.** This Framework will be exclusively governed by and construed in accordance with the laws of the Province of Alberta.
- 11) **Time.** Time will be of the essence for this Framework.
- 12) **Binding Nature.** This Framework will be binding upon the Municipalities and their respective successors and permitted assigns.

H. CORRESPONDENCE

- l) Written notice under this Framework shall be addressed as follows:

- a. In the case of the Mountain View, to:

Mountain View County
c/o Chief Administrative Officer
PO Bag 100
Didsbury, Alberta T0M 0W0

- b. In the case of Rocky View, to:

Rocky View County
c/o Chief Administrative Officer
262075 Rocky View County Point
Rocky View County, AB, T4A 0X2

IN WITNESS WHEREOF, the Municipalities have hereunto executed this Framework under their respective corporate seals and by the hands of their proper officers duly authorized in that regard.

Schedule 'A' to Bylaw C-7971-2019

Signed this ____ day of _____, 2019 in _____,
Alberta.

MOUNTAIN VIEW COUNTY

ROCKY VIEW COUNTY

Per:

Per:

Bruce Beattie, Reeve

Greg Boehlke, Reeve

Jeff Holmes, CAO

Al Hoggan, CAO



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** 8
FILE: n/a **APPLICATION:** PL20190174
SUBJECT: Bylaw C-7964-2019 to Repeal Bylaw C-713

PURPOSE: The purpose of this application is to repeal Bylaw C-713 in its entirety to reopen multiple portions of Road Allowance closed in 1970 for leasing purposes in order to facilitate the closure for consolidation of a portion of Road Allowance listed in the bylaw.
GENERAL LOCATION: All portions of Road Allowance closed by Bylaw C-713 are located in the Bearspaw Area.
APPLICANT: Rocky View County.
OWNERS: The Crown in right of Alberta.
¹POLICY DIRECTION: There are no relevant policies against which this application can be compared.

COUNCIL OPTIONS:

Option #1: Motion 1: THAT Bylaw C-7964-2019 be given first reading.
 Motion 2: THAT Bylaw C-7964-2019 be given second reading.
 Motion 3: THAT Bylaw C-7964-2019 be considered for third reading.
 Motion 4: THAT Bylaw C-7964-2019 be given third and final reading.
 Option #2: THAT application PL20190174 be denied.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
 Community Development Services
 AP/ltt

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7964-2019
 APPENDIX ‘B’: Bylaw C-713

¹ Angela Pare, Planning and Development Services



BYLAW C-7964-2019

A Bylaw of Rocky View County, in the Province of Alberta, to Repeal Rocky View County Bylaw C-713, being a Road Closure for Leasing Purposes Bylaw.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-7964-2019*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Bylaw C-7964-2019 hereby repeals bylaw C-713 in its entirety.

Transitional

Bylaw C-7964-2019 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 _____ day of _____, 2019

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20__

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 20__

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20__

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW NO. C-713

A bylaw of the Municipal District of Rocky View No. 44 authorizing the Council to close for leasing purposes, the road allowances lying to the West of Section Seventeen (17), Section Twenty (20), West North West of Section Twenty-one (21), West of Section Twenty-three (23), West of Section Twenty-four (24), South of Section Twenty-six (26), West South West of Section Twenty-six (26), South of Section Twenty-seven (27), West North West of Section Twenty-seven (27), West of the South West Quarter of Section Twenty-eight (28) lying North of the Northerly limit of the C. P. R. mainline, South of Section Twenty-eight, South of Section Twenty-nine (29), West of Section Twenty-nine (29), South of Section Thirty (30), West of Section Thirty (30), West of Section Thirty-one (31), in Township Twenty-five (25), Range Three (3), West of the Fifth Meridian; West North West of Section Twenty-seven (27), and West South West of Section Thirty-four (34) in Township Twenty-six (26), Range Three (3), West of the Fifth Meridian; West of Section Twenty-one (21), in Township Twenty-seven (27), Range Four (4), West of the Fifth Meridian, in accordance with Section 175 of the Municipal Government Act and amendments thereto.

THEREFORE BE IT RESOLVED that the Council of the Municipal District of Rocky View No. 44 pursuant to the authority vested in it by Section 175 of the Municipal Government Act, Chapter 68, R. S. A. 1968 and amendments thereto, enacts as follows:

1. That a notice was published July 8th and July 15th 1969 in the Rocky View News, a newspaper circulating in the Municipal District, the last of such publications being at least two (2) weeks before the day fixed for the passing of this bylaw.
2. That no persons who have an interest as owner, occupier or otherwise in the adjacent or adjoining lands have petitioned Council stating that they would be prejudicially affected by the bylaw or had any objections to the proposed bylaw.
3. That the Council has ascertained that these road allowances are not required for public access purposes and that it is in the best interest of the public good that the said road allowances be closed and leased.
4. That the road allowances lying to the West of Section Seventeen (17), West of Section Twenty (20), West North West of Section Twenty-one (21), West of Section Twenty-three (23), West of Section Twenty-four (24), South of Section Twenty-six (26), West of the South West Quarter of Section Twenty-six (26), South of Section Twenty-seven (27), West of the North West Quarter of Section Twenty-seven (27), South of Section Twenty-eight (28), West of the South West Quarter of Section Twenty-eight (28), lying North of the Northerly limit of the C. P. R. mainline, South of Section Twenty-nine (29), West of Section Twenty-nine (29), South of Section Thirty (30), West of Section Thirty (30), West of Section Thirty-one (31), in Township Twenty-five (25), Range Three (3), West of the Fifth Meridian; and West of the North West Quarter of Section Twenty-seven (27), and West of the South West Quarter of Section Thirty-four (34), in Township Twenty-six (26), Range Three (3), West of the Fifth Meridian; and West of Section Twenty-one (21) in Township Twenty-seven (27), Range Four (4), West of the Fifth Meridian, are hereby closed.
5. That the aforesaid road allowances stated in paragraph Four (4) herein are hereby leased to Glenbow Ranching Limited of Cochrane, Alberta, for grazing purposes for the sum of Two Dollars (\$2.00) per acre per annum.
6. That the closure of these road allowances restricts public access to pedestrian traffic.
7. That right of entry is granted to the Alberta Government Telephones for those road allowances wherein they have buried cable within the East Halves of Sections Twenty-six (26) and Twenty-three (23), in Township Twenty-five (25), Range Three (3), West of the Fifth Meridian.
8. That this bylaw shall be in full force and effect until it is repealed and/or the lease is not renewed.

...2/

...../2

BYLAW NO. C-713

9. That this bylaw shall be subject to the approval of the Minister of Highways and Transport.
10. That subject to the conditions contained in paragraph Nine (9) herein, this bylaw shall then come into full force and effect immediately upon third reading thereof.


First and second readings given in open Council assembled at the City of Calgary in the Province of Alberta this 9th day of September 1969.

Third and final reading given in open Council assembled at the City of Calgary in the Province of Alberta this 24th day of November 1970.

Approval Date

Dec 20 / 71

(Signed) S. Sydness
Reeve or Deputy Reeve



Minister of Highways and Transport

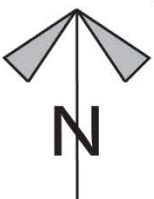
(Signed) D. A. Lenihan
Secretary-Treasurer

I hereby certify that this is a true and correct copy of Bylaw No. C-713 passed by the Council of the Municipal District of Rocky View No. 44 on the 24th day of November 1970.

Dated this 2nd day of December 1970.



D. A. LENIHAN
SECRETARY-TREASURER



Page 494 of 864



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** 1

FILE: n/a **APPLICATION:** PL20190132

SUBJECT: Bylaw C-7965-2019 to Repeal Bylaw C-723

PURPOSE: The purpose of this application is to repeal Bylaw C-723 in its entirety to reopen multiple portions of Road Allowance closed in 1970 for leasing purposes in order to allow for road construction within the subject Road Allowance.

GENERAL LOCATION: Portions of Road Allowance closed by Bylaw C-723 are located adjacent to the west of Section 3 and west of the SW-22-25-04-W5M.

APPLICANT: Rocky View County.

OWNERS: The Crown in right of Alberta.

¹POLICY DIRECTION: There are no relevant policies against which this application can be compared.

COUNCIL OPTIONS:

Option #1: Motion 1: THAT Bylaw C-7965-2019 be given first reading.
 Motion 2: THAT Bylaw C-7965-2019 be given second reading.
 Motion 3: THAT Bylaw C-7965-2019 be considered for third reading.
 Motion 4: THAT Bylaw C-7965-2019 be given third and final reading.

Option #2: THAT application PL20190132 be denied.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
 Community Development Services
 AP/lt

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7965-2019
 APPENDIX ‘B’: Bylaw C-723
 APPENDIX ‘C’: Map

¹ **Administration Resources**
 Angela Pare, Planning and Development Services



BYLAW C-7965-2019

A Bylaw of Rocky View County, in the Province of Alberta, to Repeal Rocky View County Bylaw C-723, being a Road Closure for Leasing Purposes Bylaw.

The Council of Rocky View County enacts as follows:

Title

1 This Bylaw may be cited as *Bylaw C-7965-2019*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Bylaw C-7965-2019 hereby repeals bylaw C-723 in its entirety.

Transitional

4 Bylaw C-7965-2019 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 _____ 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 NO. C-723

A Bylaw of the Municipal District of Rocky View No. 44 authorizing the Council to close for lease purposes, the road allowances lying to the West of Section Three (3) and West of the South West Quarter of Section Twenty-Two (22) in Township Twenty-Five (25) Range Four (4) West of the Fifth Meridian, in accordance with Section 175 of the Municipal Government Act and amendments thereto.

WHEREAS a notice was published for two (2) successive weeks in the Rocky View News, a newspaper circulating in the Municipal District the last of such publications being at least two weeks before the day fixed for the passing of this bylaw; and

WHEREAS no persons who have an interest as owner, occupier, or otherwise in the adjacent or adjoining lands have petitioned Council stating that they would be prejudicially affected by the bylaw or had any objections to the proposed bylaw; and

WHEREAS the Council has ascertained that these road allowances are not required for public access purposes and that it is in the best interests of the public good that the said road allowances be closed and leased.

NOW THEREFORE BE IT RESOLVED that the Council of the Municipal District of Rocky View No. 44 pursuant to the authority vested in it by Section 175 of the Municipal Government Act, Chapter 68, R.S.A. 1968 and amendments thereto, enacts as follows:

1. That the road allowances lying to the West of Section Three (3) and West of the South West Quarter of Section Twenty-Two (22) in Township Twenty-Five (25) Range Four (4) West of the Fifth Meridian, are hereby closed.
2. That theaforesaid road allowances stated in Paragraph One (1) herein are hereby leased to Harry Arnold Edge of Cochrane, Alta. for the sum of Two Dollars (\$2.00) per acre per annum.
3. That the closure of these road allowances restricts public access to the pedestrian traffic.
4. That this lease shall be in full force and effect until it is repealed and/or the lease is not renewed.
5. That this bylaw shall be subject to the approval of the Minister of Highways and Transport.
6. That subject to the conditions contained in Paragraph Five (5) herein, this bylaw shall then come into full force and effect immediately upon third reading thereof.

First and second readings given in open Council assembled at the City of Calgary in the Province of Alberta this 28th day of October 1969

Third and final reading given in open Council assembled at the City of Calgary in the Province of Alberta this 12 day of November 1969.



[Signature]
Reeve or Deputy Reeve

[Signature]
Secretary-Treasurer

BYLAW NO. C-723

A Bylaw of the Municipal District of Rocky View No. 44 authorizing the Council to close for lease purposes, the road allowances lying to the West of Section Three (3) and West of the South West Quarter of Section Twenty-Two (22) in Township Twenty-Five (25) Range Four (4) West of the Fifth Meridian, in accordance with Section 175 of the Municipal Government Act and amendments thereto.

WHEREAS a notice was published for two (2) successive weeks in the Rocky View News, a newspaper circulating in the Municipal District the last of such publications being at least two weeks before the day fixed for the passing of this bylaw; and

WHEREAS no persons who have an interest as owner, occupier, or otherwise in the adjacent or adjoining lands have petitioned Council stating that they would be prejudicially affected by the bylaw or had any objections to the proposed bylaw; and

WHEREAS the Council has ascertained that these road allowances are not required for public access purposes and that it is in the best interests of the public good that the said road allowances be closed and leased.

NOW THEREFORE BE IT RESOLVED that the Council of the Municipal District of Rocky View No. 44 pursuant to the authority vested in it by Section 175 of the Municipal Government Act, Chapter 68, R.S.A. 1968 and amendments thereto, enacts as follows:

1. That the road allowances lying to the West of Section Three (3) and West of the South West Quarter of Section Twenty-Two (22) in Township Twenty-Five (25) Range Four (4) West of the Fifth Meridian, are hereby closed.
2. That theaforesaid road allowances stated in Paragraph One (1) herein are hereby leased to Harry Arnold Edge of Cochrane, Alta. for the sum of Two Dollars (\$2.00) per acre per annum.
3. That the closure of these road allowances restricts public access to the pedestrian traffic.
4. That this lease shall be in full force and effect until it is repealed and/or the lease is not renewed.
5. That this bylaw shall be subject to the approval of the Minister of Highways and Transport.
6. That subject to the conditions contained in Paragraph Five (5) herein, this bylaw shall then come into full force and effect immediately upon third reading thereof.

First and second readings given in open Council assembled at the City of Calgary in the Province of Alberta this 28th day of October 1969.

Third and final reading given in open Council assembled at the City of Calgary in the Province of Alberta this 12 day of November 1969.

APPROVED THIS 13 DAY OF

August 1970

(Signed) S. Sydness
Reeve or Deputy Reeve

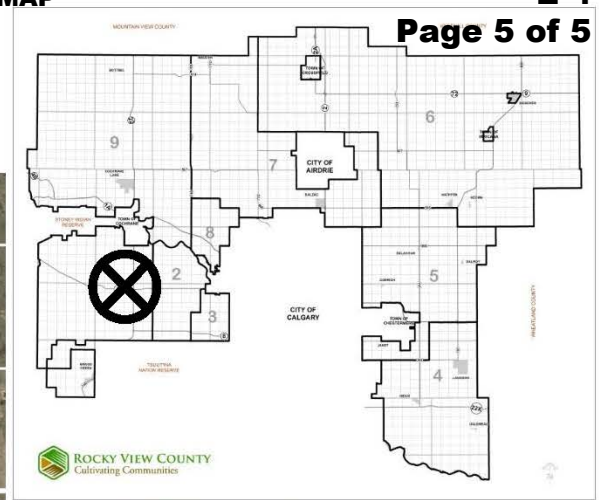
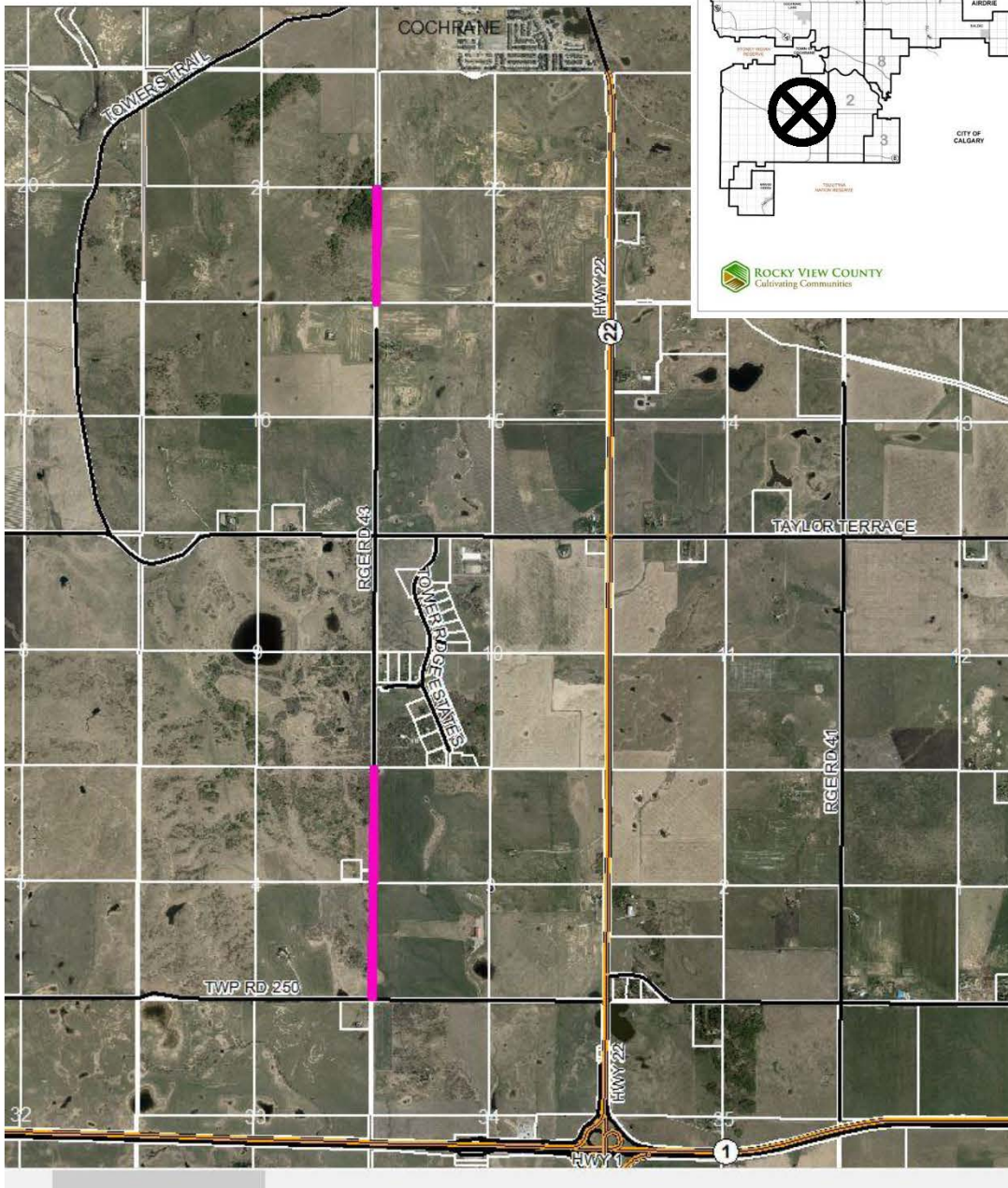
MINISTER OF HIGHWAYS & TRANSPORT

(Signed) D. A. Lenihan
Secretary-Treasurer

I hereby certify that this is a true and correct copy of Bylaw No. C-723 considered by the Council of the Municipal District of Rocky View No. 44 and given first and second reading on the 28th day of October 1969.

Dated this 10th day of November 1969.


Secretary-Treasurer



Bylaw C-723 Road Allowances



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** 4
FILE: 03223798 **APPLICATION:** PL20190150
SUBJECT: First Reading Bylaw – Amendment to Direct Control Bylaw (DC-2)

PURPOSE: To amend Direct Control Bylaw (DC-2), in order to include "Cannabis Retail Store" as a discretionary use for the commercial area.
GENERAL LOCATION: Located in the hamlet of Langdon, approximately 200 meters east of Center Street and immediately south of Township Road 234.
APPLICANT: Jaspal Lall
OWNERS: Jaswinder Lall
¹POLICY 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-7958-2019 be given first reading.

Option #2: THAT application PL20190150 be denied.

APPLICATION REQUIREMENTS:

None

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7958-2019 & Schedule A

APPENDIX ‘B’: Proposed Amendments to DC-2 (redline version)

APPENDIX ‘C’: Map Set

¹ **Administration Resources**

Xin Deng, Planning and Development Services



BYLAW C-7958-2019

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-7958-2019.

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 4.3, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7958-2019 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: 03223798 / PL20190150

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7958-2019

Schedule of textual amendments to Direct Control Bylaw C-4873-98 (DC-2):

Amendment #1:

Amend Section 4.3 to include new clause 4.3.11:

4.3.11 Cannabis Retail Store

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-7958-2019	Amendment to Section 4.3	January XX, 2020

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

DIRECT CONTROL BYLAW REGULATIONS

1. 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)
 - 4.3.11 **Cannabis Retail Store** (C-7958-2019)
 - 4.4 General Land Use Regulations

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- 4.4.1 Section 8 of Land Use Bylaw C-1725-84 is applicable hereto, unless otherwise stated in this bylaw.
- 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:
- a) the Developer has prepared and submitted to the Municipality a Construction Management Plan in form and substance satisfactory to the Municipality;
 - b) 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 distribution system and a sewage collection and disposal system to service the Lands;

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- 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)

4.5.3 Side Yard:

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- 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 parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings.

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 Development Standards

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.
- 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.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- 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

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.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

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 Definitions

- 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,
 - ii) 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.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

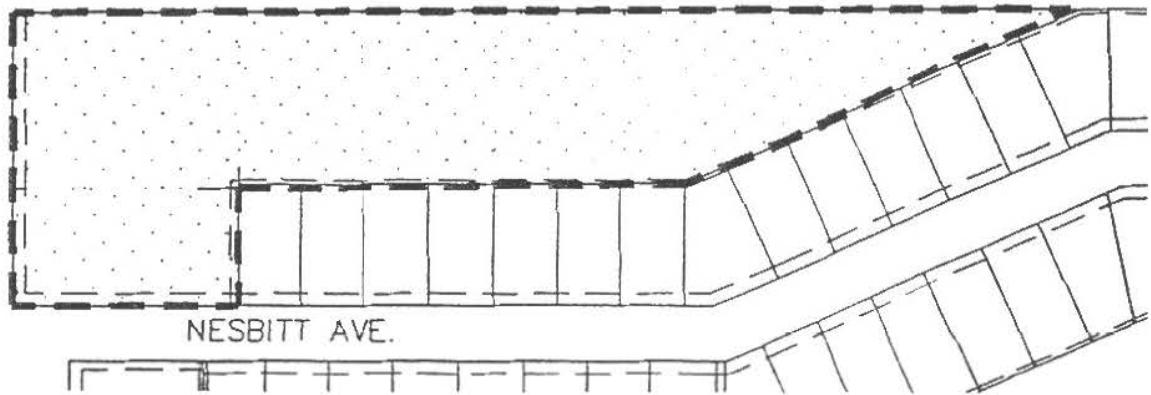
DC-002

- 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.
- 4.10.12 **Car Wash, Self Service** – means a place or business with coin-operated 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.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98
SCHEDULE "A"

DC-002

DC-2

BYLAW: C-4873-98

AMENDMENT

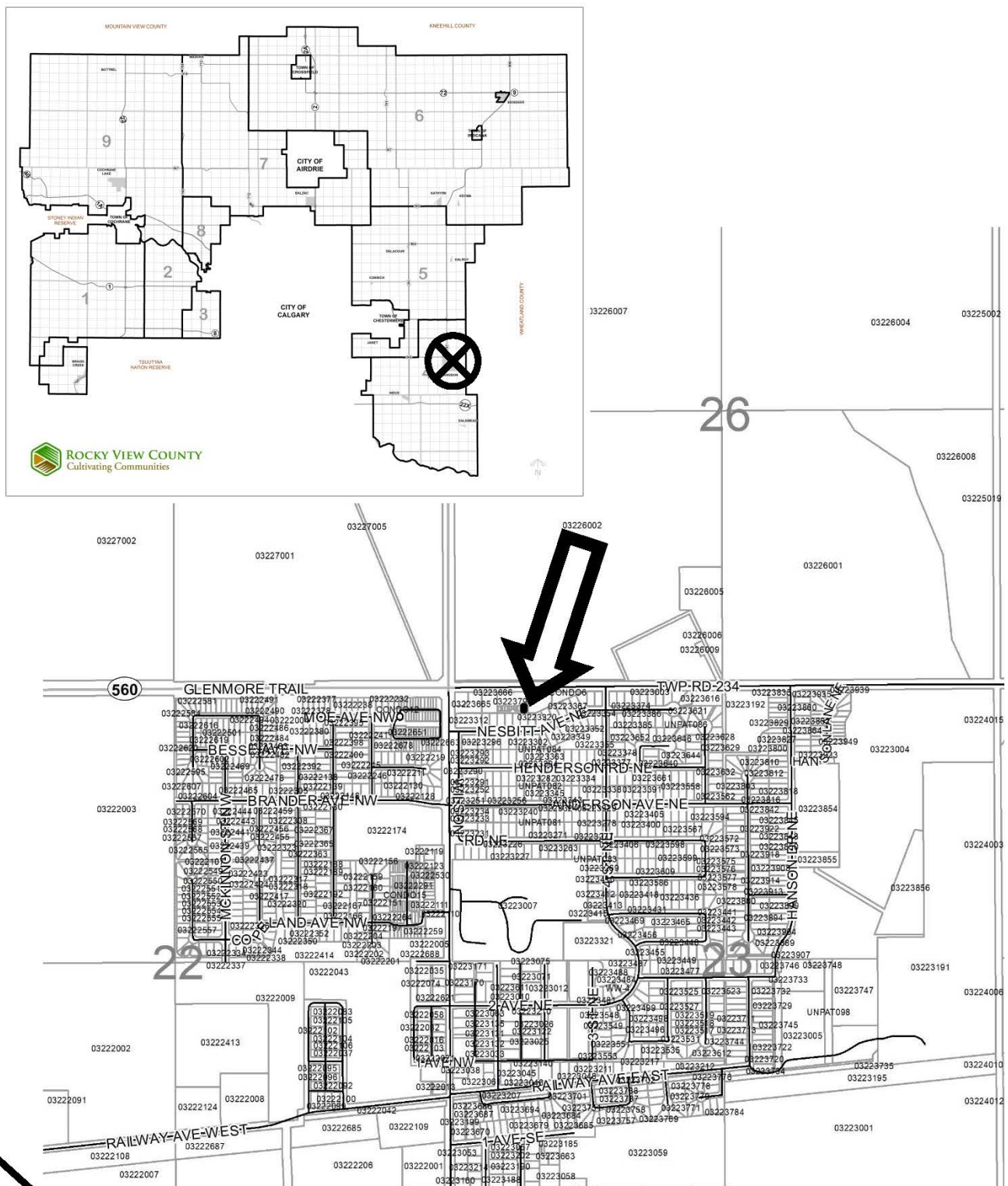
FROM Hamlet Direct Control District TO Direct Control District (amended)

SUBJECT LAND - - - - -

LEGAL DESCRIPTION: Lot 1, Block 5, Plan 9611759
NW-23-23-27-W4M

FILE: 3223312

9



LOCATION PLAN

N

Lot UNIT 15, Plan 0711729, NW-23-23-27-W04M

Date: Oct 17, 2019

Division # 4

File: PL20190150 - 03223798

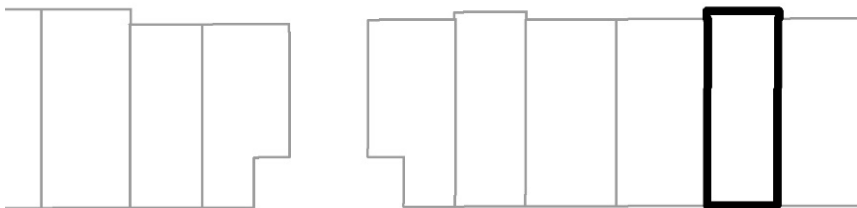
Proposal: To amend Direct Control Bylaw 2, in order to include "Cannabis Retail Store" as a discretionary use for the commercial area.

Township Road 234

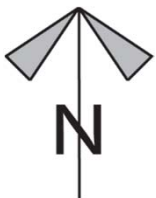
4.3 List of Discretionary Uses

- 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)

4.3.11 Cannabis Retail Store



DEVELOPMENT PROPOSAL

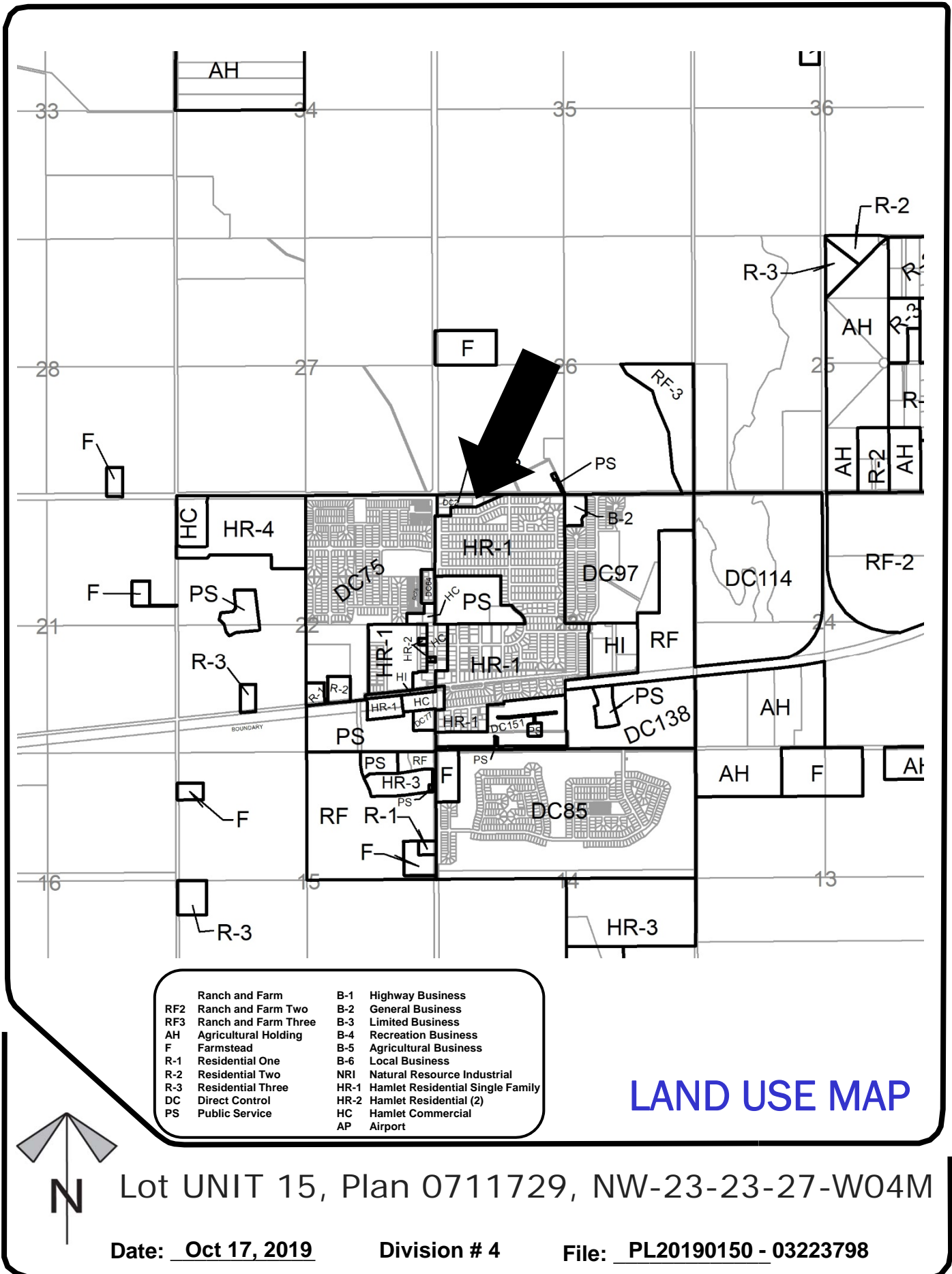


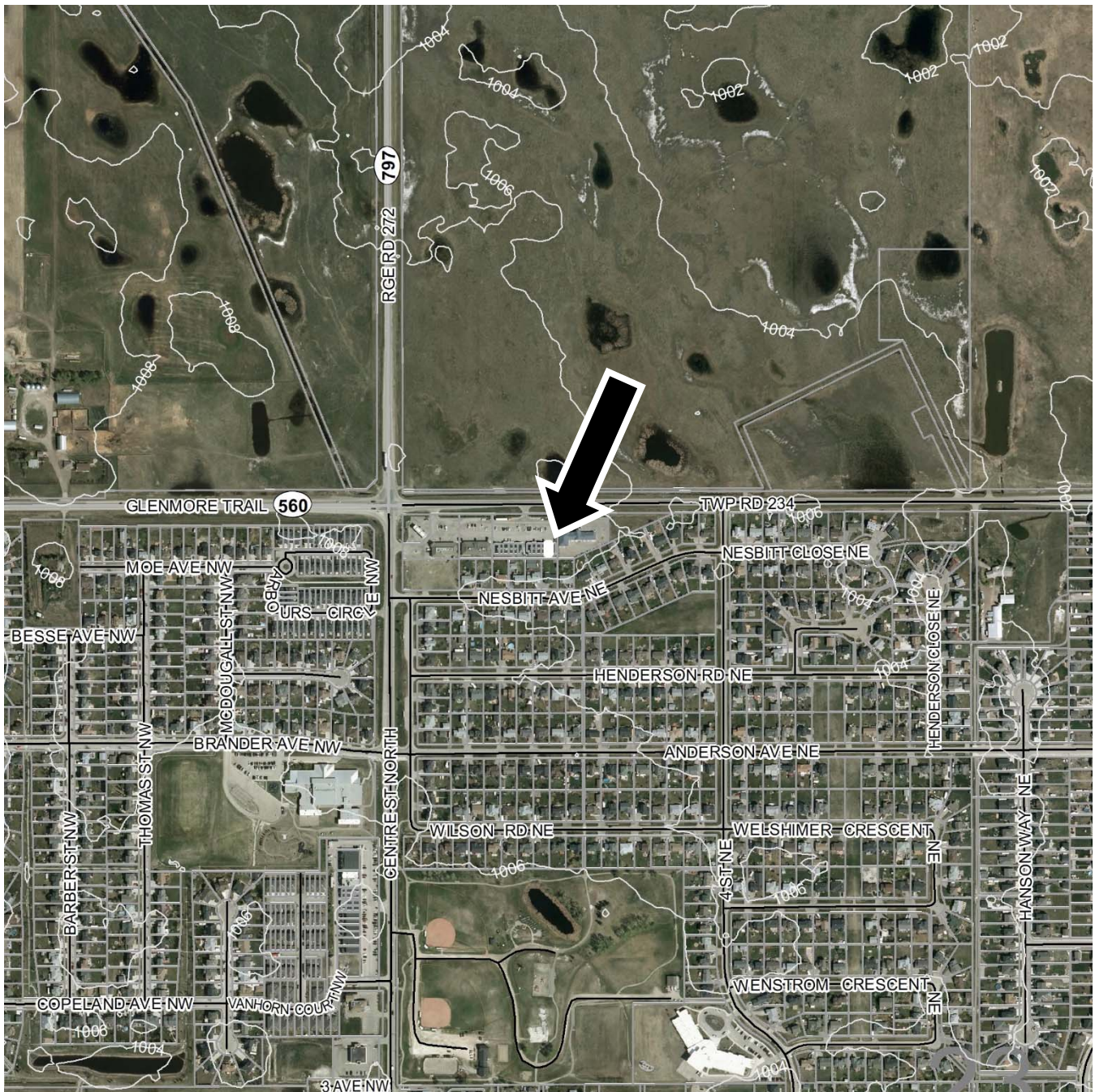
Lot UNIT 15, Plan 0711729, NW-23-23-27-W04M

Date: Oct 17, 2019

Division # 4

File: PL20190150 - 03223798

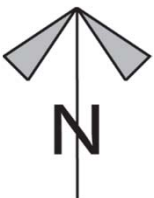




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

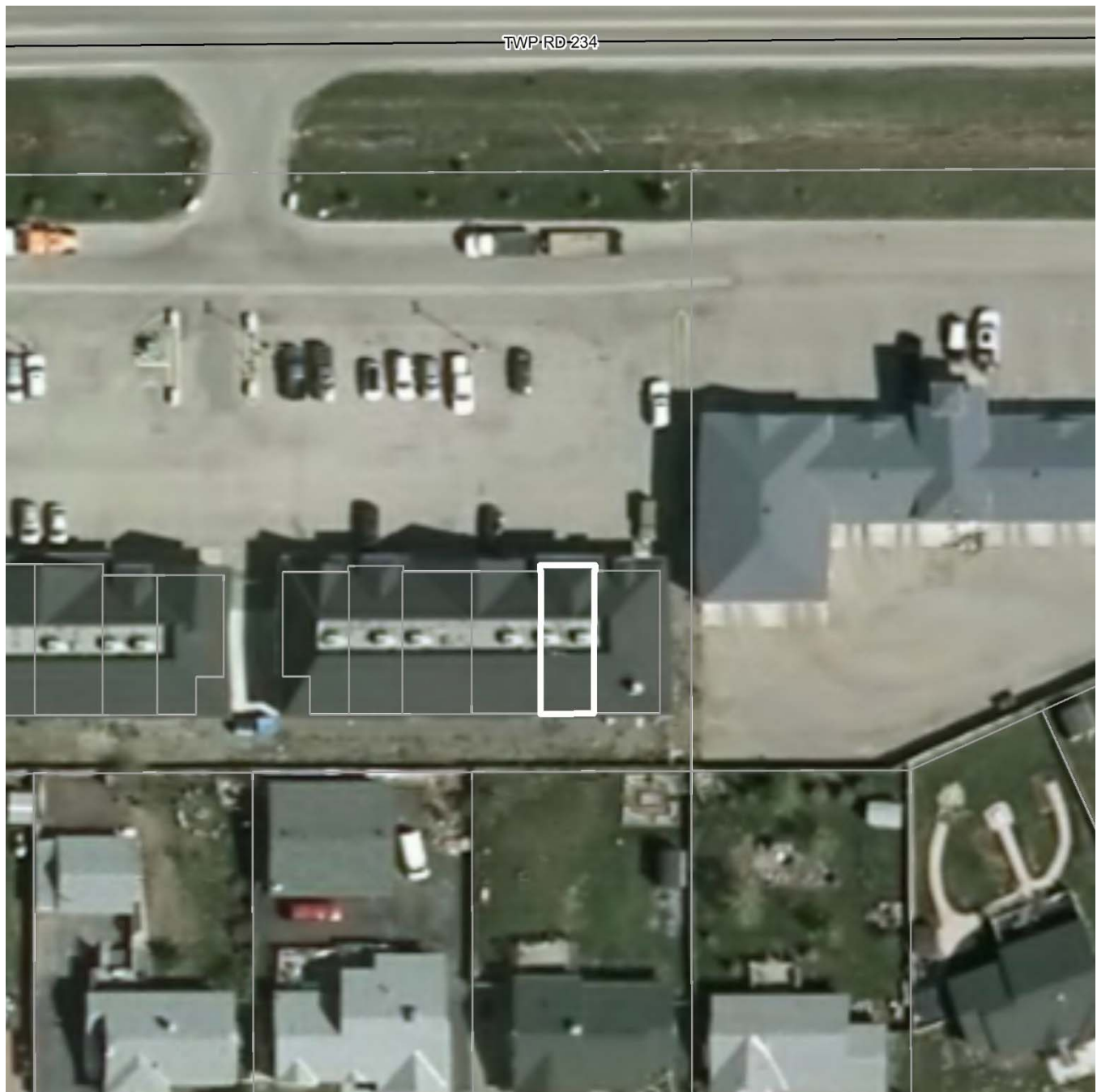


Lot UNIT 15, Plan 0711729, NW-23-23-27-W04M

Date: Oct 17, 2019

Division # 4

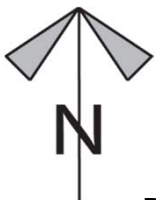
File: PL20190150 - 03223798



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

AIR PHOTO

Spring 2018

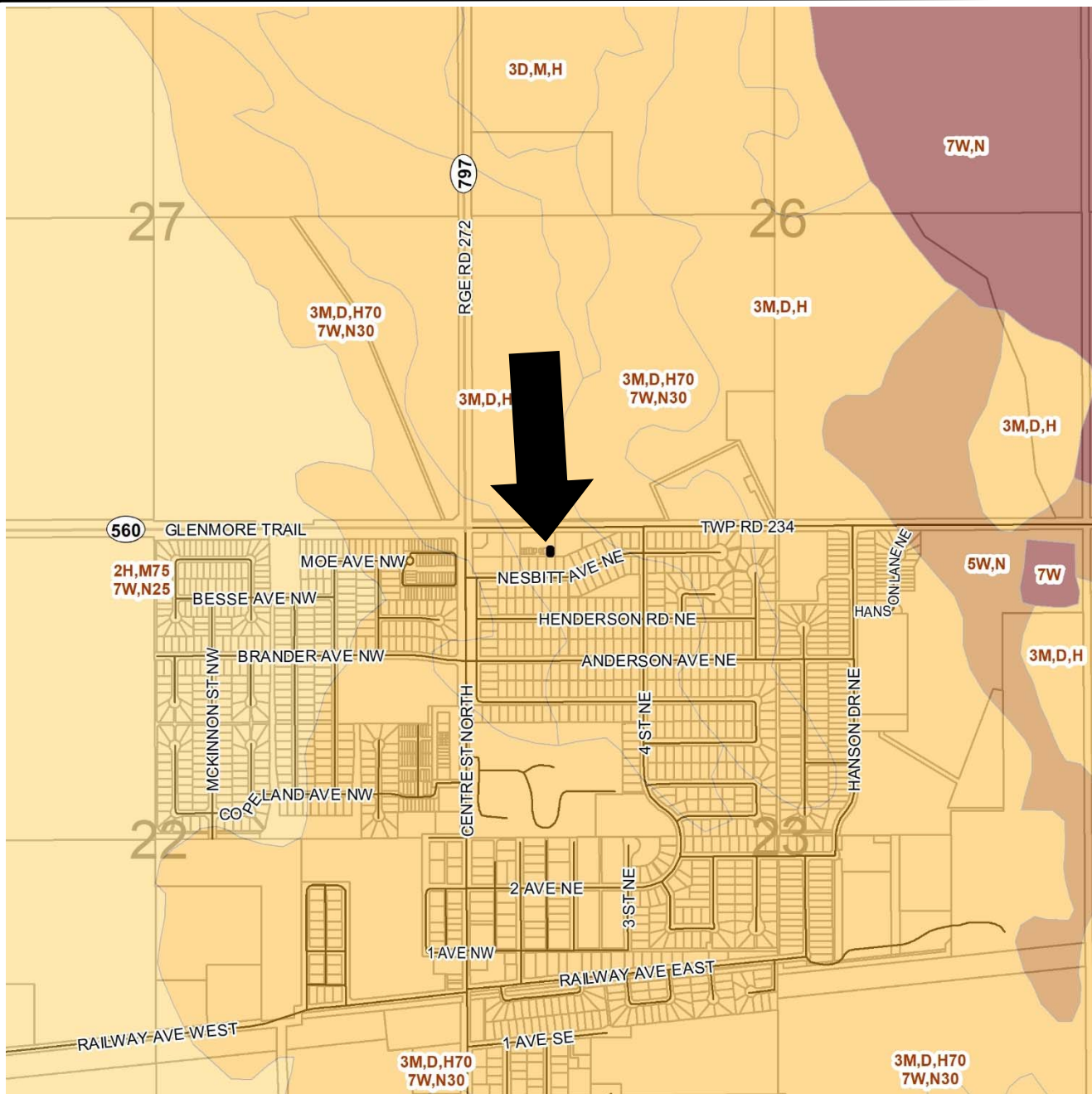


Lot UNIT 15, Plan 0711729, NW-23-23-27-W04M

Date: Oct 17, 2019

Division # 4

File: PL20190150 - 03223798



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

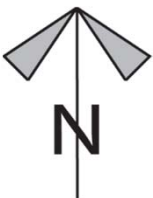
CLI Class

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

Limitations

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

SOIL MAP

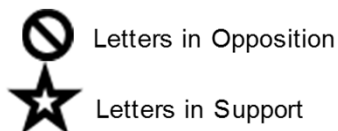


Lot UNIT 15, Plan 0711729, NW-23-23-27-W04M

Date: Oct 17, 2019

Division # 4

File: PL20190150 - 03223798



File: PL20190150 - 03223798



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** 4
FILE: 03316012 **APPLICATION:** PL20190142
SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: To redesignate the subject land from Agricultural Holdings District to Business-Industrial Campus District, in order to support business expansion in the future.
GENERAL LOCATION: Located approximately 1 mile east of the city of Calgary, 0.5 miles north of Township Road 232, and immediately west of Range Road 283.
APPLICANT: Paul Schneider
OWNERS: Réjean Levesque
¹POLICY DIRECTION: The application was evaluated against the Interim Growth Plan and County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7961-2019 be given first reading.
 Option #2: THAT application PL20190142 be tabled until the new Municipal Development Plan is adopted by Council.
 Option #3: THAT application PL20190142 be denied.

APPLICATION REQUIREMENTS:

Administration recommends that a site-specific stormwater management plan be provided at the redesignation stage, to examine if drainage could be managed on site so adjacent properties would not be affected. The Applicant request that this requirement be postponed at the later Development Permit stage if the redesignation application is approved. Administration requests Council direction on this matter.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

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



APPENDICES:

APPENDIX 'A': Bylaw C-7961-2019 & Schedule A

APPENDIX 'B': Map Set



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7961-2019

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-7961-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.33 & No.33 SW of Bylaw C-4841-97 be amended by redesignating Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M from Agricultural Holdings District (AH) to Business-Industrial Campus District (B-IC), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M, is hereby redesignated to Business-Industrial Campus District (B-IC), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7961-2019 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: 4

File: 03316012/ PL20190142

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 20__

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20__

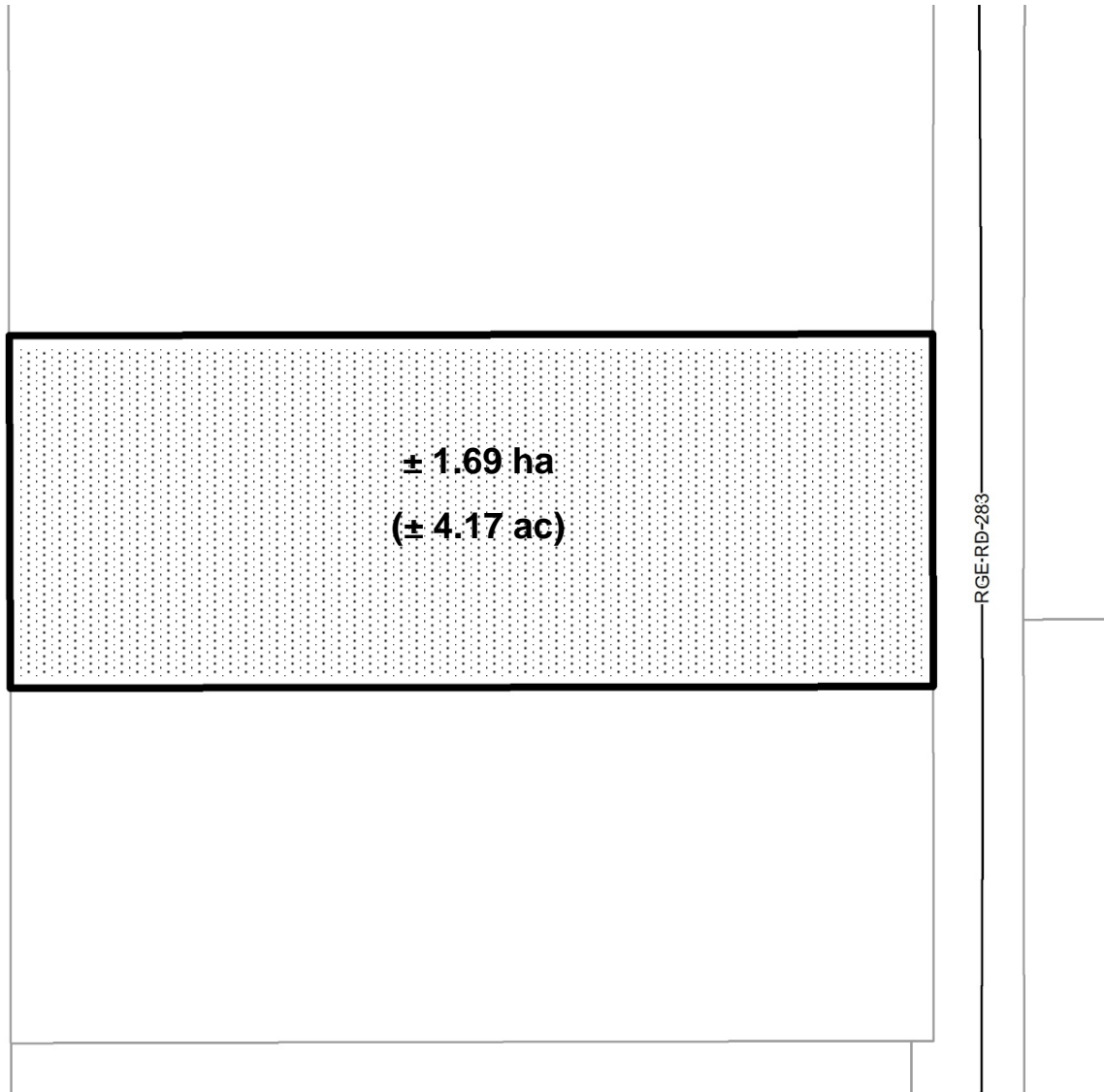
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20__

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7961-2019**AMENDMENT**

FROM Agricultural Holdings District TO Business-Industrial Campus District . 

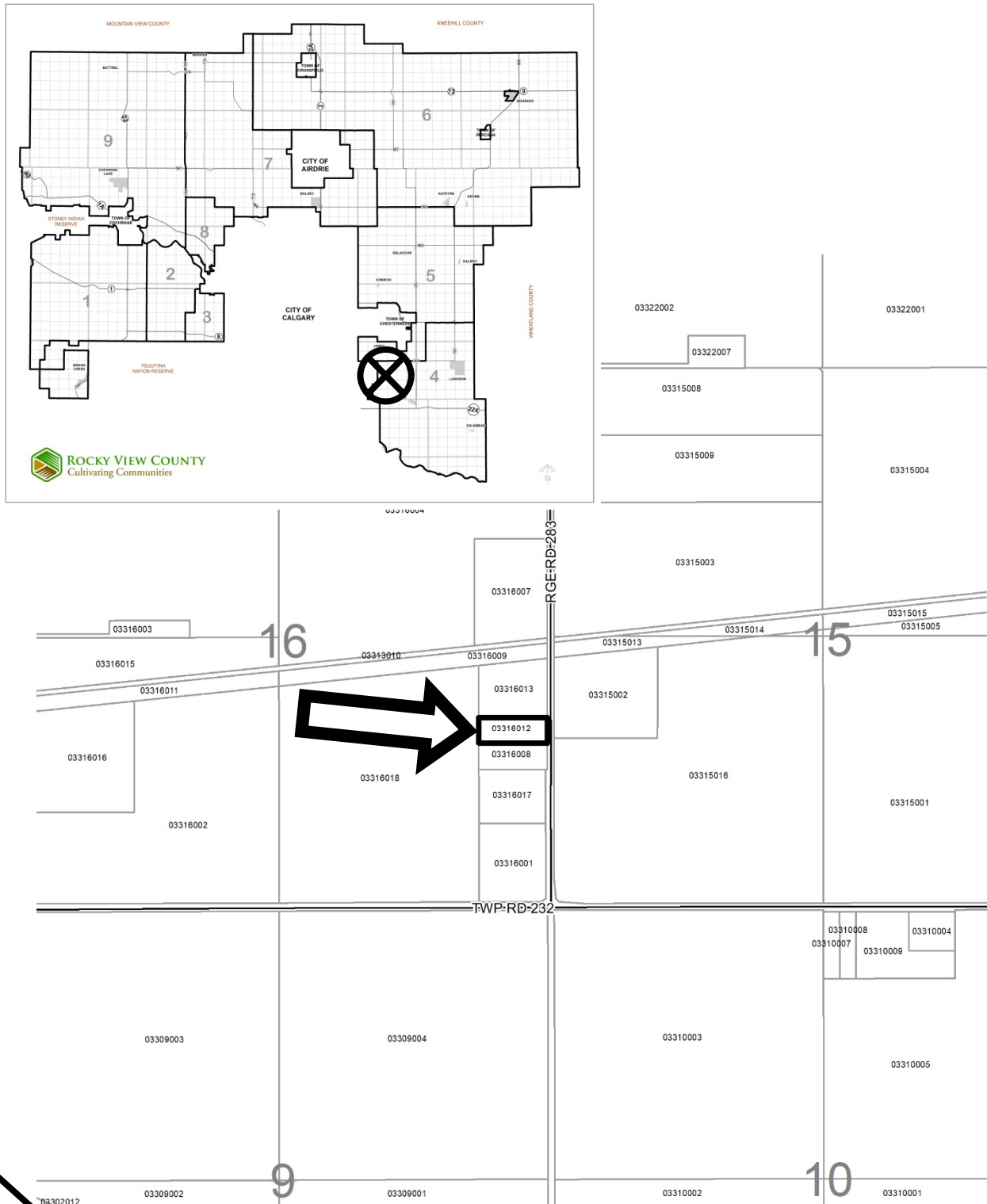
Subject Land _____

LEGAL DESCRIPTION: Lot 4, Block 1, Plan 0512283, SE 16-23-28-W04M

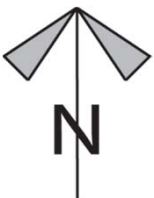


FILE: PL20190142 – 03316012

DIVISION: 4



LOCATION PLAN



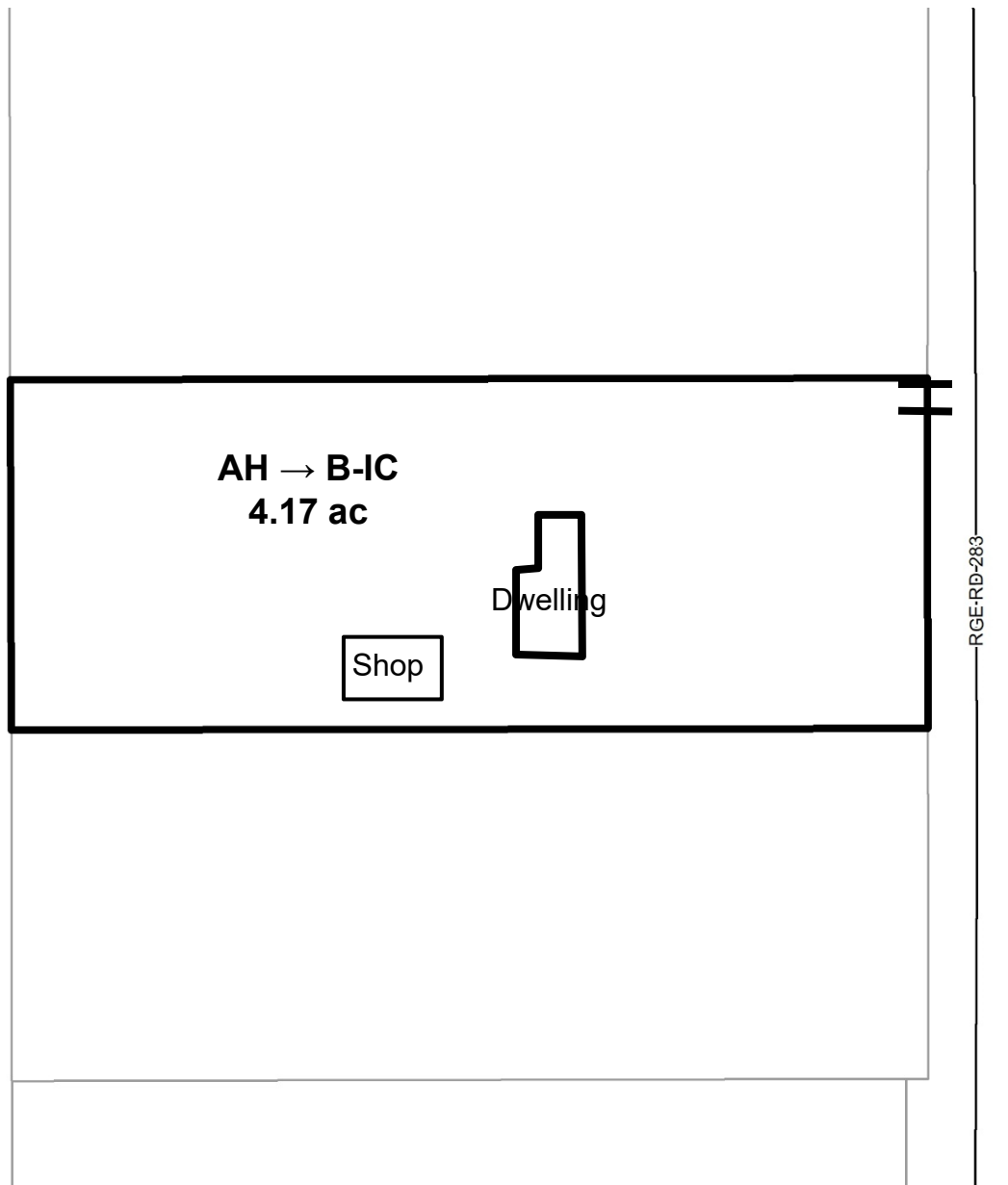
Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M

Date: Oct 18, 2019

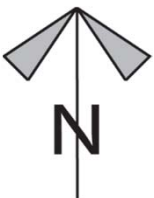
Division # 4

File: PL20190142 - 03316012

Redesignation Proposal: To redesignate the subject land from Agricultural Holdings District (AH) to Business-Industrial Campus District (B-IC), in order to support business expansion in the future.



DEVELOPMENT PROPOSAL

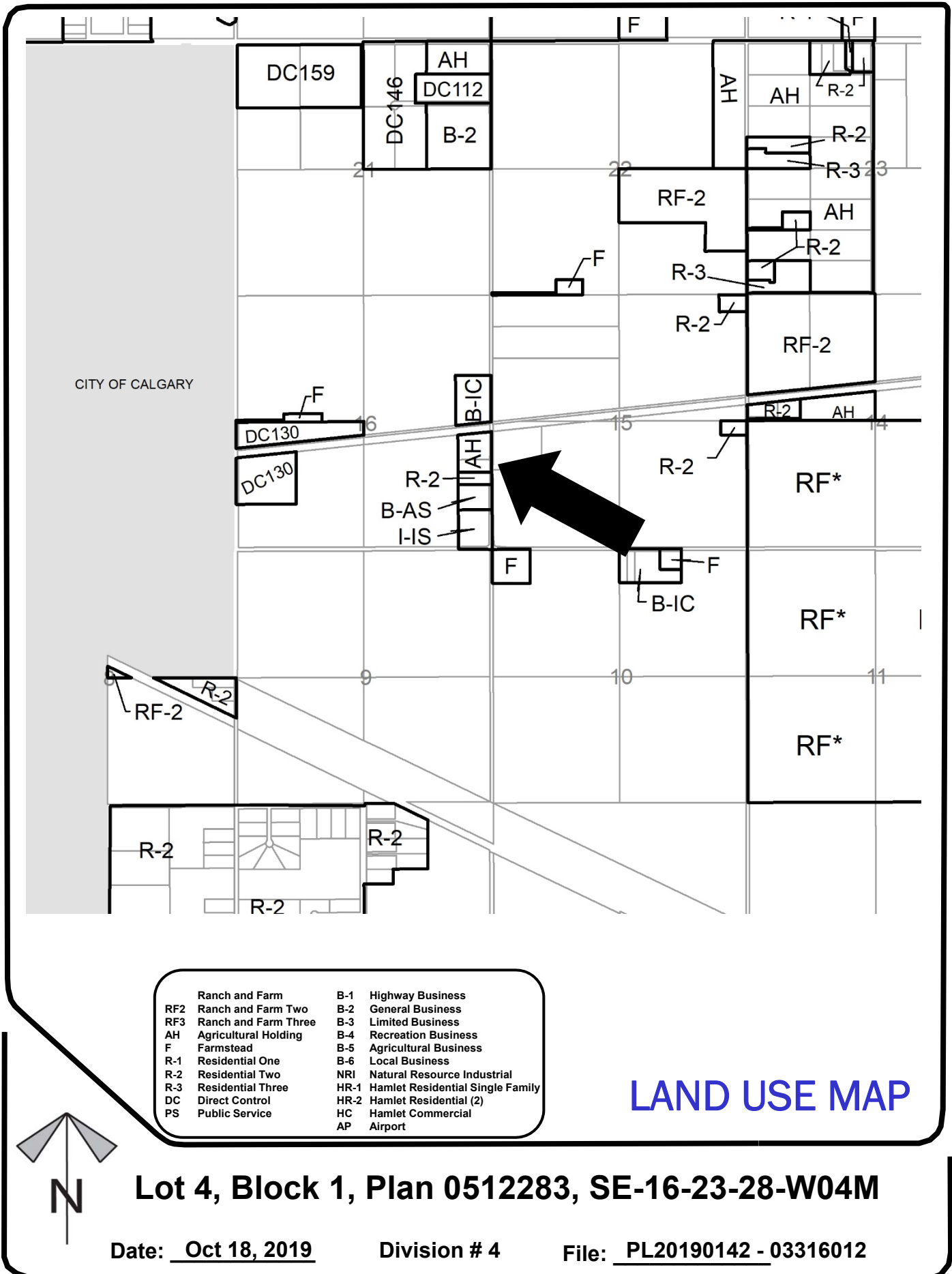


Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M

Date: Oct 18, 2019

Division # 4

File: PL20190142 - 03316012

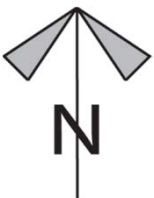




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M

Date: Oct 18, 2019

Division # 4

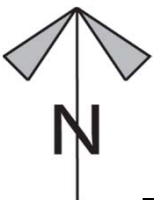
File: PL20190142 - 03316012



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

AIR PHOTO

Spring 2018

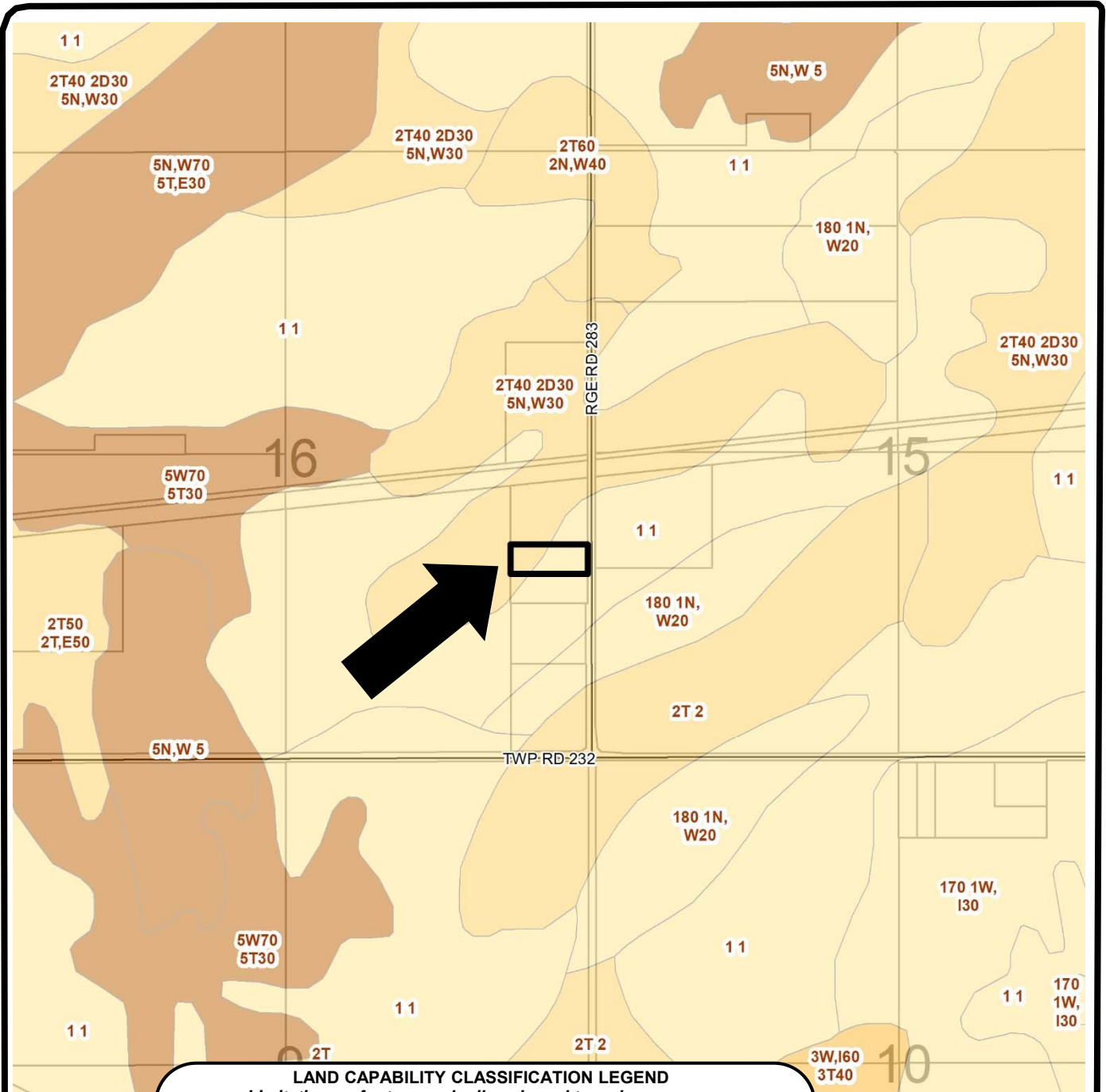


Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M

Date: Oct 18, 2019

Division # 4

File: PL20190142 - 03316012



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

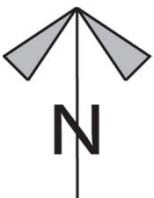
CLI Class

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

Limitations

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

SOIL MAP

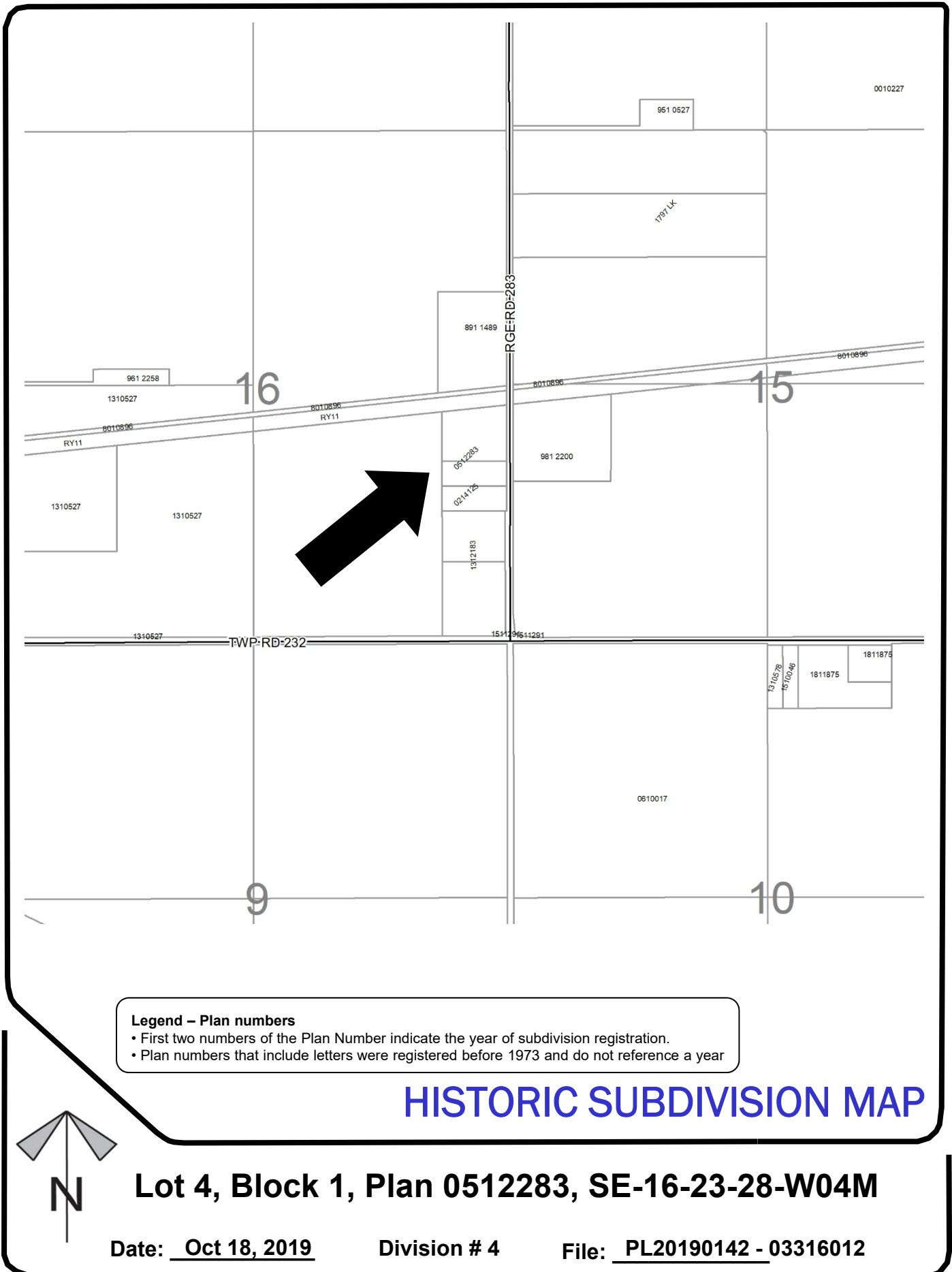


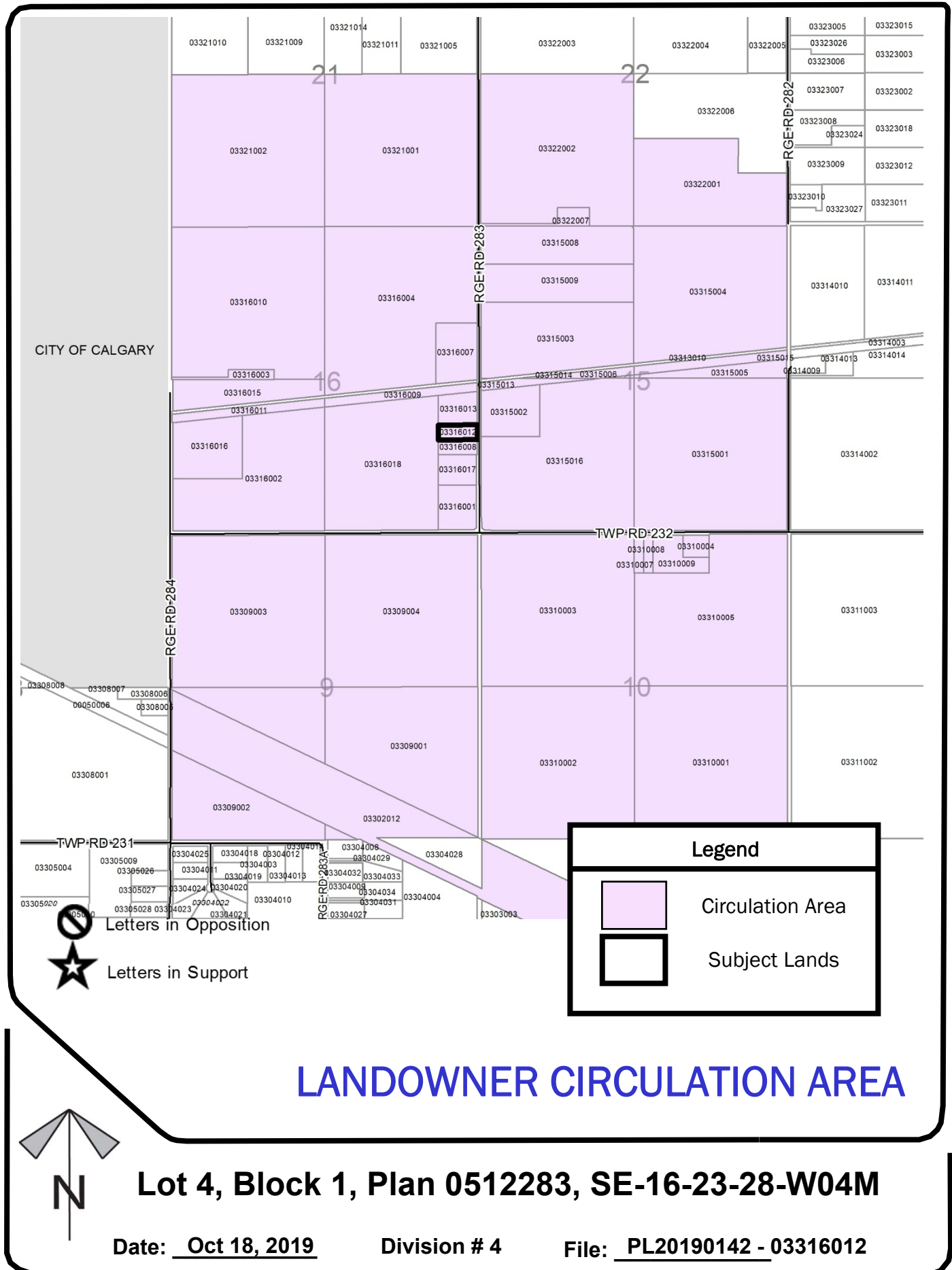
Lot 4, Block 1, Plan 0512283, SE-16-23-28-W04M

Date: Oct 18, 2019

Division # 4

File: PL20190142 - 03316012







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** 4
FILE: 03323005 **APPLICATION:** PL20190162
SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: To redesignate the subject land from Agricultural Holdings District to Live-Work District, in order to support a business to repair Porta-Potties and associated equipment.

GENERAL LOCATION: Located approximately 0.25 mile south of Highway 560 and immediately east of Range Road 282.

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)

OWNERS: Levantski Holding Inc.

¹POLICY DIRECTION: The application was evaluated against the County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

- Option #1: THAT Bylaw C-7969-2019 be given first reading.
- Option #2: THAT application PL20190162 be tabled until the new Glenmore Trail Area Structure Plan is adopted by Council.
- Option #3: THAT application PL20190162 be tabled until the new Municipal Development Plan is adopted by Council.
- Option #4: THAT application PL20190162 be denied.

APPLICATION REQUIREMENTS:

None.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7969-2019 & Schedule A
APPENDIX ‘B’: Map Set

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



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7969-2019

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-7969-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.33 & No.33 NE of Bylaw C-4841-97 be amended by redesignating Block 3, Plan 1195 LK, NW-23-23-28-W04M from Agricultural Holdings District (AH) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 3, Plan 1195 LK, NW-23-23-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7969-2019 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: 4

File: 03323005/ PL20190162

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

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

CAO or Designate

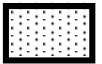
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7969-2019

RGE-RD-282

± 7.82 ha
(± 19.32 ac)

AMENDMENTFROM Agricultural Holdings District TO Live-Work District

Subject Land _____

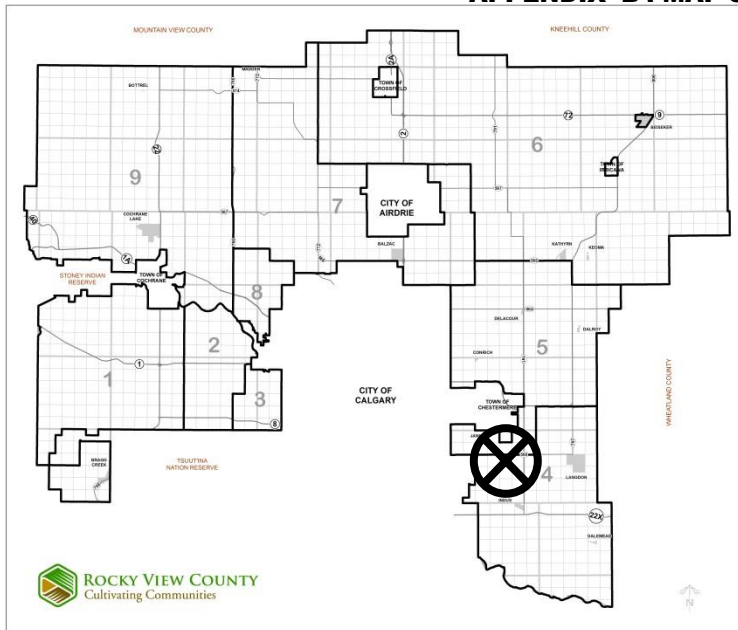
LEGAL DESCRIPTION: Block 3, Plan 1195 LK, NW 23-23-28-W04MFILE: PL20190162 – 03323005

DIVISION: 4



ROCKY VIEW COUNTY
Cultivating Communities

AGENDA**Page 534 of 864**

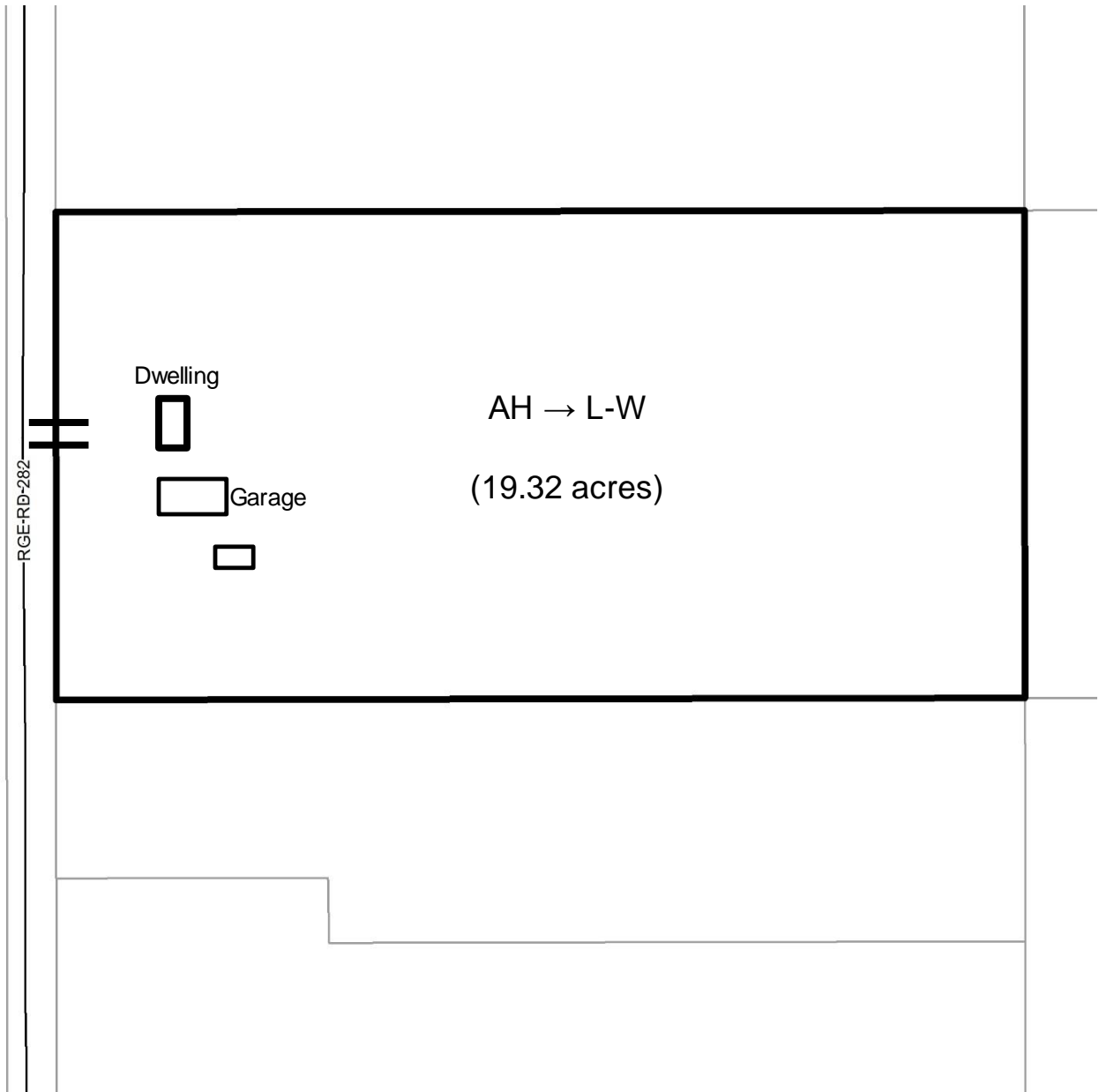


LOCATION PLAN



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Redesignation Proposal: To redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), in order to support a business to repair Porta-Potties and associated equipment.



DEVELOPMENT PROPOSAL



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: Nov 7, 2019

Division # 4

File: PL20190162 - 03323000

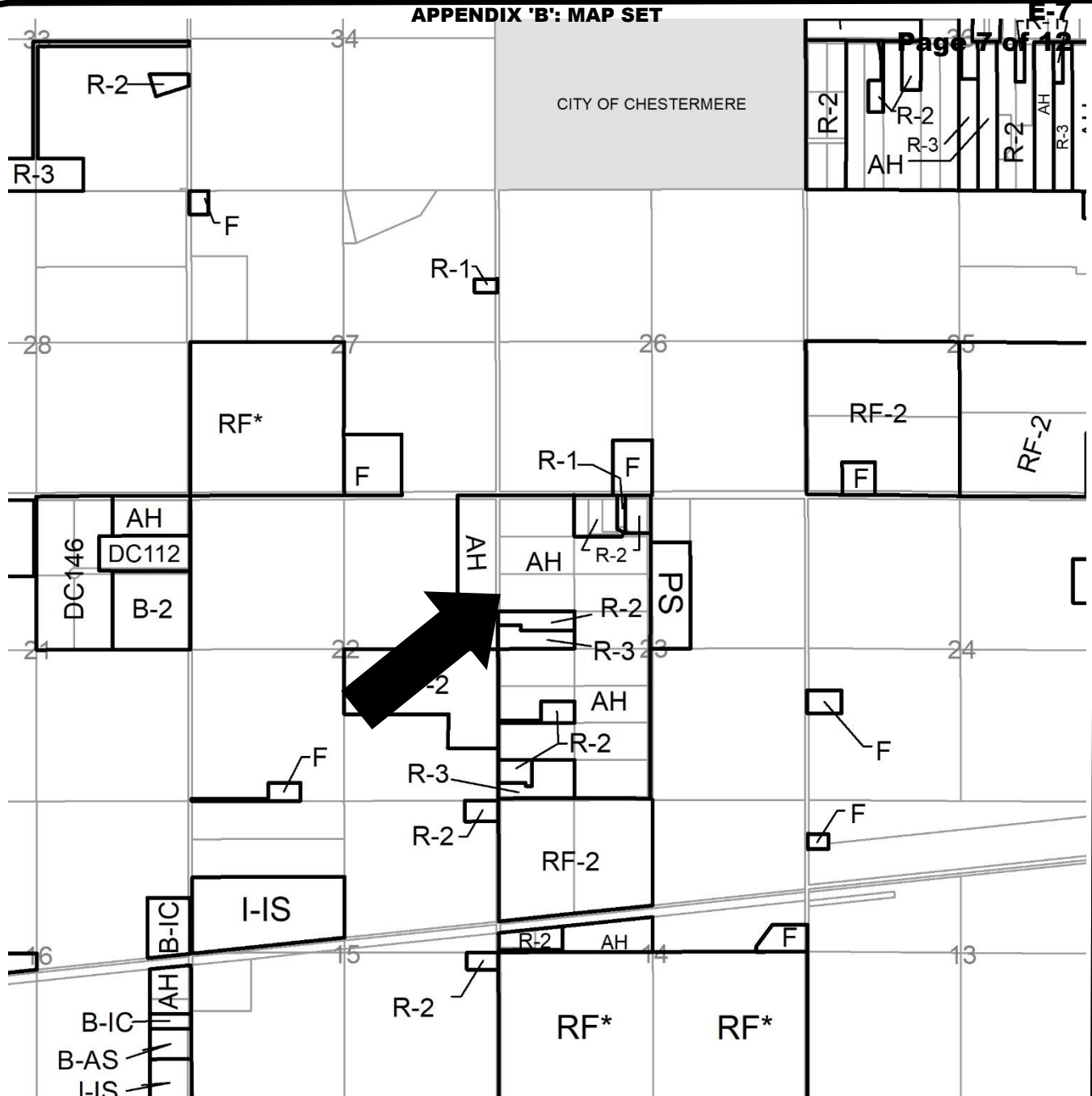
AGENDA

Page 536 of 864



SITE PLAN

Block 3, Plan 1195 LK, NW-23-23-28-W04M



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

LAND USE MAP

Block 3, Plan 1195 LK, NW-23-23-28-W04M



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

TOPOGRAPHY

Contour Interval 2 M



Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: Nov 7, 2019

Division # 4

File: PL20190162 - 03323600

AGENDA
Page 539 of 864

RCERD282



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

AIR PHOTO

Spring 2018



Block 3, Plan 1195 LK, NW-23-23-28-W04M

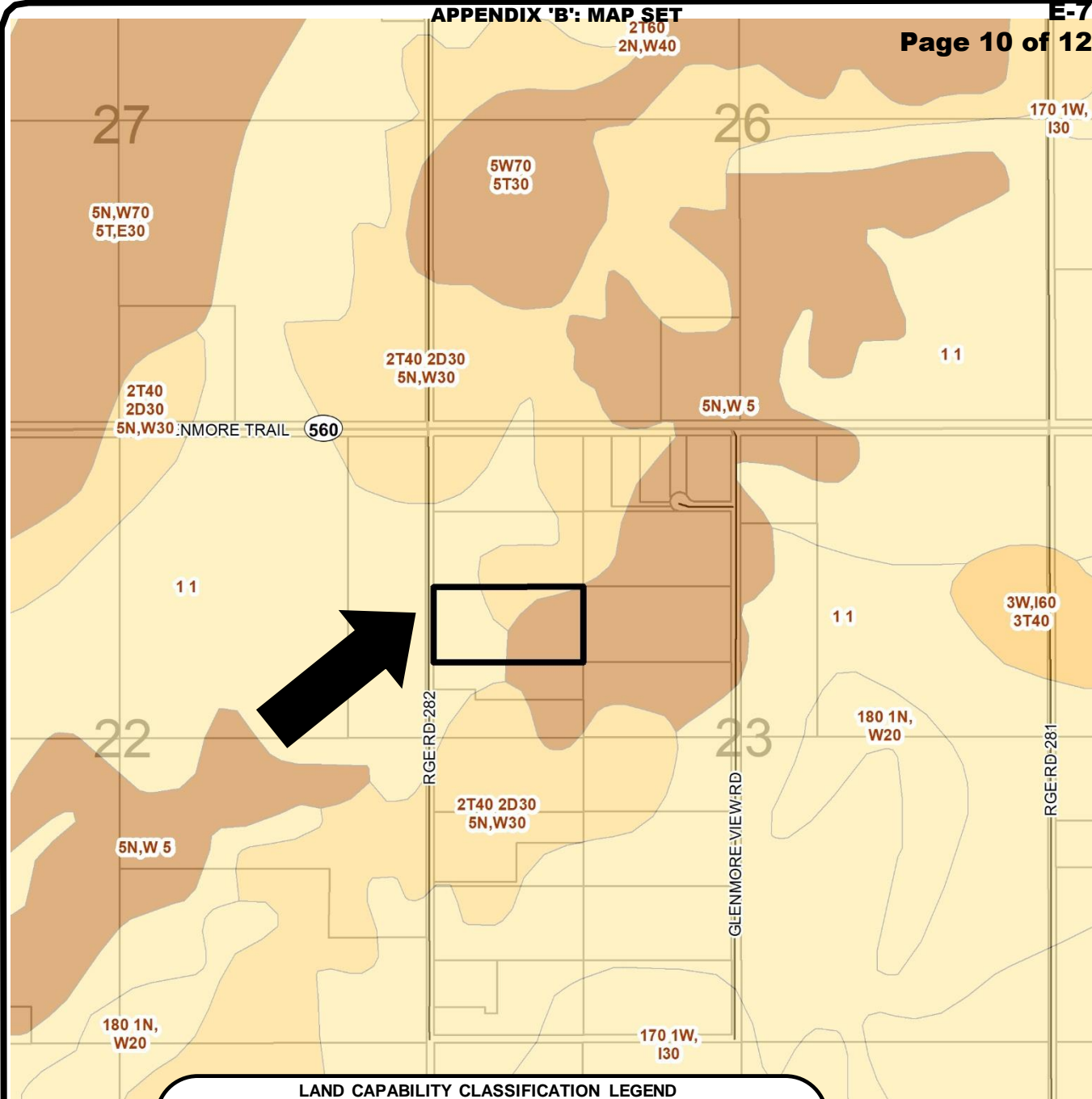
Date: Nov 7, 2019

Division # 4

File: PL20190162 - 03323600

AGENDA

Page 540 of 864



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

CLI Class

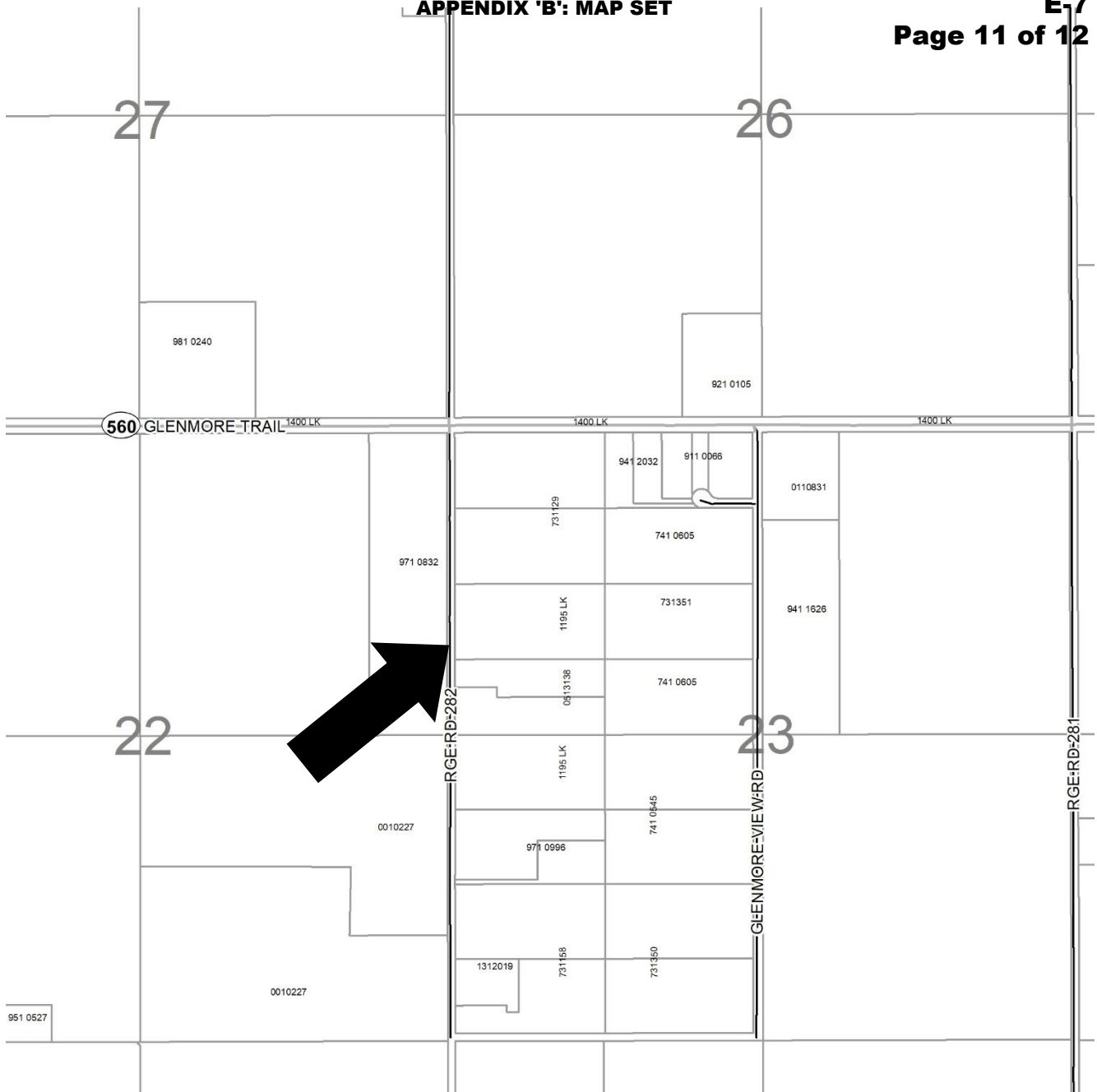
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
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- 7 - No capability

Limitations

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

SOIL MAP

Block 3, Plan 1195 LK, NW-23-23-28-W04M

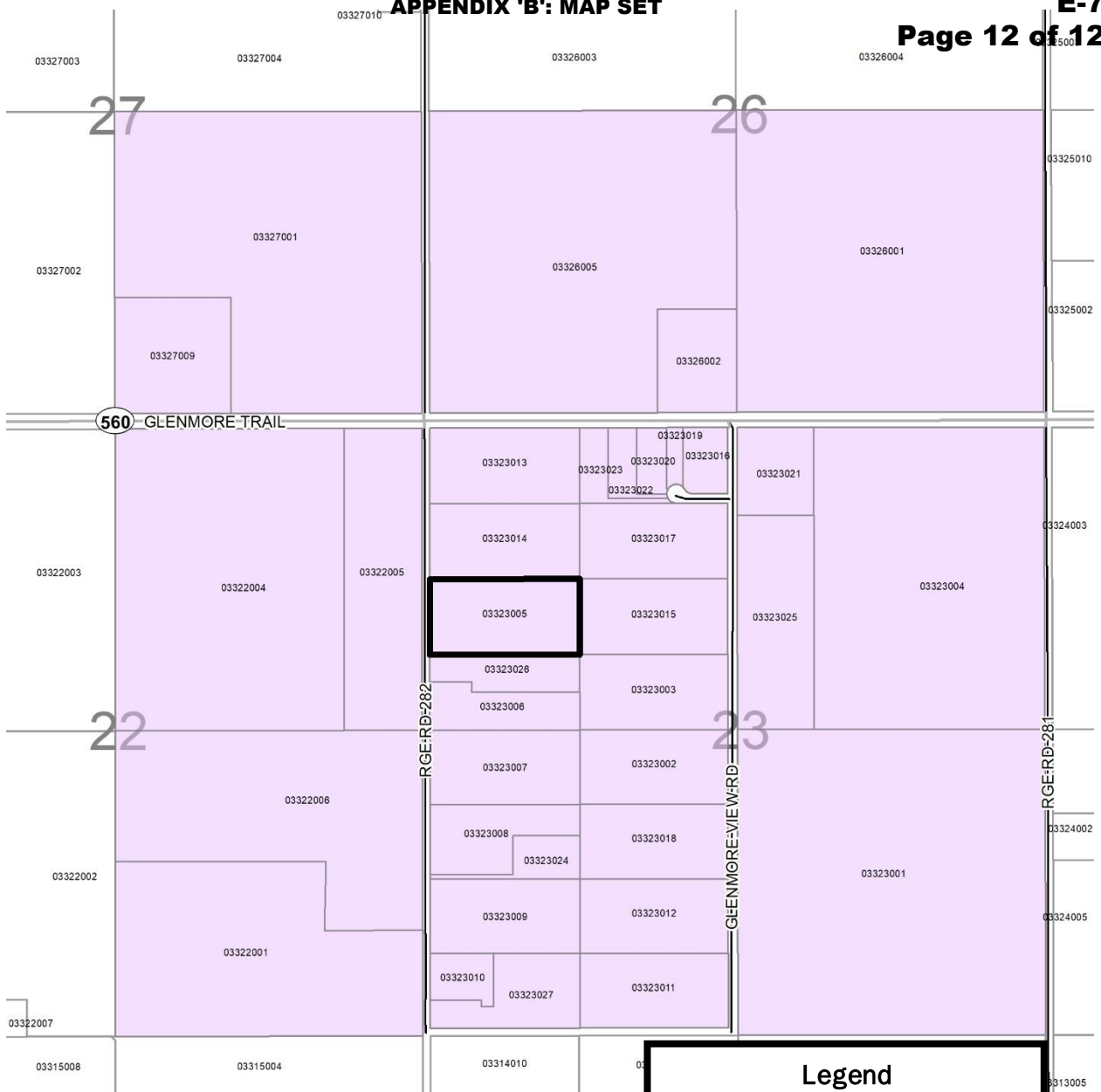
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

Block 3, Plan 1195 LK, NW-23-23-28-W04M

Date: Nov 7, 2019Division # 4File: PL20190162 - 03323600**AGENDA**
Page 542 of 864



⊘ Letters in Opposition
 ★ Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



Block 3, Plan 1195 LK, NW-23-23-28-W04M



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: December 10, 2019 **DIVISION:** 1

FILE: 03915024 **APPLICATION:** PL20190103

SUBJECT: First Reading Bylaw – Residential Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20190102 (agenda item E-9)

PURPOSE: The purpose of this application is to adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision, and development proposal within NE-15-23-05-W05M

GENERAL LOCATION: Located in the west Bragg Creek area, approximately 0.81 km (1/2 mile) north of Township Road 232 and on the west side of Fawn Hills Drive.

APPLICANT: Carswell Planning (Bart Carswell)

OWNERS: Allan Hudye and Ozark Resources Limited.

¹POLICY 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-7956-2019 be given first reading.

Option #2: THAT application PL20190103 be denied.

APPLICATION REQUIREMENTS:

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

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7956-2019 & Schedule A & B

APPENDIX ‘B’: Map Set

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



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7956-2019

**A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the Municipal Government Act to amend Bylaw C-6260-2006,
known as the “Greater Bragg Creek Area Structure Plan” and
adopt a Conceptual Scheme known as the “Fawn Hills Conceptual Scheme”**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7956-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6260-2006, known as the “Greater Bragg Creek Area Structure Plan”, be amended in accordance with the amendments contained in Schedule ‘A’, attached to and forming part of the Bylaw; and

THAT the “Fawn Hills Conceptual Scheme” be adopted to provide a framework for subsequent redesignation, subdivision and development within NE-15-23-05-W05M, consisting of an area of approximately 76.64 acres as defined in Schedule ‘B’ attached to and forming part of this Bylaw/

PART 4 – TRANSITIONAL

Bylaw C-7956-2019 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: 1

File: 03915024 - PL20190103

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20__

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 20__

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20__

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20__

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7956-2019

Schedule of Amendments to Bylaw C-6260-2006:

1. Amend the Table of Contents by adding a reference to Appendix D and numbering accordingly:

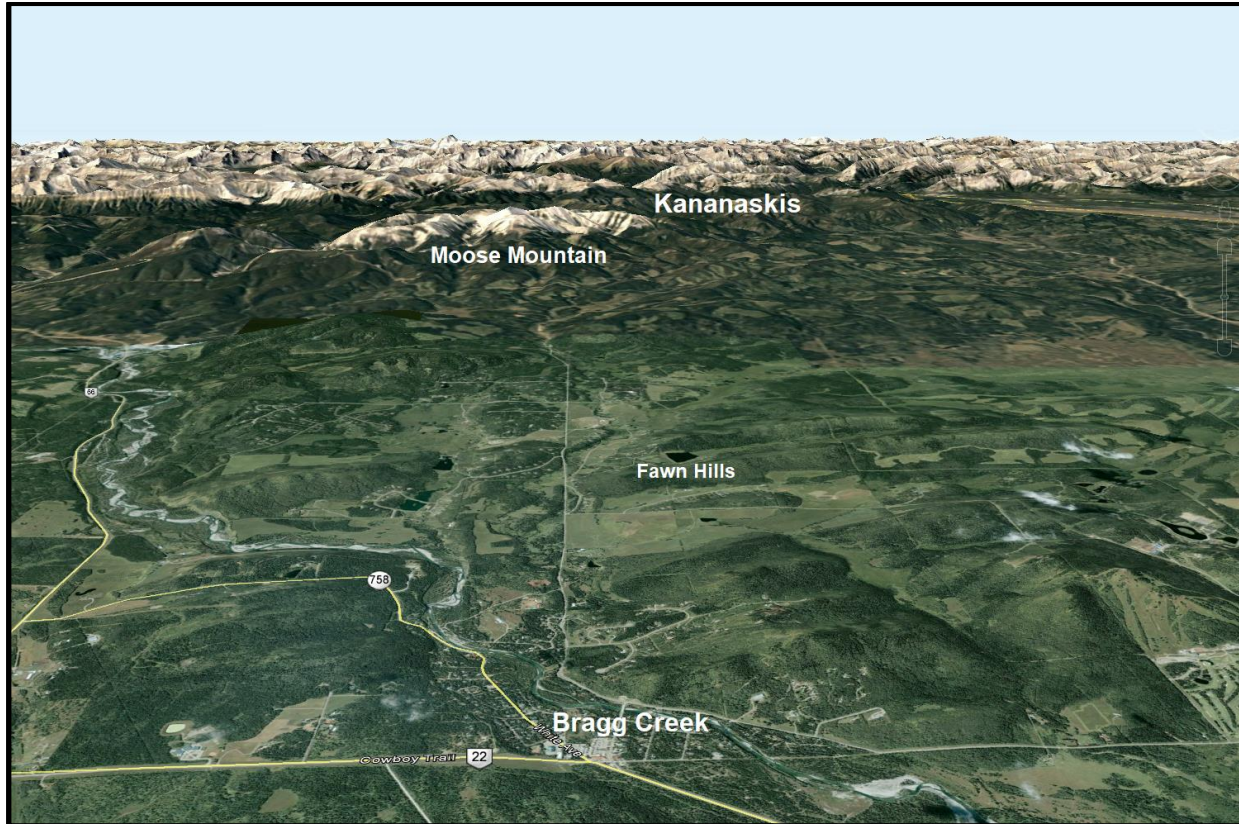
14.0 APPENDIX D – ADOPTED CONCEPTUAL SCHEMES
 - Fawn Hills Conceptual Scheme

2. Attach the Fawn Hills Conceptual Scheme as defined in Schedule 'B' attached to and forming part of this Bylaw.

SCHEDULE 'B'
FORMING PART OF BYLAW C-7956-2019

A Conceptual Scheme affecting the area within NE-15-23-05-W05M consisting of an area approximately 76.64 acres, herein referred to as the "Fawn Hills Conceptual Scheme".

Fawn Hills of Bragg Creek



Conceptual Scheme

NE-15-23-05-W5M, which lies west of Fawn Hills Dr., Greater Bragg Creek on Subdivision Plan 7810784 containing 30.2 ha (74.65 ac); Title 071 127 759



"No Hurdle too high"

Submitted to Rocky View County, July 2019

Revised September 2019

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

Rocky View County
Planning, Development, & Bylaw Services

ON BEHALF OF:

Alan Hudye/Ozark Resources Ltd.

PROJECT CONSULTANT TEAM:

MPE Engineering Ltd. - stormwater
Groundwater Information Technologies Ltd. - water
Circle CRM Group Inc. - archeological
Addoz Engineering Inc. - traffic
Carswell Planning Inc. - planning

Contents

1.0 INTRODUCTION	1
1.1 Proposal Overview	1
1.2 Purpose of this Plan	1
1.3 Development Rationale	2
1.4 Primary Development Considerations	2
1.5 Conceptual Scheme Objectives	3
2.0 POLICY CONTEXT	3
2.1 Tsuut'ina Nation	3
2.2 RVC County Plan	4
2.3 Greater Bragg Creek Area Structure Plan (ASP)	5
3.0 GUIDING PRINCIPLES	11
4.0 <i>PLAN AREA DESCRIPTION</i>	11
4.1 Location	11
4.2 Legal Descriptions & Ownership	12
4.3 The Site	13
4.4 Local Development Context	13
4.6 Existing Transportation Infrastructure	16
4.7 Existing Groundwater Supply	17
4.8 Existing Soils and Wastewater Servicing	21
4.9 Existing Land Use	21
5.0 DEVELOPMENT CONCEPT	22
5.1 Development Concept	22
5.2 Phasing	26
5.3 Land Use Concept	29
5.4 Residential Area	29
5.5 Municipal Reserves	30
5.6 Environmental Considerations	30
5.7 Historic Resources Considerations	31
5.8 Transportation Considerations	31
5.9 Utility Services - Stormwater	34
5.10 Utility Services – Water	37
5.11 Utility Services – Sanitary Wastewater	38
5.12 Shallow Utilities	38
5.13 Solid Waste and Recycling	39
5.14 WildFire Management	39
5.15 Protective and Emergency Services	40
6.0 IMPLEMENTATION FRAMEWORK	40
6.1 The Conceptual Scheme Implementation Process	40
6.2 Land Use Redesignation	41
6.3 Architectural Design Considerations	41
7.0 PUBLIC ENGAGEMENT	42
7.1 Open House	42
8.0 CONCLUSION	43

List of Figures

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS).....	2
Figure 2: Tsuut'ina Nation Mapping NW of Plan Area	4
Figure 3: Subject Lands in West Bragg Creek.....	5
Figure 4: Subject Lands Defined as New Residential Area	9
Figure 5: Location	12
Figure 6: Survey.....	13
Figure 7: Aerial Image of Adjacent Lands.....	16
Figure 8: Communal Well Locations in the Vicinity.....	17
Figure 9: Well Data Geologic Cross Section A - A'	18
Figure 10: Existing Subwatershed Boundary.....	20
Figure 11: Current Land Use Bylaw Districts	21
Figure 12: Development Concept	22
Figure 13: Lot Numbering and Phasing	23
Figure 14: Lot Acreage	24
Figure 15: Aerial for <i>Fawn Hills of Bragg Creek</i>	27
Figure 16: Topography and Steep Slopes	28
Figure 17: Potential Country Residential Dwelling.....	29
Figure 18: Range of Existing-Future Average Daily traffic Volumes.....	32
Figure 19: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41	33
Figure 20: Post-Development Drainage Conditions.....	35
Figure 21: Example of Woodlands Pruned 30 m from Structures.....	29
Figure 22: Storyboards of Open House	30

List of Tables

Table 1: Development Concept Calculations.....	25
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Fawn Hills of Bragg Creek of Bragg Creek Conceptual Scheme

1.0 INTRODUCTION

1.1 Proposal Overview

The subject site is located approximately 3 km west of the bridge in the Hamlet of Bragg Creek. Lands are within quarter-section NE-15-23-05-W5M, which lies west of Fawn Hills Drive, Greater Bragg Creek on Subdivision Plan 7810784 containing ± 30.2 ha (± 74.65 ac). Lands east of Fawn Hills Drive are developed with 13 two-acre lots on communal water distribution. Lands setback from and west of Fawn Hills Drive is proposed for development with 22 two-acre lots on communal water distribution. Remaining lands will be for a) retained lands by owner and b) municipal reserve and open space trails. The proposal is in keeping with the vision of the Greater Bragg Creek Area Structure Plan (ASP) and the Rocky View County (RVC) Plan.

1.2 Purpose of this Plan

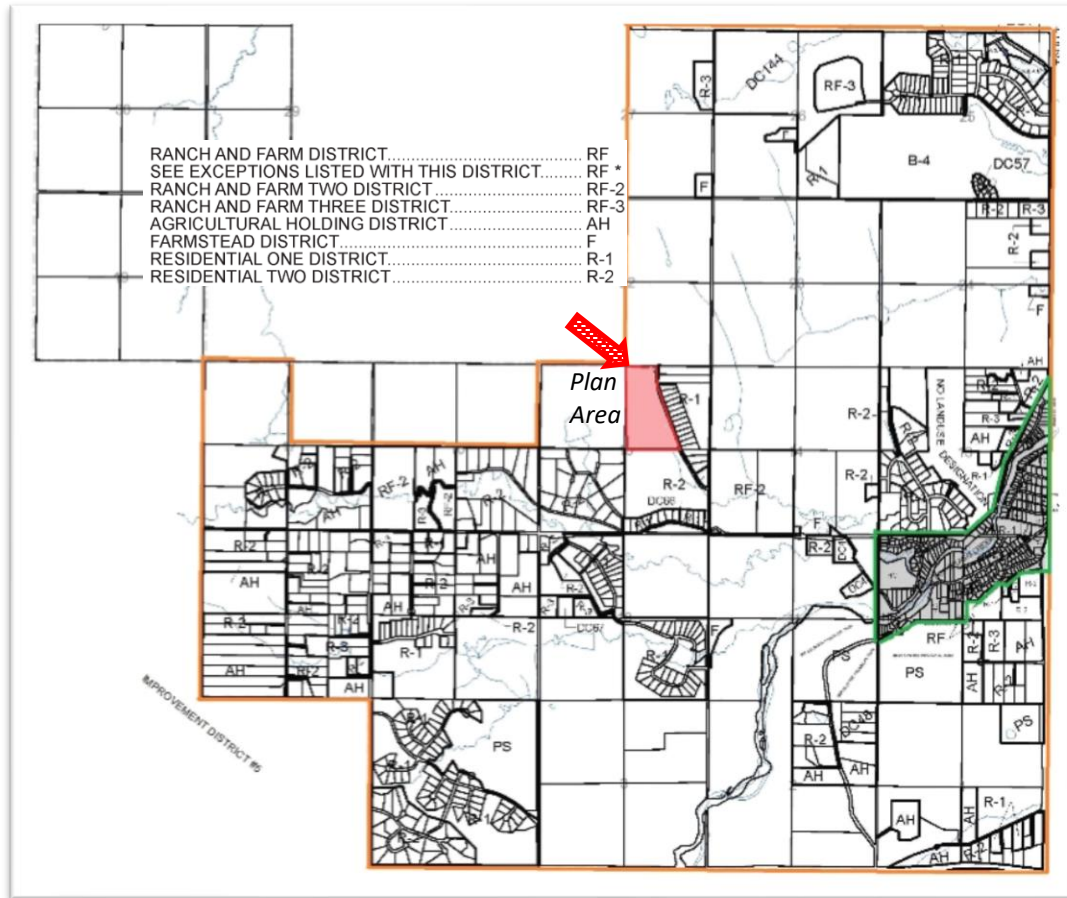
The Conceptual Scheme (CS), named ***Fawn Hills of Bragg Creek***, has been prepared pursuant to the County Plan (Bylaw C-7280-2013) and Greater Bragg Creek Area Structure Plan (ASP) Bylaw C-7602-2016, amending the original Bylaw C-6260-2006. It provides supporting rationale for redesignation and subdivision of the subject lands. The site is municipally known as 79 Fawn Hills Drive. For the purposed of the CS, the subject lands are referred to as the *Plan Area*.

The Conceptual Scheme is a non-statutory plan intended to describe the developer's rationale and motivation to establish a new subdivision with associated land uses. The policies of this Plan have been prepared to provide direction regarding subsequent land use redesignation, subdivision, and development permit applications required to implement the ***Fawn Hills of Bragg Creek*** development.

"A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan." (RVC County Plan).

It is the intent to apply the policies and design of this CS to guide development in phases. Land use and subdivision for the development will be applied for following adoption of this CS.

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS)



(Source: RVC, 2019, adapted from <https://www.rockyview.ca/Portals/0/Files/CountyServices/Maps/LandUseMaps/39.pdf>)

Figure 1: Context of Fawn Hills of Bragg Creek Conceptual Scheme (CS), shows the context of Fawn Hills of Bragg Creek CS where residential development in the quarter section has already occurred east of Fawn Hills Rd.

1.3 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Fawn Hills (Fawn Hills of Bragg Creek)** or the *Plan Area* in this document. The Greater Bragg Creek area will continue to experience development pressures due to its proximity to the City of Calgary. It also caters to those seeking to be close for excursions in Bragg Creek Prov. Park, Kananaskis Country, Banff National Park and the Canadian Rockies.

1.4 Primary Development Considerations

Primary development considerations include:

- Compatibility of residential uses to adjacent land uses;
- Transportation access;

- Open space features and connectivity to pathways;
- Storm water management;
- Provision of potable water;
- Sanitary wastewater treatment;
- Shallow utilities of telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services;
- Solid waste disposal and recycling;
- Protective and emergency services;
- Architectural design; and
- Capital and operational considerations.

1.5 Conceptual Scheme Objectives

The intent of the **Fawn Hills** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the *Plan Area* to identify development opportunities and significant constraints which require appropriate mitigation strategies;
- b) Present a subdivision and development concept that will comprise an appropriate subdivision pattern and density;
- c) Investigate and conclude whether any post development mitigation is necessary to address traffic, environmental, or other identified issues;
- d) Present a public open space to provide connections to adjacent lands; and
- e) Provide a utility servicing strategy that will include stormwater management, potable water and sewage collection and disposal.

2.0 POLICY CONTEXT

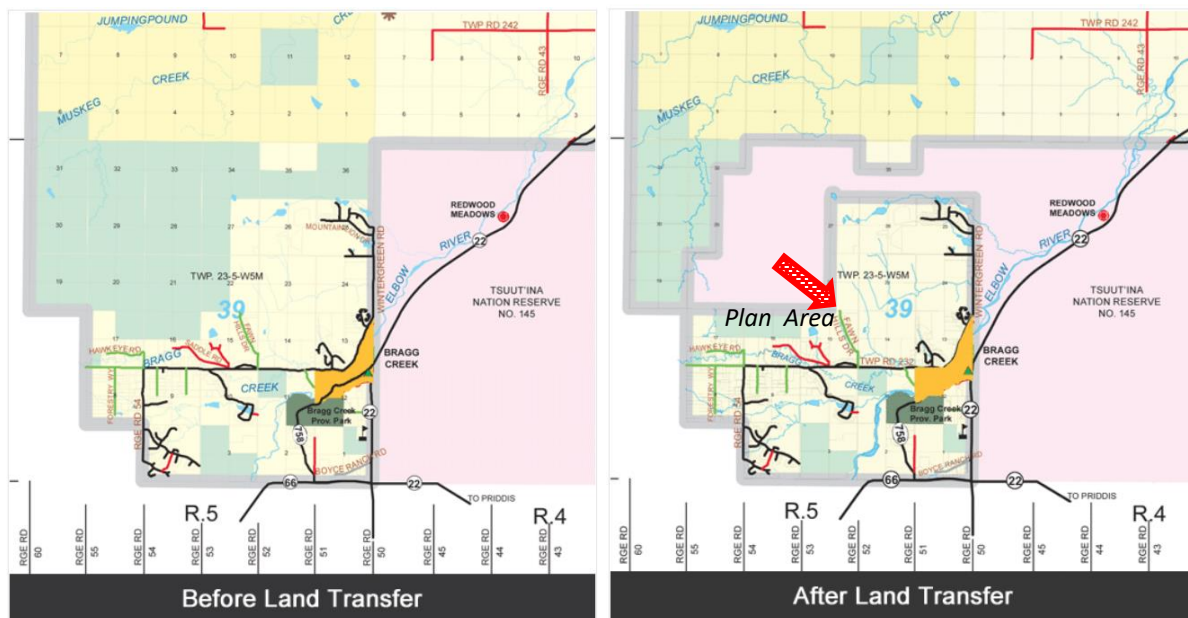
The Municipal Government Act, RVC's County Plan, Agriculture Master Plan, Parks and Open Space Plan, and the Greater Bragg Creek Area Structure Plan all provide guidance to the **Fawn Hills** CS. These documents establish a policy framework to ensure that development respects rural character, promotes open space and recreational opportunities, respects the natural environment, implements cost-effective servicing and provides for well-planned development.

2.1 Tsuut'ina Nation

The northwest corner of the subject lands touch the southeast corner of lands on Tsuut'ina Nation Reserve #145, which neighbour the Greater Bragg Creek Area Structure Plan (ASP). Public engagement is expected and encouraged to consult with the Tsuut'ina Nation to review the development proposal in terms of identifying and preserving any significant natural environmental areas that cross the two jurisdictions such as water, wildlife, etc.. As per policy 9.1.1 of the ASP, "Applications for redesignation, subdivision or development affecting lands within 800 metres of the boundary of an adjacent municipality and/or jurisdiction should be referred for comment to the Tsuut'ina Nation Reserve #145, the MD of Foothills, Kananaskis Improvement District, Bragg Creek Provincial Park and/or the Province, as appropriate and relevant." In this case, it is appropriate to refer the proposal to Tsuut'ina Nation Reserve #145.

In 2015 the Alberta and federal governments finalized the transfer of over 2,000 ha (5,000 ac.) of Crown land to the Tsuut'ina Nation as part of the Southwest Calgary Ring Road deal. The property is now First Nations land as shown (in pink) by Figure 2: Tsuut'ina Nation Mapping NW of *Plan Area*. This *Plan Area* does not currently have a Historic Resource Value (HRV) as per the current (October 2018) Listing of Historic Resources, and there are no previously recorded sites in the vicinity. However, due to its proximity to the Tsuut'ina Reserve, there may be unknown sites within the footprint. A Historic Resources Application was submitted May, 2019 (#016692198) to verify. Approval was provided August, 2019 (HRA Number: 4835-19-0053-001).

Figure 2: Tsuut'ina Nation Mapping NW of *Plan Area*



(Source: RVC, 2015, <https://www.rockyview.ca/NewsEvents/News/tabid/145/Article/1080/Public-Reminded-of-Crown-Land-Changes-Near-Bragg-Creek.aspx>)

2.2 RVC County Plan

The County Plan supports development of existing country residential communities, including Greater Bragg Creek, in accordance with their Area Structure Plan (ASP). This proposal provides for orderly, efficient, and cost-effective development of a fragmented quarter section while retaining a wooded landscape that is the character of Greater Bragg Creek. In keeping with this, the *Plan Area* has a restrictive caveat on title that ensures retention of most of the wooded areas on the property except for building sites and access to the sites. Both the County Plan and the ASP encourages alternative residential development forms that reduce the overall development footprint while retaining the natural landscape where possible. **Fawn Hills** aligns with the County's Plan by concentrating rural development in an ASP favouring the land use proposed, its density and its form.

2.3 Greater Bragg Creek Area Structure Plan (ASP)

The Greater Bragg Creek ASP, Bylaw C-7602-2016, amending the original Bylaw C-6260-2006.

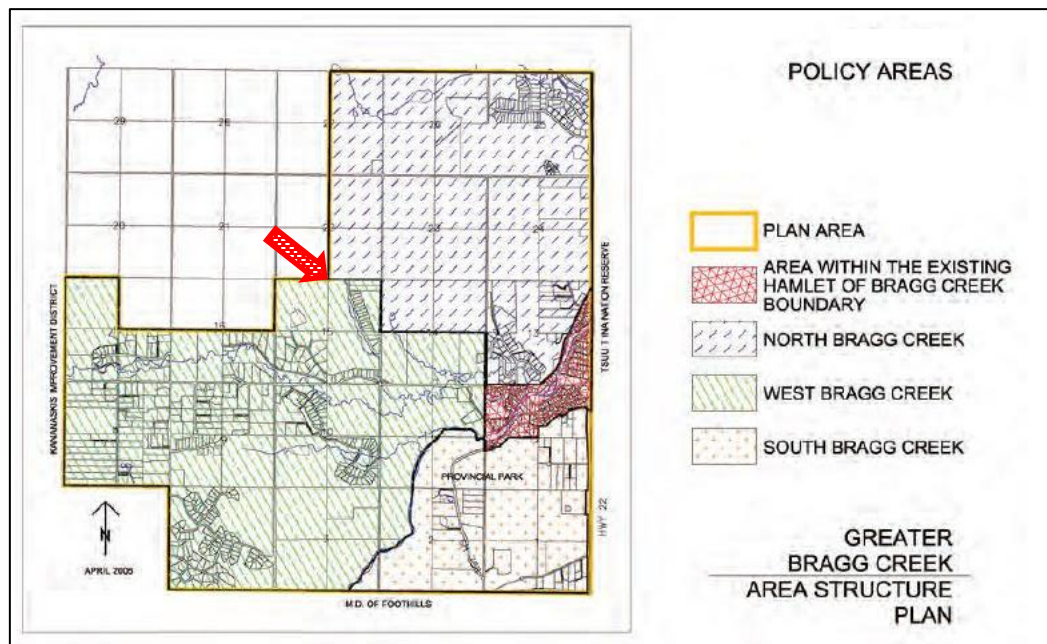
Introduction

The subject lands are within the Greater Bragg Creek ASP. The MGA requires that all statutory plans adopted by a County must be consistent with each other. The ASP is the guiding document for this proposal. An ASP describes:

- a) the sequence of development proposed for the area;
- b) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- c) the density of population proposed for the area either generally or with respect to specific parts of the area; and
- d) the general location of major transportation routes and public utilities; and
- e) may contain any other matter the Council considers necessary.

Figure 3: Subject Lands in West Bragg Creek, shows the ASP boundary and the subject property in West Bragg Creek where specific policies apply. There are a number of matters to address. Infrastructure to support physical development is to ensure adequate potable water, safely treat wastewater and manage stormwater in a manner that does not devalue the integrity of the natural environment. Additionally, transportation including internal roads and trails are supported. The proposal intends to have trails within and connecting outside of the subject lands.

Figure 3: Subject Lands in West Bragg Creek



(Source: RVC, 2019, <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>)

Municipal Reserve

The ASP Vision is to achieve a balance between the natural environment and the impacts of human settlement. The subject lands are in the West Bragg Creek policy area. As per policy 5.2.1, policies to preserve rural characters, include the dedication of Municipal Reserves (MR) provide a visual buffer between existing and new developments. Policy 5.2.6, policies to provide community recreational amenities, MR should be dedicated as land rather than payment of cash-in-lieu of land. Consideration of MR should look to maximize opportunities to improving or enhancing the communal recreational benefit provided. This is further reinforced by policy 10.1.5 a), "Generally, the County should require dedication of municipal reserves as land rather than cash-in-lieu of land when subdivision occurs."

Water

Water for multi-lot developments outside of the service area should implement privately owned decentralized communal water systems to distribute potable water. The following policies are 'should' statements that suggest a preference.

As per policy 6.1.2 c), "Multi-lot subdivisions that propose lot sizes less than 4 acres (on average) outside the Hamlet Servicing Area should provide potable water via a communal water treatment and distribution system that is designed with potential to connect to a future regional water utility. When small-scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development."

As per policy 6.1.2 d), "Developers who propose installation of communal water treatment and distribution systems should provide assurance that the infrastructure can be designed and constructed to maximize its utility and minimize its life cycle costs and should prepare an operational plan that clearly demonstrates the affordability of the utility for the proposed subdivision it is planned to serve.

As per policy 6.1.2 e), "A deferred servicing agreement should be registered against each newly created parcel that is serviced by a communal water system to identify the owner's responsibility to connect to a regional water utility, should one become reasonably available outside the hamlet service area. The decision to make a regional water utility available in un-serviced parts of the Plan area should be planned by the County in collaboration with current potential customers of the utility. Special consideration should be given to issues of public health and environmental protection, and affordability of a regional water utility."

For the Plan Area, these policies make sense where communal water distribution is more effective than individual wells in support of development; communal water treatment does not. For some areas in the ASP, connection to the existing municipal water treatment plan is not financially feasible, nor is a new water treatment facility. Treatment outside the service area is an individual responsibility similar to how individual wells are dealt with now.

Wastewater

Wastewater outside of the Hamlet Servicing Area is provided via Private Sewage Treatment Systems (PSTS). The following policies are 'should' statements that suggest a preference.

As per policy 6.1.3 b), “Developers should be required to submit geotechnical assessments, prepared by a qualified professional, to demonstrate which minimum PSTS technologies are capable of safely and effectively treating wastewater over the long term, given the soil and groundwater conditions within the subdivision and/or development area.”

As per policy 6.1.3 f), “In order to provide a higher level of environmental protection, a more consistent and higher quality of wastewater treatment and reduced risks against contamination of raw water supplies, multi-lot subdivisions that propose lot sizes less than 4 acres (on average) should provide wastewater service via municipally approved wastewater treatment systems that encourage accountability for installation, operation and maintenance of wastewater technologies, or they should transport collected, untreated wastewater to a point where it can be safely disposed of. When small-scale multi-lot subdivisions are being proposed, consideration should be given to the impact that this requirement may have on the financial feasibility of the development.” This essentially advocates for tertiary treatment systems on-site. Initial investigation of soils and slopes show favourable conditions for PSTS to treat wastewater.

As per policy 6.1.3 h), “Communal wastewater treatment systems should be designed to connect to a regional wastewater utility.” This is the same as what would be expected of water servicing as well.

Stormwater

Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The subject lands are mostly wooded with moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle, such that most stormwater is dealt with on-site using low impact development and best management practices. In addition to the existing pond, additional ponds are anticipated as part of stormwater management, one serving the northern lots and one serving the southern lots next to the existing pond.

As per policy 6.1.4, Stormwater Management Within the Plan Area, “a) Low impact development (LID) stormwater management methods should be considered within all future subdivision and/or developments to encourage the retention of 65% native vegetation, 10% maximum impervious surfaces, and 0% effective impervious surfaces.” The subject lands have a restrictive covenant protecting the wooded lands with provisions for building lots and access. A mapping exercise by Carswell Planning Inc. delineated 20.6 ha of the total 30.2 ha as wooded. This will ensure the retention of at least 65% native vegetation and impervious surfaces limited primarily to the internal road surface and buildings.

As per policy 6.1.4 c), “...the County may require that a proponent for conceptual scheme, redesignation, subdivision, or development application prepare and implement a ...stormwater management plan...” Further, as per policy 6.1.4 f), “Developers shall be required to prepare site implementation plans that:

- assess detailed design of stormwater control facilities and their interaction with the immediate surroundings;

- assess rainfall-runoff models that simulate single and continuous storm events based on 1:100 year, 12-hour and 24-hour storm events;
- provide a cost analysis that outlines capital and operational costs for all stormwater control facilities; and
- indicate how best management practices will be observed during construction and maintenance of all stormwater control facilities.”

Utilities

Shallow utilities are part of any new multi-lot subdivision development.

As per policy 6.1.5, Utilities, locations include common rights-of-way (r-o-w); in road r-o-w where there is sufficient width; and in open space lands, such as the trail connections shown as Municipal Reserve (MR) on the proposal. The proposal has all of these options. Cellular or telecommunication facilities are encouraged if possible and has been identified by residents of Bragg Creek as needed.

Transportation

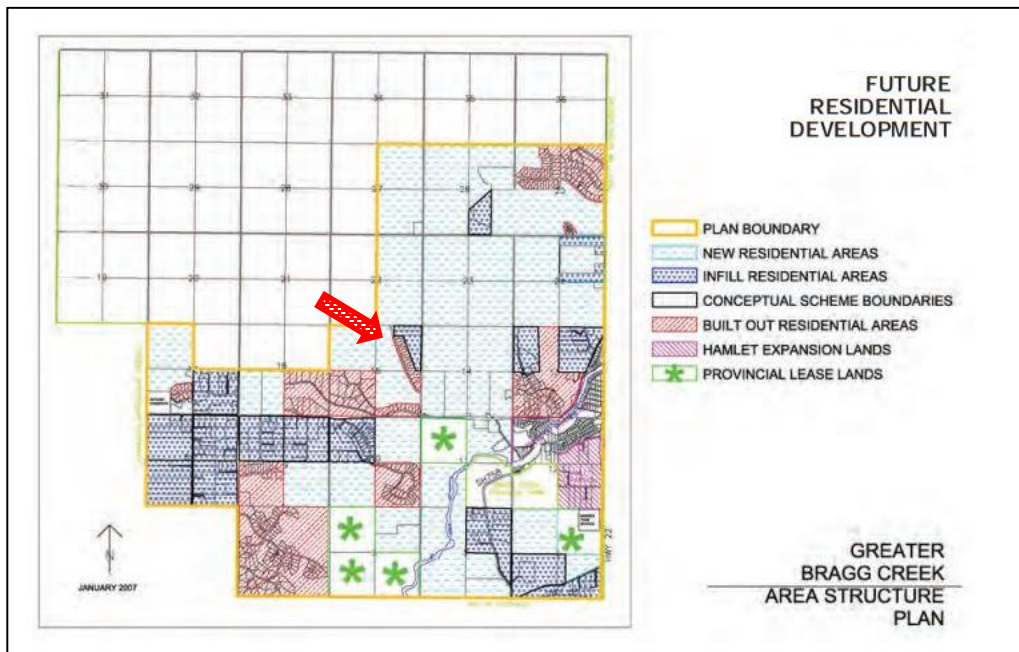
Fawn Hills Drive provides access to the subject lands and ends at a cul-de-sac near the north end of the property. Currently, there are entrances from 2 acre lots on the east side of Fawn Hills Drive and limited entrances on the west side. New development on the west side would better utilize this chip-sealed County road. The internal road is proposed to have two entrances to serve the two dozen lots and would likely be chip-sealed or alternative surface treatment meeting County Servicing Standards.

As per policy 6.2.3, The Municipal Road Network (when future subdivision and/or developments are proposed), “b) Developers should prepare traffic impact assessments to evaluate anticipated immediate and/or cumulative impacts to the municipal road network either in the vicinity of or downstream of all proposed subdivision and/or developments within the Plan area.” Further, as per policy 6.2.3 c), “Developers should pay all costs associated with the construction of local roads that provide direct access to new subdivision and/or developments.” It is recommended to address the matter of traffic which is anticipated to be a concern of neighbouring residents on Fawn Hills Drive.

As per policy 6.2.3 g), “New subdivision and/or developments should accommodate at least two points of access/egress.” This is further supported in policy 411 of the RVC Servicing Standards.

Trails

Greater Bragg Creek is becoming known as a destination because of its well-developed trails. The West Bragg Creek Day Use Area at the end of W Bragg Creek Rd has new, expanded parking area at the hub of its trails for hiking, biking, dog walking, cross-country skiing, snowshoeing, etc. particularly with recent improvements to the trails towards the western area.

Figure 4: Subject Lands Defined as New Residential Area

(Source: RVC, 2019, <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>)

Parcel Size and Density

Figure 4: Subject Lands Defined as New Residential Area has specific policies which apply to lot sizes and layout. Policy 7.4.4, New Residential Areas, has policies on parcel size and density. New residential areas also require Conceptual Schemes (CS) for all redesignation and/or subdivision application.

As per policy 7.4.4 d), "Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Developable Area (GDA)." Further, policy 7.4.4 f) states, "Notwithstanding 7.4.4.(d) and 7.4.4.(e), parcel sizes greater than 2 acres may be considered when it can be demonstrated, to the satisfaction of the County, that a larger parcel size will support agriculture and/or open space planning; however, these parcels must form part of the gross developable area (GDA)." The proposal achieves all this with 24 lots on 75 acres and an open space component as MR lands, albeit 10% of the subject lands, while having wooded lands protected by restrictive covenant on title. Wooded lands make up the majority of the subject lands.

Policy 7.4.4 goes on to encourage open space for the benefit and enjoyment of residents, as well as maintain open space in an undeveloped state for such purposes and stormwater management; protection of wildlife movement corridors. As previously stated, there is a restrictive caveat on title where, "No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from building sites." With the buildings located off the internal road, the wooded area downslope is preserved for all these functions.

Wildfire Management

All new subdivision within the community has been required to implement specific architectural standards that encourage use of fire resistant construction materials and appropriate site design and landscape techniques. Additionally, all local landowners regularly participate in fuel-reduction programs designed to reduce unnecessary vegetation.

As per policy 8.2.2, Long Term, “b) Proposals for new multi-lot subdivision within the Plan area should be supported by a wildfire risk assessment, prepared by a qualified professional, that examines the following criteria:

- Existing vegetation and topography to determine the site’s susceptibility to wildfire;
- Location of existing/proposed water bodies within the area capable of providing a supply of water for fire suppression purposes (see Section 6.1.4 for Stormwater Management within the Plan area);
- An assessment of the proposed subdivision layout, density, and development phasing to encourage implementation of a comprehensive design that recognizes and mitigates susceptibility to wildfire risks (e.g. appropriate building spacing, reduced cul-de-sac lengths, appropriate clearing of building sites, deck enclosure restrictions, etc.);
- An assessment of local traffic circulation patterns, both existing and proposed, to determine the availability of safe access for fire and other emergency equipment and apparatus; and
- An assessment of proposed architectural controls within the subdivision designed to encourage fire suppression within each new building site (e.g. appropriate roofing and siding materials, landscaping, interior/exterior sprinklers, etc.).”

Montane Forest Management Ltd., 2012, “Greater Bragg Creek Wildfire Mitigation Strategy” was prepared for RVC to develop and implement a comprehensive plan to reduce the threat of wildfire to development and wildlands. Extrapolating general mapping to the specific property indicates Boreal Spruce (C-2) in the *Plan Area* with Deciduous (D-1) fuel types towards the west on the property. Wildfire behavior potential from mid-August to late-October is extreme to low corresponding to these fuel types respectively. The option of fuel removal/reduction or species conversion is hindered by the goal of preserving woodlands and habitat. Fawn Hills of Bragg Creek has an underground fire suppression water tank.

ASP Direction for CS

The ***Fawn Hills of Bragg Creek*** Conceptual Scheme (CS) and implementation through land use designations, subdivisions and development permits shall be consistent with the relevant policies of the Greater Bragg Creek ASP discussed as follows. CSs usually include surrounding lands to address potential impacts and long-term planning implications of the proposed development. Given that the areas to the west and south are developed, lands to the north shall be considered in the context of the CS. RVC has determined that a CS is required for the site.

Any constraints to development, may include but not be limited to: geotechnical, environmental, and hydrogeological conditions; and archaeological or historically significant features may be included in this CS. Stormwater management, traffic impact assessments (TIA), landscaping plan, and architectural guidelines may also be included.

As part of the CS, input from all directly and indirectly affected landowners within and adjacent to the CS area throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. Public consultation involves input from affected community stakeholders, including community organizations (stewardship, maintenance and operation of open space and reserves), social service agencies, and the Local Recreation Board (open space and pathways).

3.0 GUIDING PRINCIPLES

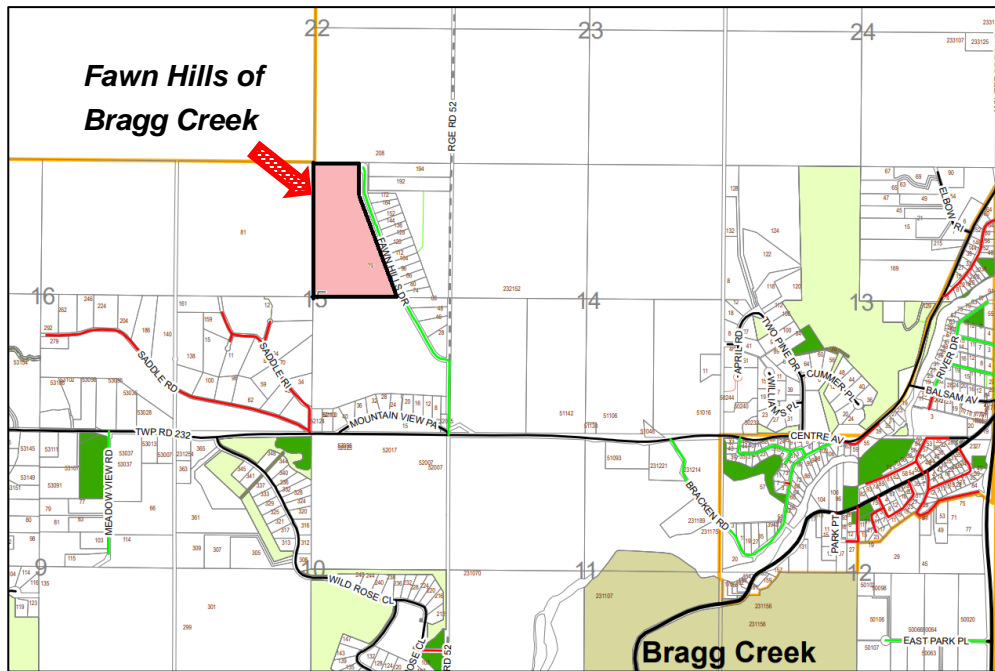
Guiding principles for ***Fawn Hills of Bragg Creek*** include a safe, healthy, attractive, orderly, efficient, and cost-effective development of a fragmented quarter section while retaining a wooded landscape that is the character of Greater Bragg Creek. In keeping with this, the *Plan Area* has a density and form intended to reduce the overall development footprint while retaining the natural landscape where possible. This is compatible with the adjacent development to the east and will seek a similar designation to further optimize land use within the Greater Bragg Creek ASP.

4.0 PLAN AREA DESCRIPTION

4.1 Location

Fawn Hills of Bragg Creek is on a ±30.2 ha (±74.64 ac) parcel in NE-15-23-5-W5M, municipally known as 79 Fawn Hills Drive, Rocky View County. The site is located west of the road on Subdivision Plan 78107084, except Plan 8610299 (which provides for a communal water well to neighbours east of the road). Subject lands are a new residential area in the west policy area of Greater Bragg Creek ASP. Bragg Creek is located 30 km west of Calgary at the confluence of Bragg Creek and the Elbow River before the river travels downstream to the Glenmore Reservoir in Calgary. The subject lands are approximately 2 km from, and 50 m above, lands flooded during the 2013 event.

Figure 5: Location



(Source: Rocky View County, 2019, <https://www.rockyview.ca/Portals/0/Files/CountyServices/Maps/Bragg-Creek-Map.pdf>)

4.2 Legal Descriptions & Ownership

Alan Hudye and Ozark Resources Limited each have an undivided $\frac{1}{2}$ interest in the property. The land is registered on Title 071 127 759. Legal description is Meridian 5, Range 5, Township 23, Section 15 that portion of the north east quarter which lies west of road on subdivision Plan 7810784 containing 30.2 hectares (74.65 acres) more or less excepting thereout: Subdivision Plan 8610299 containing 0.004 hectares (0.01 acres). This small parcel that is excluded is a PUL for communal water supplied to existing lots east of Fawn Hills Drive.

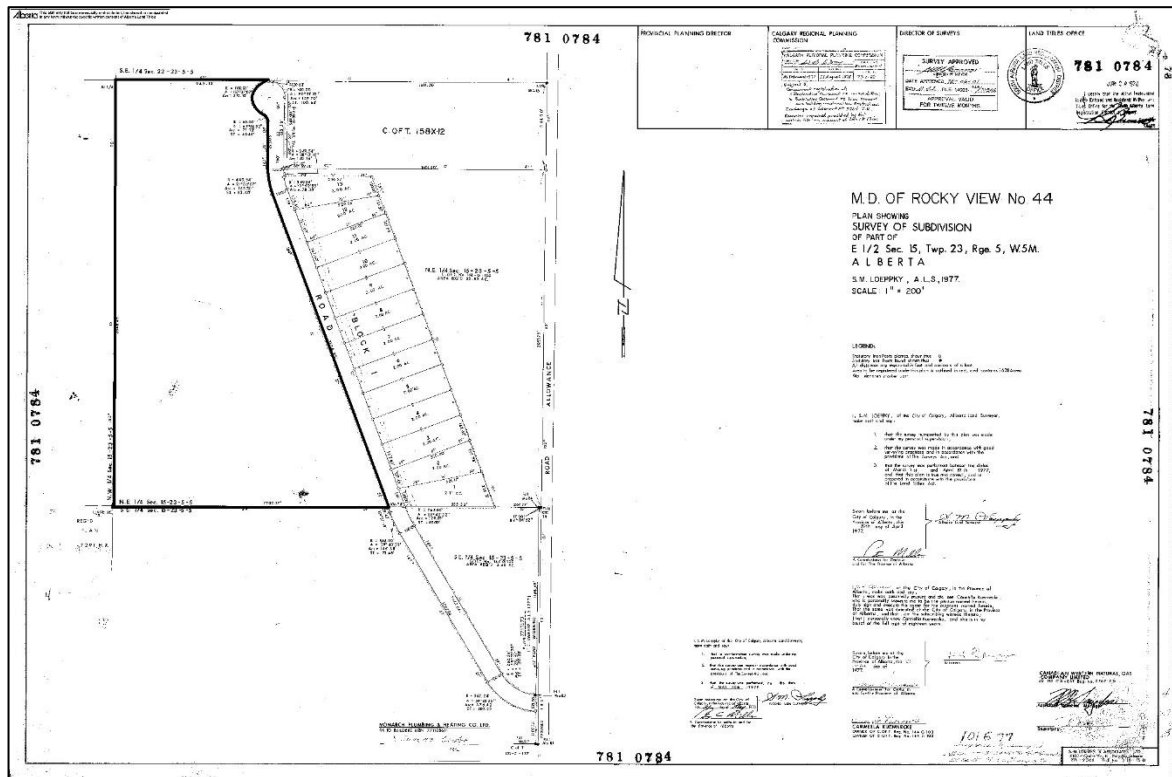
There is a utility right-of-way for Canadian Western Natural Gas Company Limited. A caveat exists for road widening (Fawn Hills Drive) to Rocky View County. There is a utility right of way for Rockyview Gas Co-op Ltd., Fortis Alberta Inc. on title. A restrictive covenant 981 264 397 exists for the subject lands (owned at the time by Susan E. K. Winsor in 1998 under title 901 253 734) where Schedule "B" 5. states...:

" A. No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from building sites.

B. No building shall occur on any of lands where the slope of the land is not sufficiently stable to accommodate the proposed building sites. In cases of uncertainty the stability of the slope will be determined by an independent engineering study."

An easement 931 044 978 exists over the east half of section 15 for the benefit of NW-15-23-5-W5M (for the neighbouring property to have a driveway to their property) that is located along the southern property line of the subject lands. An easement 931 044 937 from the neighbouring lands in NW-15 for NE-15 provides access ending at a crest of a ridge on a 10 acre portion to crown land adjacent to the northwest corner of the *Plan Area*. Figure 6: Survey shows the lands.

Figure 6: Survey



4.3 The Site

The subject lands are 3 km west of the Hamlet of Bragg Creek where country residential development is in character. Topography rises from Fawn Hills Dr. towards the west. Immediately northwest of the site is the Tsuut'ina Reserve on former Crown lands. Lands are heavily wooded with Kananaskis Country and its mountains to the west. Views are impressive with the closest mountain peak of Moose Mountain about 15 km to the west. Outdoor enthusiasts visit the popular West Bragg Creek Trailhead about 6 km to the west.

4.4 Local Development Context

Bragg Creek promotes itself as, "Gateway to Kananaskis" through the website, www.braggcreek.ca, especially /braggcreek/welcome. Numerous attractions, trails maps, wildlife opportunities, community and recreational facilities including: Elbow Valley, Kananaskis, Bragg Creek Prov. Park, and Elbow Falls 22 km W of Bragg Creek off Highway 66.

There is a strong sense of community in Bragg Creek as shown in facilities and activities:

- Bragg Creek Community Centre, 23 White Av. (featuring: Full Gym; Kitchen; Youth Room; Meeting Room; Parented Play Group ages 5 & under, Lego Club or Board Game Explorers ages 5+; events like Friday Fun Rollerblading & Dance party, Friday Movie Night, Tunes for Trails, community rummage sale; bookings for weddings and birthday parties, etc.)



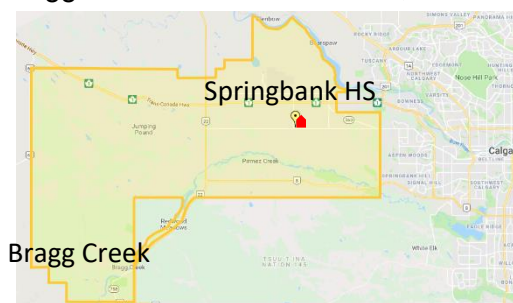
- Community Groups include: Artisans, Chamber of Commerce, Redwood Meadows, Performing Arts, Tennis Club, Trails Association, Bragg Creek Wellness Committee, Family Community Support Services, Snowbirds 50+ Club, Bragg Creek Ladies Auxiliary)
- Snowbirds Seniors' Centre, and
- Bragg Creek Provincial Park (available all year round, water pump, firewood, fire pits, pit toilets, shelter with stove, hiking/cross-country skiing, river access)

Schools serving the area include (<https://braggcreek.ca/braggcreek/schools/>):

- The Little Schoolhouse for Kindergarten as well as a 3 & 4 year-old Preschool
- Banded Peak School for Kindergarten and Grades 1 – 8 (Highway 22, 254 students)



- Springbank High School for Grades 9 – 12 (Bragg Creek in catchment area, 750 students)



- Springbank Middle School for Grades 5 – 8 in both English and French Immersion (just north of the High School at 244235 Range Rd. 33, 560 students)
- Montessori of Redwood Meadows – Bragg Creek for Preschool and Kindergarten

Among the emergency services serving the area are:

- Elbow Valley Fire Station 101 at 31040 Lott Creek Drive which is a full-time station built in 2012 providing fire coverage for the southwest area of RVC.

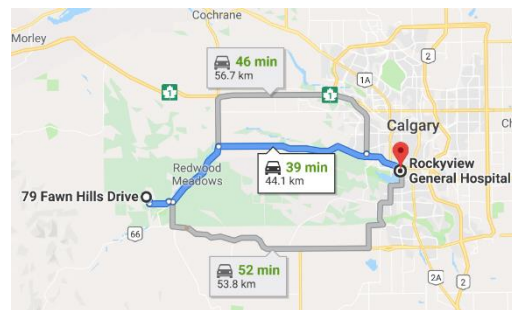
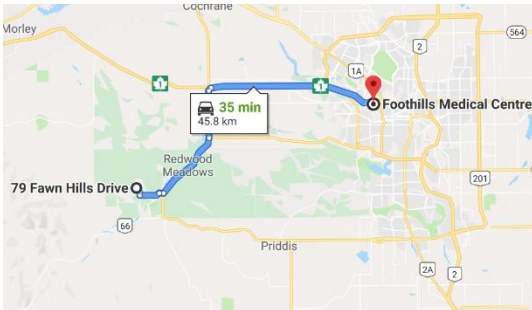


- Springbank Fire Station 102 at 128 MacLaurin Drive
- Redwood Meadows Emergency Services at Redwood Meadows Drive for the townsite of Redwood Meadows and Tsuu T'ina First Nation Reserve and RVC including Bragg Creek



Among the acute care hospitals with emergency services serving the area are:

- Alberta Children's Hospital, 2888 Shaganappi Trail NW, Calgary
- Cochrane Community Care Centre, 60 Grande Boulevard, Cochrane
- Foothills Medical Centre, 1403 29 St. NW, Calgary
- Rockyview General Hospital, 7007 14 St. SW, Calgary



The nearest disposal site is a transfer site accepting: household garbage, yard waste, tires, hazardous waste, and most other waste.

- Bragg Creek Transfer Site, 90 Elbow Rise NE-13-23-5-W5M about 1 km north of the bridge on Wintergreen Rd. operating Wed. 11 a.m. – 7 p.m. & Sat. 9 a.m. – 5 p.m.

RCMP and County Peace Officers serving Bragg Creek include:

- RCMP Cochrane Detachment, complaints 403.932.2211
- RVC, enforcement & compliance 403.230.1401 or on-line form
(<https://www.rockyview.ca/CountyServices/BylawsEnforcement/ReportanIssue.aspx>)

4.5 Adjacent Lands

Geographically, buildings within the *Plan Area* are centred on 50.96° N, 114.61° W at elevation 1350 m above sea level (asl). It provides contiguous development to neighbouring properties as shown in Figure 7: Aerial Image of Adjacent Lands. Locally, the topography is moderately sloped from west to east with drainage towards the southeast. The Fawn Hills of Bragg Creek *Plan Area* is located in an area characterized as country residential. To the east is a 13 lot development of 2 acre lots on Fawn Hills Dr. with some potential for further development in behind. To the south is a 12 lot development of 2 acre lots on Mountain View Park with some potential for further development to the north.

Figure 7: Aerial Image of Adjacent Lands



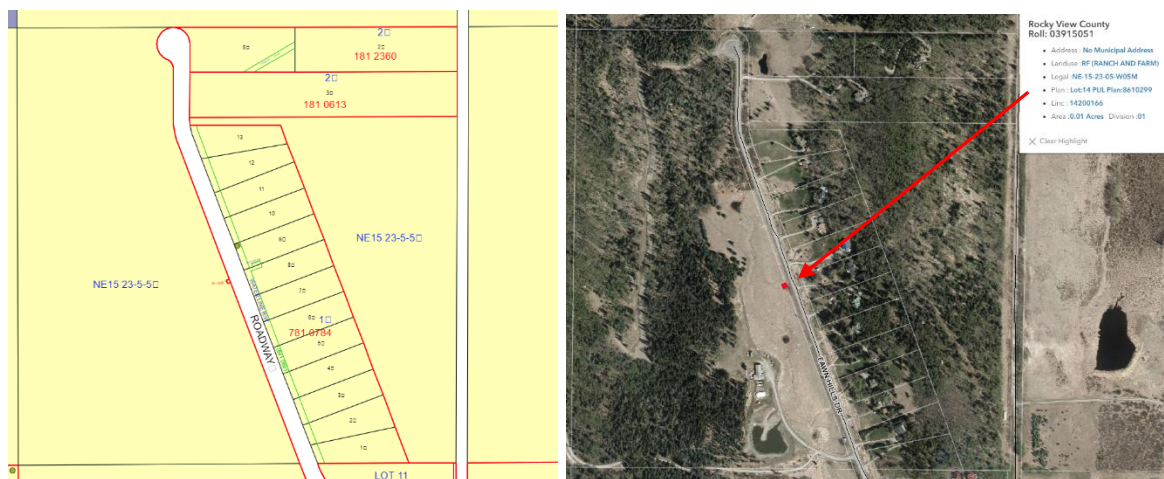
4.6 Existing Transportation Infrastructure

The transportation system serving the area and connecting the hamlet is primarily Township Rd. 232 (W. Bragg Creek Rd.), a two lane, paved roadway and associated trail. Both Fawn Hills Dr. (1.3 km) and Range Rd. 52 (0.45 km section) are two lane, chip-sealed gravel roadways to a 'T' intersection with Township Rd. 232. Fawn Hills Dr. ends in a cul-de-sac at the north east corner of the property. The proposal would add a road, not only to serve the *Plan Area*, but also connections to quarter sections to the west and south. Roads are under the control and jurisdiction of the County.

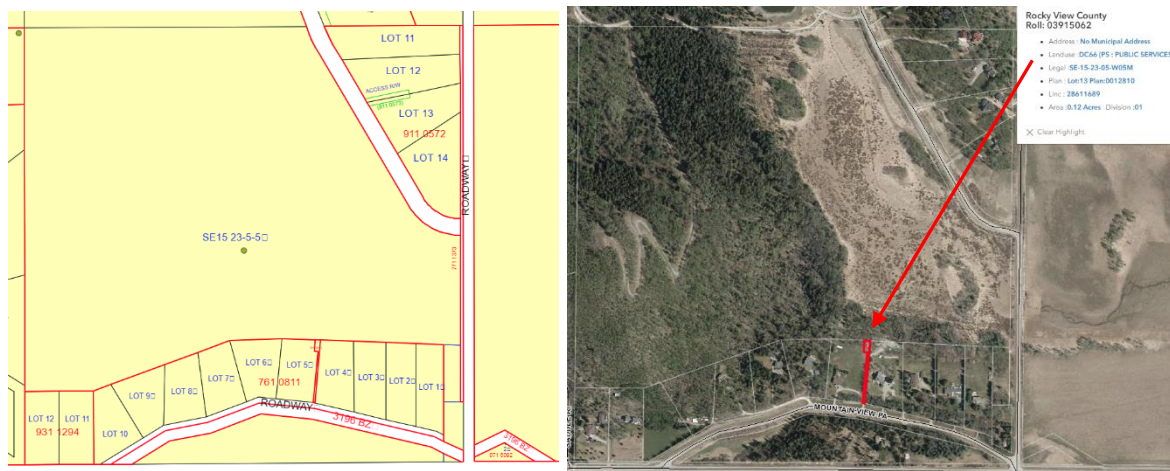
4.7 Existing Groundwater Supply

Figure 8: Communal Well Locations in the Vicinity, shows existing groundwater supply in the immediate area is serviced by communal wells. The *Plan Area* is proposing communal water distribution similar to development to the east and to the south. Lands east of Fawn Hills Drive in the same quarter section are served by a communal well located on lands west of Fawn Hills Drive, being Plan of Subdivision 8610299 Lot 14PUL (Public Utility Lot licensed by F.H.N. Water Association Ltd.) at 12.2 – 15.2 m depth on 0.004 ha (0.1 ac.) adjacent to the *Plan Area*, as confirmed on title. A waterline right-of-way runs parallel and east of Fawn Hill Drive and a pumphouse right-of-way, being Plan 7810784, is directly across the road from the well to distribute potable water serving the existing 13 lots.

Figure 8: Communal Well Locations in the Vicinity

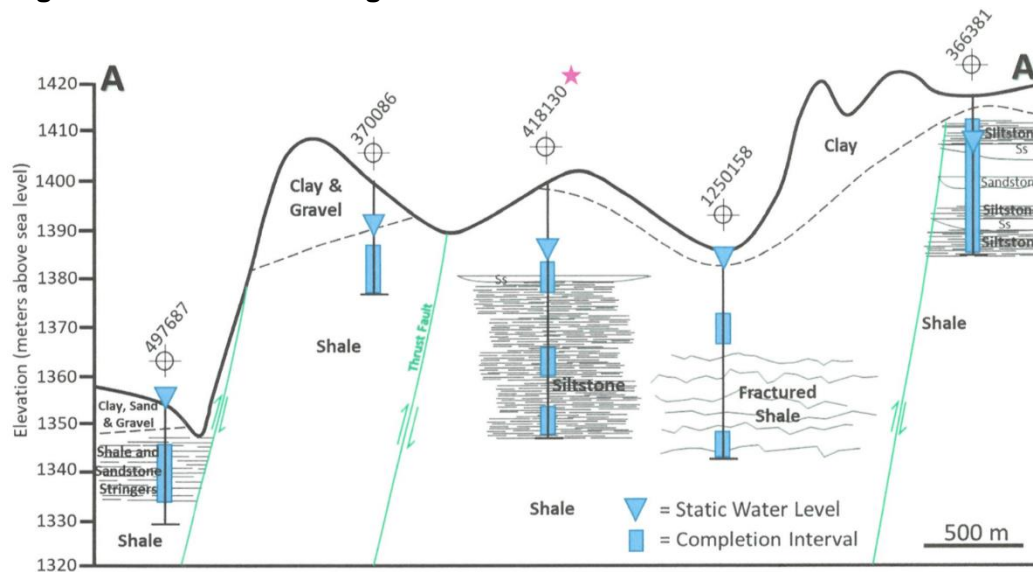


Lands to the south in SE-15-23-5-W5M being the quarter section south of the *Plan Area* are served by a communal well located on Mountain View Park, being Plan of Subdivision 0012810 Lot 13 PS (Public Service lot licensed by Mountain View Park Water & Sewer Cooperative Ltd. and zoned DC-66 by Bylaw C-5129-99) at 29.0 – 35.1 m depth on 0.049 ha (0.12 ac.). The road right-of-way is widened to run parallel to the road known as Mountain View Park to distribute potable water serving the existing 12 lots. Treatment is handled individually at each of the lots.

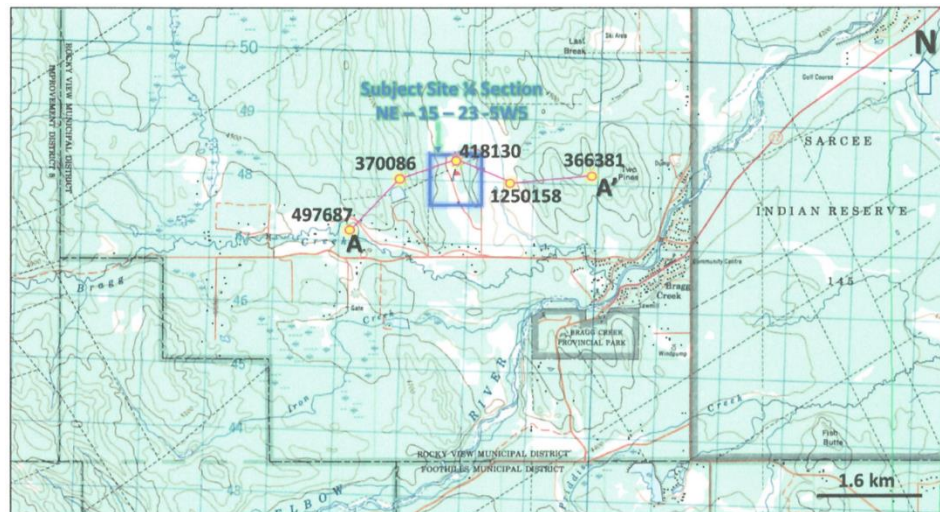


Ken Hugo and Alanna Felske of Groundwater Information Technologies Ltd. (GRIT), 2019 undertook a “Phase 1 Groundwater Site Assessment for 79 Fawn Hills Drive NE-15-23-5-W5M Rocky View County, AB”. GRIT looked at well records from 17 wells in the area as part of the reconnaissance report. Wells in the area are completed over shale, fractured shale, siltstone and minor sandstone aquifers. Bedrock strata in this area are predominantly shales of Wapiti and Fernie formation that have undergone thrust faulting leading to a fracture network for groundwater pathways. This explains some similar water levels found, despite being in different aquifer units.

Figure 9: Well Data Geologic Cross Section A – A’



(Source: GRIT, 2019, Phase 1 Groundwater Site Assessment 79 Fawn Hills Drive NE-15-23-5-W5M)



The groundwater well shown as a pink star (418130) in the above figure is in the same quarter section as the *Plan Area* and is in a siltstone aquifer (Wapiti formation). Analysis supports that a future well at the site would also likely be completed in siltstone or fractured shale aquifers at depths between 20 and 50 meters below ground surface. The well could have an anticipated yield between 10 and 75 m³/day (1.5 to 10.5 igpm).

Groundwater chemistry shows a calcium bicarbonate type water with a low concentration of dissolved solids suitable for the intended use. Potential exists for future removal of iron from the water to meet aesthetic objectives in drinking water standards. All other parameters met drinking water standards.

To conclude, the Phase 1 study found sufficient aquifer supplies should exist for the proposal. Water would likely be able to be supplied at rates, as defined in the Water Act, without causing adverse affects to existing domestic, traditional agricultural or licensed groundwater users in the area. Recharge to aquifers by surface water sources and precipitation in this area should serve to make aquifer supplies sustainable.

Wastewater

Wastewater outside of the Hamlet Servicing Area is provided via Private Sewage Treatment Systems (PSTS). Where development shares a communal well, separation distances to septic systems is not an issue on individual properties on private wastewater systems. This further supports 2 acre parcel sizes that do not have to ensure separation distances from an on-site well because the communal well is off-site. There is a reduced risk against contamination of raw water supplies for multi-lot subdivision in the scenarios shown above for groundwater supply. These lots have the ability to connect to a regional wastewater utility should it become available, but is not anticipated in the foreseeable future.

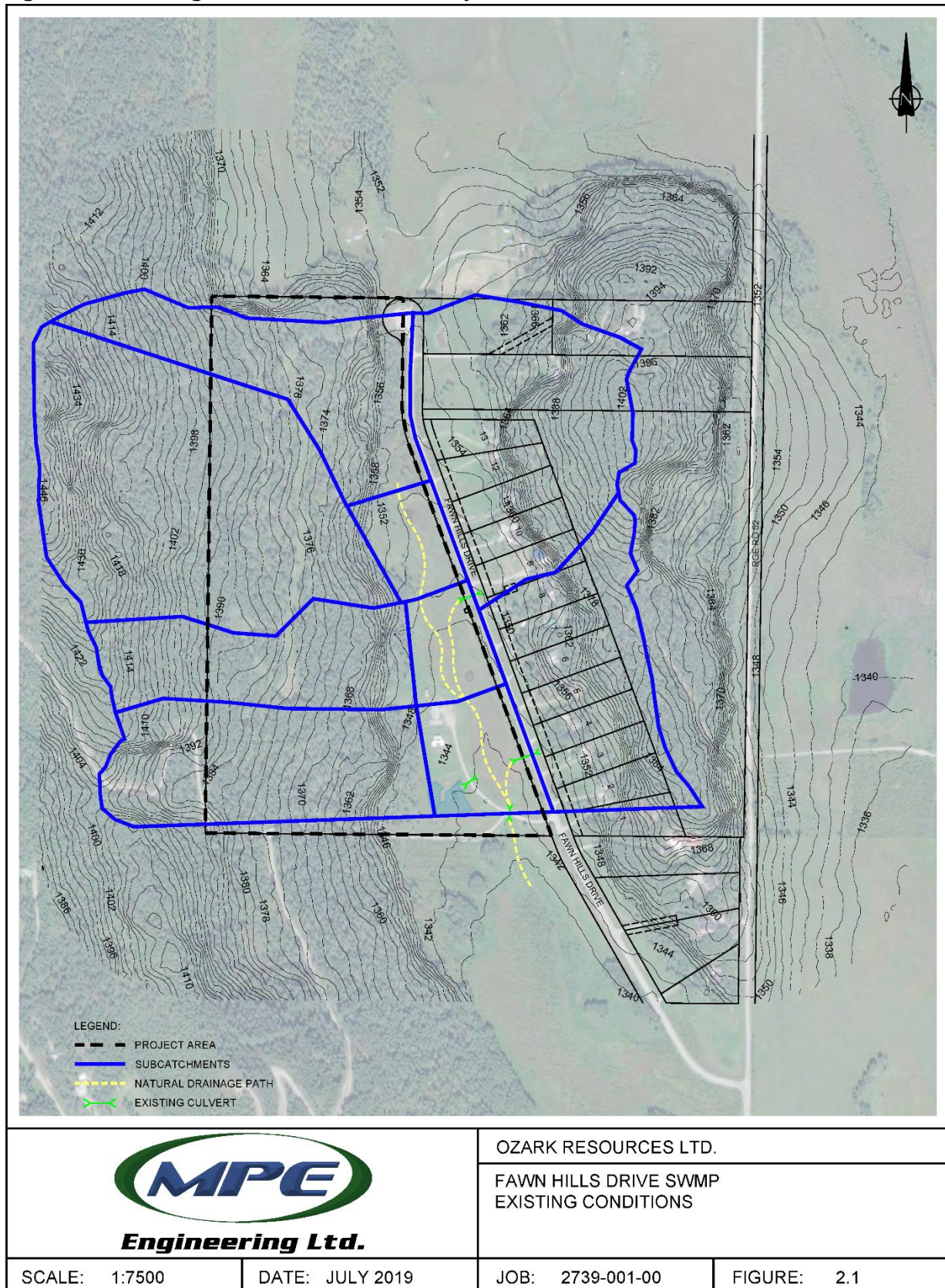
Stormwater

Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The *Plan Area* is mostly wooded with moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle, such that most stormwater is dealt with on-site using low impact development and best management practices. The subject lands have a restrictive covenant protecting the wooded lands with provisions for building lots and access. A mapping exercise by Carswell Planning Inc. delineated 20.6 ha of the total 30.2 ha *Plan Area* as wooded. This will ensure the retention of at least 65% native vegetation and impervious surfaces limited primarily to the internal road surface and buildings for the benefit of stormwater management.

There is an existing pond to a 10 m (35 ft.) depth over an area of 0.24 ha (0.59 ac.) constructed by the applicant with permissions obtained from Alberta Environment. This is a stocked with trout for the pleasure of the owner and is anticipated to be retained by the owner. For the benefit of stormwater management, another pond will be constructed west of the existing pond with a culvert going under the future road to a ditch towards Fawn Hills Drive. In addition, another pond will be constructed to serve the northern portion of the property in the Phase 1 development, likely at the north end of the MR lands.

Figure 10: Existing Subwatershed Boundary, shows the existing properties east of Fawn Hills Dr. drain onto the subject lands through culverts. Pre-development shows surface water draining downstream to the property to the south. Post-development would direct water to stormwater ponds for sediment to settle and contain storm events for the future plan of subdivision.

Figure 10: Existing Subwatershed Boundary



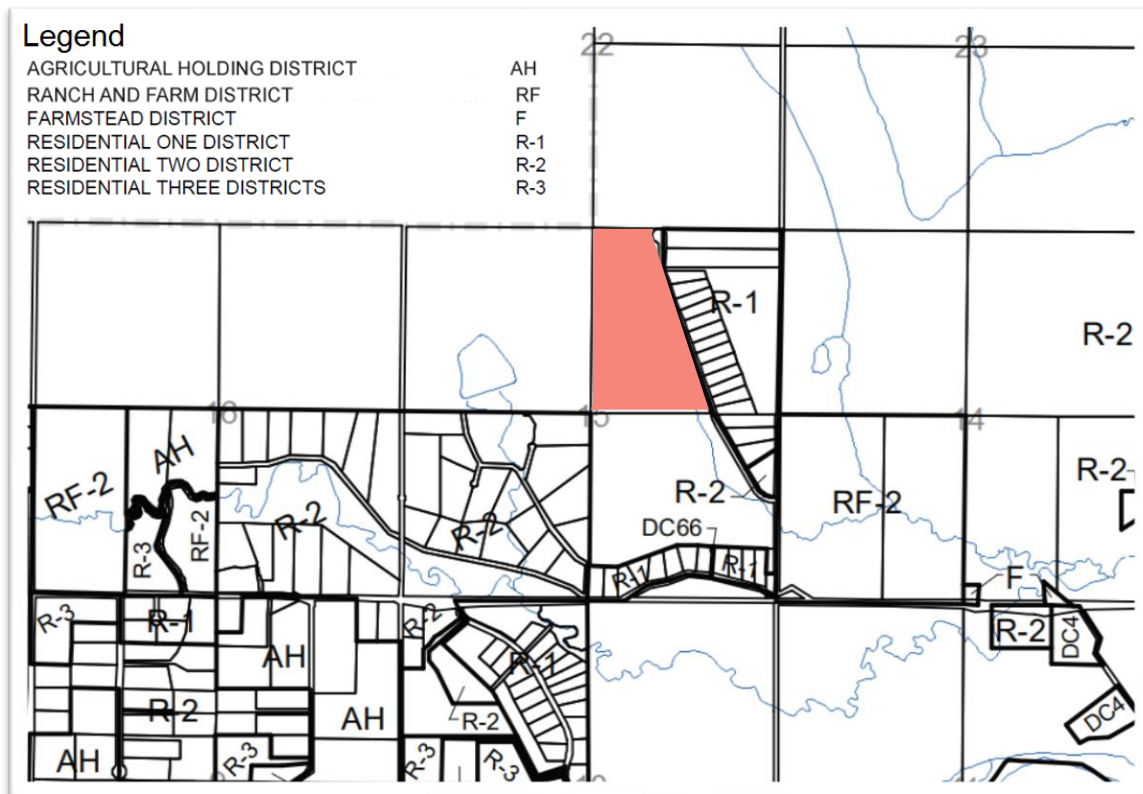
4.8 Existing Soils and Wastewater Servicing

The site is underlain by slightly leached till of Cordilleran provenance. The surficial geology is a ground moraine composed of silty-sand till that is leached from 15 – 45 cm and also contains clast-carbonate and clastic rocks broken down from the weathering of nearby mountain ranges. Underlying this at a depth of approximately 1.2 m is shale bedrock which serves to protect groundwater from contamination by septic fields. In this area of Greater Bragg Creek, wastewater servicing is through a private sewage treatment system. Percolation rates for on-site sewage disposal systems are favourable in the silt soils of the area, provided the septic beds are sufficiently above the water table.

4.9 Existing Land Use

Fawn Hills of Bragg Creek Plan Area is currently designated Ranch and Farm (RF) in accordance with RVC Land Use Bylaw C-4841-97, as shown in Figure 9: Current Land Use Bylaw Districts. The *Plan Area* is bordered by Residential One (R-1) to the east in the same quarter section. R-2 and R-1 are in the quarter section to the south. Being at the edge of the Greater Bragg Creek ASP, RF is to the west and north.

Figure 11: Current Land Use Bylaw Districts



5.0 DEVELOPMENT CONCEPT

5.1 Development Concept

Figures 12-14 and Table 1 form *Fawn Hills of Bragg Creek* development concept.

Figure 12: Development Concept

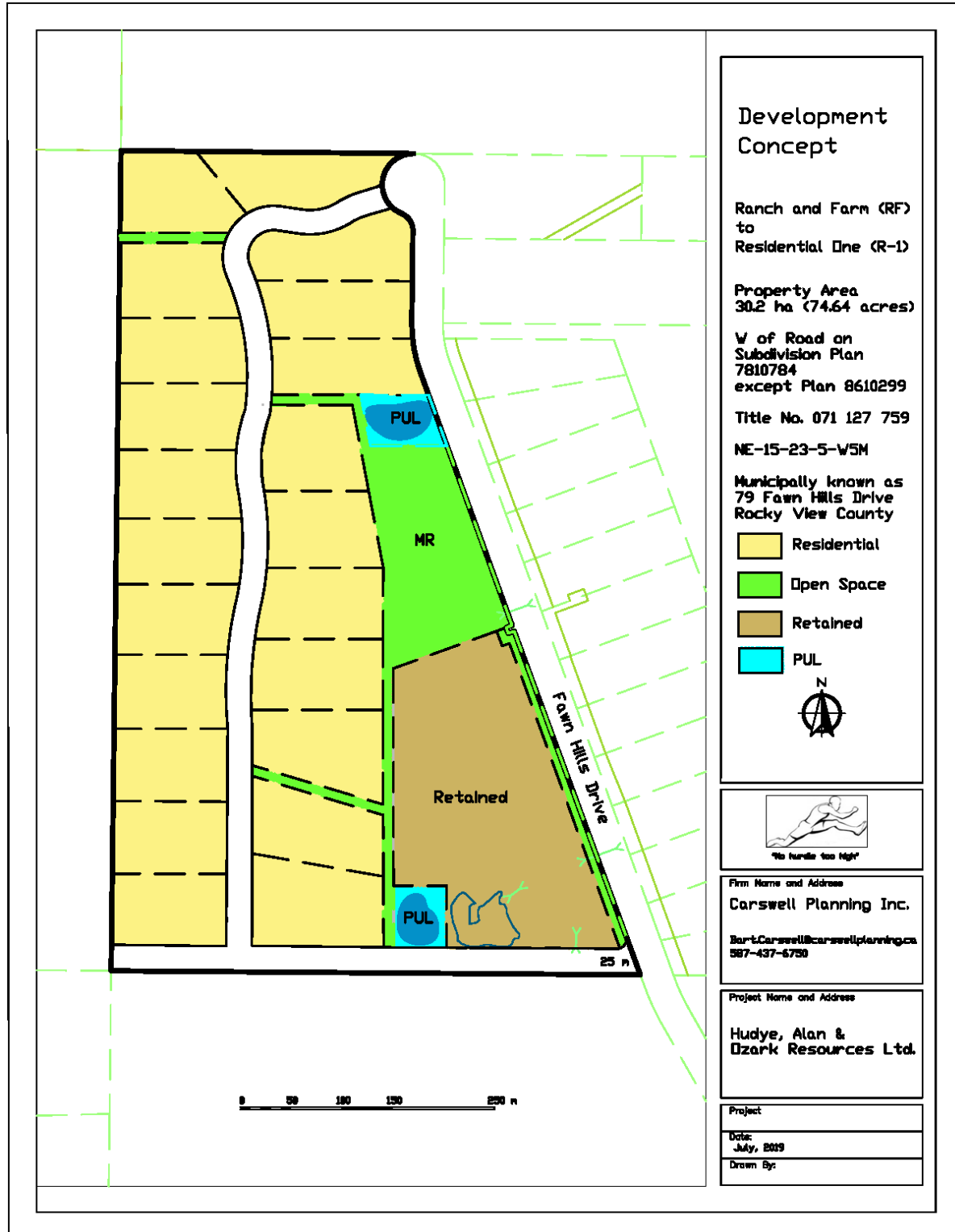
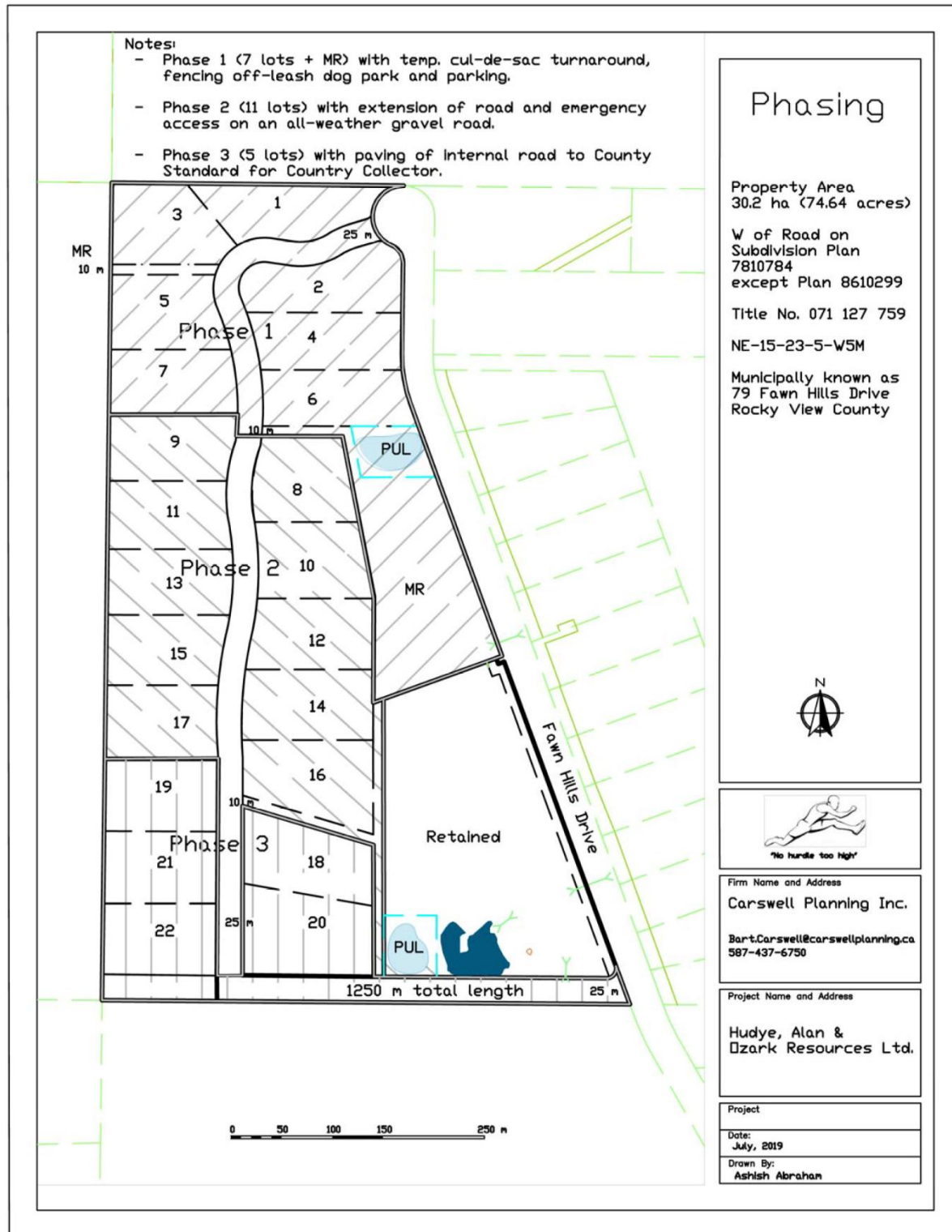


Figure 13: Lot Numbering and Phasing




Redesignation	
Ranch and Farm (RF)	to Residential One (R-1)
Property Area 30.2 ha (74.64 acres)	
W of Road on Subdivision Plan 7810784 except Plan 8610299	
Title No.	071 127 759
NE-15-23-5-W5M	
Municipally known as 79 Fawn Hills Drive Rocky View County	
	
Firm Name and Address	Carswell Planning Inc. Bart.Carswell@carswellplanning.ca 587-437-6750
Project Name and Address	Hudye, Alan & Ozark Resources Ltd.
Project	
Date:	July, 2019
Drawn By:	

Table 1: Development Concept Calculations

	Land Use	Hectares	Acres	Percentage
	Lot 1	0.83	2.05	2.75%
	Lot 2	0.87	2.15	2.88%
	Lot 3	0.82	2.03	2.71%
	Lot 4	0.82	2.03	2.71%
	Lot 5	0.80	1.98	2.65%
	Lot 6	0.80	1.98	2.65%
	Lot 7	0.80	1.98	2.65%
	Lot 8	0.80	1.98	2.65%
	Lot 9	0.80	1.98	2.65%
	Lot 10	0.81	2.00	2.68%
	Lot 11	0.80	1.98	2.65%
	Lot 12	0.84	2.08	2.78%
	Lot 13	0.80	1.98	2.65%
	Lot 14	0.90	2.22	2.98%
	Lot 15	0.80	1.98	2.65%
	Lot 16	0.95	2.35	3.14%
	Lot 17	0.80	1.98	2.65%
	Lot 18	0.88	2.17	2.91%
	Lot 19	0.80	1.98	2.65%
	Lot 20	1.03	2.55	3.41%
	Lot 21	0.80	1.98	2.65%
	Lot 22	0.80	1.98	2.65%
	Sub-Total	18.35	45.34	60.74%
	PUL (N)	0.36	0.89	1.19%
	PUL (S)	0.32	0.79	1.06%
	MR	3.05	7.54	10.10%
	Retained	4.83	11.94	15.99%
	Roads	3.3	8.15	10.92%
	Total	30.21	74.65	100.00%

Figure 12: Development Concept, supports Residential One (R-1) land use designation comprised of: residential lands, open space lands, retained lands, and public utility lots (PUL). Figure 13: Lot Numbering and Phasing, identifies the lots. Figure 14: Lot Acreage, provides the area of those lots. Table 1: Development Concept Calculations, summarizes the acreage associated with each lot, PULs, MR, roads, and the retained lot. As the table shows, 22 residential lots are proposed on approx. 75 acres, which is confined to internal road separated by woodlands and meadowlands from the neighbouring properties to the east. The proposed residential lots account for about sixty percent of the total property. MR lands account for about ten percent and the PULs account for about two percent. The remaining retained lands are intended to continue to be used for associated agricultural practices and account for about sixteen percent of the total.

As per policy 7.4.4 of the ASP, “d) Parcel sizes within new residential areas in west and north Bragg Creek should not be less than .25 acres, and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Developable Area (GDA).” One lot per 4 acres GDA generally results in about 19 lots, but given the configuration of the internal road, 22 lots of about 2 acres each would be more practical. If this were south Bragg Creek (see Figure 3: Subject Lands in West Bragg Creek), 25 lots would be supported in policy (7.4.4 e). This implies that parcel count and density is more of a preference based on character of west versus south Bragg Creek. Further to policy 7.44, “f) Parcel sizes greater than 2 acres may be considered when it can be demonstrated, to the satisfaction of the County, that a larger parcel size will support agriculture and/or open space planning; however, these parcels must form part of the GDA.” Efforts have been made to have the proposed residential lots 2 acres in size, but some variance is expected for the lots to fit on the proposed internal road without impacting the open space area.

Within each lot there is a Development Area of at least 0.4 ha (1 ac.) with most of the parcel being wooded. Development Areas are the portion of lands utilized directly for development purposes, and includes: the driveway access, all structures (buildings), the storage and display areas directly associated with the use, the required landscaping and parking areas as defined in the Land Use Bylaw, and any other area used for development purposes.

The *Plan Area* has set aside open space for the benefit and enjoyment of residents, stormwater management, protection of wildlife movement corridors and the natural environment. With the buildings located off the internal road, the wooded area downslope is preserved for all these functions. In addition, the retained lot has a constructed pond used by wildlife on lands the owner has no intention of developing in the foreseeable future.

5.2 Phasing

Figure 13: Lot Numbering and Phasing, shows:

- Phase 1 being lots 1-7, MR lands and PUL (North) with paved access from the north and a temporary cul-de-sac. A communal well is proposed to service this phase as well.
- Phase 2 being lots 8-17, a continuation of trails on MR lands and PUL (South). The existing paved road from Phase 1 will be extended and the road for Phase 3 will be gravelled for emergency egress.
- Phase 3 being lots 18-22, finishes the development with paved access from the south, all to RVC standards.

Figure 15: Aerial for Fawn Hills of Bragg Creek and Figure 16: Topography and Steep Slopes, show the subject lands west of Fawn Hills Drive and the adjacent lands east of Fawn Hills Drive both have areas of steep slopes. Comparing the areas identified as steep slopes and the aerial showing where houses were built on the existing development, this isn't a constraint as much as it is avoidance for the Development Area. For the Plan Area, the steep slopes are towards the rear of the proposed lots and protected under caveat to remain wooded. The proposed internal road will be the focus clearing for structures, driveway access to them and Fire Smart recommendations around structures.

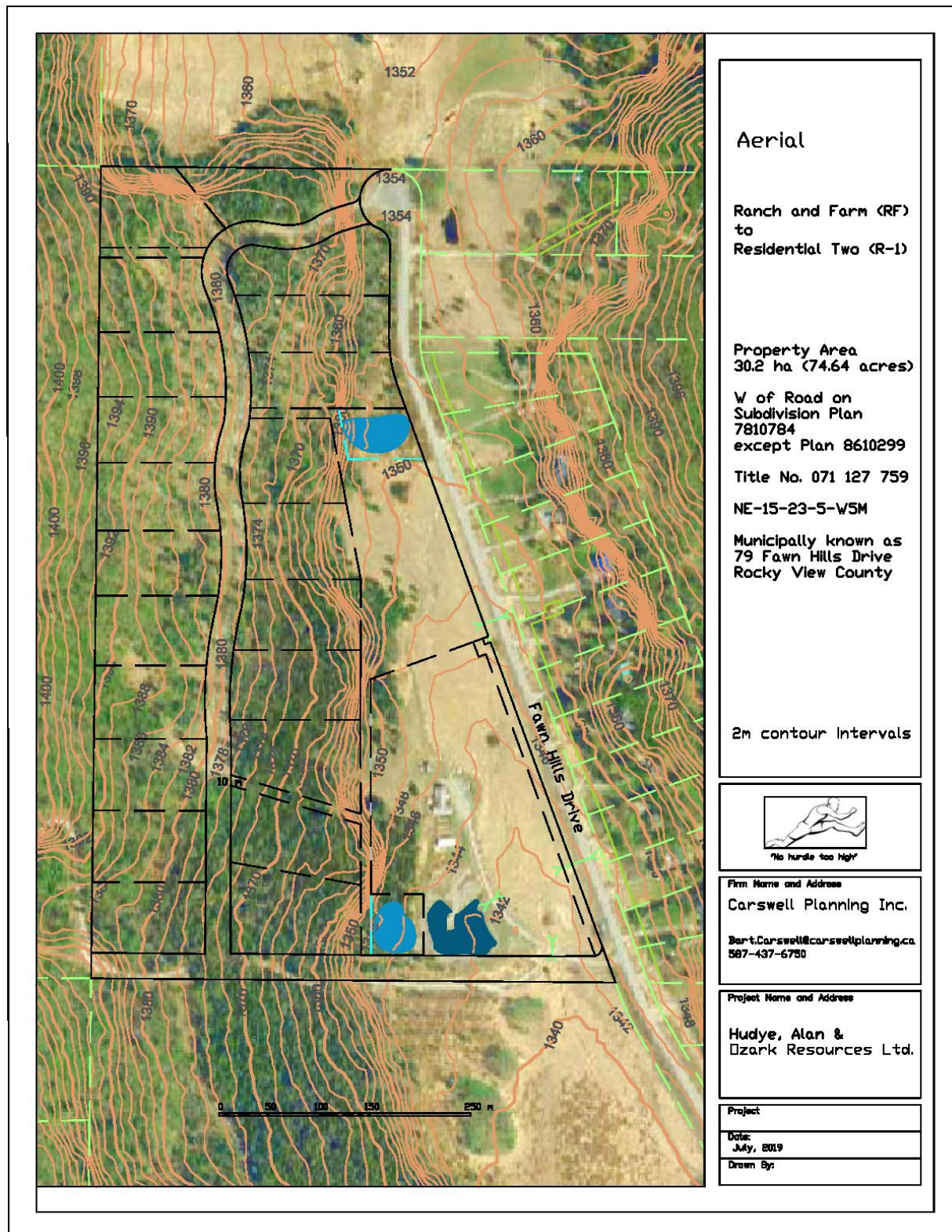
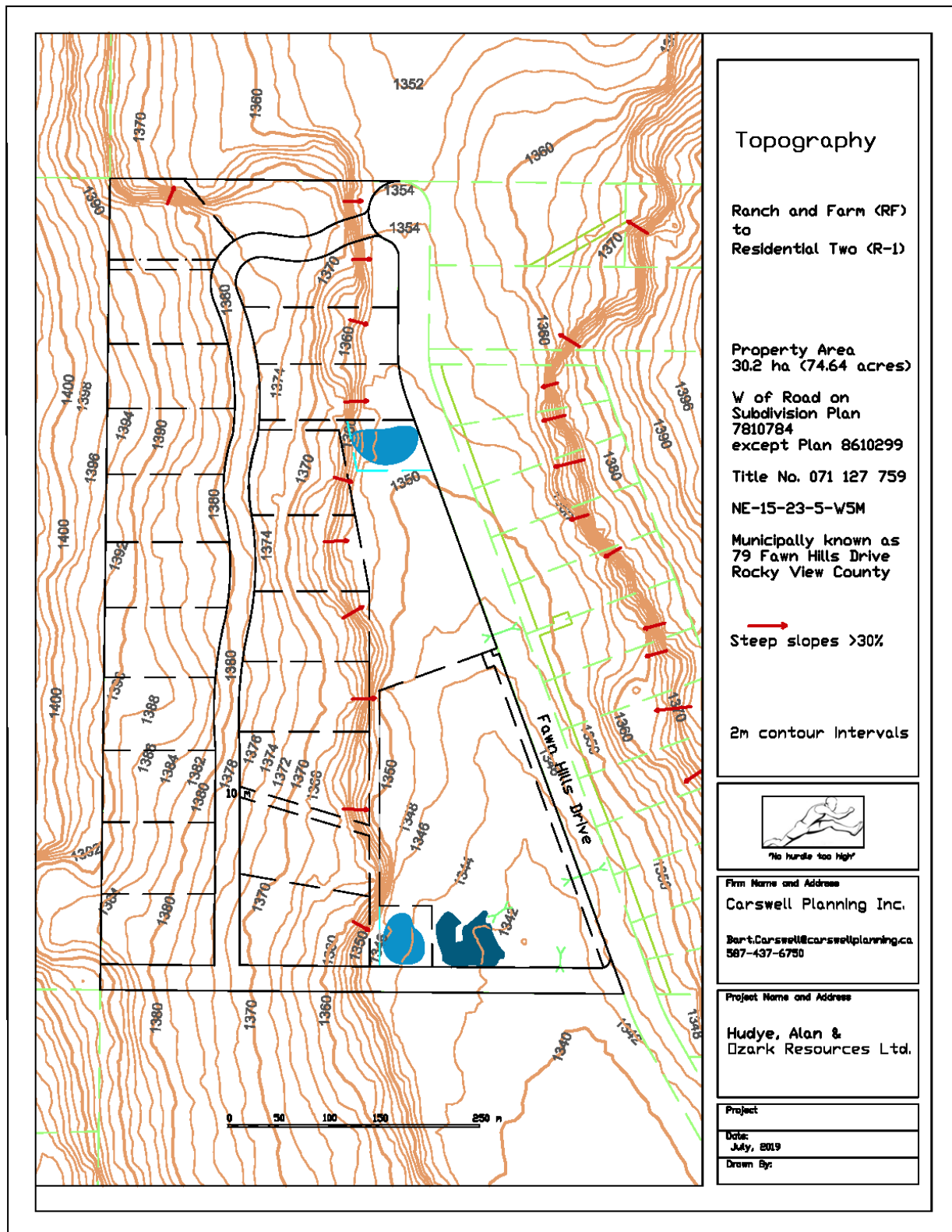
Figure 15: Aerial for *Fawn Hills of Bragg Creek*

Figure 16: Topography and Steep Slopes



Policy

- 5.2.1** Policies contained in this Conceptual Scheme shall apply to lands identified in NE-15-23-05-W5M, which lies west of Fawn Hills Dr., Greater Bragg Creek, Rocky View County on Subdivision Plan 7810784.
- 5.2.2** Lot sizes and configurations shall generally be as described in the Figure 12: Development Concept, Figure 13: Lot Numbering and Phasing, Figure 14: Lot Acreage, and Table 1: Development Concept Calculations.

5.3 Land Use Concept

Greater Bragg Creek is a highly sought-after community that offers a rural lifestyle with natural areas within driving distance from urban areas utilizing access to major highways. The area will continue to experience development pressures due to its proximity to the Town of Cochrane and the City of Calgary. It also caters to those seeking to be close for excursions such as Kananaskis (K Country), Banff National Park and the Canadian Rockies. The properties offer space for storing recreational-related RVs, trailers and those sorts of things in garage spaces of their country residence. **Fawn Hills of Bragg Creek** has its identity as a country residential neighbourhood in the Greater Bragg Creek ASP with proximity to both Cochrane and Calgary.

5.4 Residential Area

As guided by the Greater Bragg Creek ASP, the minimum residential parcel size within the “New Residential Area” can be two acres and the Design Concept reflects that. Figure 17: Potential Country Residential Dwelling, shows how landscaping, driveway configuration and architecture can influence the look of a property, while still meeting Fire Smart recommendations.

Figure 17: Potential Country Residential Dwelling



Policy

- 5.4.1** Single family dwelling units shall be the dominant land use for residential development.
- 5.4.2** The lot sizes of the residential development should be approximately 0.80 ha (1.98 ac).
- 5.4.3** Private lighting, including security and parking area lighting, shall be designed according to the County's "dark sky" Land Use Bylaw requirements for residential lighting in outdoor areas to be directed downward.
- 5.4.4** Steep slopes towards the back of lots on the east side of the internal road should be avoided and left in their natural wooded state as stated by the caveat on title.
- 5.4.5** Home-based businesses may be pursued in accordance with the provision of the Land Use bylaw.

5.5 Municipal Reserves

The dedication of Municipal Reserve (MR) land may be in the form of: land, money in place of land, or a combination of land and money. In this case the ASP asks for land dedication, as per the Municipal Government Act (MGA), of 10%. When assessing the proposed dedication of reserve land, the dedication should meet the present or future needs of the County by considering the recommendations of the County Plan, the Parks and Open Space Master Plan, ASPs, Conceptual Schemes (CS), local school boards, local recreation boards, and regional recreation boards. The amount, type, location, and shape of reserve land shall be suitable for public use and accessible to the public. Public engagement at the Open House had objections to public use on the lands and wished the MR to remain natural. Ultimately, RVC will decide how to use the MR lands.

Policy

- 5.4.1** Municipal Reserve will be provided as a land to contribute to the improvement of public open space systems or recreation facilities in the County.

5.6 Environmental Considerations

Wetlands in the Greater Bragg Creek region have been previously identified and mapped according to Alberta Environment and Parks (AEP) Standards (MPE, 2013, Bragg Creek Master Drainage Plan). Within the project area, wetlands are located in the meadow, and as such, are subject to AEP requirements if they have the potential to be disturbed. The types of wetlands in the project area are treed fen, shrubby fen and graminoid fen. The presence of wetlands suggest the groundwater table is at or near the surface. Examining the wetland mapping, the excavated pond was originally a graminoid fen, however it is understood that the owner has previously obtained approval to modify this wetland.

The lands where fens would occur would be on the retained lands and MR lands in the meadow adjacent to Fawn Hills Drive. This is intended to be being left in a natural state. Further west, the wooded lands are protected by a restrictive caveat on title where, "No bushes, trees or similar vegetation may be cut or removed except as required for building sites, services and amenities for building sites and access to and from building sites." Strict environmental recommendations for the preservation of the wetlands or woodlands are already in place for the *Plan Area*.

Policy

- 5.6.1 Any environmental concerns found in the *Plan Area* shall be addressed to the satisfaction of Rocky View County.
- 5.6.2 Proposed stormwater facilities for the *Plan Area* should be located outside of any identified wetland areas to protect their function.
- 5.6.3 Existing Restrictive caveats on title protecting the woodlands shall be transferred to any new lots created, as a condition of subdivision.

5.7 Historic Resources Considerations

Circle CRM Group Inc. submitted an historic resource statement of justification under the *Alberta Historical Resource Act*. The *Plan Area* does not currently have a Historic Resource Value (HRV) as per the current (October 2018) Listing of Historic Resources, and there are no previously recorded sites in the vicinity. However, due to its proximity to the Tsuut'ina Reserve, there may be unknown sites within the footprint. The historic resources application was submitted May, 2019 (#016692198) to verify.

Policy

- 5.7.1 Any historic resources found in the *Plan Area* shall be addressed to the satisfaction of the Historic Resources Management Branch, Alberta Culture and Tourism.

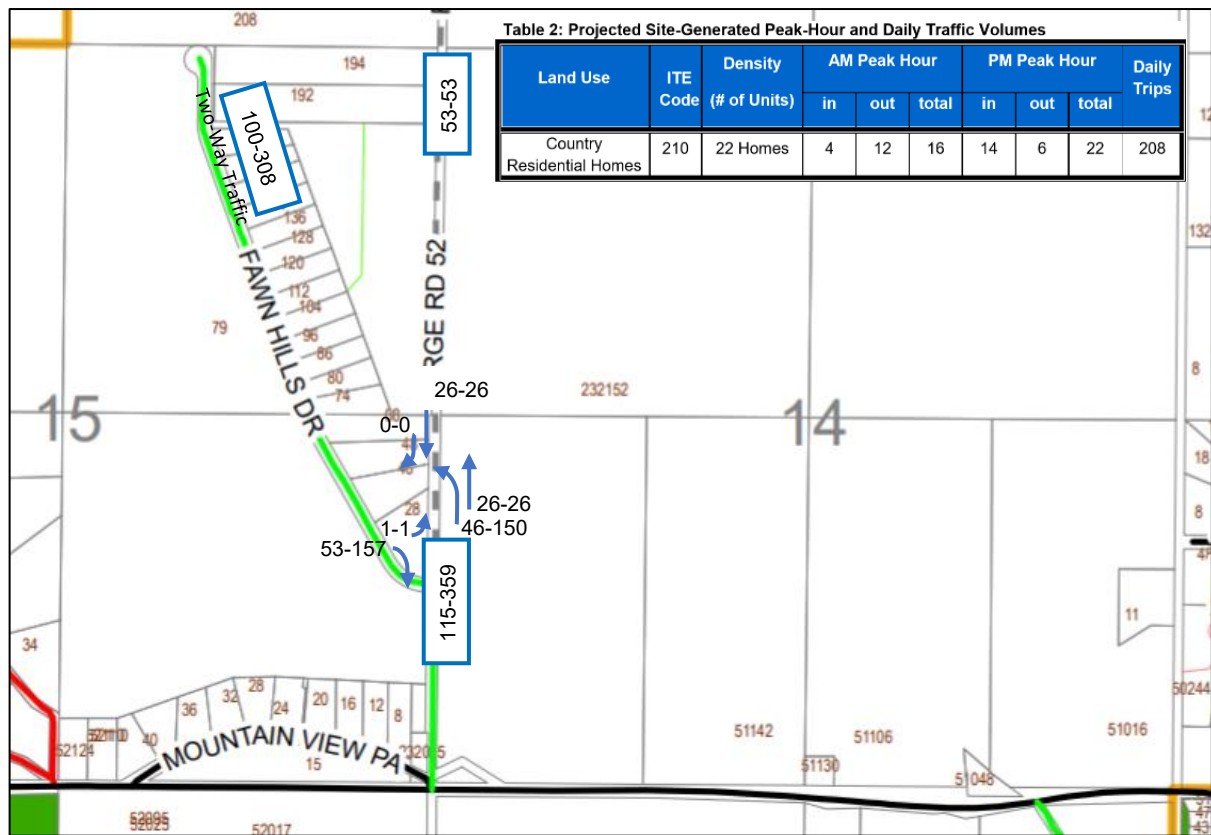
5.8 Transportation Considerations

Addoz Engineering Inc, 2019 prepared a *Brief on Transportation Impact of the Fawn Hills Redesignation to a Residential Development, 79 Fawn Hills Dr., Rocky View County, Alberta* to satisfy consideration of **Fawn Hills of Bragg Creek** CS and future redesignation and plan of subdivision. It addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition for a single-family detached housing, additional trip generation is based the proposed development during weekday a.m. and p.m. peak hours and daily trips. A traffic count and the intersection of Fawn Hills Drive and Range Road 52 was completed during a 24-hour period from 4:30 p.m on Wednesday May 8, 2019 to 4:30 p.m. Thursday May 9, 2019. The proposed development was

added to these counts, as well as on Range Road 52 between Fawn Hills Drive and Township Road 232.

Figure 18: Range of Existing–Future Average Daily Traffic Volumes



(Source: Adapted from Addoz Engineering Inc., 2019, Brief on Transportation Impact of Fawn Hills Redesignation, RVC)

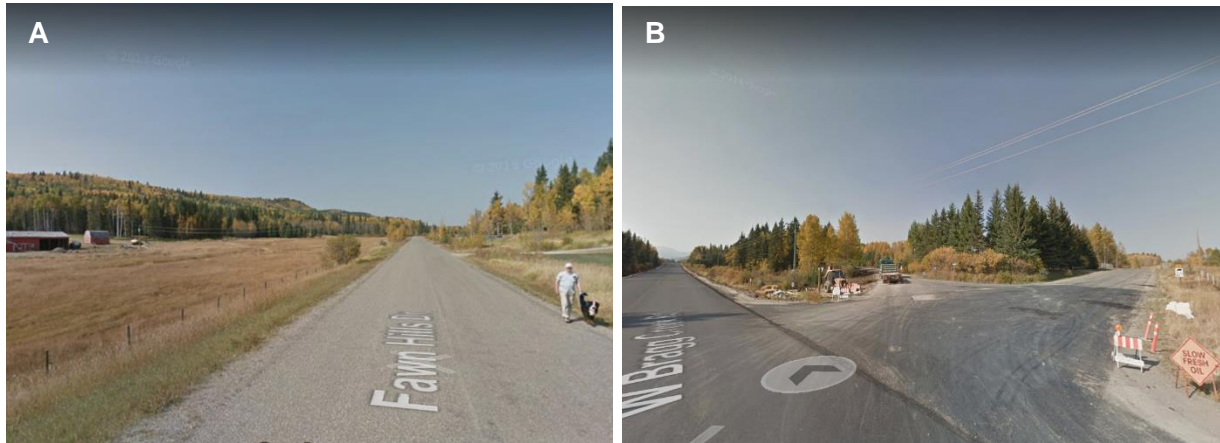
Figure 18: Range of Existing–Future Average Daily Traffic Volumes, graphically shows the proposed development would generate low numbers of peak hours and daily traffic volumes that would not be expected to negatively impact the operations of the vicinity roadway system.

RVC 2013 Servicing Standards, Table 400-F was consulted in order to check if the future traffic volume levels on Fawn Hills Dr. and Range Road 52 would still meet the servicing standards for their current road type. The classification of these two roads is considered “Regional Moderate Volume (400.9)”, which are described as moderate traffic volume regional network roads; through and non through road with less than 500 vehicles per day (vpd). Existing and proposed traffic counts combined suggest Fawn Hills Dr. is projected to carry 308 vpd and Range Road 52 south of Fawn Hills Dr. is projected to carry 359 vpd, both of which are less than 500 vpd. Therefore, these two roadway sections would continue to meet the Rocky View County Servicing Standards, with the proposed 22 Lot Residential Development.

Figure 19: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41, shows the chip-seal of the former and pavement of the later. The distance from the intersection of W Bragg Creek Rd. (Twp. Rd. 232), along Range Rd. 52, then north to where Fawn Hills Drive ends is approximately 1.8 km long and provides access to the subject lands. Currently, there are

driveway entrances from 2 acre lots on the east side of Fawn Hills Drive and limited entrances on the west side. New development on the west side would better utilize both sides of the County road. The internal public road is proposed to have two entrances to serve the proposed lots and would likely be paved, chip-sealed like Fawn Hills Drive, or alternative surface treatment meeting County servicing standards.

Figure 19: Streetview Showing A) Fawn Hills Dr., B) Twp. Rd. 264 and Range Rd. 41



There should be no requirement for future expansion of the existing transportation network to accommodate traffic generated from the proposed development. Further, there should be no mitigation measures needed to ensure the function and integrity of the transportation network (ie. noise attenuation measures, buffering or screening, setbacks).

Policy

- 5.8.1** Roads shall be constructed in accordance with Rocky View County Servicing Standards.
- 5.8.2** Consideration will be given to an internal local road system that provides a minimum of two access points for vehicular traffic.
- 5.8.3** Consideration will be given to coordinate future development and access patterns and shall address relationships and linkages with lands beyond the *Plan Area* in order to promote integrated connections.
- 5.8.4** Road names, in accordance with approved municipal policy, will be determined at subdivision stage.

5.9 Utility Services - Stormwater

MPE Engineering Ltd. conducted a Stormwater Management Plan (SWMP) for the *Plan Area* and environs. The report is available under separate cover. The drainage system for the proposed development is planned to be typical of rural settings, using vegetated grass swales to convey flow to the stormwater ponds. Two new ponds are proposed, one serving the north and one serving the south portion of the development. The existing pond will remain as an aesthetic feature, which will continue to pick up minor amounts of groundwater and have little effect on peak flow rates or runoff volume.

The two proposed stormwater ponds are designed to release at a flow rate that does not exceed existing predevelopment conditions, and therefore avoid adverse impacts downstream, such as flooding. To help reduce post-development runoff volume, absorbent landscape (300 mm thick topsoil) is proposed on each residential lot. Runoff from the impervious areas of the lot are to be directed towards the absorbent landscape to encourage increased evaporation and infiltration; however peak discharges will not be significantly affected. Runoff from the absorbent landscape will then be directed through the existing native vegetation, depending on the configuration of the lot.

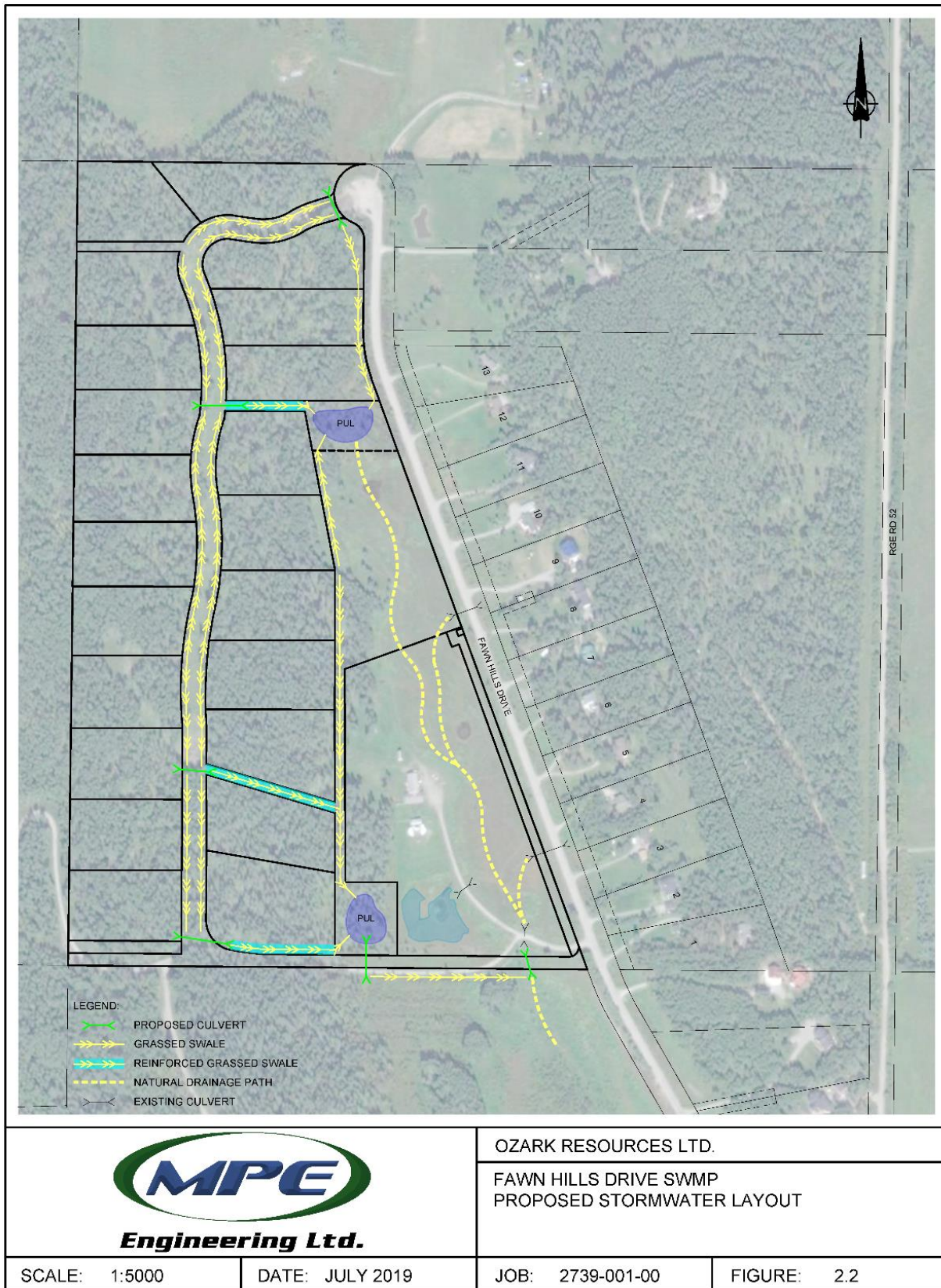
Development in ASP has adopted an “ecological” approach to stormwater management by implementing engineering practices that preserve and maintain the land’s natural capacity to accommodate surface drainage. The subject lands are mostly wooded with low to moderate slopes that allow for surface water to be absorbed into the forest floor with root uptake by vegetation as part of the natural cycle. This allows for most stormwater to be dealt with on-site using low impact development and best management practices.

Conclusions and recommendations of the SWMP include the following:

- The overland stormwater drainage system has the capacity to safely manage the 1:100 year storm event.
- Stormwater ponds are sized to control the post-development release rate off the site to match the existing conditions.
- Utilizing absorbent landscape on the lots will provide additional runoff volume control to help ensure no erosion impacts downstream.
- Velocity depth relationships of the proposed grassed swales are all below the AEP guideline limits.
- Water quality will be controlled adequately using absorbent landscape, grassed swales and pond settlement.
- It is recommended that this stormwater management design be utilized in the proposed development in order to adequately control UARR and runoff volume.
- Stormwater management plans should be submitted to AEP for approval prior to construction.

Figure 20: Post – Development Drainage Conditions, shows northern and southern stormwater ponds, not only for stormwater, but also additional water sources for fire suppression using the drainage swales for firehoses to reach the future plan of subdivision or woodlands.

Figure 20: Post - Development Drainage Conditions



Policy

- 5.9.1 Development within the *Plan Area* shall generally conform with the stormwater management plan referenced in this Conceptual Scheme.
- 5.9.2 Consideration will be given to low impact development (LID) stormwater management methods for the proposed lots by having: an absorbent landscape directed to existing native vegetation where possible and the use of grass swales, as a condition of subdivision approval.
- 5.9.3 Consideration will be given to minimizing extensive stripping and grading, while also protecting natural depressions in the landscape as part of the overall design of the stormwater management, as a condition of subdivision approval.
- 5.9.4 Consideration will be given to indicate how best management practices will be observed during construction of all stormwater control facilities, as a condition of subdivision approval.
- 5.9.5 Public Utility Lots (PUL) will be dedicated to the County that are identified as stormwater ponds as per the stormwater management plan referenced in this Conceptual Scheme, in accordance with the MGA and the County Plan, as a condition of subdivision approval.

5.10 Utility Services – Water

Ken Hugo of Groundwater Information Technologies (GRIT) conducted a Phase 1 Groundwater Study for a proposed subdivision located in NE-15-23–5-W5 in order to understand the quality and distribution of aquifer resources in the area as they relate to the future development of the property and its water requirements.

A low volume of the groundwater supply is currently utilized by existing domestic, licensed or traditional groundwater users in the area and sufficient aquifer supplies should exist for the proposed operation. Water would likely be able to be supplied at rates as defined in the *Water Act* without causing adverse effects to existing domestic, traditional agricultural or licensed groundwater users in the area. Recharge to aquifers by surface water sources and precipitation in this area is expected to occur which should serve to make aquifer supplies sustainable.

The best aquifer target for a well installed on site would be fractured aquifer units belonging to the folded and faulted siltstone or shale units. These aquifers are present underlying the subject site at depths between 20 - 50 meters below ground surface. Projected water yields from wells completed within this unit are likely within the range of 1 to 100 m³/day (0.2 -15 imperial gallons per minute) based on pumping test data from surrounding wells and maps generated in previous consulting reports.

Due to the folded and faulted nature of the strata underlying the Site there is increased spatial variability in predicting the quantity of water that can be extracted from these aquifers. It is expected that most, if not all, lots will have sufficient water but there is a risk that some dry holes may be drilled which could necessitate drilling additional wells on a few lots.

Groundwater chemistry reports from wells in the area were evaluated for their suitability of the water to be used as a drinking water source. Groundwater in the area contained a low concentration of dissolved solids (Total Dissolved Solids Concentration of 248 mg/L). The samples exceed the aesthetic objective set for the concentration of iron, so the potential exists for water produced from aquifers underlying to site to require removal of iron. Overall, the Distribution of potable water for ***Fawn Hills of Bragg Creek*** can be met via communal wells.

Policy

5.10.1 Consideration will be given to private, communal, on-site water servicing solutions to distribute potable water for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility system, when those systems become available, as a condition of subdivision approval.

5.10.2 Water quality testing of the groundwater from wells installed on the subdivisions prior to use as a drinking water source is recommended.

5.10.3 The water system will take into account fire protection standards and best practices for water distribution.

5.11 Utility Services – Sanitary Wastewater

Sewage treatment and disposal will be managed on site with individual septic tank and tile field installations. Rocky View County prefers a minimum of 0.4 ha (1 acre) of developable land on each lot proposed through subdivision to facilitate the proper siting of tile fields. The proposed conceptual subdivision scheme has been designed to accomplish this.

Policy

- 5.11.1 Consideration will be given to private, individual, on-site wastewater servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal utility systems, when those systems become available, as a condition of subdivision approval.
- 5.11.2 Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to meet Alberta Private Sewage Systems Standard of Practice and Rocky View County standards.
- 5.11.3 Consideration will be given to higher quality of wastewater treatment through individual tertiary treatment in order to reduce risks against contamination of raw water supplies and provide a higher level of environmental protection, as a condition of subdivision approval.
- 5.11.4 Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required, as a condition of subdivision approval.

5.12 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

- 5.12.1 The development shall be serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.
- 5.12.2 Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.
- 5.12.3 Shallow utilities will be provided by the appropriate utility company providing service to the *Plan Area* at the sole expense of the Developer. The Developer of the lands will provide easements to any utility company requiring them to provide services to the *Plan Area*.

5.13 Solid Waste and Recycling

Limited solid waste and recycling services Greater Bragg Creek, as described early in this Conceptual Scheme under 4.1 Local Development Context.

Policy

5.13.1 A solid waste and recycling management plan in accordance with the current Solid Waste Master Plan should be provided for the *Plan Area* prior to endorsement of subdivision approval. Implementation of the solid waste and recycling management plan shall be the responsibility of the Developer and/or a homeowners' association, at the discretion of the Municipality.

5.14 WildFire Management

A number of *Fire Smart* recommendations have been put into the ASP. From west to east, the *Plan Area* includes a Deciduous (D-1) forest of low risk, a Boreal Spruce (C-2) forest of extreme risk and a field acting as a firebreak. The internal road proposed has two entrances for safe access serving fire and other emergency vehicles. The proposed road itself acts as a fire break. There would be access to a number of water sources: west of the property is a large pond in the adjacent quarter section, on the southern portion of the property a deep pond, another pond is proposed next to it to serve the southern lots, and another pond is proposed to serve the northern lots with cut pathways to the internal road. The clearing of trees is limited to the building site and access due to the restrictive caveat on title protecting the woodlot.

Fire Smart recommends a defensible space around structures, removal of ground fuel and clearing of lower branches within 30 m, separation of flammable woodpiles for 10 m from structures, and a non-combustible surface cover for 2 m from structures. Figure 21: Example of Woodlands Pruned 30 m from Structures, shows what this looks like for the woodlands in the vicinity of structures and trails.

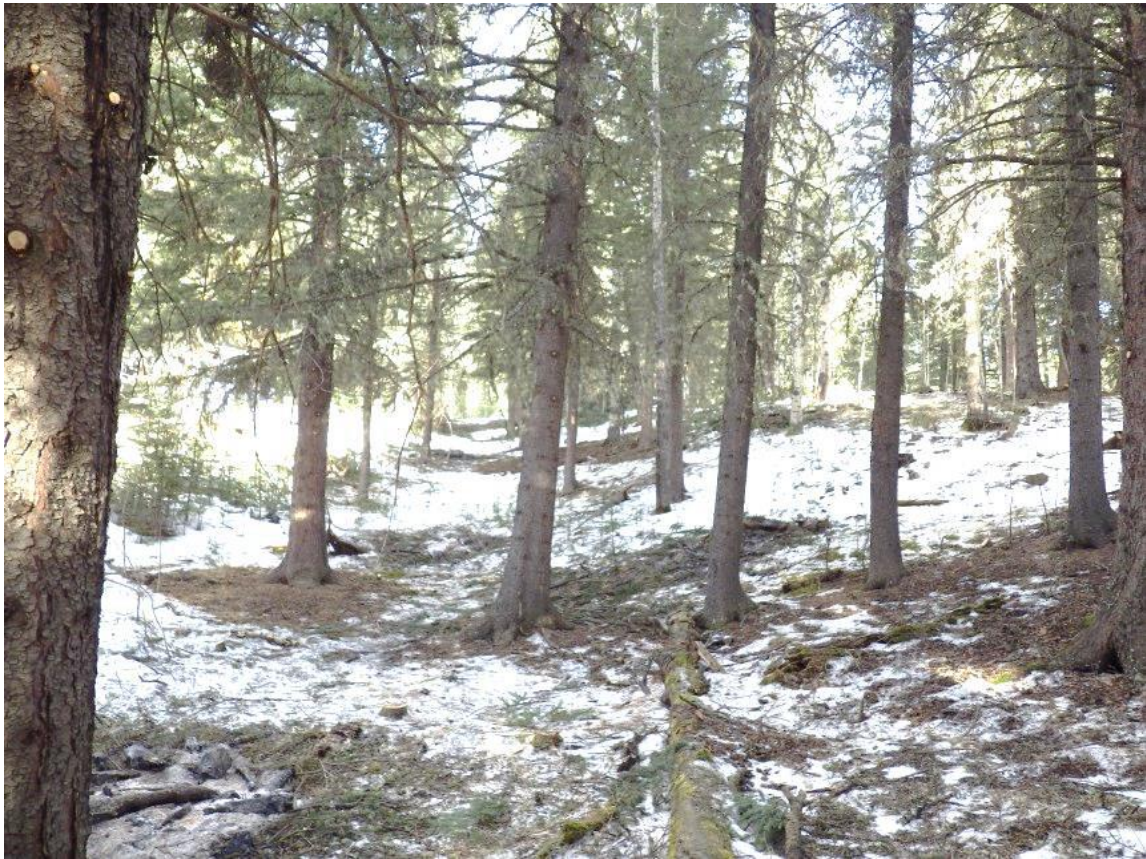
Policy

5.14.1 Consideration will be given to maintaining a *Fire Smart* defensible space around structures, as a condition of subdivision approval.

5.14.2 Consideration will be given to having fire suppression water sources through surface ponds, underground fire suppression water tanks or alternate means with access to reach structures on the internal road, as a condition of subdivision approval.

5.14.3 Consideration will be given to fire resistant materials for roofing materials, siding, and sheathing under decks, as a condition of subdivision approval.

Figure 21: Example of Woodlands Pruned 30 m from Structures



5.15 Protective and Emergency Services

As previously discussed, a number of fire stations are in the area: Elbow Valley Fire Station 101, Springbank Fire Station 102 and Redwood Meadows Emergency Services. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Cochrane or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to the Cochrane Community Care Centre or facilities in the City of Calgary.

6.0 IMPLEMENTATION FRAMEWORK

6.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of *Fawn Hills of Bragg Creek*. The Conceptual Scheme policies must be considered prior to a land use amendment and/or subdivision approval. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

6.2 Land Use Redesignation

Fawn Hills of Bragg Creek intends to work with the County to apply relevant land use districts for a land use redesignation application. A land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw at the time of redesignation.

6.3 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

Policy

- 6.3.1 In order to ensure aesthetically coordinated development, design guidelines and architectural controls, a document outlining Architecture and Design Guidelines for residential buildings will be submitted at the subdivision stage of the development approval process.
- 6.3.2 The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

7.0 PUBLIC ENGAGEMENT

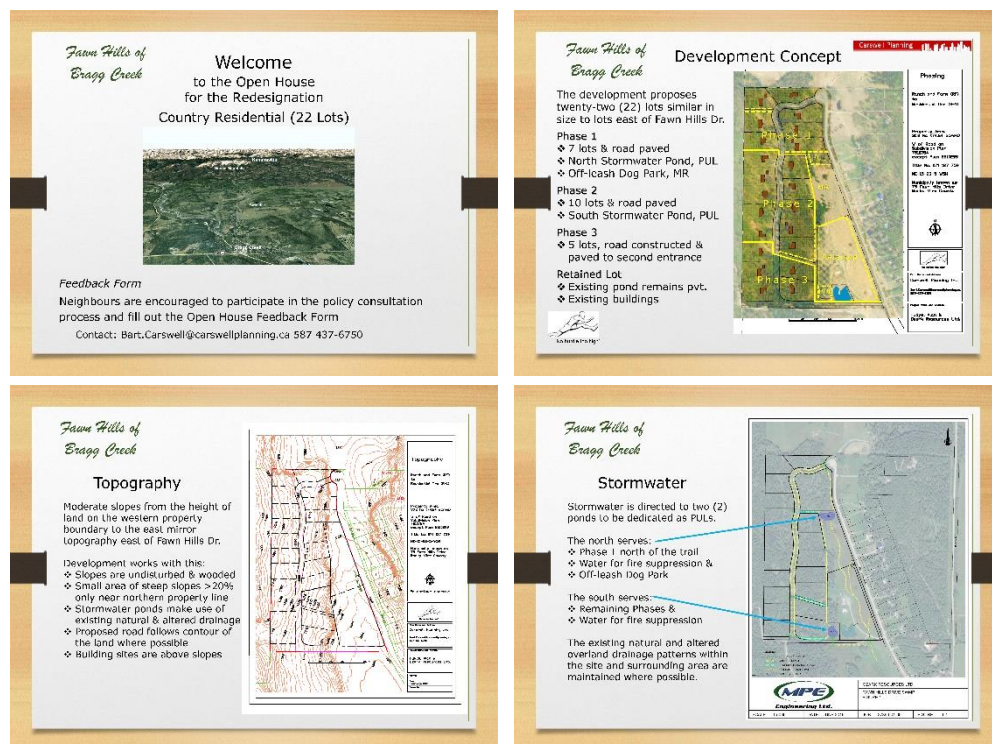
7.1 Open House

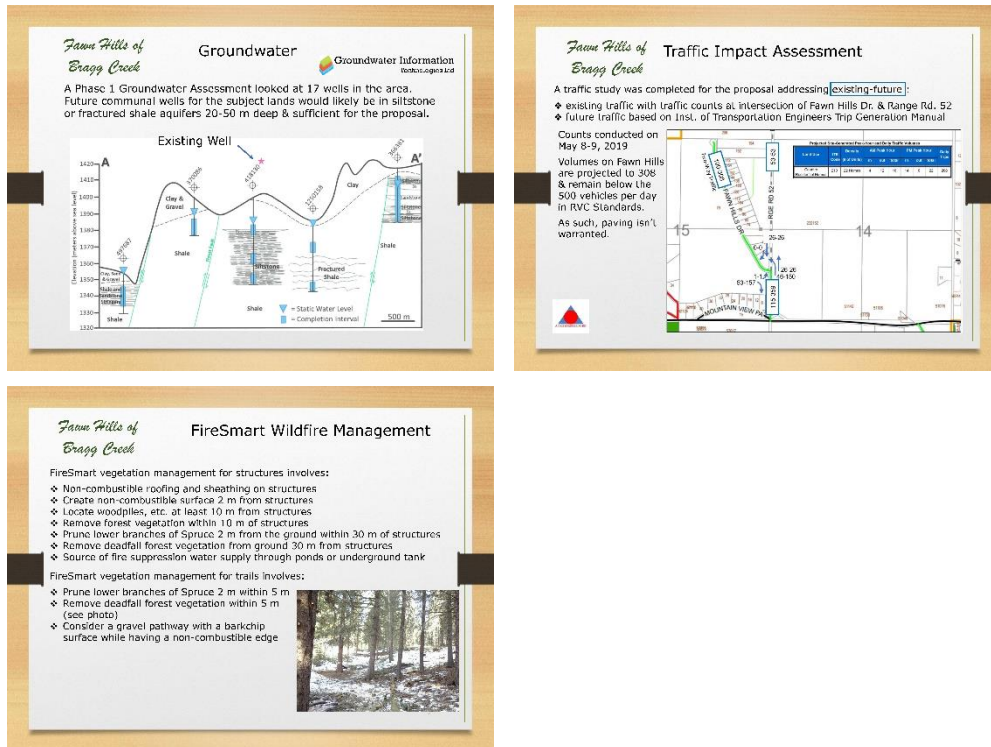
In order to ensure input from all directly and indirectly affected landowners within and adjacent to the CS are throughout the preparation of the CS, including a minimum of one (1) open house to gain feedback on the proposal. In addition, the CS seeks input from affected community stakeholders. Administration at RVC ensured proper circulation of notices.

An open house was held on the site to engage the neighbours regarding the proposed development. Notices supplied were mailed by RVC. The open house was at the site on June 27, 2019 from 6:00 – 8:00 pm and at least 35 neighbours attended. Numerous storyboards were on display and the planner, groundwater engineer, councillor, and owner were also present to engage in dialogue. Brief surveys were distributed to seek public input and provided with timely responses. Figure 22: Storyboards of Open House, is a representation of those storyboards which address key issues that were anticipated from the public.

Most comments supported the scheme as it fits within the definition of the Greater Bragg Creek Area. Some concerns were density, natural areas, noise, traffic, sewage and water, and emergency egress, and lack of support for an “off-lease dog park” on MR lands. Basically, the neighbours view towards the subject lands would remain the same and the meadowlands left natural.

Figure 22: Storyboards of Open House



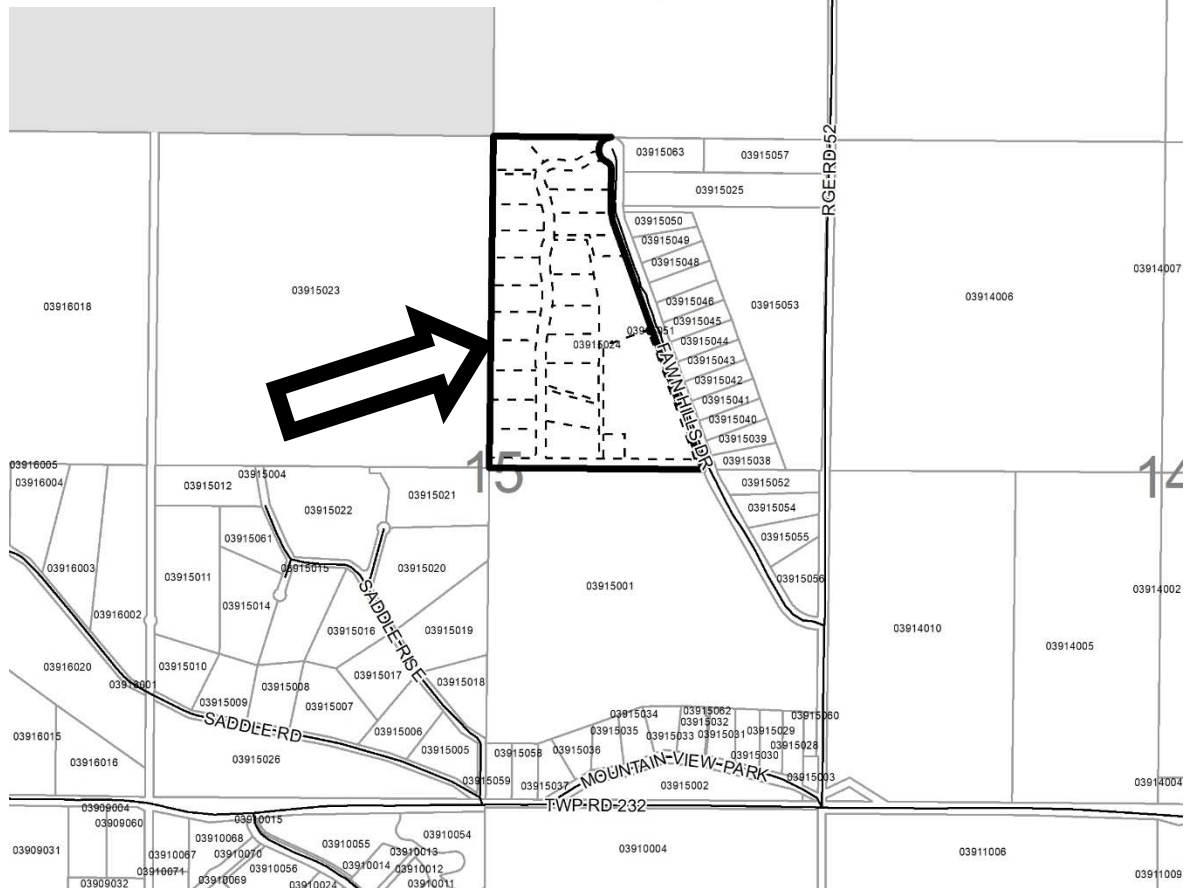


8.0 CONCLUSION

Of the lands considered for development, this property is likely what the Greater Bragg Creek ASP had in mind. About two-thirds of the land is wooded and development is towards the property line to the west to protect this space for the protection of wildlife movement corridors, absorption of stormwater, protection of slopes, and enjoyment by residents through trails. This coincides with the ASP vision that two-thirds of properties remain wooded, where possible. The site also lends itself well to generally having two acre lots reducing the footprint on the environment and promoting compact form that also balances protection of the environment. After all, this is the character of Bragg Creek.

With wooded areas comes concerns with forest fires. Fire Smart principles are strongly considered and having two stormwater ponds as water sources, connections to the subdivision through connecting trails/easements from these ponds, the internal road acting as a fire break, the meadowlands as a second fire break, and having architectural controls as part of the design.

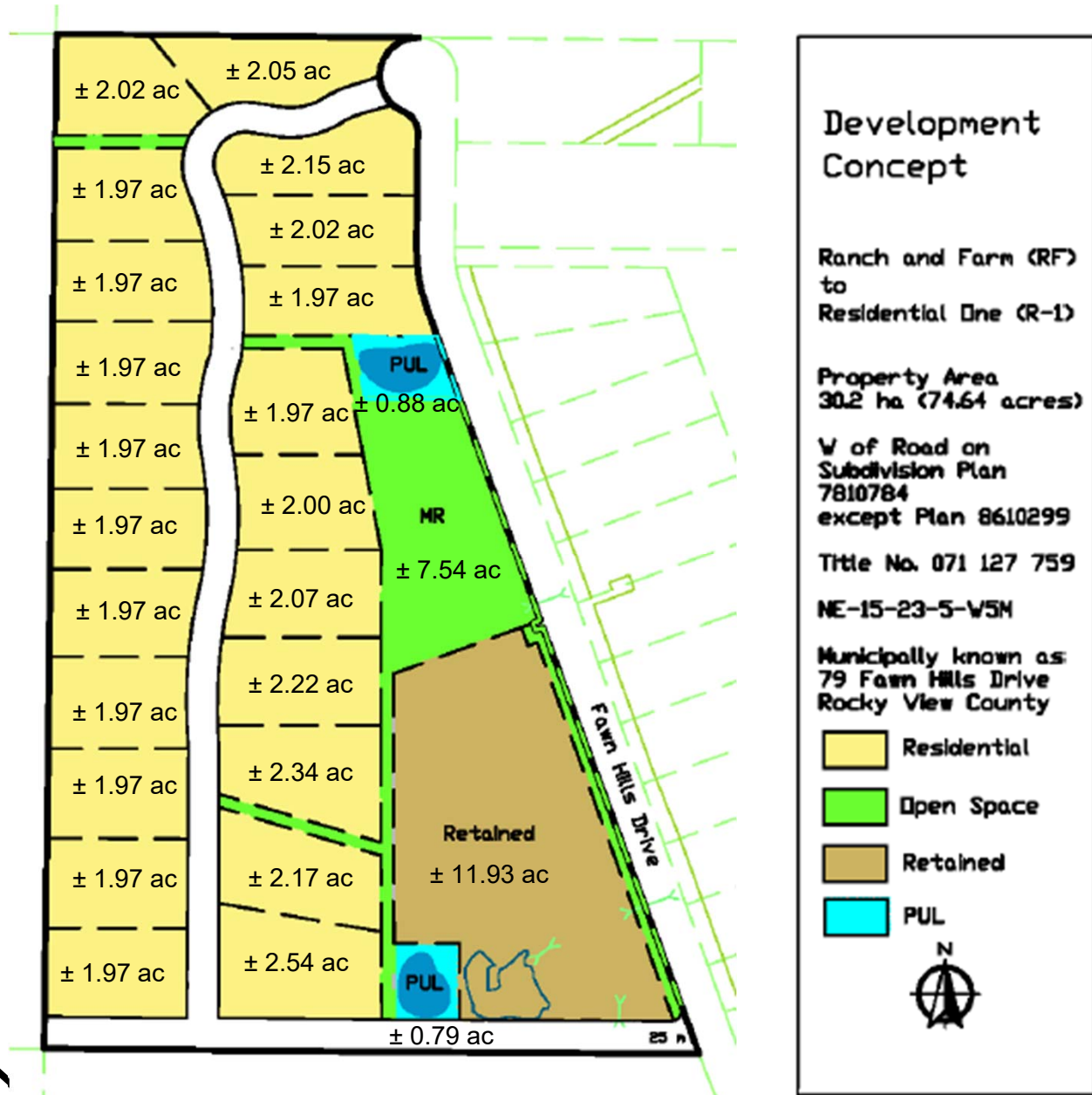
Neighbours have been consulted throughout the process. Lands on the east side of Fawn Hills Drive are already developed into 2 acre lots on a communal water distribution, whose source is on the west side of Fawn Hills adjacent to the subject lands. Having the proposed lots located towards the western property line would offer a large wooded buffer and meadowlands to properties to the east. This Conceptual Scheme, and the supporting documentation that goes with it, address a wide range of planning matters in keeping with the Greater Bragg Creek Area Structure Plan and County Plan. As per the vision of the ASP Section 10, "The community has benefited from implementation of policies in the Greater Bragg Creek Area Structure Plan that has achieved a balance between the natural environment and the impacts of human settlement."



File: 03915024

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



DEVELOPMENT PROPOSAL

NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1




File: 03915024

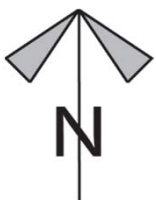
TSUUT'INA NATION RESERVE

Phase 1

Phase 2

Phase 3

-  Phase 1 (7 lots + MR) with temporary cul-de-sac
-  Phase 2 (11 lots) with road extension and emergency access
-  Phase 3 (5 lots) with Internal road

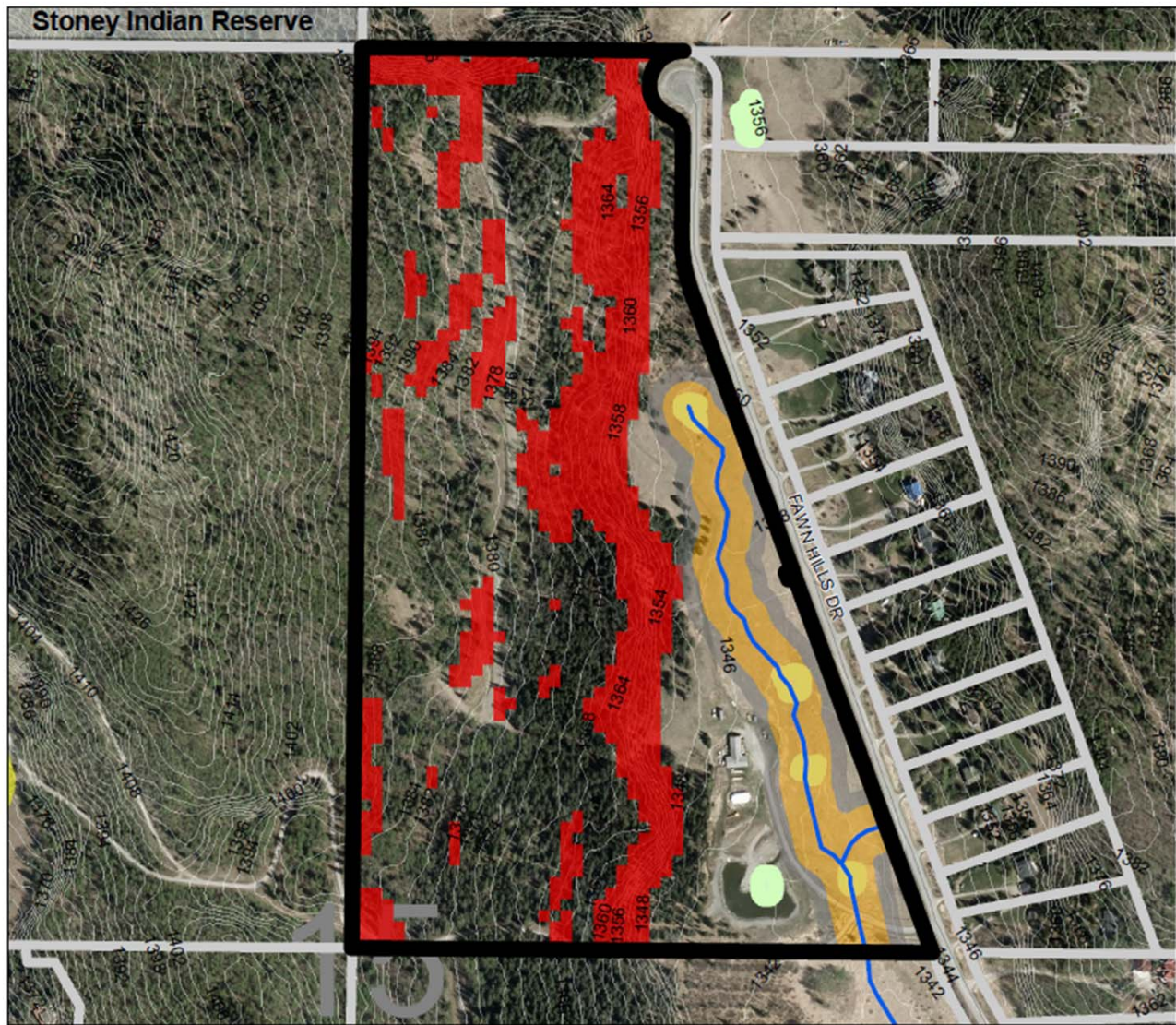


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024**PHASING**



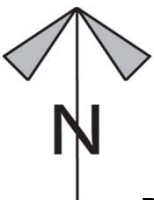
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

- Parcel (03915024)
- Bragg Creek Tributary
- Riparian Buffer 30m
- Alberta Merged Wetland Inventory
- Riparian Setbacks
- Slope 15 % +

Subject land area: 76.64 ac
 Slope greater than 8%: 46.53 ac
 Wetland area: 0.35 ac
 Riparian area: 8.66 ac
Gross Developable Area: 49.35 ac
Maximum lots per ASP: 12 lots
Proposed lots: 22 lots

Development Constraints (15% Slope)

Contour Interval 2 M

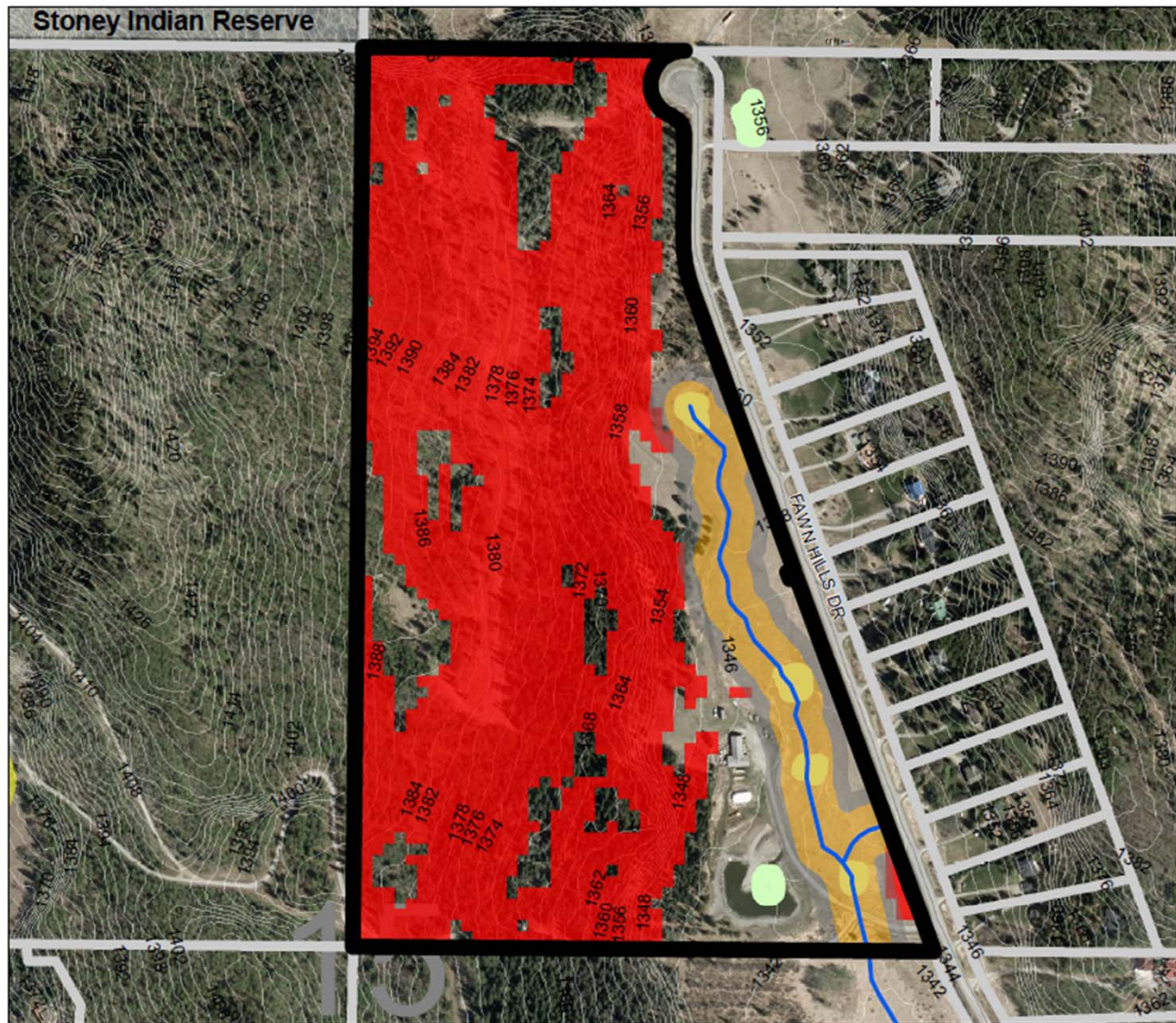


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024



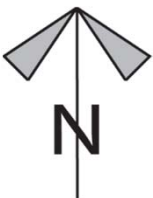
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- Bragg Creek Tributary
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Subject land area: 76.64 ac
 Slope greater than 8%: 46.53 ac
 Wetland area: 0.35 ac
 Riparian area: 8.66 ac
Gross Developable Area: 21.1 ac
Maximum lots per ASP: 5 lots
Proposed lots: 22 lots

Development Constraints (8% Slope)

Contour Interval 2 M

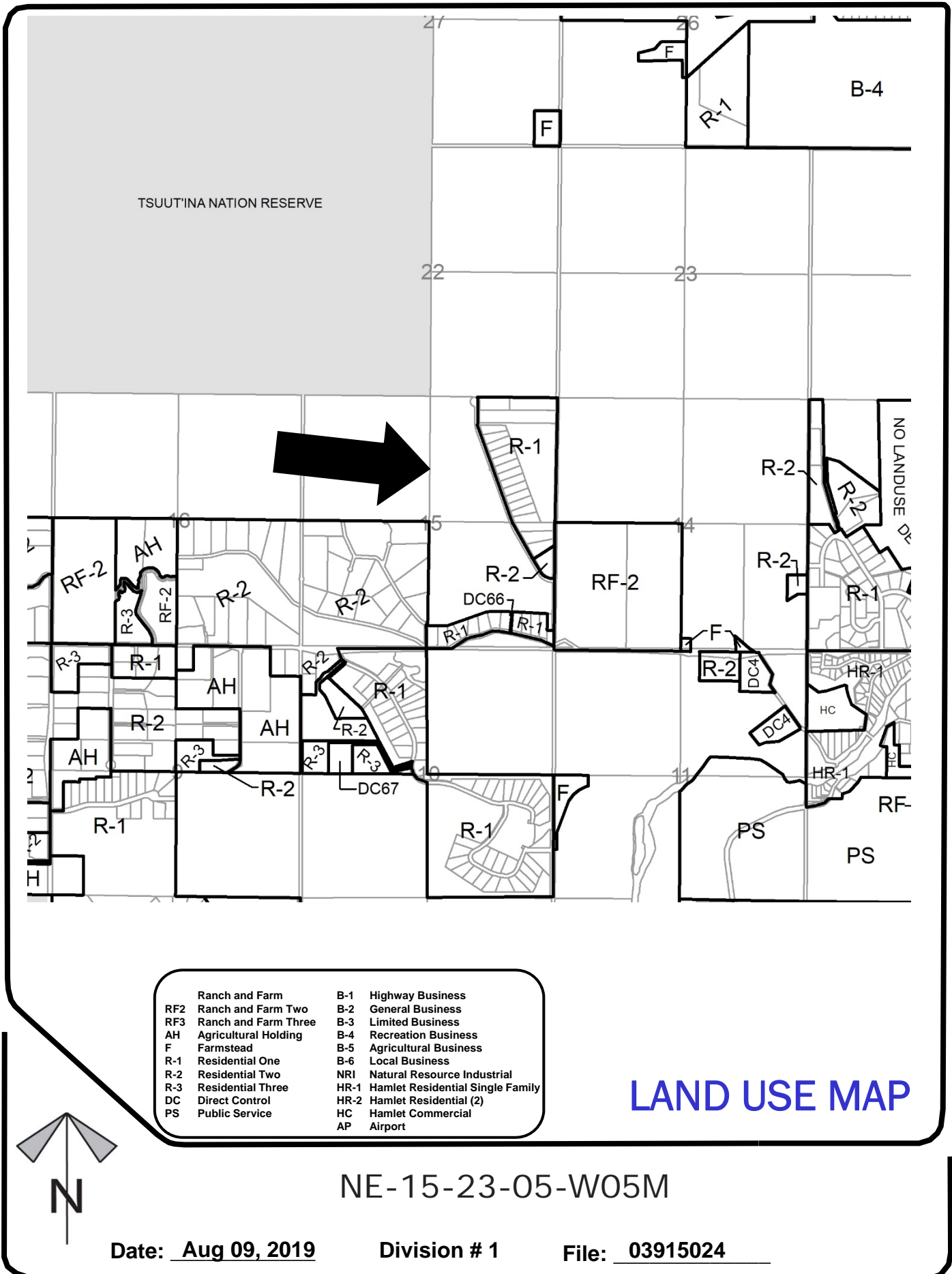


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

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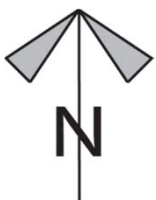




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

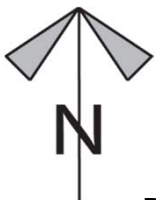
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018

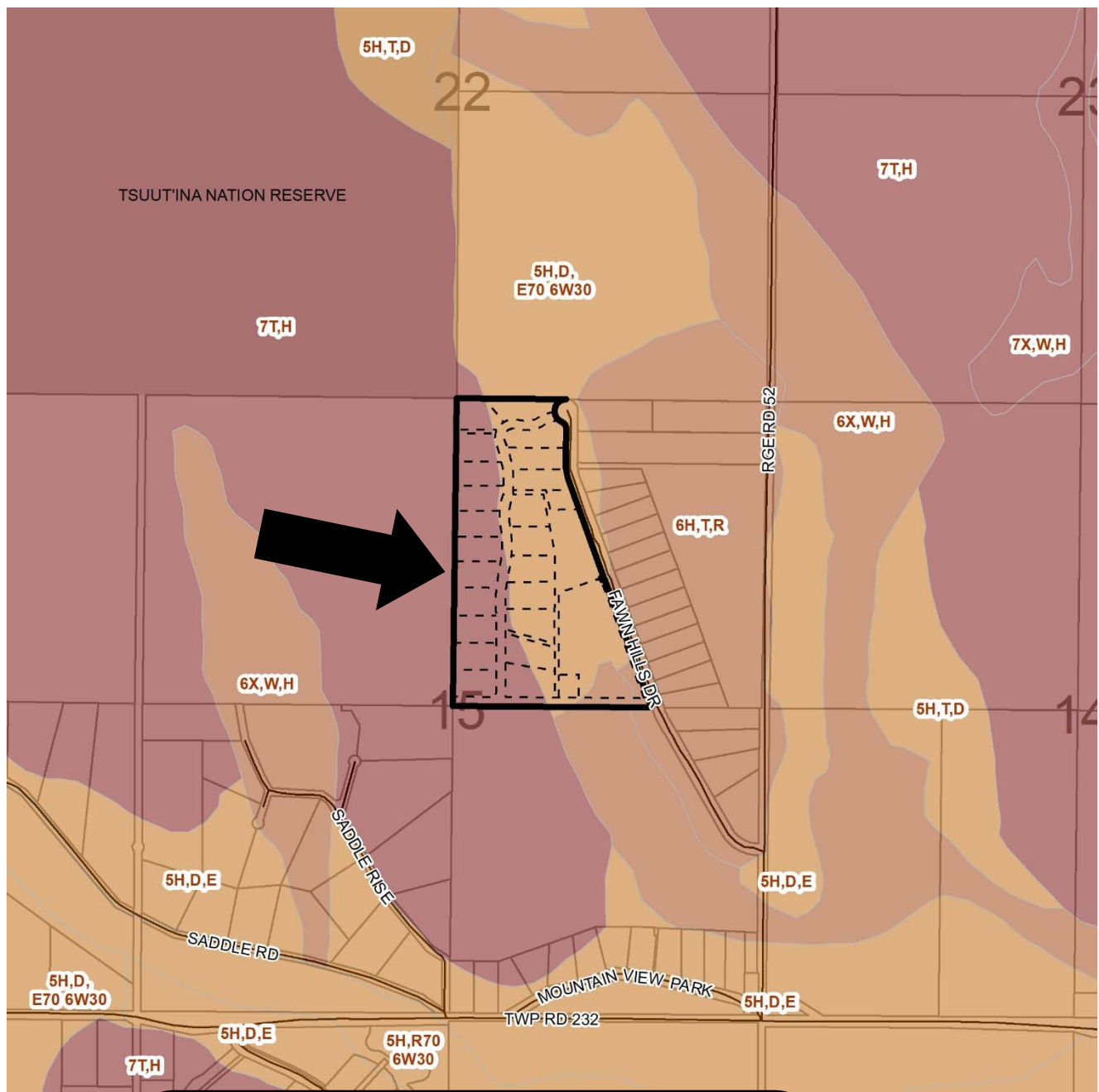


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024



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

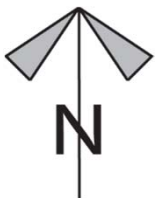
CLI Class

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

Limitations

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

SOIL MAP

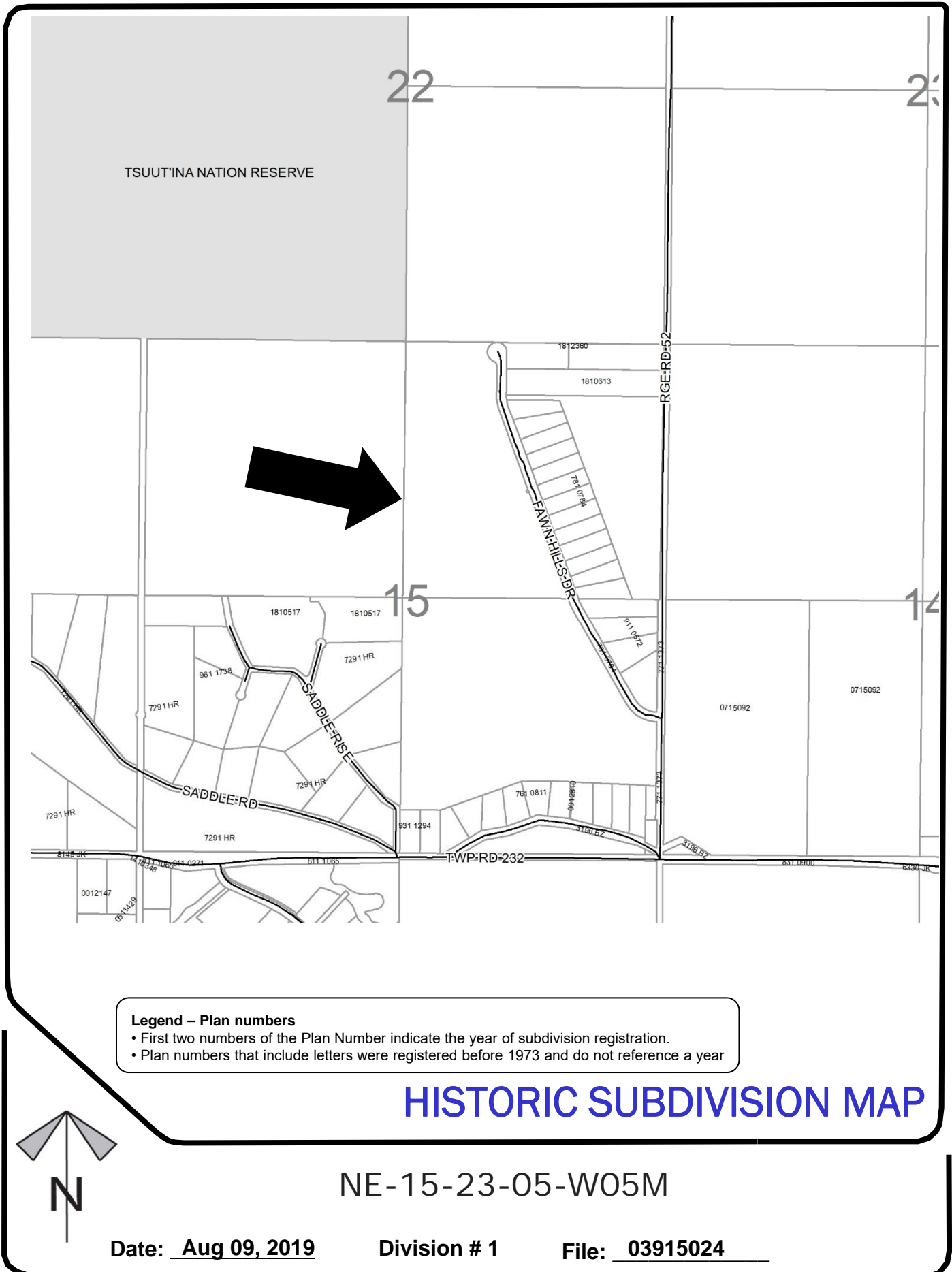


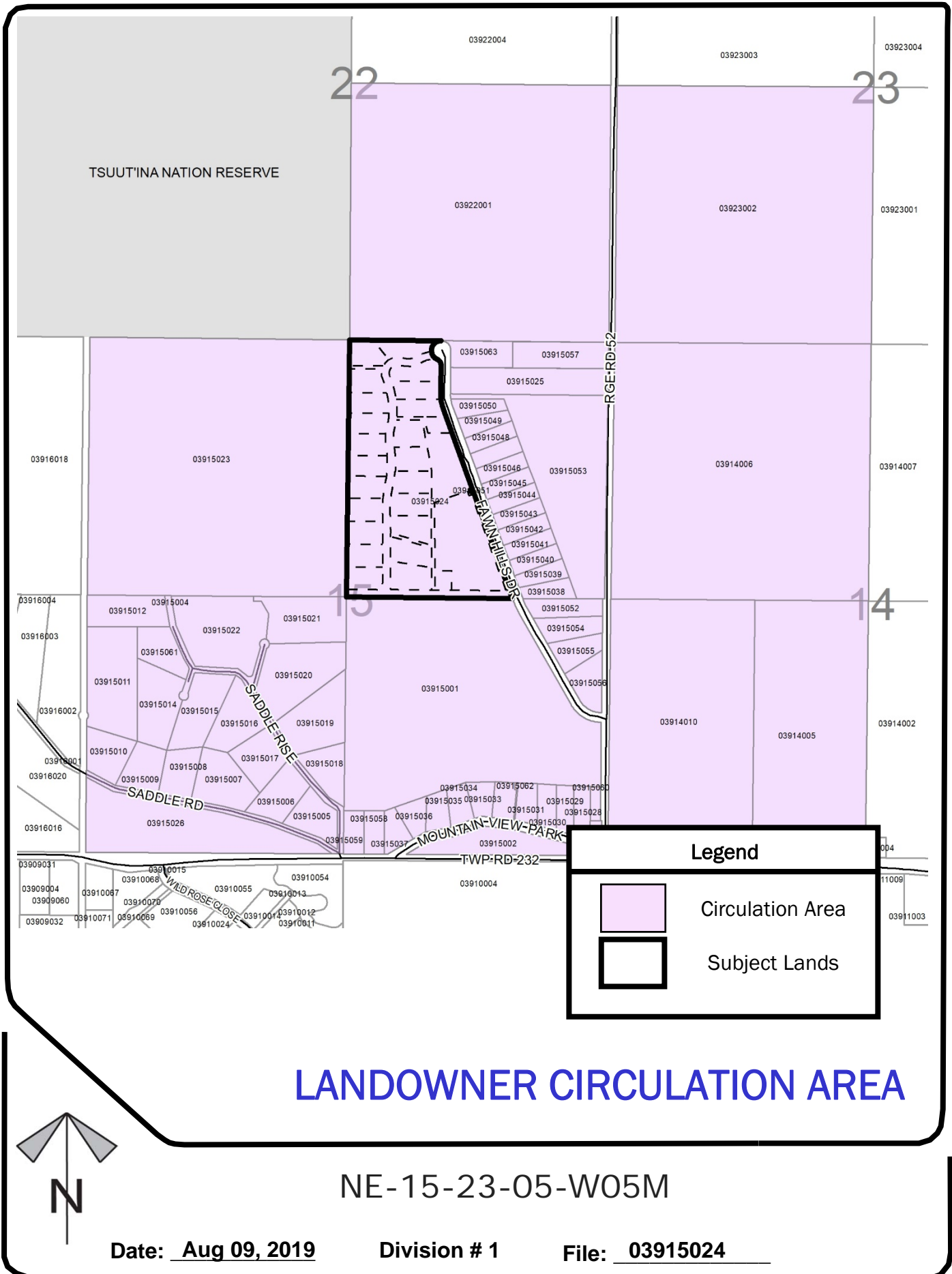
NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019 **DIVISION:** 1
FILE: 03915024 **APPLICATION:** PL20190102
SUBJECT: First Reading Bylaw – Residential Redesignation
 NOTE: This application should be considered in conjunction with application PL20190103 (agenda item E-8)

PURPOSE: The purpose of this application is to redesignate from Ranch and Farm District to Residential One District, in order to facilitate a multi-lot residential subdivision.
GENERAL LOCATION: Located in the west Bragg Creek area, approximately 0.81 km (1/2 mile) north of Township Road 232 and on the west side of Fawn Hills Drive.
APPLICANT: Carswell Planning (Bart Carswell)
OWNERS: Allan Hudye and Ozark Resources Limited.
¹POLICY 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-7955-2019 be given first reading.
 Option #2: THAT application PL20190102 be denied.

APPLICATION REQUIREMENTS:

This application requires submission of a Conceptual Scheme in accordance with County policy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7955-2019 & Schedule A
 APPENDIX ‘B’: Map Set

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



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW C-7955-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7955-2019.

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. 39 and 39-SE of Bylaw C-4841-97 be amended by redesignating portion of NE-15-23-05-W05M from Ranch and Farm District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Portion of NE-15-23-05-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-7955-2019 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: 1

File: 03915024 - PL20190102

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

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

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

TSUUT'INA NATION RESERVE

RF → R-1
± 76.64 ac

FAWN HILLS DR

AMENDMENT

FROM Ranch and Farm District TO Residential One District



Subject Land _____

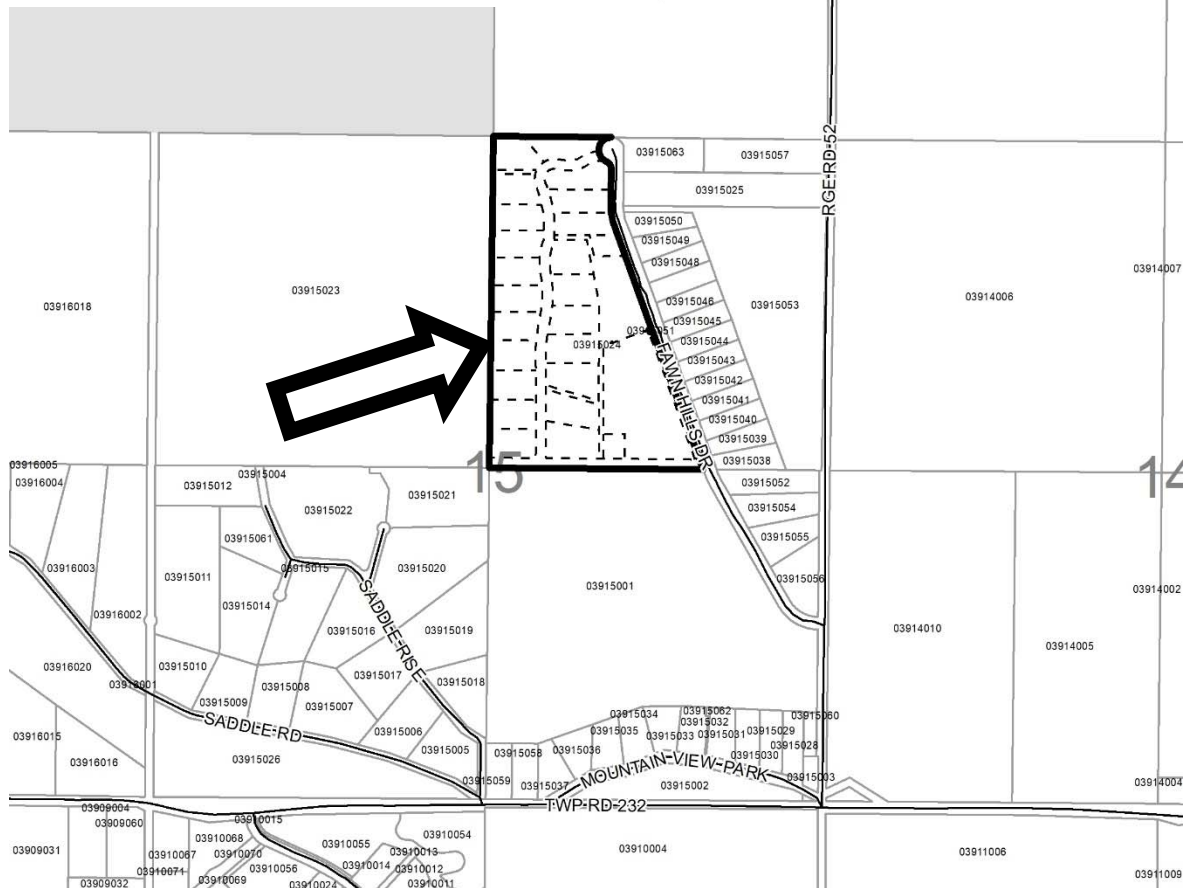
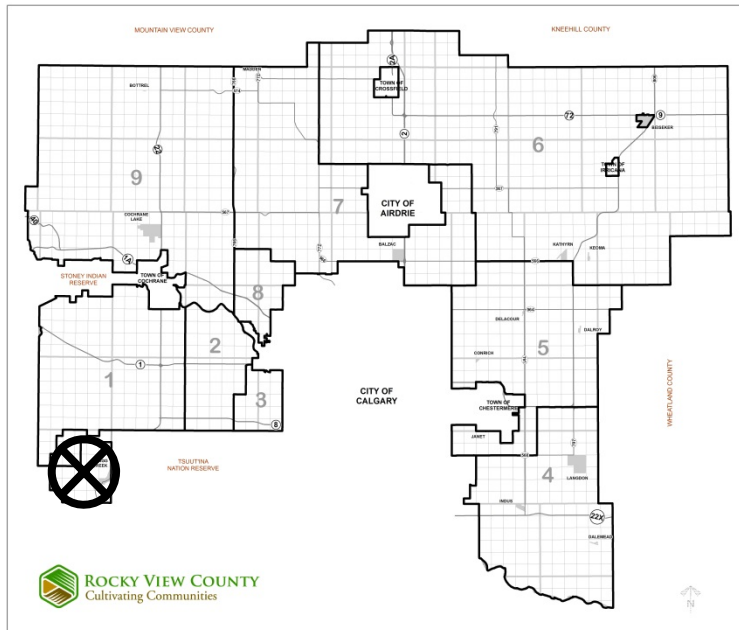
LEGAL DESCRIPTION: Portion of NE-15-23-05-W05M

FILE: 03915024 - PL20190102

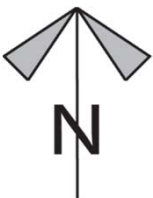
DIVISION: 1



ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN

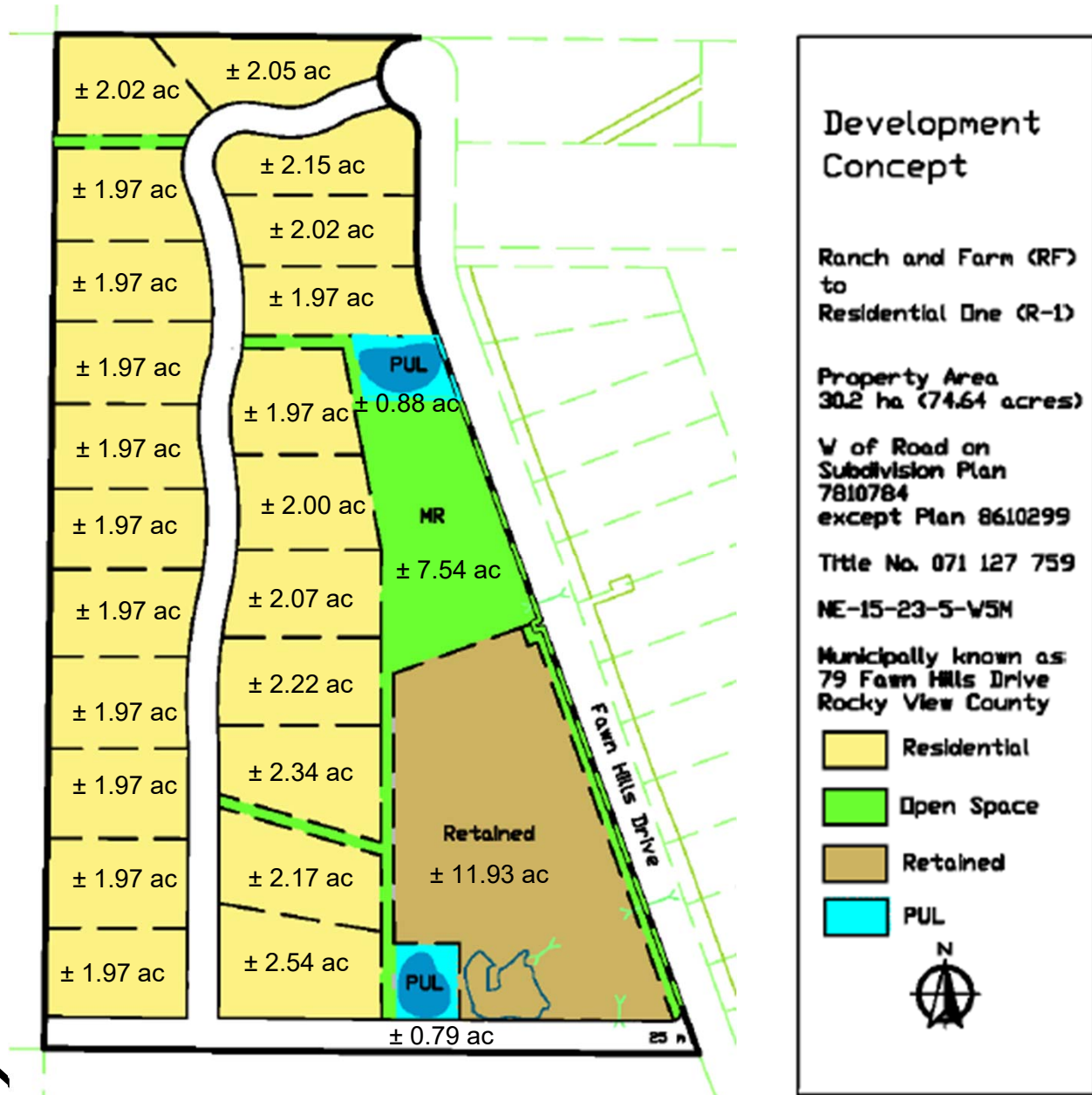


NE-15-23-05-W05M

Date: Aug 09, 2019Division # 1File: 03915024

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



DEVELOPMENT PROPOSAL

NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024

TSUUT'INA NATION RESERVE

Phase 1

Phase 2

Phase 3



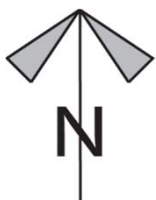
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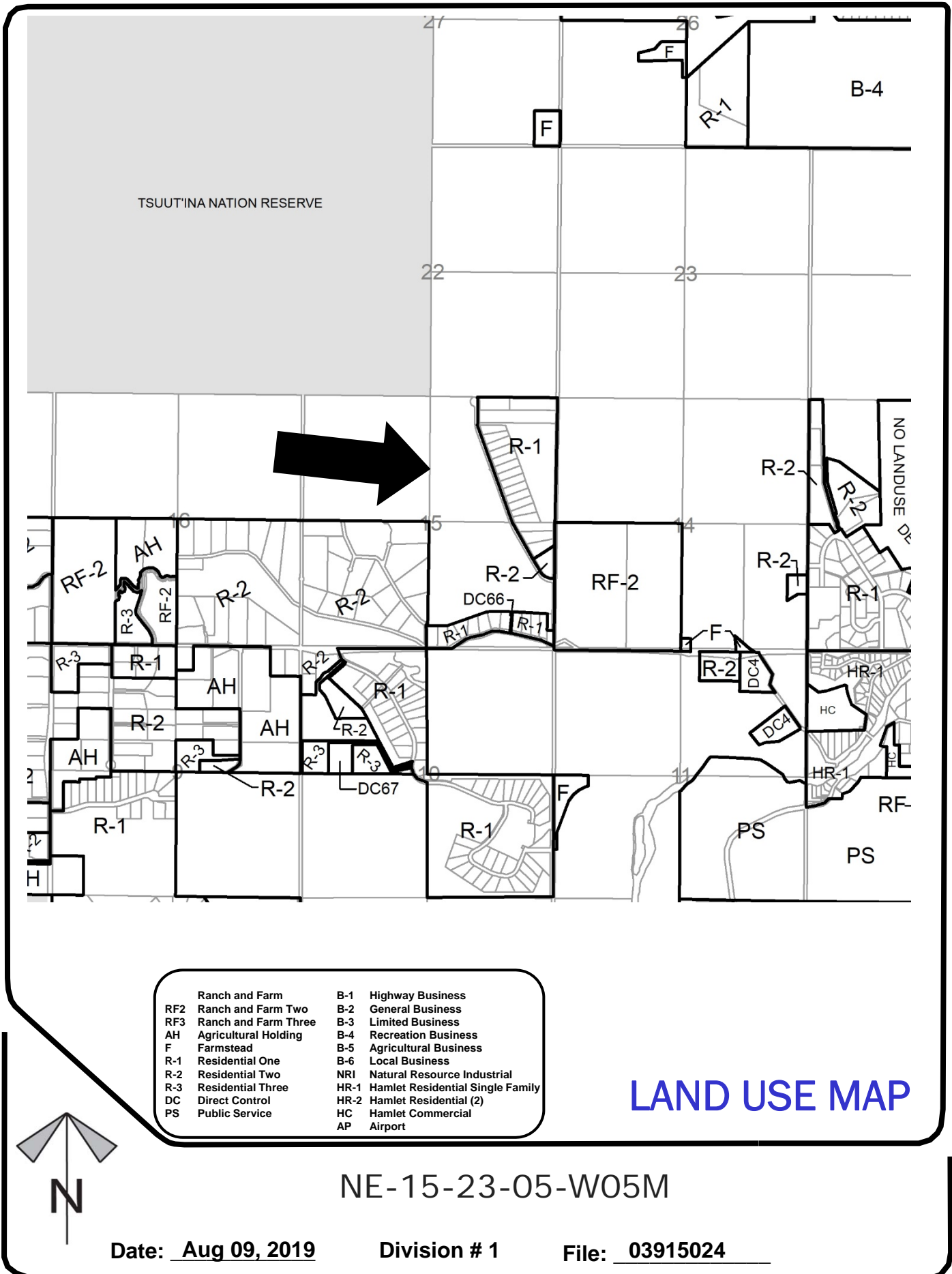


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024**PHASING**

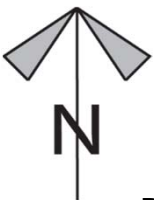




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Spring 2018

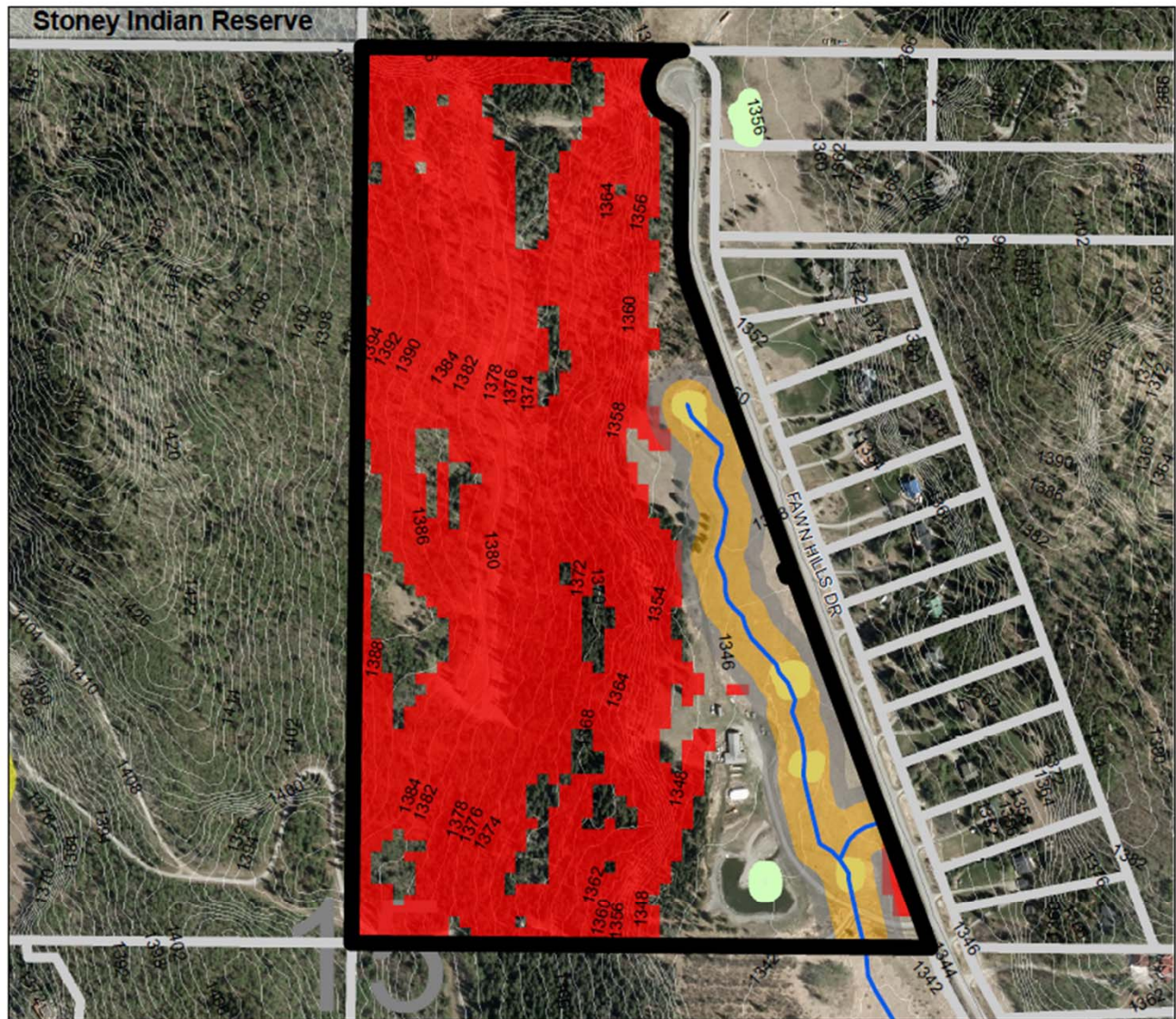


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Date: Aug 09, 2019

Division # 1

File: 03915024



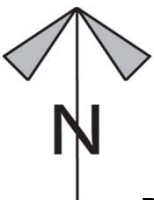
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Proposed lots: 22 lots

Development Constraints (8% Slope)

Contour Interval 2 M

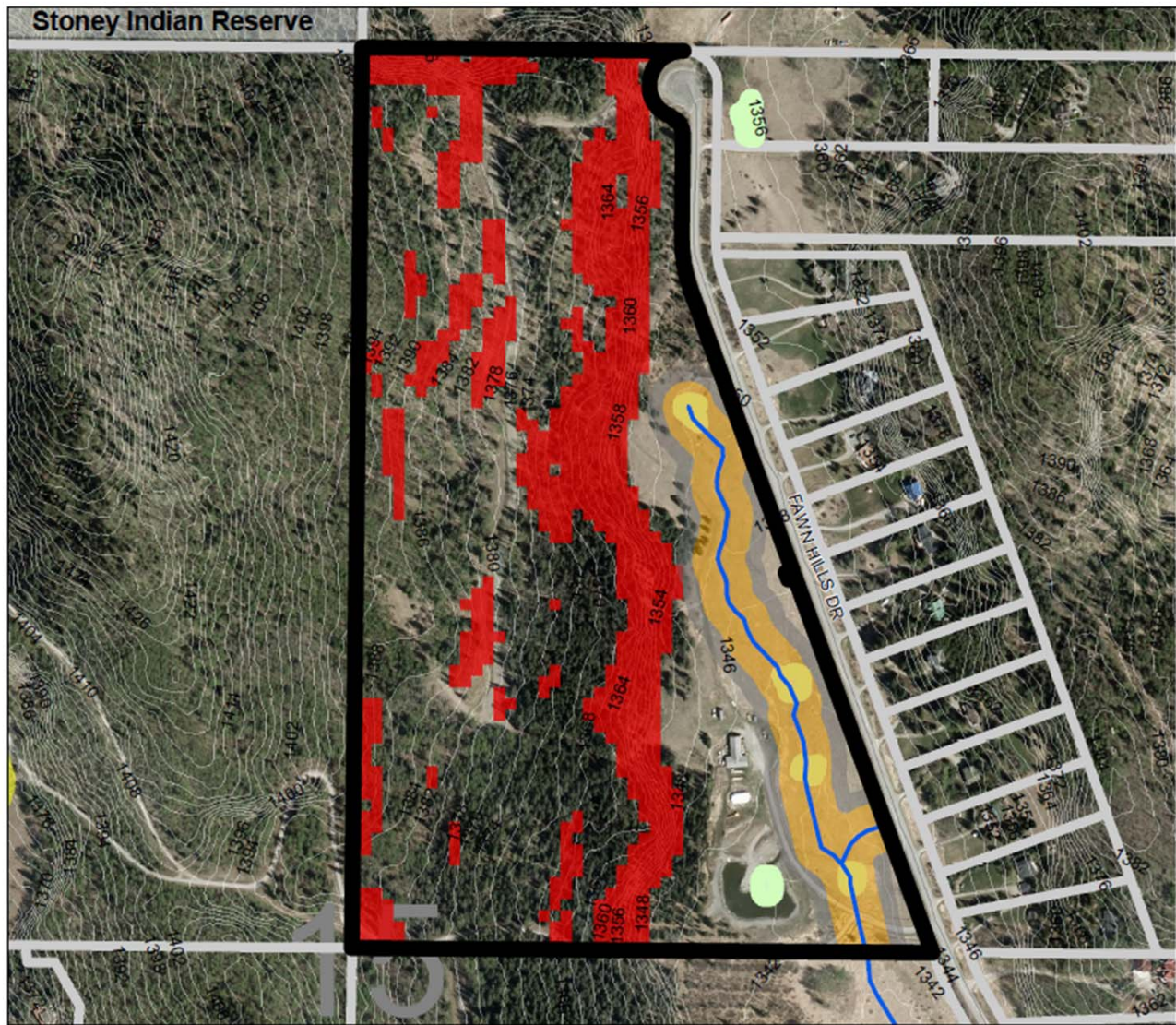


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024



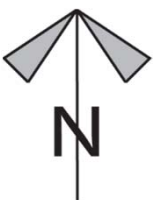
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NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

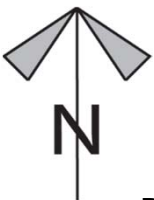
File: 03915024



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

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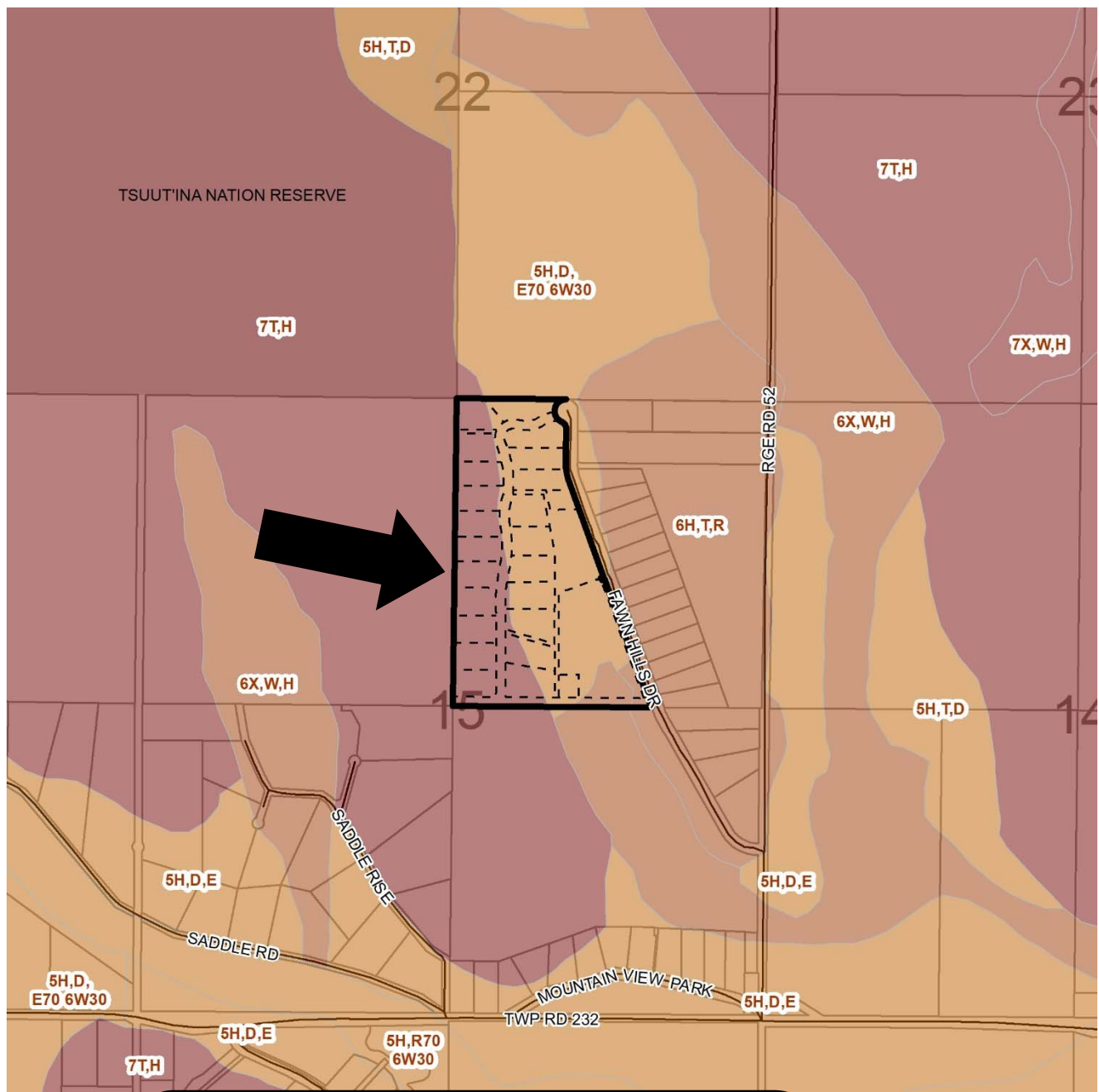


NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024



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

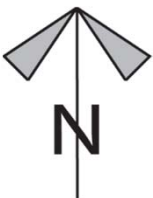
CLI Class

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- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

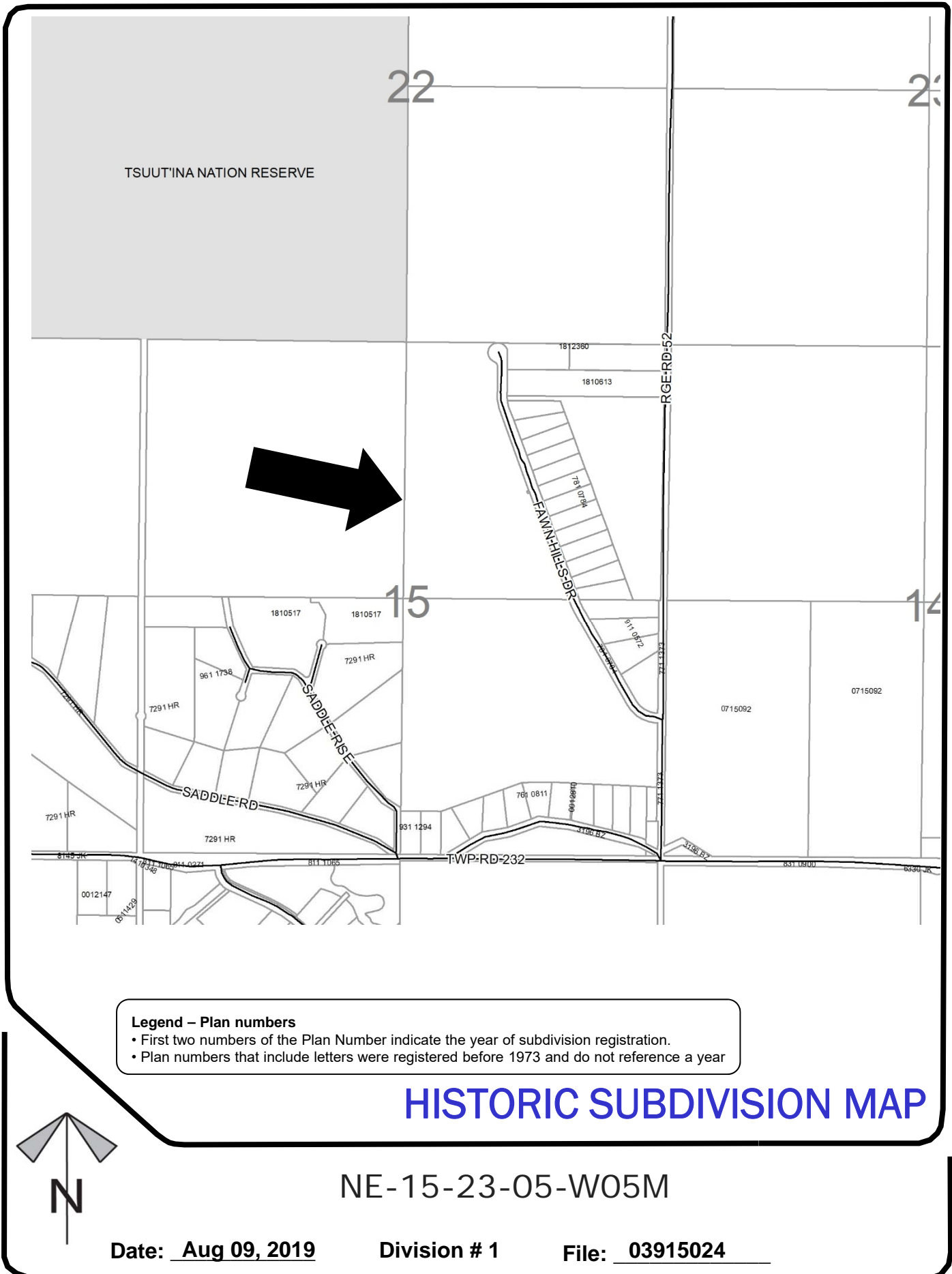


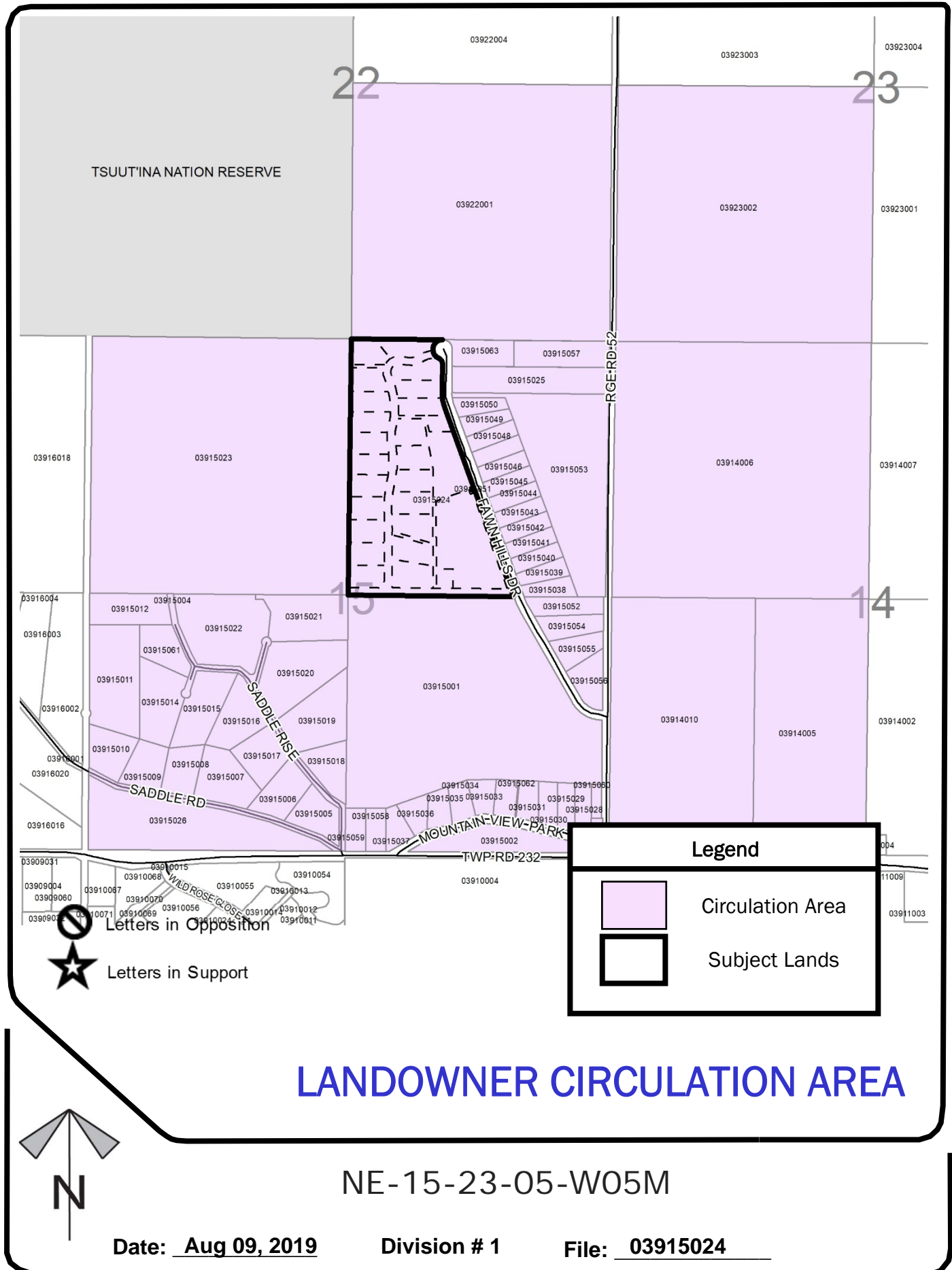
NE-15-23-05-W05M

Date: Aug 09, 2019

Division # 1

File: 03915024







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 08103010
SUBJECT: First Reading Bylaw – Agricultural Redesignation

DIVISION: 6
APPLICATION: PL20180057

PURPOSE: The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Ranch and Farm District (amended) to accommodate the development of a solar farm.

GENERAL LOCATION: Located approximately 1.50 miles (2.40 km) south of Highway 72 and on the east side of Range Road 263, 1.75 miles southwest of Beiseker.

APPLICANT: Tony Smith

OWNERS: 1504555 Alberta Inc.

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan (IGP) and the Municipal Development Plan (MDP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7962-2019 be given first reading.
Option #2: THAT application PL20180057 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7962-2019 & Schedule A and B
APPENDIX ‘B’: Map Set¹

¹ **Administration Resources**
Jessica Anderson, Planning and Development Services



BYLAW C-7962-2019

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-7962-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 81 of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M from Ranch and Farm District (RF) to Ranch and Farm District (RF) amended as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M is hereby redesignated to Ranch and Farm District (RF) amended as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Section 43.10 of Bylaw C-4841-97 be amended by adding Solar Farm as discretionary uses on Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M as shown in Schedule 'B' attached to and forming part of this Bylaw.
- THAT** Section 43.15 of Bylaw C-4841-97 be amended by adding Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M as shown in Schedule 'B' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7962-2019 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: 6
File: 08103010/ PL20180057

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'B'
FORMING PART OF BYLAW C-7962-2019

Schedule of textual amendments to Section 43.10 and Section 43.15 of the Land Use Bylaw.

Amendments:

1. Add the following lands to the Solar Farm use in Section 43.10 within "Uses, Discretionary":

Solar Farm (applicable only within SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M & Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M). See Section 43.15 for more regulations.

2. Add the following word to section 43.15:

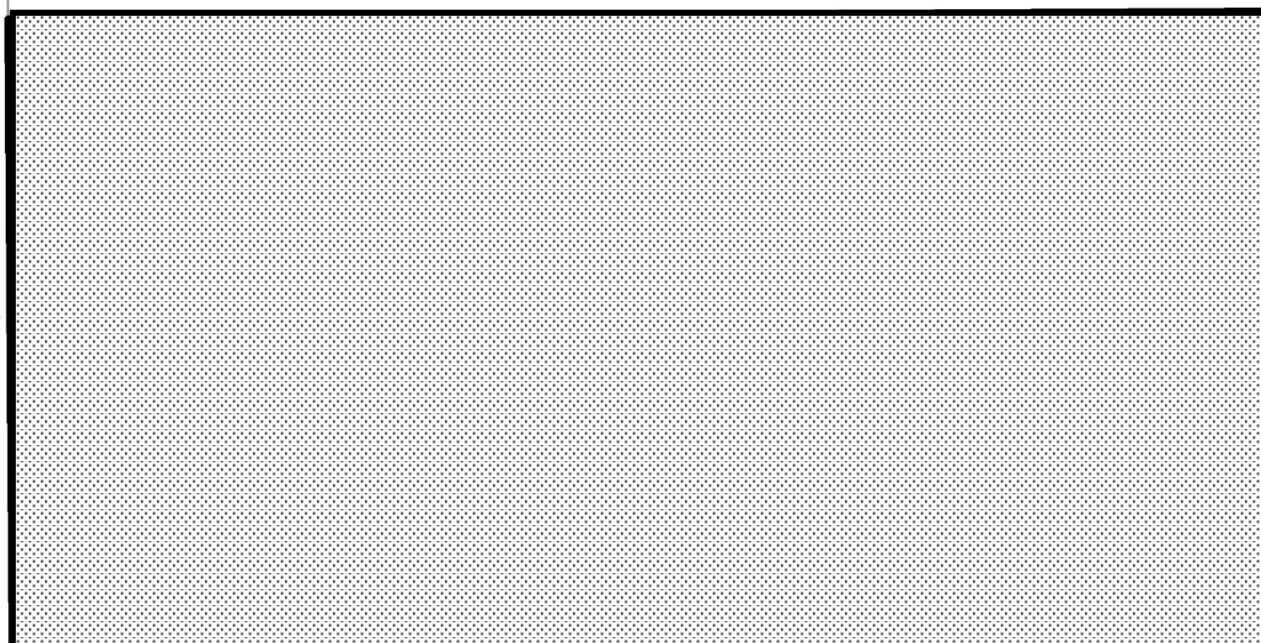
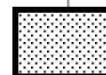
Solar Farm - SE/NE/SW/NW-11-23-28-W04M & SW/SE-14-23-28-W04M & Lot 1, Block 1, Plan 0713500 within SW-03-28-26-W04M

3. Minor spelling, punctuation, and formatting amendments throughout.

SCHEDULE "A"

BYLAW: C-7962-2019

RGE-RD-263

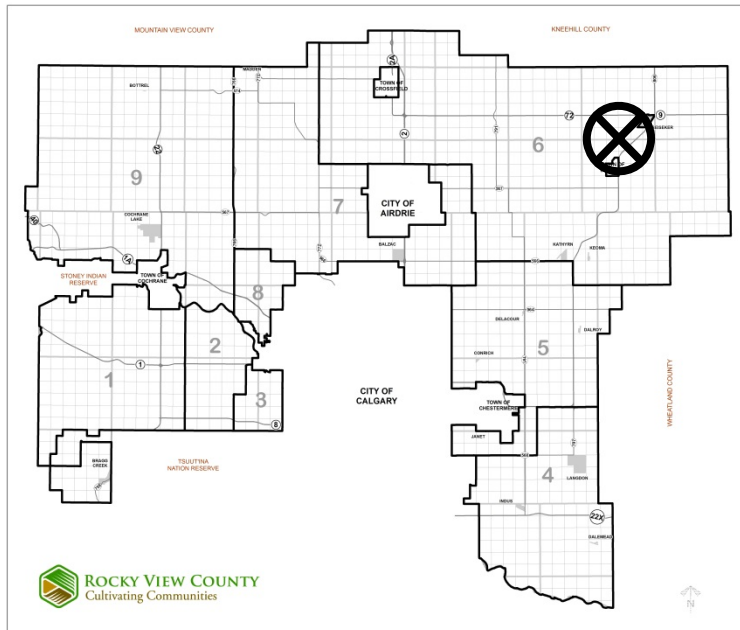
**AMENDMENT**FROM Ranch and Farm District TO Ranch and Farm District (amended)

Subject Land _____

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0713500
SW-03-28-26-W04MFILE: 08103010 PL20180057

DIVISION: 6

ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN

Lot:1 Block:1 Plan:0713500
SW-03-28-26-W04M

Date: June 1, 2018

Division # 6

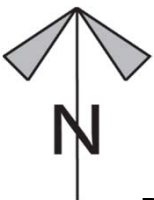
File: 08103010

Development Proposal: To redesignate the subject lands from Ranch and Farm District to Ranch and Farm District (amended) to accommodate the development of a solar farm.

RGE-RD-263

RF → RF (amended)
± 32.37 ha
(± 80.00 ac)

DEVELOPMENT PROPOSAL

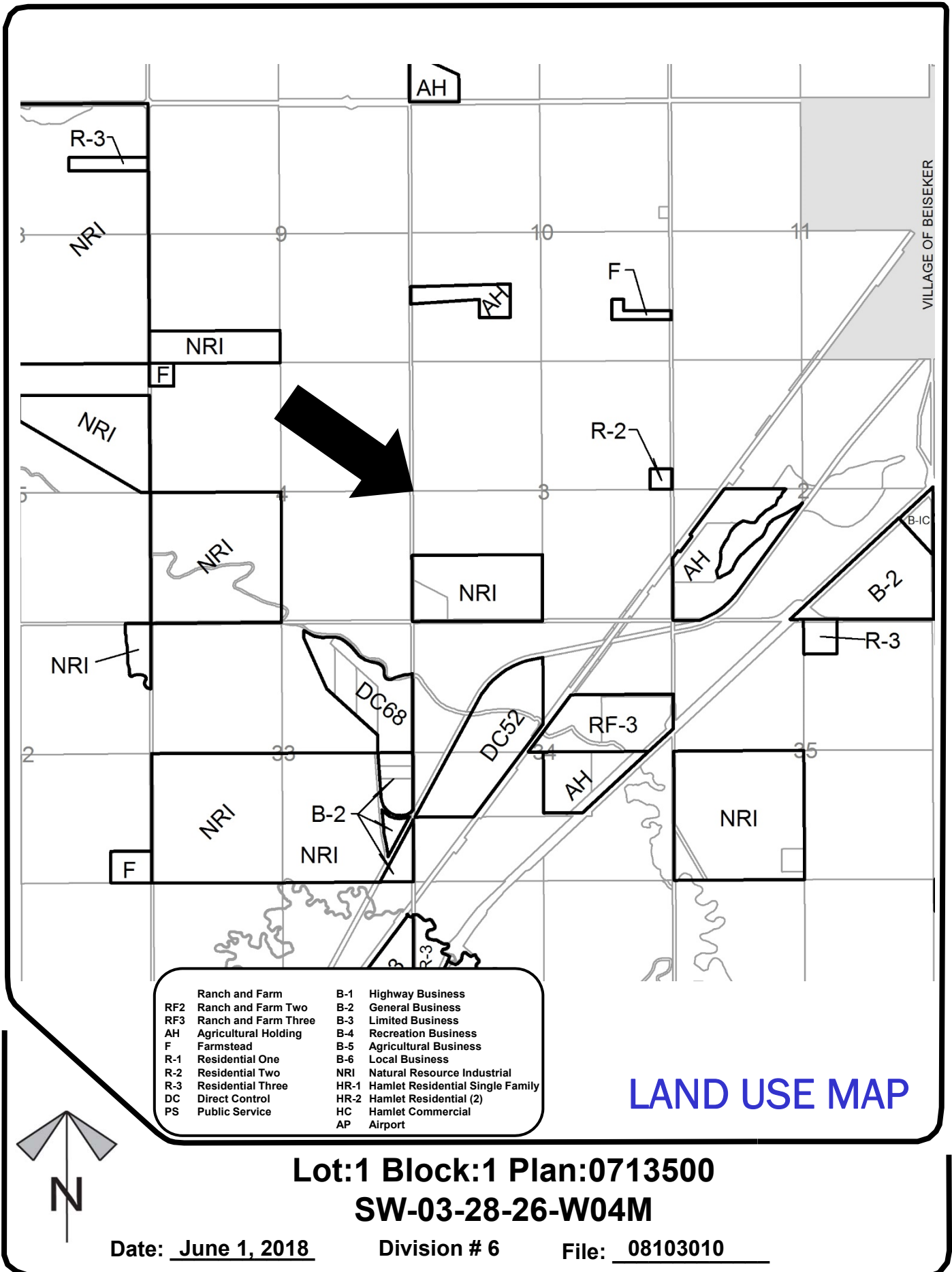


Lot:1 Block:1 Plan:0713500
SW-03-28-26-W04M

Date: June 1, 2018

Division # 6

File: 08103010

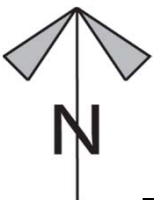




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

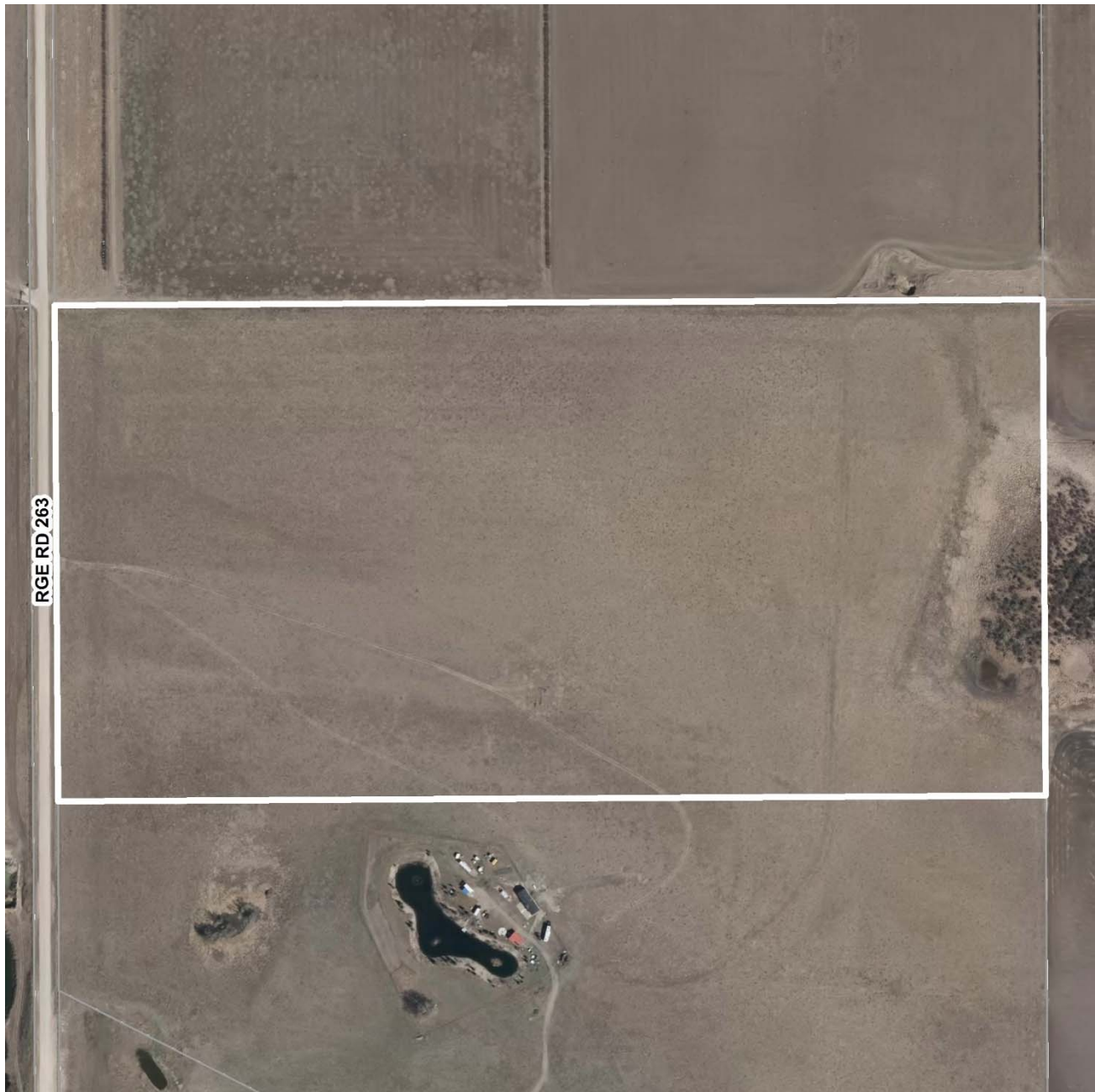


Lot:1 Block:1 Plan:0713500
SW-03-28-26-W04M

Date: June 1, 2018

Division # 6

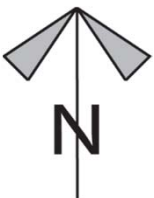
File: 08103010



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

AIR PHOTO

Spring 2016

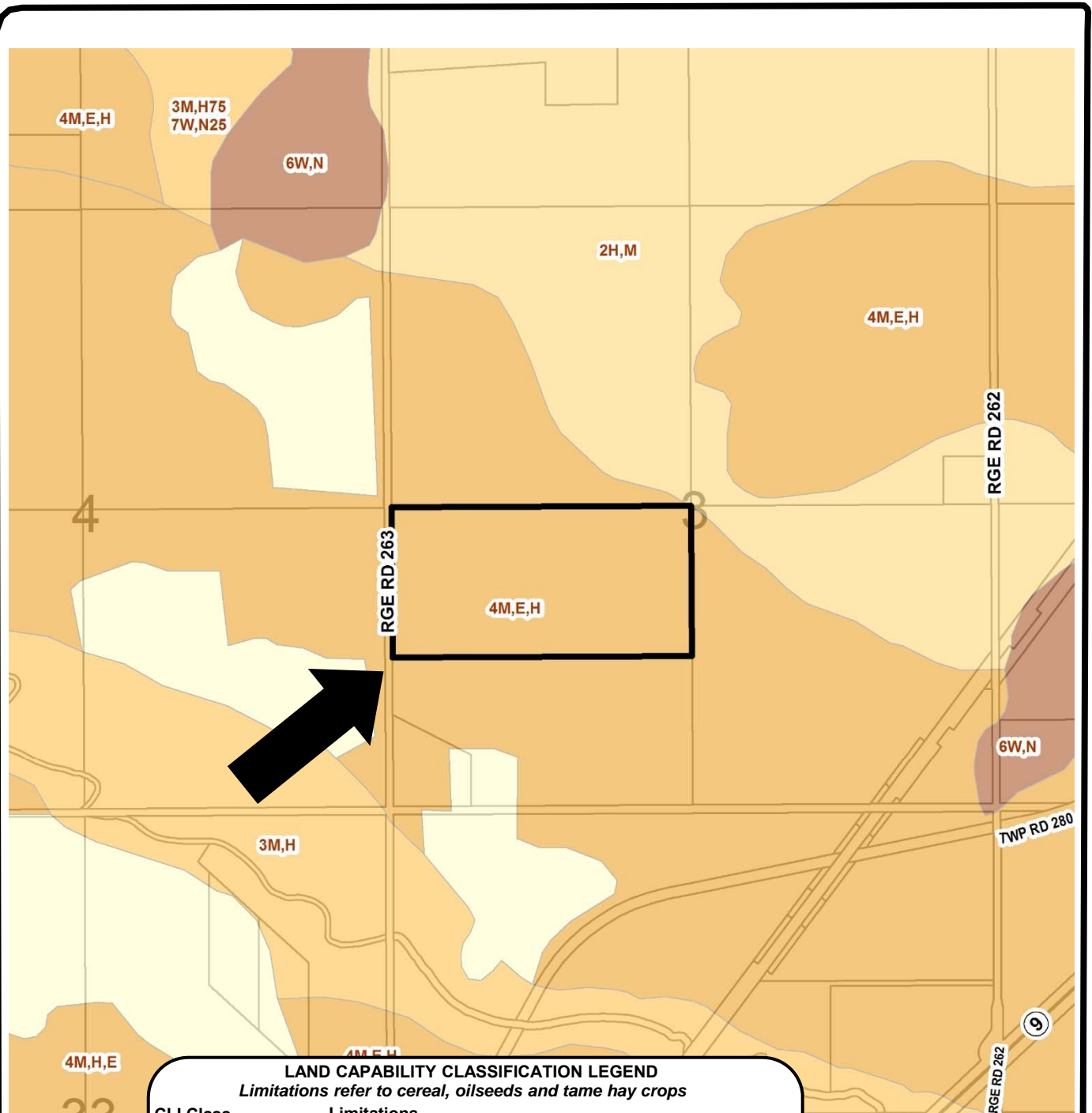


**Lot:1 Block:1 Plan:0713500
SW-03-28-26-W04M**

Date: June 1, 2018

Division # 6

File: 08103010



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

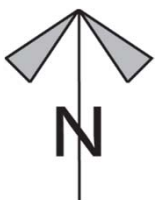
CLI Class

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

Limitations

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

SOIL MAP



Lot:1 Block:1 Plan:0713500
SW-03-28-26-W04M

Date: June 1, 2018

Division # 6

File: 08103010







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 05303012
SUBJECT: First Reading Bylaw – Commercial Redesignation

DIVISION: 5
APPLICATION: PL20180134

PURPOSE: The purpose of this application is to redesignate the subject lands from Residential Three District to Commercial - Regional Commercial District to accommodate future subdivision in accordance with the Conrich Station Conceptual Scheme.

GENERAL LOCATION: Located at the northeast junction of Township Road 250 and Logistics Parkway.

APPLICANT: Konschuk Consulting

OWNERS: Robert John Adamowicz

¹POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan (IGP), the Municipal Development Plan (MDP), the Conrich Area Structure Plan (CASP), and the Conrich Station Conceptual Scheme.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7963-2019 be given first reading.
Option #2: THAT application PL20180134 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7963-2019 & Schedule A
APPENDIX ‘B’: Map Set

¹ **Administration Resources**
Jessica Anderson, Planning and Development Services



BYLAW C-7963-2019

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-7963-2019.

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 redesignating Lot 1, Block 1, Plan 1213166 within SW-03-25-28-W04M from Residential Three District (R-3) to Commercial – Regional Commercial (C-RC) amended as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 1, Plan 1213166 within SW-03-25-28-W04M is hereby redesignated to Commercial – Regional Commercial (C-RC) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7963-2019 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: 5
File: 05303012/ PL20180134

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

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

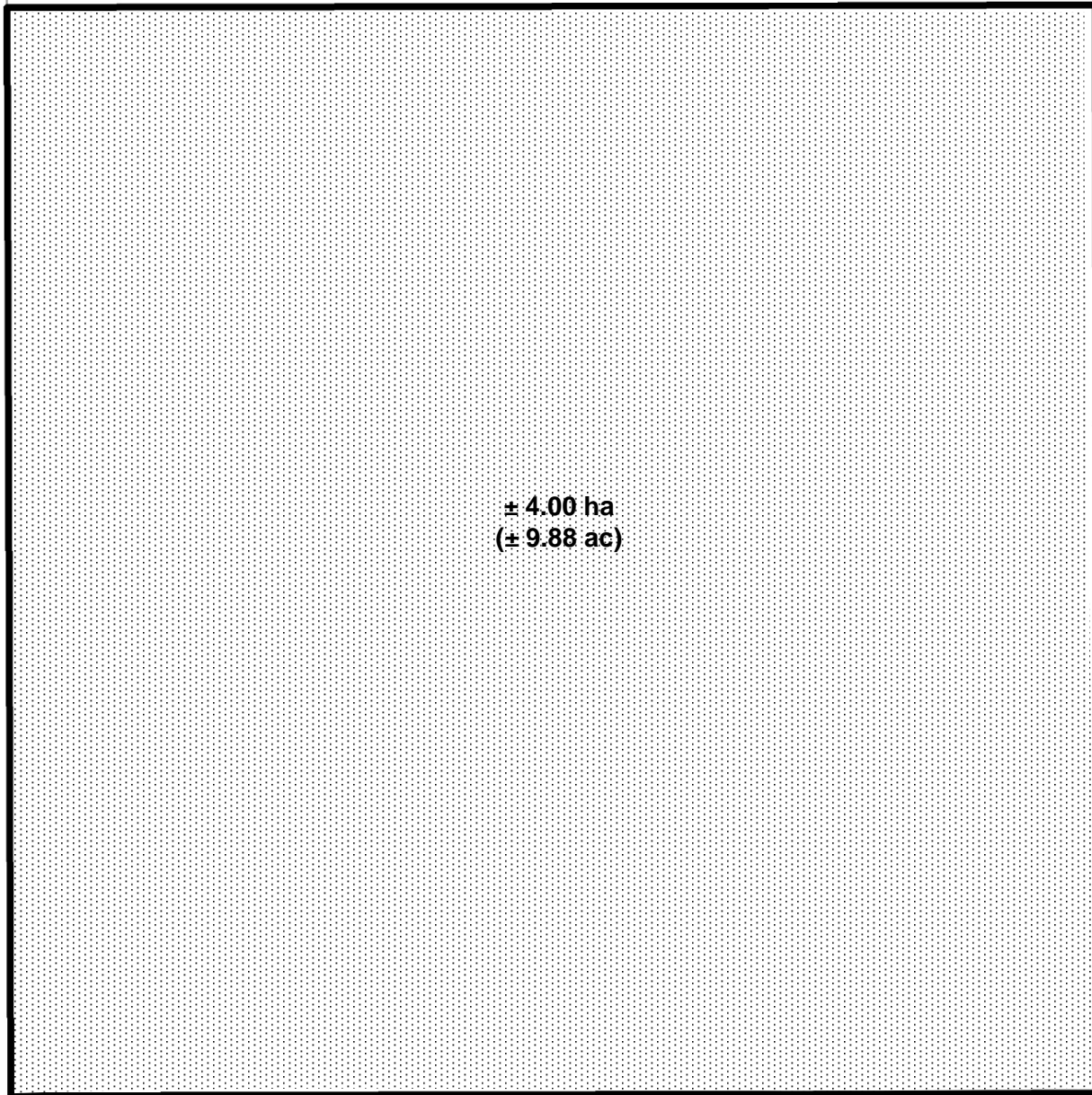
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

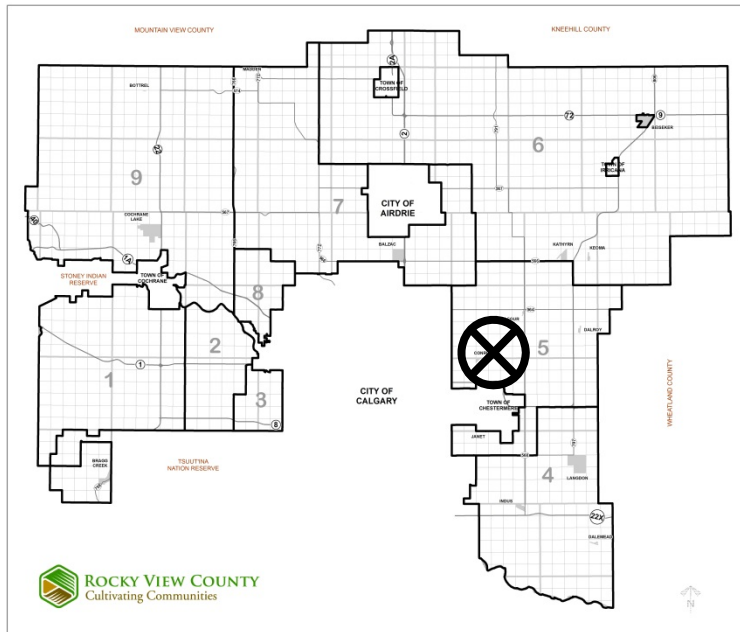
BYLAW: C-7963-2019

**AMENDMENT**FROM Residential Three District TO Commercial – Regional Commercial District

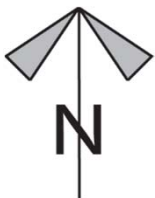
Subject Land _____

LEGAL DESCRIPTION Lot 1, Block 1, Plan 1213166 within
SW-03-25-28-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 05303012

DIVISION: 5



LOCATION PLAN



SW-03-25-28-W04M

Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

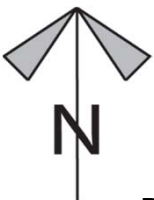
Division # 5

File: 05303012

Development Proposal: To redesignate the subject lands from Residential Three District to Commercial - Regional Commercial District to accommodate future subdivision in accordance with the Conrich Station Conceptual Scheme.

R-3 → C-RC
± 4.00 ha
(± 9.88 ac)

DEVELOPMENT PROPOSAL



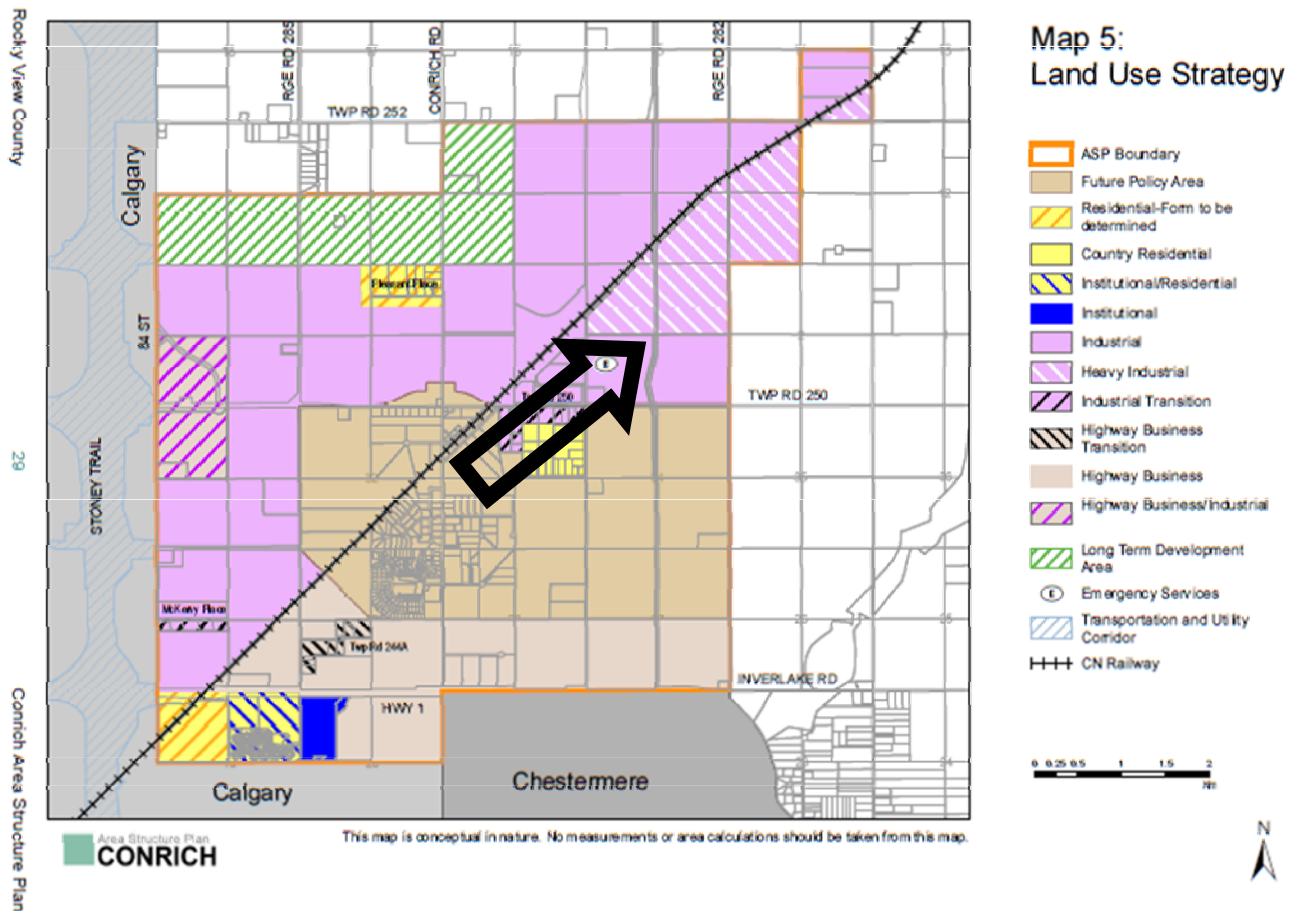
SW-03-25-28-W04M

Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

Division # 5

File: 05303012



CONRICH AREA STRUCTURE PLAN

SW-03-25-28-W04M

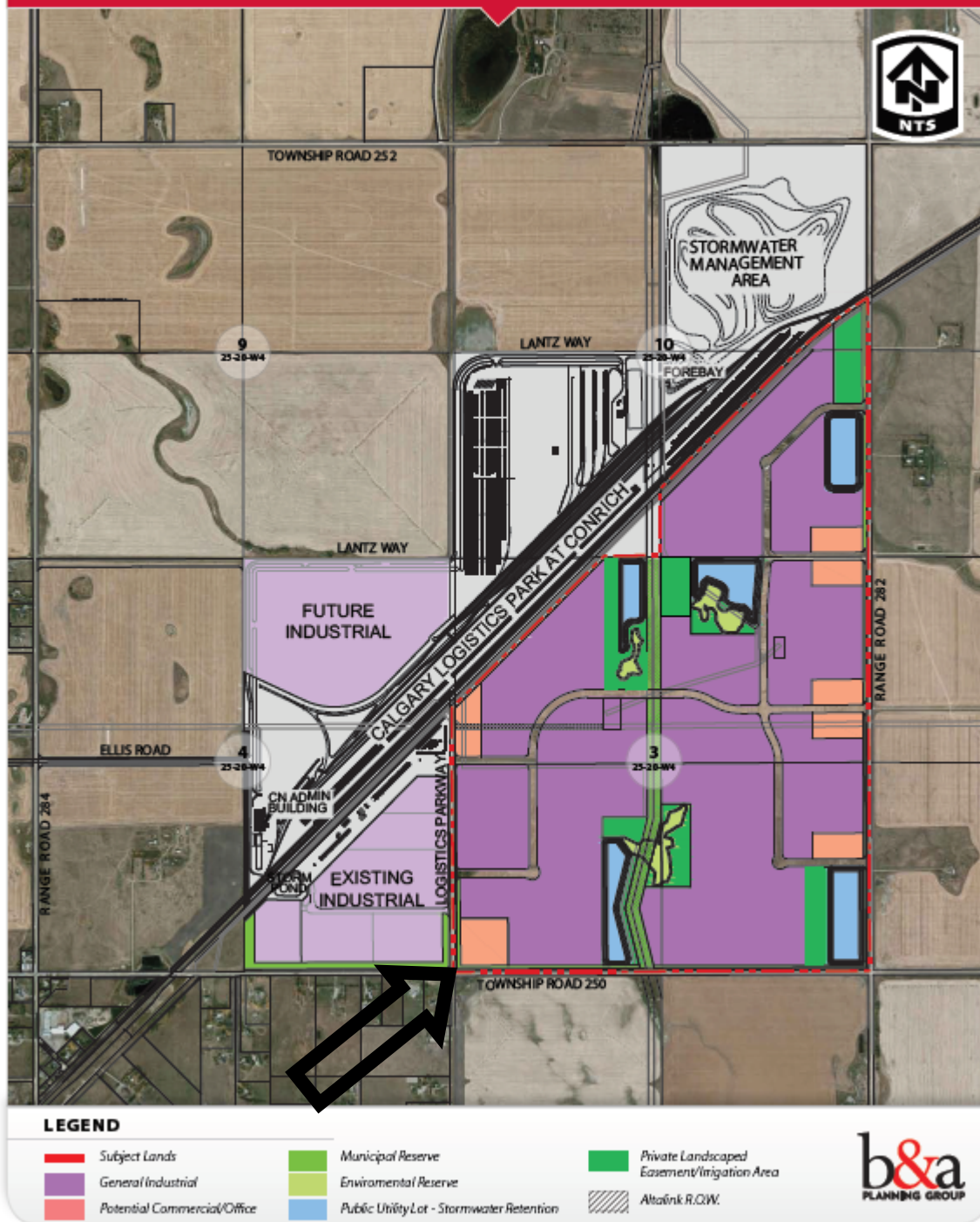
Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

Division # 5

File: 05303012

FIGURE 12
DEVELOPMENT CONCEPT



CONRICH STATION CONCEPTUAL SCHEME

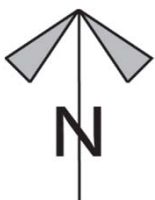
SW-03-25-28-W04M

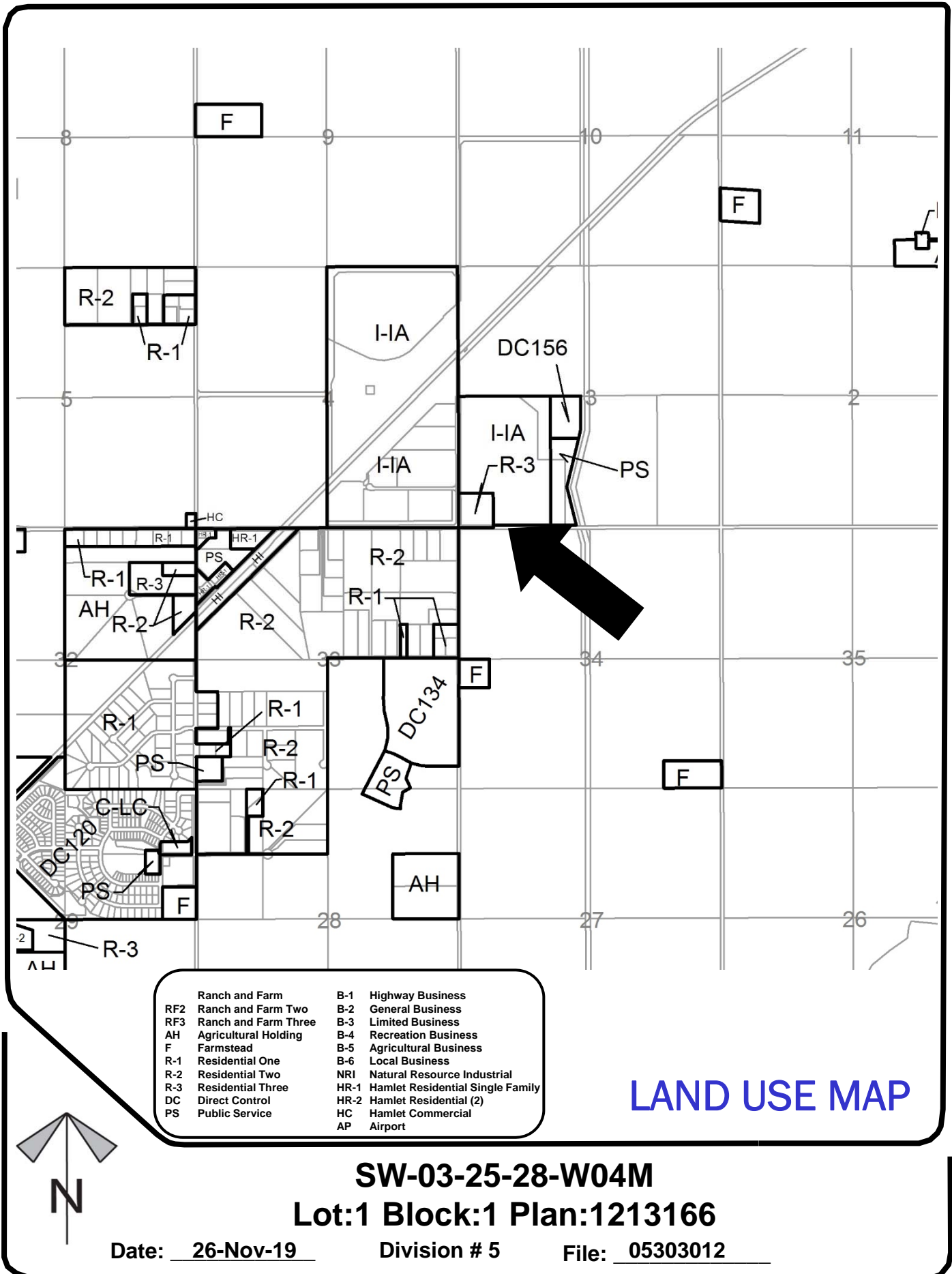
Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

Division # 5

File: 05303012

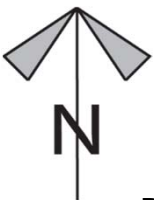






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



SW-03-25-28-W04M
Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

Division # 5

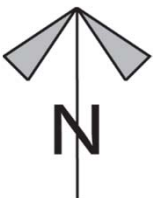
File: 05303012



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

AIR PHOTO

Spring 2018



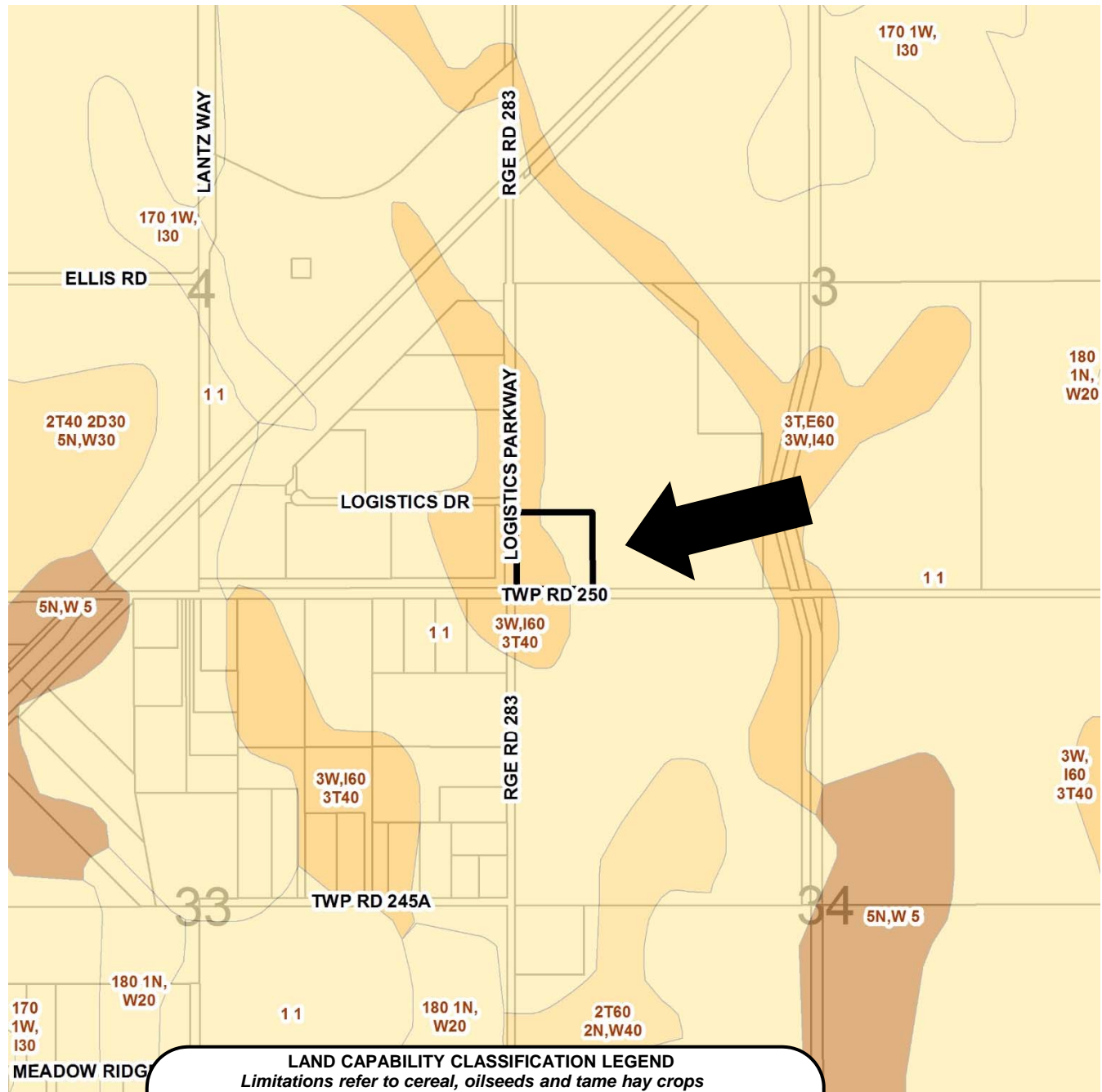
SW-03-25-28-W04M

Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19

Division # 5

File: 05303012



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

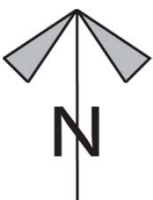
CLI Class

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

Limitations

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

SOIL MAP



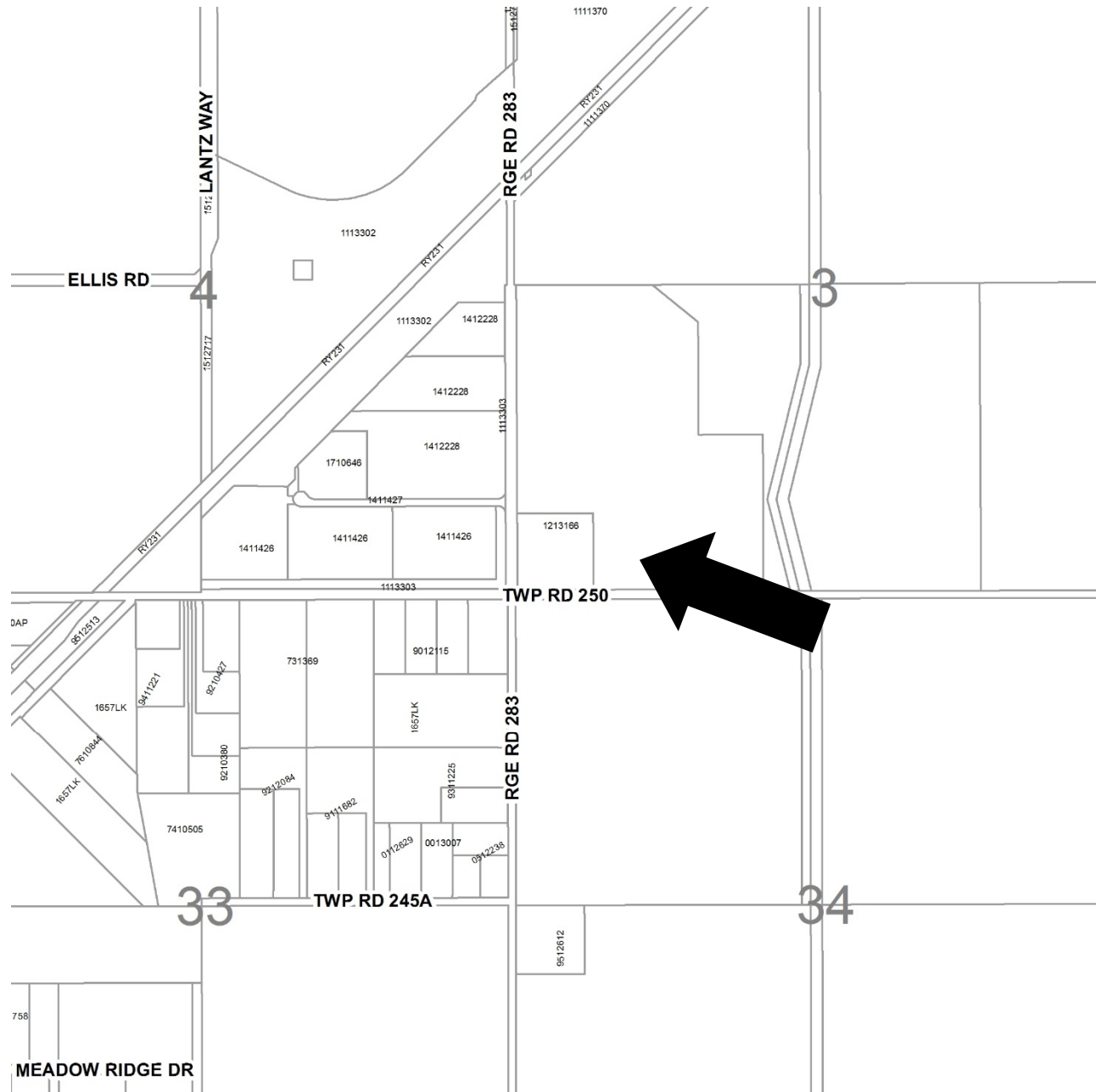
SW-03-25-28-W04M

Lot:1 Block:1 Plan:1213166

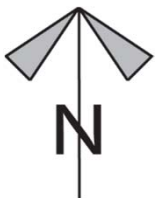
Date: 26-Nov-19

Division # 5

File: 05303012

**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-03-25-28-W04M
Lot:1 Block:1 Plan:1213166

Date: 26-Nov-19Division # 5File: 05303012



TO: Council

DATE: December 10, 2019 **DIVISION:** 8

FILE: 05723001 **APPLICATION:** PL20190120

SUBJECT: First Reading Bylaw – C-7966-2019 – Road Closure and Consolidation

AGENDA
Page 645 of 864



BYLAW C-7966-2019

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of closing for public travel and creating title to portions of a public highway in accordance with the *Municipal Government Act*.

WHEREAS the lands hereafter described are no longer required for public travel;

AND WHEREAS an application has been made to the Council of Rocky View County to have the highway closed;

AND WHEREAS the Council of Rocky View County deems it expedient to close for public travel certain roads, or portions of roads, situated in Rocky View County and to dispose of the same;

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

Title

1 This Bylaw may be cited as *Bylaw C-7966-2019*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 The Council of Rocky View County does hereby close to public travel for the purpose of creating title to the following described original government road allowance, as shown on Schedule 'A' attached to and forming part of this Bylaw, and more particularly described below, subject to the rights of access granted by other legislation:

PLAN _____
 AREA 'A'
 CONTAINING 0.760 HECTARES (1.88 ACRES) MORE OR LESS
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Transitional

- 4 Bylaw C-7966-2019 is passed and comes into full force and effect when it receives approval from the Minister of Transportation and receives third reading and is signed in accordance with the *Municipal Government Act*.

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

APPROVED BY ALBERTA TRANSPORTATION:

Approved this _____ day of _____, 20____.

MINISTER OF TRANSPORTATION

Approval valid for _____ months.

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20____.

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 20____.

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20____.

Reeve

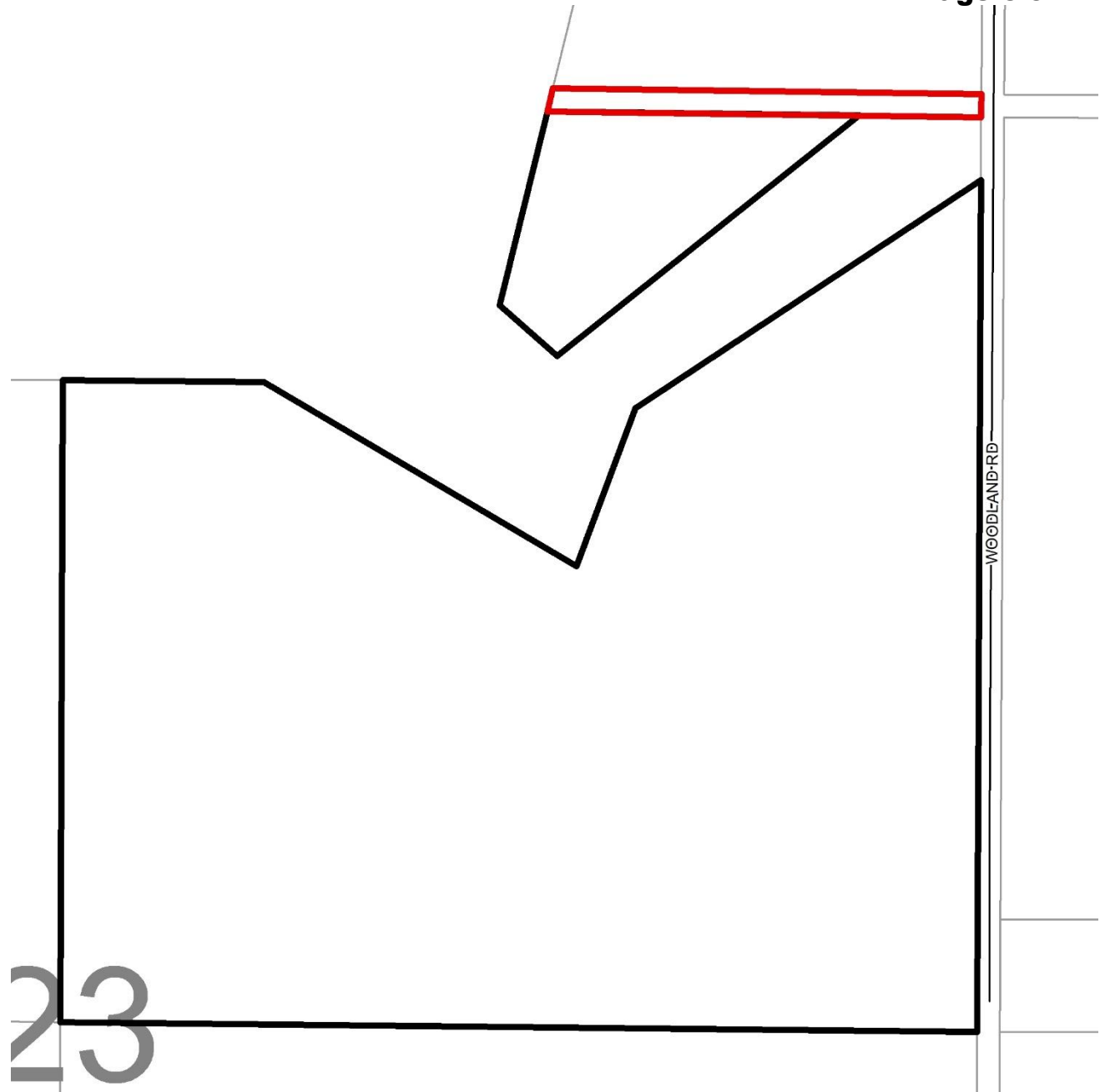
CAO or Designate

Date Bylaw Signed

[illegible]



AGENDA
Page 649 of 864

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.

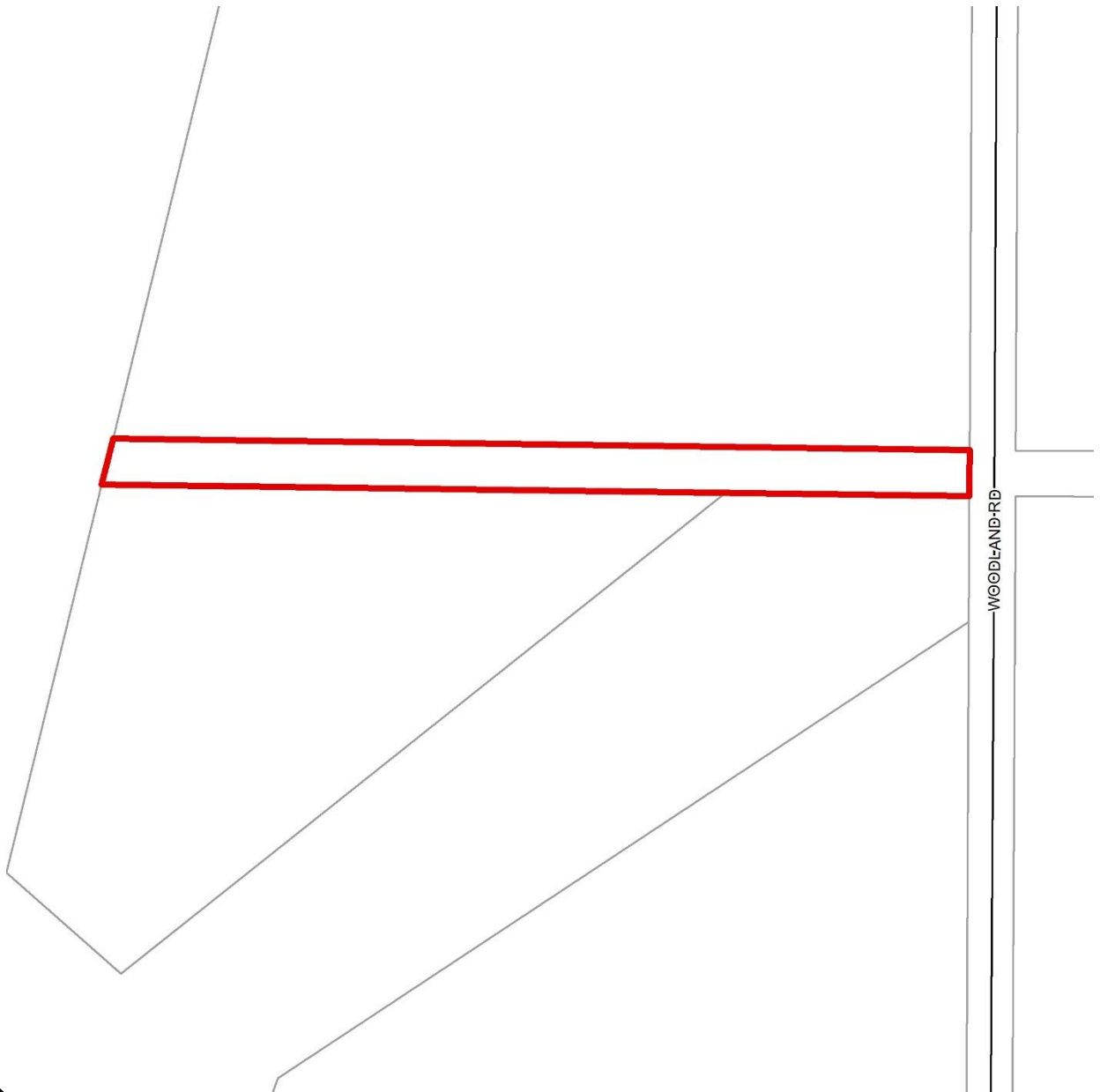
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

NE-23-25-03-W05M



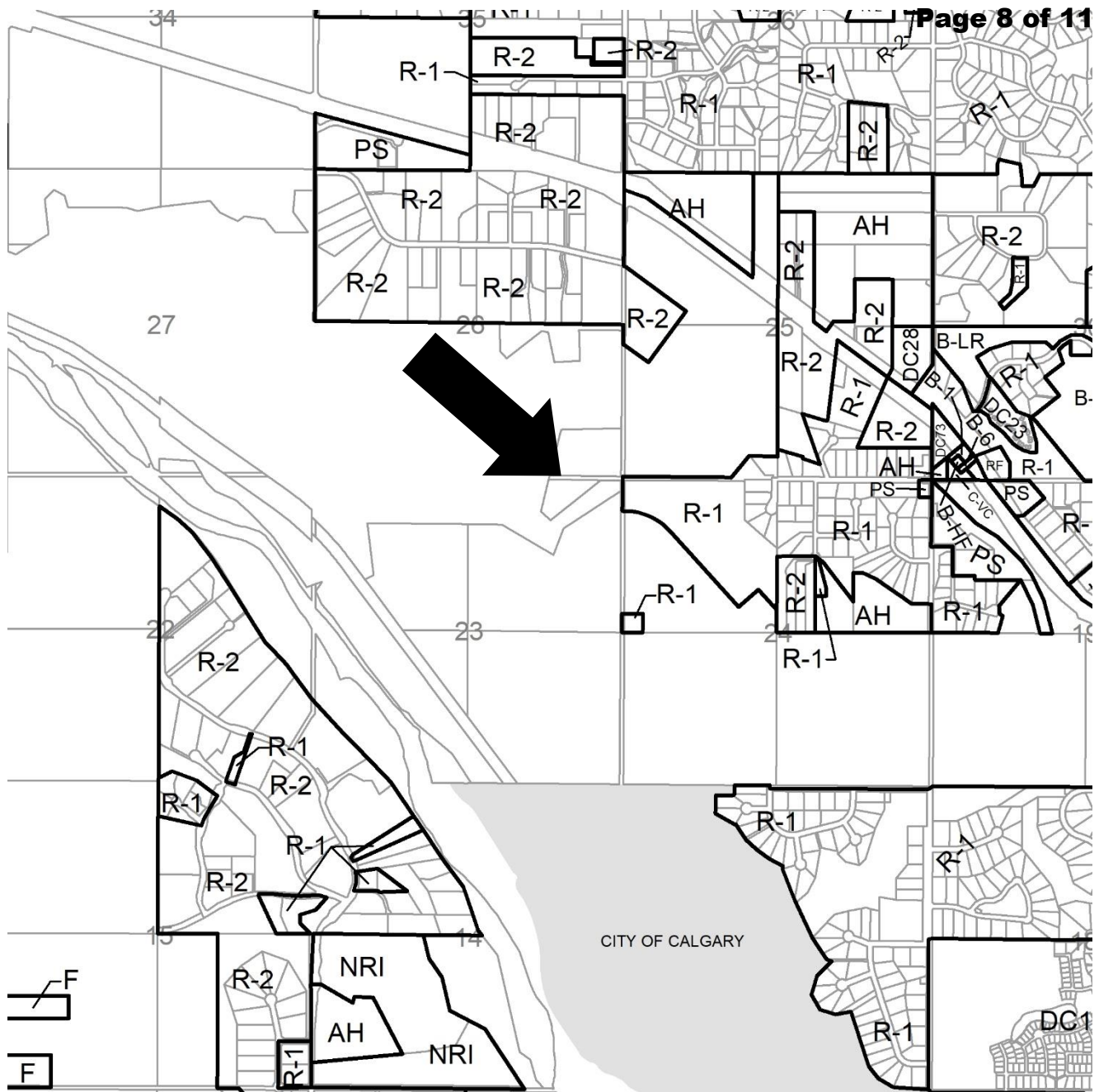
Road Closure Proposal: To close for consolidation purposes, a +/- 1.87 acre portion of previously closed undeveloped Road Allowance (Bylaw C-713, for Leasing) to be consolidated with the NE-23-25-3-W5M. Located adjacent to Woodland Road, South of Highway 1A.



ROAD CLOSURE PROPOSAL

NE-23-25-03-W05M





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

LAND USE MAP

NE-23-25-03-W05M



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

AIR PHOTO

Spring 2018

NE-23-25-03-W05M



Date: Sept 17, 2019

Division # 8

File: PL20190120

AGENDA

Page 653 of 864

TOPOGRAPHY

Contour Interval 2 M



NE-23-25-03-W05M



Page 655 of 864

PLANNING AND DEVELOPMENT SERVICES

TO: Council

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

FILE: 06416004 **APPLICATION:** PL20170103

SUBJECT: First Reading Bylaw - Residential Appendix to Approved Conceptual Scheme

NOTE: This application should be considered in conjunction with application PL20170104 (agenda item E-14)

PURPOSE: The purpose of this application is to consider amending the 566 Crossing Business Park Conceptual Scheme to add Appendix B, the Hays Hills Outline Plan, for 9 residential lots, one Municipal Reserve Lot, and one Environmental Reserve Easement to guide future development within NE-16-26-29-W04M.

GENERAL LOCATION: Located approximately 1/2 mile (0.80 km) north of Hwy 566, on the west side of Range Road 293, approximately 1.61 km (1.0 mile) south of the city of Airdrie.

APPLICANT: Planning Protocol 3, Inc.

OWNERS: HLC Homes Ltd.

¹POLICY DIRECTION: Relevant policies for this application include the Balzac East Area Structure Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7922-2019 be given first reading.

Option #2: THAT application PL20170103 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

ON/ltt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7922-2019 & Schedule A
APPENDIX ‘B’: Map Set

Concurrence,

“Al Hoggan”

Chief Administrative Officer

¹ **Administration Resources**
Oksana Newmen, Planning and Development Services



BYLAW C-7922-2019

A Bylaw of Rocky View County known as the Sharp Hills Outline Plan

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This bylaw shall be known as Bylaw C-7922-2019.

PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97); Balzac East Area Structure Plan (Bylaw C-5177-2000) and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7922-2019, known as Appendix B, the “Hays Hills Outline Plan”, affecting a portion of NE-16-26-29-W04M consisting of 19.79 hectares (48.90 acres) of land, be adopted as defined in Schedule “A”, attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7922-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division 7
File: 06416004 / PL20170103

<i>READ A FIRST TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20__</i>
<i>READ A SECOND TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 20__</i>
<i>READ A THIRD TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 20__</i>

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
Cultivating Communities

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

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

HLC Homes Hays Hill Estates Outline Plan (Bylaw _____)

Hays Hill Estates Outline Plan



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

ON

October 31, 2019

FOR SUBMISSION TO
Rocky View County

BYLAW C-_____

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the
Municipal Government Act to amend Bylaw C-5177-2000,
known as the “Balzac East Area Structure Plan”, and
adopt an Outline Plan known as the “Hays Hill Estates Outline Plan”.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This bylaw shall be known as Bylaw C-_____

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

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

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

PART 4 – TRANSITIONAL

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

Division: 3

File: 04618004/04618019 –

PL2017158

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-_____

Schedule of Amendments to Bylaw C-5177-2000

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

SCHEDULE 'B'

FORMING PART OF BYLAW C-_____

An Outline Plan affecting the area within NE-16-26-29-W4M, consisting of an area approximately 19.2 hectares (+/- 48.9 acres), herein referred to as the "Hays Hill Estates Outline Plan".

HLC Homes Hays Hill Estates Outline Plan (Bylaw)

PREPARED BY

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TABLE OF CONTENTS

1.	Introduction.....	1
2.	Plan Interpretation.....	2
3.	Purpose and Objectives.....	2
3.1.	Purpose.....	2
3.2.	Objectives	2
4.	Existing RV Planning Framework.....	4
5.	Balzac East Area Structure Plan.....	7
6.	HLC Homes Hays Hill Estates Outline Plan Rationale.....	10
6.1.	Regional Development Constraints.....	10
6.2.	Resolution of Development Constraints.....	11
6.3.	Slopes and Slope Stability.....	11
6.4.	Seasonal Drainage Course.....	15
6.5.	Regional Traffic Access.....	15
6.6.	Local Traffic Access.....	16
6.7.	North Development Cell Road.....	16
6.8.	South Development Cell Road.....	16
7.	Topography.....	19
8.	HLC Homes Hays Hill Estates Outline Plan Area.....	19
8.1.	Plan Area Map.....	19
9.	Existing Conditions.....	22
9.1.	Location.....	22
9.2.	Legal Description.....	22
9.3.	Historical Context.....	22
9.4.	Current Land Use.....	23
9.5.	Surrounding Context.....	23
9.6.	Terrain.....	24
9.7.	Existing Development.....	25
10.	HLC Homes Land Use Concept.....	25
10.1.	Vision.....	25
10.2.	Proposed Site Plan.....	25
11.	Municipal Reserve.....	26
12.	Proposed Subdivision Layout.....	28
12.1.	Site Lotting and Setback.....	28

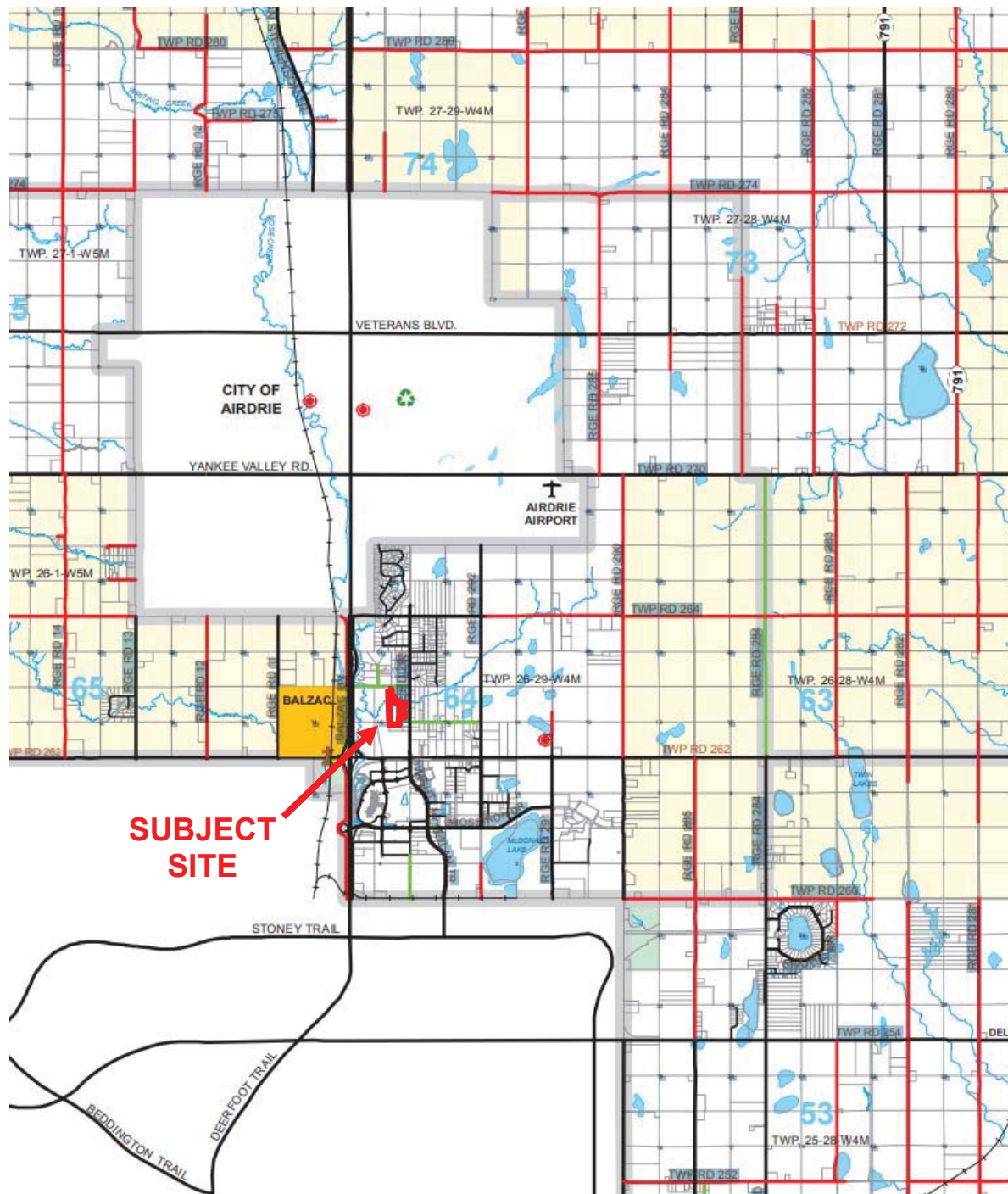
HLC Homes Hays Hill Estates Outline Plan (Bylaw

12.2. Subdivision Lot Size Considerations.....	29
13. Architectural Design Guidelines.....	32
14. Transportation.....	34
14.1. Site Entry Feature.....	34
14.2. Internal Private Road Design.....	34
15. Transportation Impact Assessment.....	35
15.1. Opening Day Vehicular Conditions.....	36
15.2. Range Road 293 (RR293).....	36
16. Servicing.....	36
16.1. Connection to Regional Water Servicing.....	36
17. Proposed Private Sewage Treatment Systems	37
17.1. Conclusions.....	37
18. Solid Waste Management.....	38
19. Wetland Environmental Study.....	39
20. Summary and conclusions.....	39
21. Storm Water Management.....	40
22. Conclusions and Recommendations.....	40
23. Shallow Utilities	42
24. Community Service Levels.....	42
25. Bareland Condominium Association.....	42
26. Public Consultation.....	44
26.1. General Comments of Open House Attendees.....	44
27. Implementation.....	47
28. Appendices.....	48
Figures	
Figure 1 – Regional Locator Map.....	1
Figure 2 – Site Plan Aerial.....	3
Figure 3 – Growth Management.....	5
Figure 4 – Balzac East Area Structure Plan.....	7
Figure 5 – Site Plan.....	12
Figure 6 – Slope Stability.....	13
Figure 7 – One Acre Building Envelope.....	14
Figure 8 – Internal Road Network.....	18
Figure 9 – Topography.....	20
Figure 10 – Phasing.....	21
Figure 11 – Green Space.....	27
Figure 12 – Residential Building Envelope.....	31
Figure 13 – Views from Proposed and Existing.....	33
Figure 14 – Proposed Bareland Condo Plan.....	43

1. Introduction

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

Figure 1: Regional Locator Map



Policy 1.1.0. Policies contained in this Outline plan shall apply to the plan area, defined as Area 3 within Phase I infill residential of the BEASP and the 566 Crossings Business Park Conceptual Scheme.

2. Plan Interpretation

Discussion sections within this Outline Plan are provided to clarify policies within these documents. Policies take precedence over inconsistencies that may be found in the discussion section.

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

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

3. Purpose and Objectives

3.1. Purpose

The purposes of this Outline Plan are to:

Comply with BEASP 4.3.1(f) which states that:

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

3.2. Objectives

The objectives of this Outline Plan are to:

- a) Establish the appropriateness of the Outline Plan and plan area in a comprehensive format for the subdivision and development for the land (See Figure 2);
- b) Examine the implications of development proceeding within the Outline Plan boundary;
- c) Identify existing constraints and opportunities within the plan area for subdivision and development;
- d) Establish a land use concept with servicing and development strategies and policy framework for the plan area; and
- e) Accommodate the subdivision and development of the plan area.

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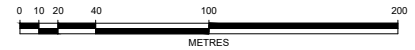
PLAN SHOWING

Site Plan Aerial

AFFECTING

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SCALE- 1:4000



METRIC

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

LEGEND

Subject Property - 
 Waterbody - 
 Existing Home/Barn - 
 NEF30 - 

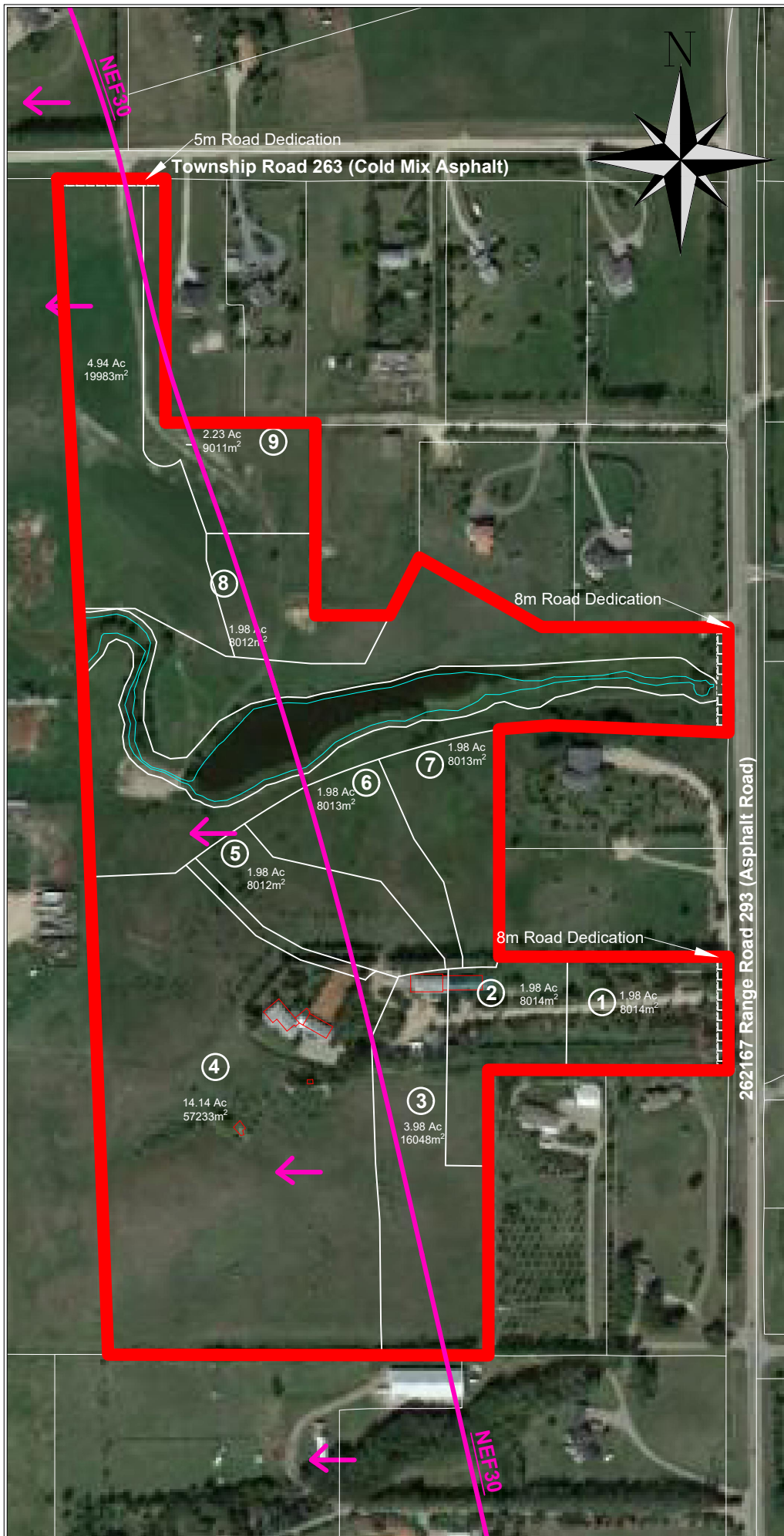


Figure 2

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4. Existing Rocky View Planning Framework

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

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

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

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

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

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

- a) is consistent with population goals (2.5 – 3 % growth of the region's population by 2026)
- b) there is opportunity for community input (2 Open Houses held (Section 27))
- c) it is orderly and sequential (it is located in Phase I of BEASP residential development)
- d) meets the financial, environmental, community and infrastructure goals of the County Plan
- e) there is market demand for the lots created (most of the lots are already spoken for / presold)

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

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

This OP makes every attempt to support these policies.

In the Conservation Section of the County Plan 7.26 it;

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

The Country Residential Development Section 10.0 of the County Plan Goals

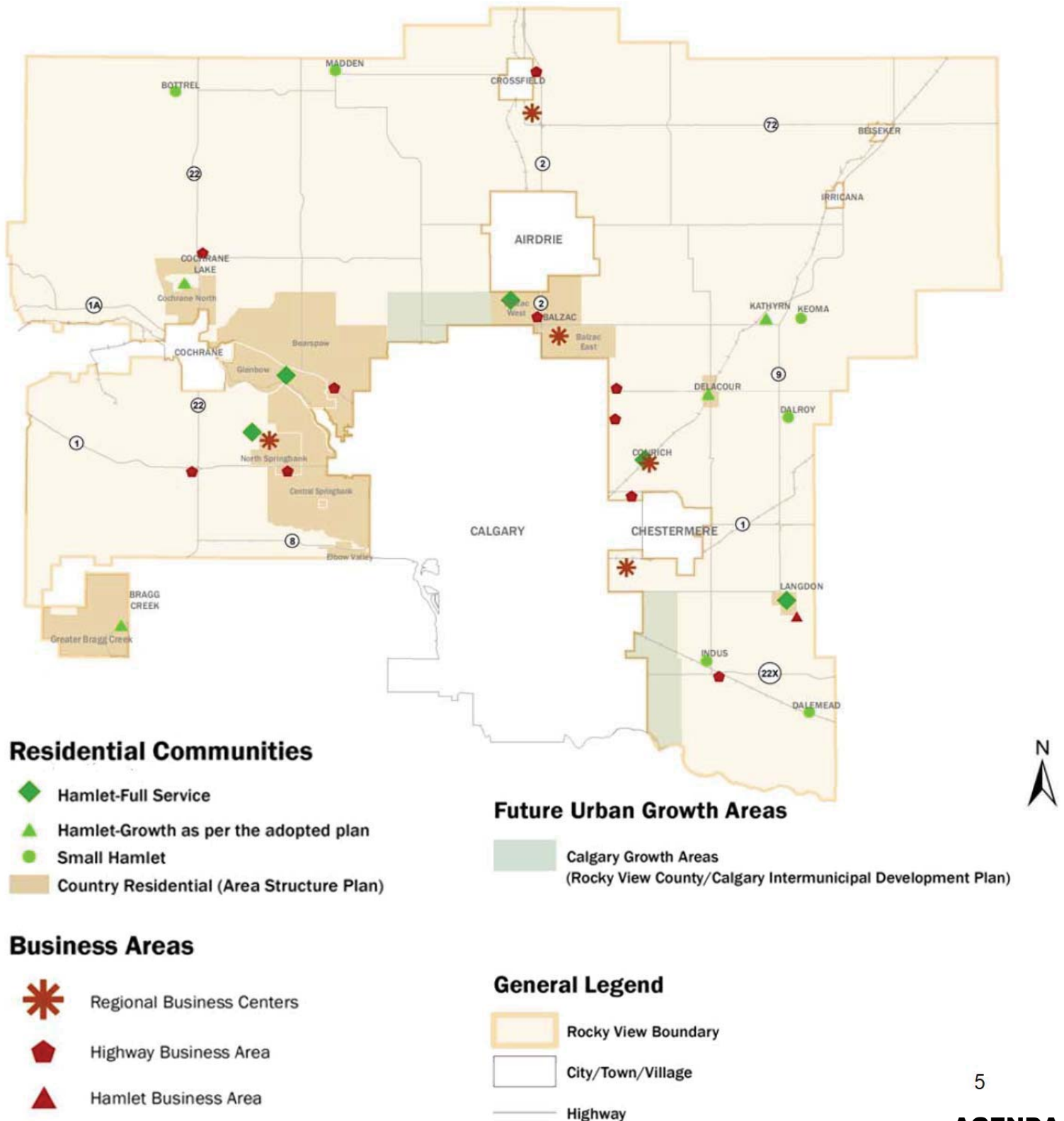
“Encourage alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape.”

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

HLC Homes Hays Hill Estates Outline Plan (Bylaw

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

Figure 3: Growth Management



HLC Homes Hays Hill Estates Outline Plan (Bylaw

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

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

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

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

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

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

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

Section 16 .3 states;

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

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

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

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

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

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

Policy 22.3 states;

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

Policy 22.10 states;

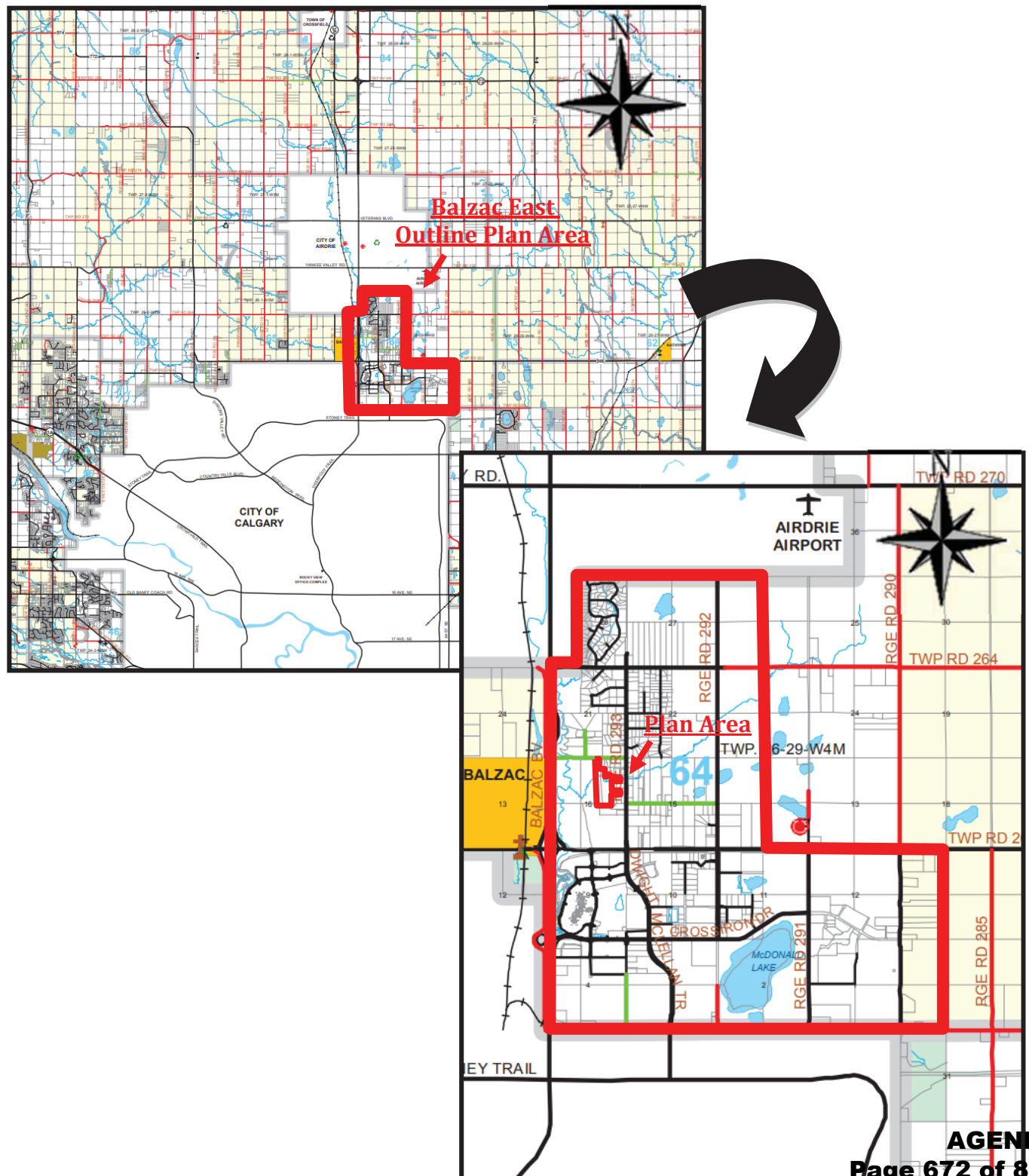
“Identify and implement opportunities to expand the variety of recycled materials accepted at collection stations.”

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

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

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

Figure 4: Balzac East Area Structure Plan and Plan Area



Section: “3.0 PLAN VISION AND GOALS

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

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

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

Section: “3.1 Plan Goals

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

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

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

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

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

Section: “3.2 Residential Land Use

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

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

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

Section: “3.2.1 General Residential Area Policies

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

Section: “3.2.2 Phase One - Residential Intensification Area Policies

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

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

Section: “1.4 Opportunities and Constraints identified in the BEASP

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

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

6. HLC Homes Hays Hill Estates Outline Plan Rationale**6.1. Regional Development Constraints**

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

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

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

6.2. Resolution of Development Constraints

The portion of the site which falls within the NEF 30 line is an area which no new residential homes can be built. All existing homes built before the enactment of the AVPA are grandfathered in and are thus allowed to be maintained and renovated, however no new residential buildings will be allowed. The existing home on the site falls into this category and is grandfathered in. This restriction does not apply to non- residential uses, such as shops, barns, garages, utility sheds, or anything that does not contain residential sleeping quarters. The Noise Exposure Forecast (NEF 30) line is defined in Site Plan Map (Figure 2). All lots contain a residential building envelope large enough to accommodate an estate home footprint of 2500 – 3500 + sq. ft. and easily meet all the required front, side, and rear yard setbacks. See Figure 7 for 1 Acre Building Envelopes. All lots contain a minimum parcel size of 0.801 ha. (1.98 acres). All have a 1 acre building envelope. Only lot # 5 has a building portion on its one acre building envelope which is west of the NEF 30 line.

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

6.3. Slopes and Slope Stability

This Hays Hill OP area is a raised area higher than all the surrounding areas with superb views. These higher vantage point areas are very desirable and come with constraints due to slopes. While most of the site is much less than this, the maximum slope in the plan area is up to 34 % as shown in Figure 6. A Professional Slope Stability Engineer was retained to conduct a thorough investigation of the slopes. The findings were that each building envelope is stable and eligible for residential development. The engineer has confirmed that there is at least one contiguous acre of developable land on each lot. Figure 7 demonstrates a 1 acre contiguous building area. Each building envelope has been hand crafted with specific intention to ensure that each lot has views, envelopes, and buildable areas for a residence as well as accessory buildings. The placement of the buildings will be similar to those already in existence in the surrounding area. Several similar subdivisions of R-2 to R-1 lots have occurred in the area. In this manner these lots will be consistent with the other existing local county residential lots.

The elevation difference of the plan area is highest on the east central portion at a height of 1118m to a the low of 1085m in the west central portion of the site representing a difference of 33 meters. The most extreme slopes of the area have 34 % slopes and are stable and suitable for residential development, according to the findings of the geotechnical study. Almor Slope Assessment is located in Appendix 2. This engineer report certifies that the slopes in this area are stable and each lot contains an area of at least 1 developable acre. See Slope Stability Map (Figure 6) showing sloped areas from 0-15% and 15+%.

HLC Homes

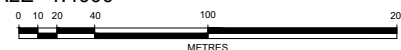
PLAN SHOWING

Site Plan

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



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

LEGEND

Subject Property -

Waterbody -

Existing Home/Barn -	
----------------------	--

NEF30 -

Topographic Lines -

Paved Access Easement -

Statistics				
Land Use	Ac.	Ha.	%	Units
R-1	18.02	7.29	37	9
Agricultural	19.08	7.72	39	
MR	7.93	3.21	16	-
Road Easement	0.38	0.15	1	-
ERE	3.53	1.43	7	1
Total	48.94	19.81	100	10

Figure 5

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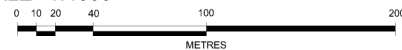
PLAN SHOWING

Slope Stability

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

- Subject Property -
- Waterbody -
- Topographic Lines -
- Existing Home/Barn -
- 0-15% Slope -
- 15% + Slope -

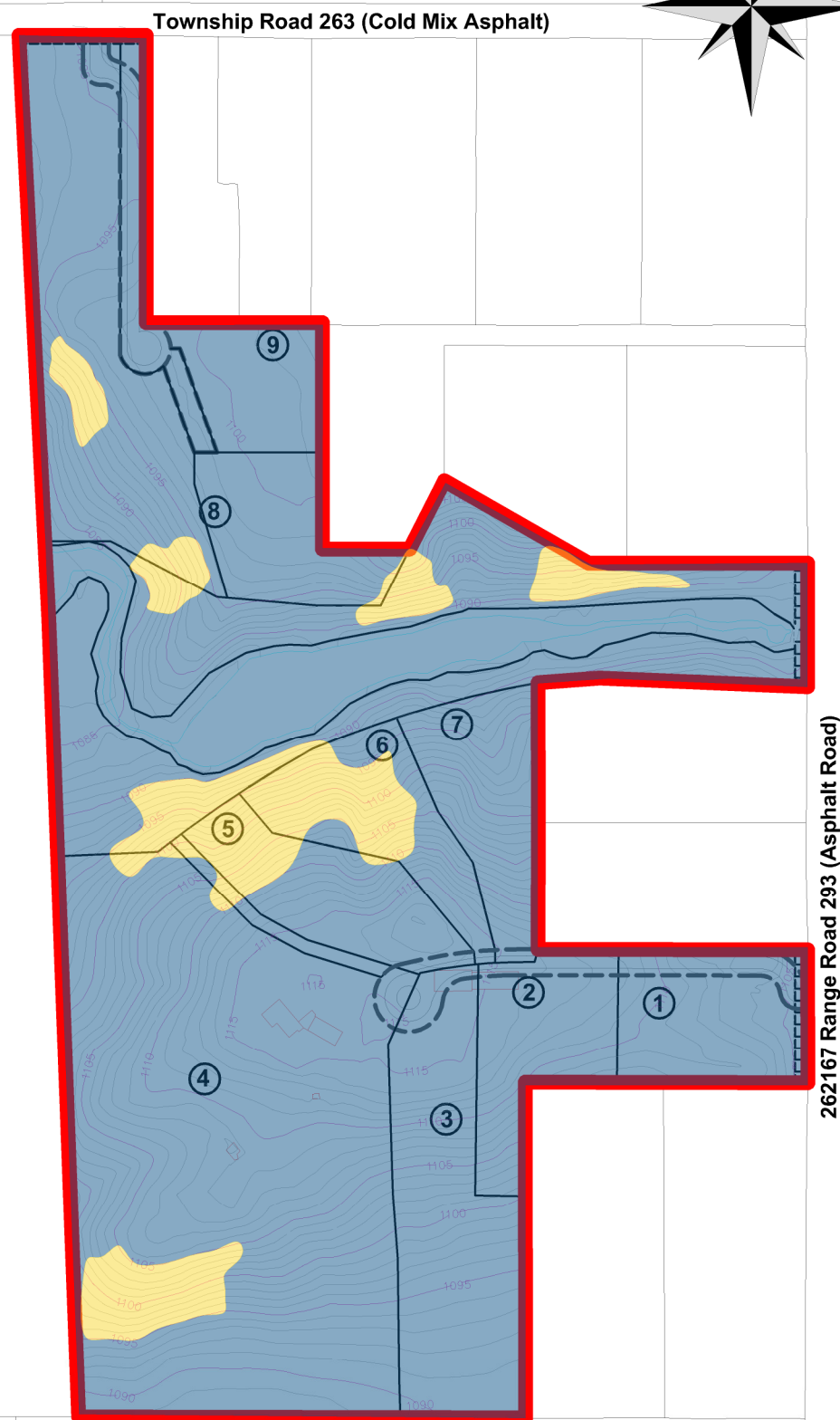


Figure 6

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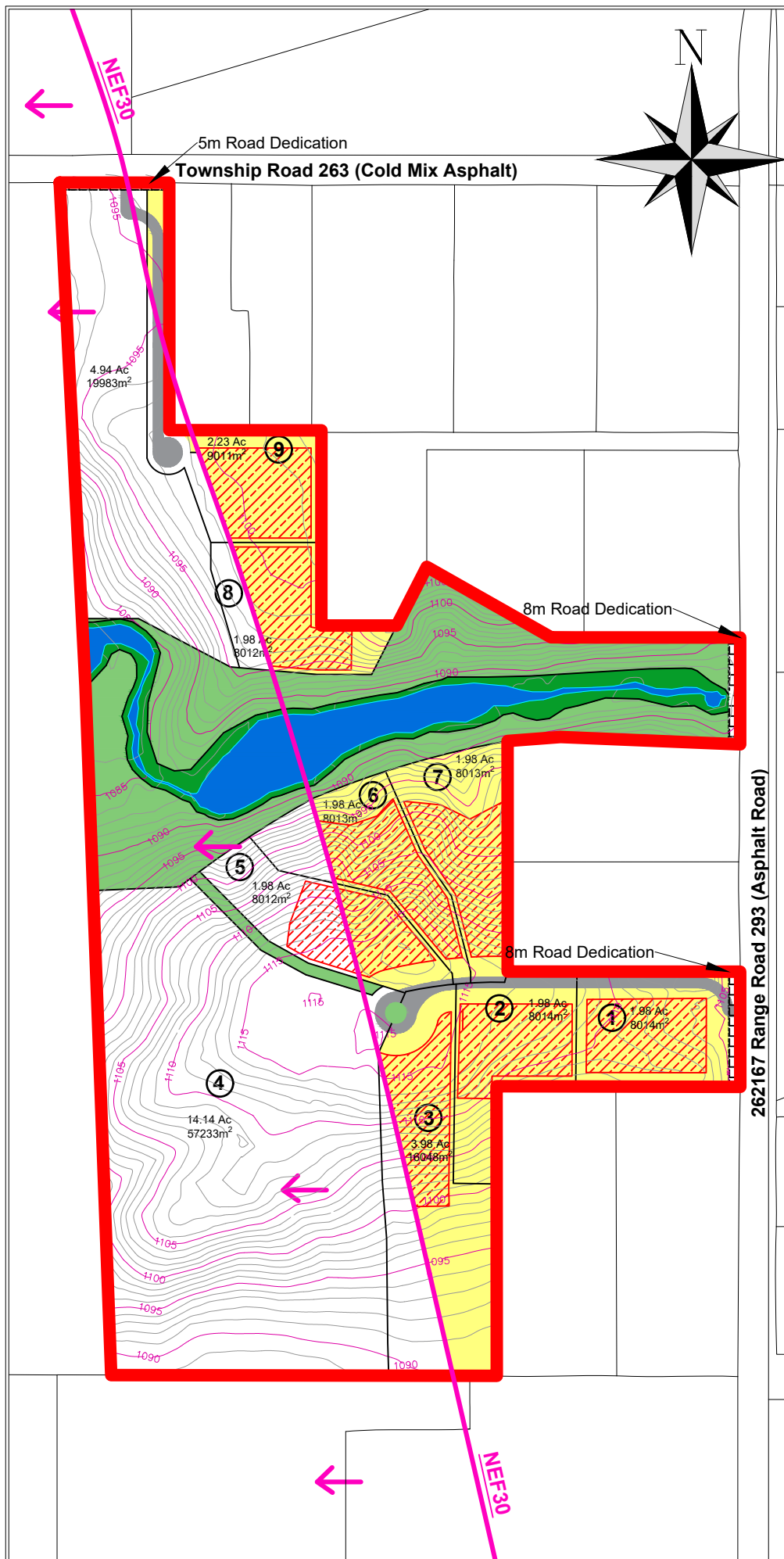
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AGENDA



HLC Homes

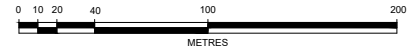
PLAN SHOWING

1 Acre Building Envelope

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Subject Property -

Waterbody -

R1 -

Municipal Reserve -

ERE -

NEF30 -

1 Ac Building Envelope -

Topographic Lines -

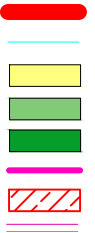


Figure 7

DATE			FILE NO.
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Url: www.planningprotocolz.com



6.4. Seasonal Drainage Course

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

Also associated with this water course is a registered "license to divert" registered on title. This license will be maintained with the land and kept intact without change and be controlled by the condominium corporation's Board of Directors.

Access to and maintenance of the pond and drainage course will be done by the condominium corporation's Board of Directors.

Photos of Seasonal Drainage Course



6.5. Regional Traffic Access

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

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

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

According to the JCB Transportation letter the Balzac intersection is operating at less than maximum capacity. Also, the lighted intersections at SH 293 and SH 566 (Costco intersection) are designed for a far greater capacity than it is currently experiencing.

According to the transportation study conducted by JCB engineering this intersection is servicing the area at an acceptable level. Also for the existing intersection at RR 293 it is

pointed out that most of the traffic at this intersection will be south bound towards SH 566. The expected additional 76 vehicle trips per day generated by the 8 new residential lots will not add significant volume to the regional infrastructure. Figure 8 shows the Internal Road Network.

This accomplishes several prime policy objectives for new developments.

- a) This development takes advantage of substantial existing transportation infrastructure while not stressing the existing regional transportation system.
- b) While the majority of traffic will be southbound from this development there is a portion of the traffic which will head north, splitting the overall additional traffic volumes generated.
- c) Since there is a second north-bound access (onto Twp. Rd 263) which provides, a splitting of the traffic volumes. Only 2 lots (or 19 VTPD) have access via this Twp road 263.
- d) The total traffic volume generated by this development (86 VTPD) is relatively small in comparison to the capacity of the existing infrastructure.

6.6. Local Traffic Access

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

6.7. North Development Cell Road

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

These northerly 2 lots are accessed from Township Road (TR) 263. These lots share one united access onto TR 263. These two lots represent 19 VTPD or 22 % of the total 86 VTPD generated by the site. These 2 lots will have shared access via a common property Bareland Condo access road which will provide legal access. (Figure 8).

Due to physical and geographical limitations (drainage course and topography) it is unlikely that this private access road will ever be developed as a connecting through road.

According to the Bunt TIA letter shown in Appendix 8 TR 263 is able to support up to 750 VTPD and there are currently 515 VTPD. Including this development, the VTPD on TR 263 will be approximately 534 VTPD which falls well within the acceptable limits of TR 263 VTPD bearing capacity.

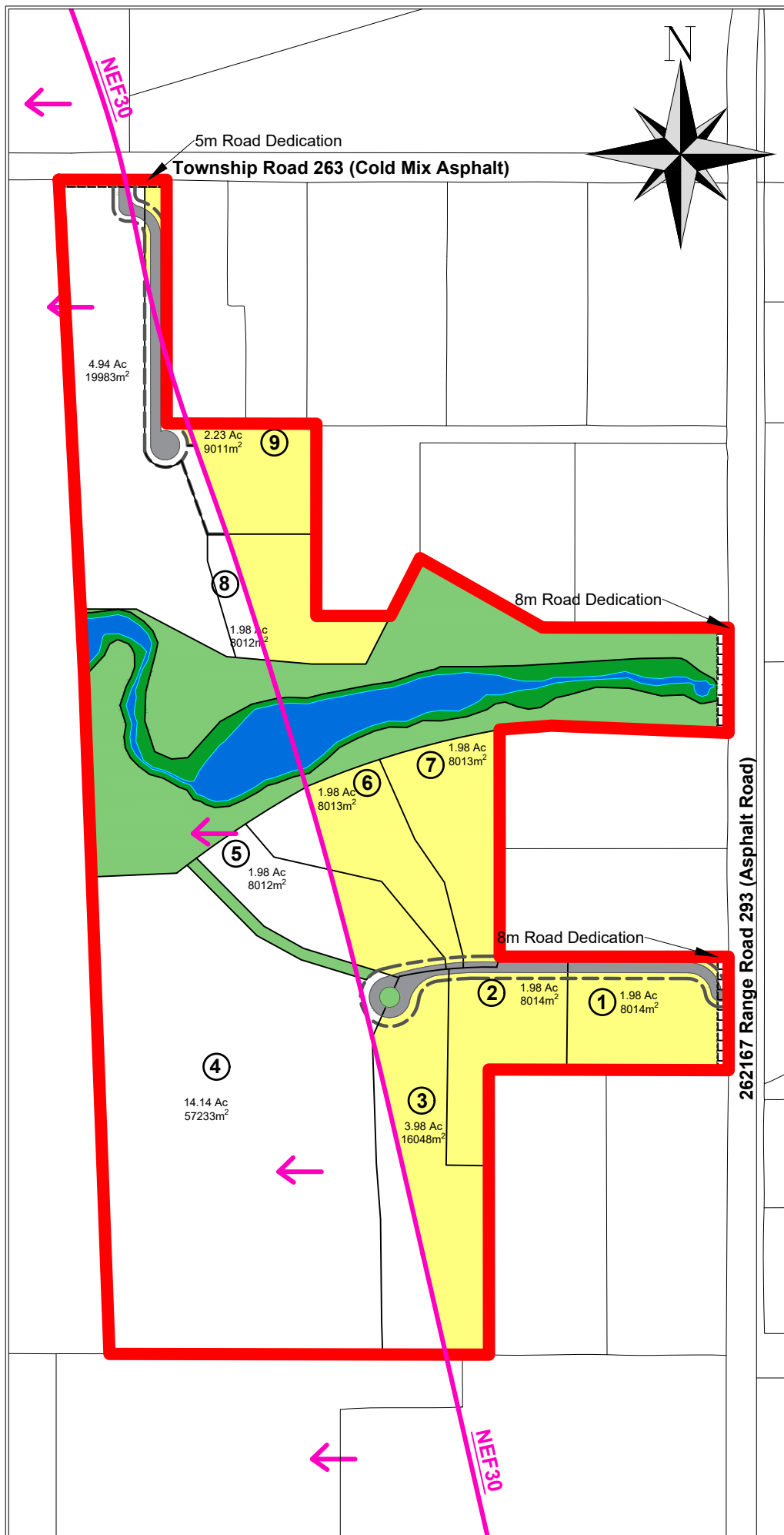
The required road widening of an additional 5 meters for TR 263 is provided as part of this plan.

6.8. South Development Cell Road

HLC Homes Hays Hill Estates Outline Plan (Bylaw)

Lots 1 – 7 will also share an internal private access road. An existing access to Range Road (RR) 293 currently provides access for the existing residence as well as two other existing residences. According to Bunt Transportation the addition of new 6 lots (an additional 57 VTPD) is within the capacity of that road. The only issue posed by this intersection is the Safe Sight Distance (SSD) to the south. A SSD of 105 meters falls short of the 150 meters required. This could pose a problem for traffic making a northbound turn from this intersection. In the Transportation engineer's opinion this is an existing situation which can be resolved by installing a sign stating, "Hidden intersection ahead". It is also noted by the transportation engineer that the majority of traffic will be south bound and not northbound. In the south bound direction the necessary SSD is met. The curvilinear road access provides some traffic calming for users of this access road.

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



HLC Homes

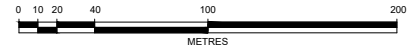
PLAN SHOWING

Internal Road
Network

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Paved Access Easement -

Waterbody -

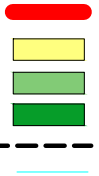


Figure 8

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CHECKED BY		DATE	
R. POTRIE		Oct 25/19	

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7. Topography

This (19.78 ha) 48.9Ac parcel consists of a diversity of geographic features ranging from flat lands, drainage course, and sloping terrain. The high point of this site is 33 meters above the low point. The highest point is located on the east central portion of the site and the low point is located on the west central portion where the creek exits the property. Some of the site consists of lands that are up to 34 % slope. Contour information is shown in Figure 9. Normally areas over 15% slope would be considered as non-developable in the absence of a slope stability report. However a slope stability study has been conducted and concluded that the entire site is stable and there is at least one contiguous acre of developable area within each lot. E2K Slope Stability Report concludes that the entire site is stable and is acceptable for residential development. In addition it is to be pointed out that over 21 % of the site, and most of the steeper areas are preserved and protected as, ERE and MR. This dedication will guarantee that a large portion of the site will be permanently dedicated and protected for future generations to come.

Photo of the Site



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

8. HLC Homes Hays Hill Estates Outline Plan Area

8.1. Plan Area Map

The HLC Homes Hays Hill Estates Outline Plan (HHEOP) Plan Area is approximately (19.7 ha) 48.9 acres in size (Figure 5), and provides a logical land base for development of infill residential development comprising 9 lots over two phases of development. The first phase (lots 1-7) will access RR 293 and Phase 2 (lots 8 & 9) will access TR 263. See Phasing Map for further information (Figure 10)

HLC Homes

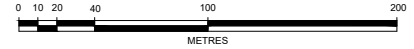
PLAN SHOWING

Topography

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

- Subject Property - ———
- Waterbody - ———
- Topographic Lines - ———
- Existing Home/Barn - □
- NEF30 - ———
- Paved Access Easement - - - - - -

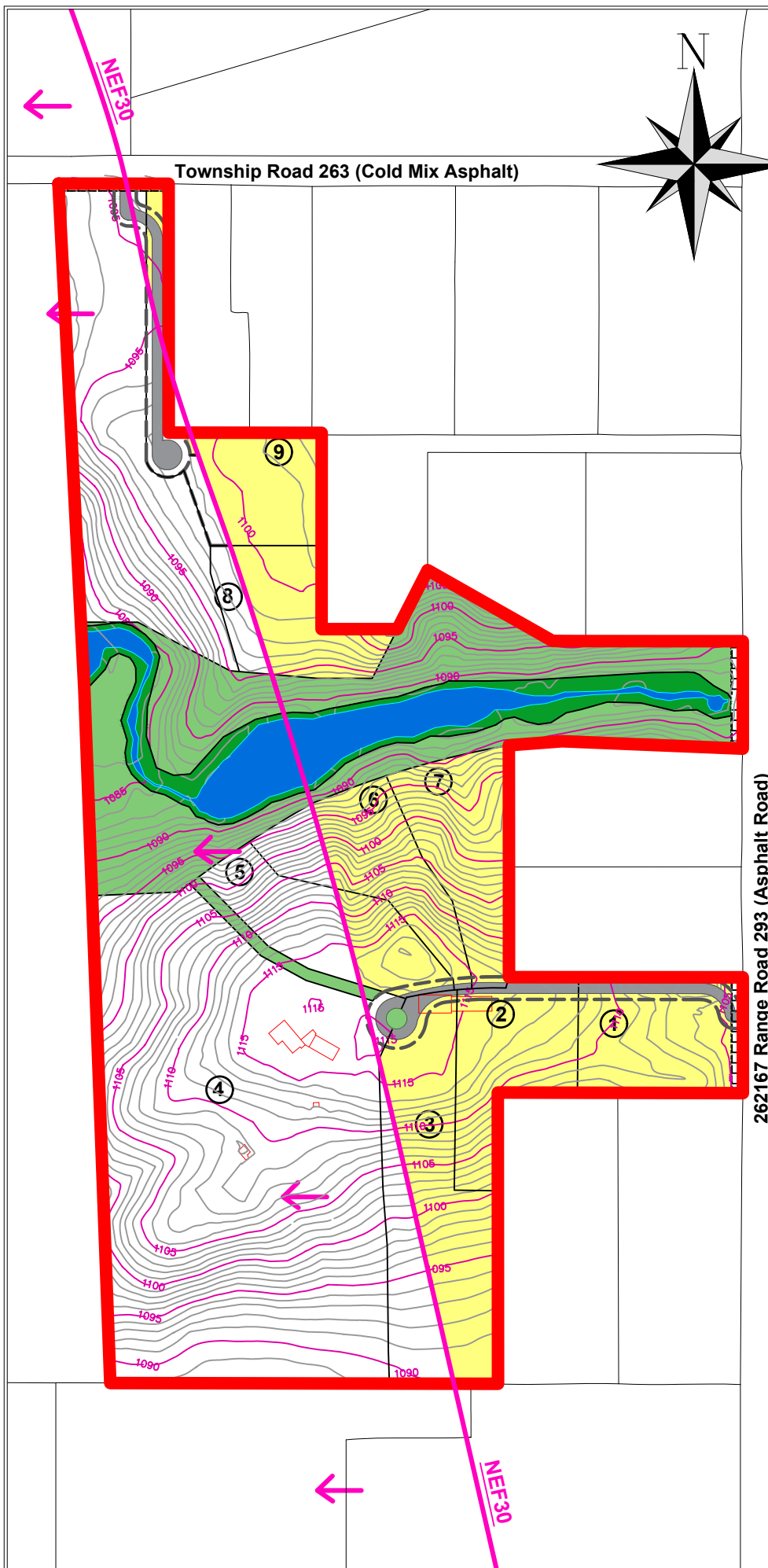


Figure 9

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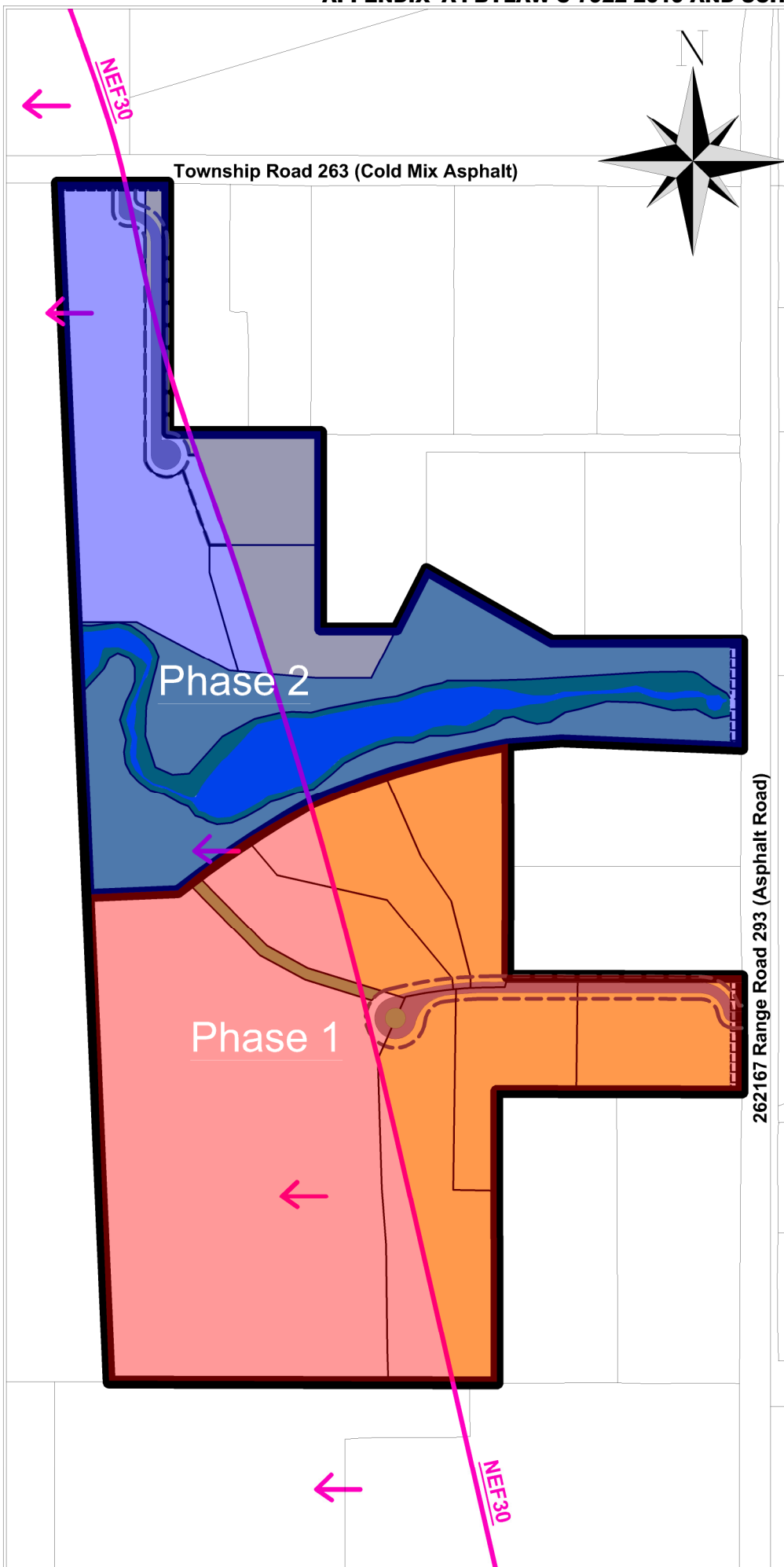
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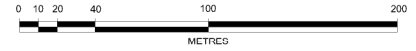
PLAN SHOWING

Phasing

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Phases -

NEF30 -

Paved Access Easement -

Phase 1 -

Phase 2 -



Figure 10

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AGENDA

9. Existing Conditions

9.1. Location

The Hays Hill Estates Outline Plan area is described as being located;

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

Shown in Figure 1.

9.2. Legal Description

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

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

9.3. Historical Context

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

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

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

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

operations. This Outline Plan complies with these two policies. No connecting roads exist nor are proposed as part of this OP. A large 30 meter buffer exists in the approvals for the business park which will be augmented by a 50 + meter open undeveloped space within the plan area. Part of this area consists of extensive ERE and MR dedication within this HHEOP.

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

Policy 9.3.2 Additional buffer should be considered adjacent to the business park to the west when the open space on this site is developed in the future.

Policy 9.3.3 Access between industrial and residential land uses shall be prohibited.

9.4. Current Land Use

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

The proposed site is able to meet the requirements of the R-1 land use district.

Policy 9.4.1. The minimum parcel size for residential subdivision within the plan area shall be equal to or greater than 0.80 ha. (1.98 acres).

Policy 9.4.2 Subdivision of the subject lands shall be developed generally in accordance with the proposed subdivision design as shown in Figure # 5 to the policies of this outline plan. Should technical requirements require subdivision configuration to be revised, lot layout, numbering, this plan may be revised without amendment to this plan.

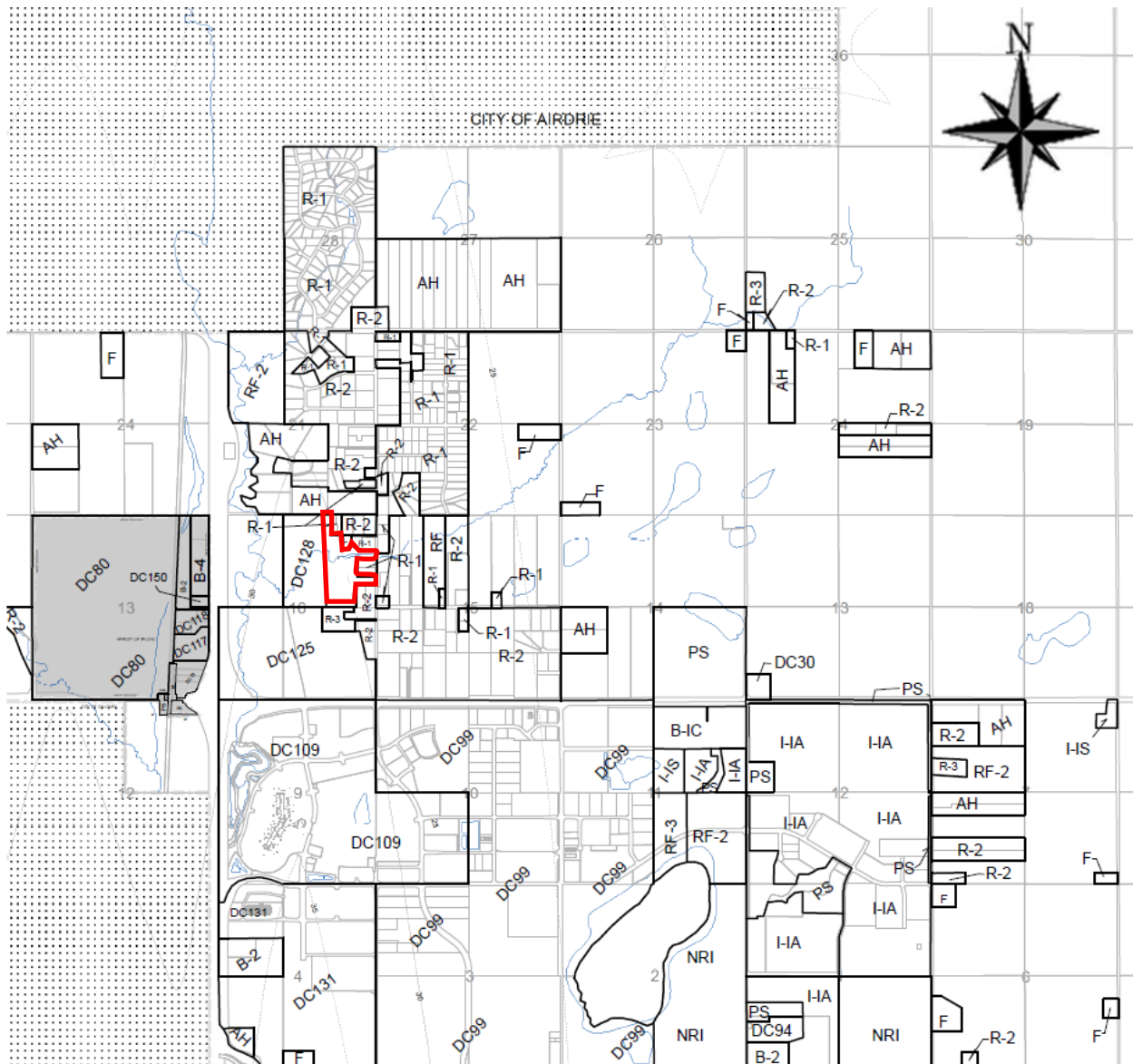
Policy 9.4.3 A caveat shall be registered on each lot within the plan area advising each owner of the possible land improvements on their land, and all land within the subdivision is subject to the policies contained within the 566 Crossing Business Park Conceptual Scheme and the Hays Hill Estates Outline Plan.

9.5. Surrounding Context

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

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

HLC Homes Hays Hill Estates Outline Plan (Bylaw

Existing Land Uses**9.6. Terrain**

The plan area slopes downward from the East to the West and south. Most of the slopes are 0 - 15%. Figure 6 shows areas that contain slopes in excess of 15% on a small portion of the site. According the slope stability study these slopes are stable and provide a respectable 1.5 or more % margin of safety which makes them eligible for residential development.

9.7. Existing Development

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

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

The current access from Township Road (TR) 263, to lots 8 & 9, will be developed to a new private internal Cul-de-sac standard road which will be created to service Phase 2 of the proposed development. This Cul-de-sac will ensure that there is only one access to TR 263. This proposed new private internal road will utilize the existing access in a curvilinear fashion as it accesses onto TR 263 in order to create traffic calming and a safe approach. Safe sight distances can be achieved in both directions from this point.

10. HLC Homes Land Use Concept

10.1. Vision

The vision of the HLC Homes Outline Plan is to develop a 9 lot (8 new lots) country residential development for a select group of owners who wish to create upper end contemporary single family homes and amenities on a site with spectacular views to the Rocky Mountains and valley views and have close proximity to regional amenities and transportation infrastructure.

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

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

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

10.2. Proposed Site Plan

The proposed site layout and proposed landscaping is shown in photos below. Lots 1,2,3 and lots 5,6 and 7 are new lots to be created by subdivision. These represent Phase 1 of the development. Lot 4, (the existing home site) will be subdivided as a balance parcel around its existing amenities. The existing green house will be removed as part of development as it is located in the center of the proposed new private Cul-de-sac internal road.

Lots 8 and 9 will form Phase 2 of the development. The private internal road will provide a single access onto TR 263.

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

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

HLC Homes Hays Hill Estates Outline Plan (Bylaw

and development.



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

11. Municipal Reserve

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

The BEASP states that pathways should make provision for connection to the Nose Creek Open Space System. The bed and shore, plus 8 meters either side of the drainage course, will be dedicated as ERE. However, in addition to this, MR dedication is proposed right up to the lots. Combined, these two open space areas, allows for future open space connectivity. This also provides for the preservation and protection of the portions of the site which consists of a drainage course and sloping lands.

HLC Homes

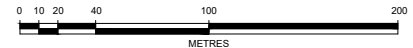
PLAN SHOWING

Green Space

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Local Trail System -

Waterbody (6m+ setback) -

Paved Access Easement -

MR Access -

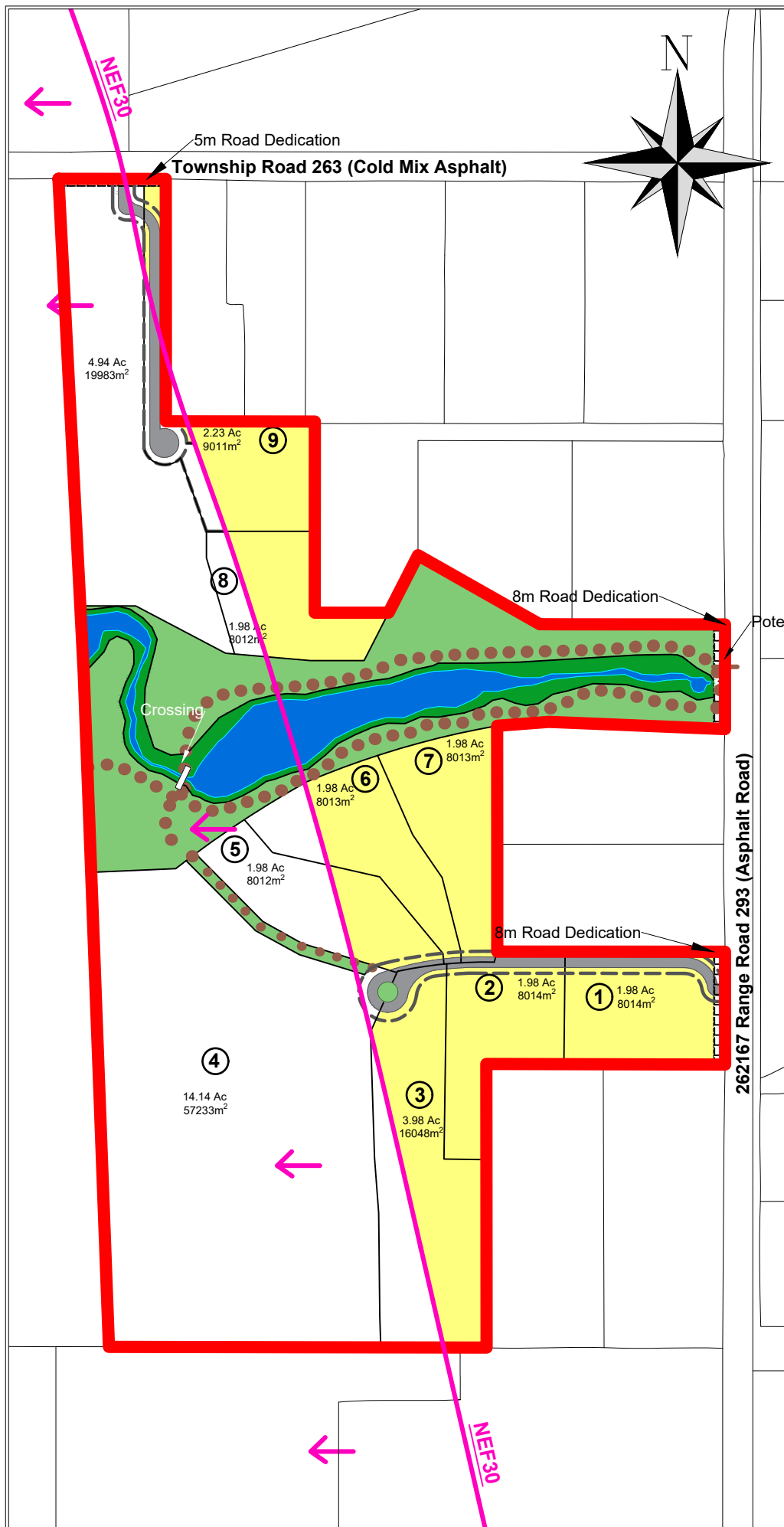


Figure 11

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AGENDA

Page 692 of 864

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

Policy 11.0.1. Municipal Reserve shall be provided in accordance with the MGA and shall be made up of land dedication or cash in lieu as determined by County Council. Dedication on Portion NE- 16- 26 – 29 W4M shall be determined at the future subdivision stage.

Policy 11.0.2. The proposed linear Municipal Reserve shall be a minimum of 8.0 meters in total width, and shall require formal delineation. Fencing, pathways, trails and landscaping shall conform to municipal standards. The developer shall be responsible for installation and maintenance initially and eventually the Condominium Association shall be responsible for the ongoing maintenance.

Policy 11.0.3. Municipal Reserve shall be subject to landscaping improvements and site furnishings.

Policy 11.0.4 A landscaping Plan for Municipal Reserve land shall be prepared by the developer for approval by the County as part of the subdivision approval.

Policy 11.0.5 The existing MR approach from Range Road 293 shall continue to serve as municipal reserve maintenance access.

Policy 11.0.6 An Environmental Reserve Easement (ERE) shall be registered at the time of subdivision, in accordance with the County requirements. An environmental site assessment may be required in order to determine the ERE area.

12. Proposed Subdivision Layout

12.1. Site Lotting and Setback Plan

Site Lotting and Setback Plan (Figure 12) shows the proposed lot sizes and building setback envelopes for the site. The detailed design may be subject to changes at future subdivision stage. Consideration has been given to the orientation of each house to ensure privacy and protection of vistas. Existing and proposed housing views are shown in Figure 13.

Policy 13.1.1. Development areas and dimensions identified in this Outline Plan shall be considered approximate only, and are subject to change at the subdivision stage without the need to amend this Outline Plan.

Policy 13.1.2. Architectural controls shall define precise building envelopes on each lot and ensure compliance.

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

Table 1 – Proposed Lot Area, Building Envelope and Setbacks

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

12.2. Subdivision Lot Size Considerations

All residential lots in the plan area are proposed to be 0.80 ha (1.98 acres) or greater, which meet the Land Use Bylaw minimum parcel size requirement for Residential One District (R-1).

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

Section 654(2) of the Municipal Government Act allows the subdivision authority to approve an application for subdivision even though the proposed subdivision does not comply with the Land Use Bylaw, so long as the following criteria are satisfied, in the opinion of the subdivision authority:

- a) *The proposed subdivision would not:*
 - (i) *Unduly interfere with the amenities of the neighbourhood, or*
 - (ii) *Materially interfere with or affect the use, enjoyment, or value of the*

HLC Homes Hays Hill Estates Outline Plan (Bylaw

neighbouring parcels of land.

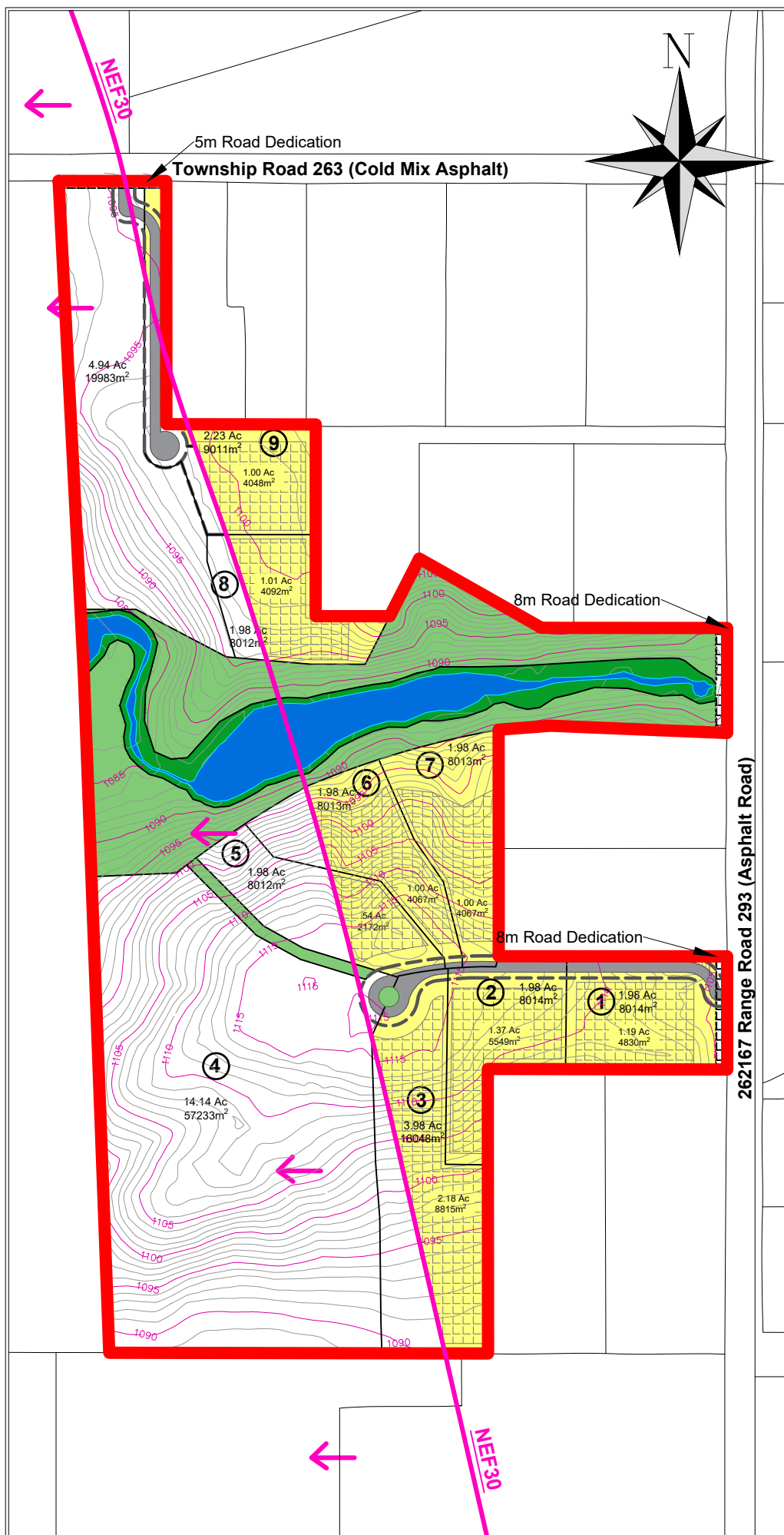
- b) *The proposed subdivision conforms to the use prescribed for that land in the Land Use Bylaw.*

Other supporting rationale for the proposed residential building envelopes

- 12.3.1** The site plan layout of the lots follows a logical progression of infill lots which is encouraged as Phase 1 of BEASP. Residential buildings with living quarters are only allowed east of the NEF 30 line. This AVPA (NEF30) line does not apply to accessory buildings such as garages, shops, storage sheds, septic fields and virtually anything else that does not contain sleeping quarters.
- 12.3.2** Landscaping and green space adjacent to these Lots make the lot lines and building envelope seem larger.
- 12.3.3** Engineering reports support a building envelope area within setbacks that meets site design requirements and provides adequate space for septic field construction on each lot.
- 12.3.4** Each lot shall be serviced by a piped water source.
- 12.3.5** BCA Architectural Design Guidelines will apply to every lot in the development. The size of residential building envelope will not negatively impact the overall quality of development through the use of the design principles and guidelines that will be implemented.
- 12.3.6** Residences shall be placed on the lots in such a manner as to be similar to existing development so as not stand out as being different.
- 12.3.7** Restrictive covenants on title (managed by the BCA) will specifically prescribe the boundary where each home will be located.

Lot Development Design Principles;

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



HLC Homes

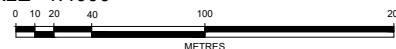
PLAN SHOWING

Residential Building Envelope

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



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

LEGEND

Subject Property -

R1 -

Municipal Reserve -

ERE -

Residential Building Envelope -

Waterbody -

NEF30 -

Topographic Lines -

Paved Access Easement -

Figure 12

DATE			FILE NO.
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- 12.3.9** The design of the homes and amenities will be specific to each site and will be specifically designed by topography, view lines, landscaping and sun angles, AVPA, in such a way to fit buildings, structures, courts into the natural features of the site with minimal site disturbance.
- 12.3.10** Building design will be “Prairie Estate Contemporary” with emphasis on the use of natural materials including stone, wood, metal, concrete, energy efficiency and environmental protection.
- 12.3.11** Roof structures will range from flat to high pitch depending on site conditions.
- 12.3.12** Hard and soft landscaping features and finishes are as important as building design and will be compatible with building design to create consistency of design with all amenities developed on the lot.
- 12.3.13** Internal lot landscaping and planting will be professionally designed and is intended to be a significant part of the development of each lot.

13. Architectural Design Guidelines

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

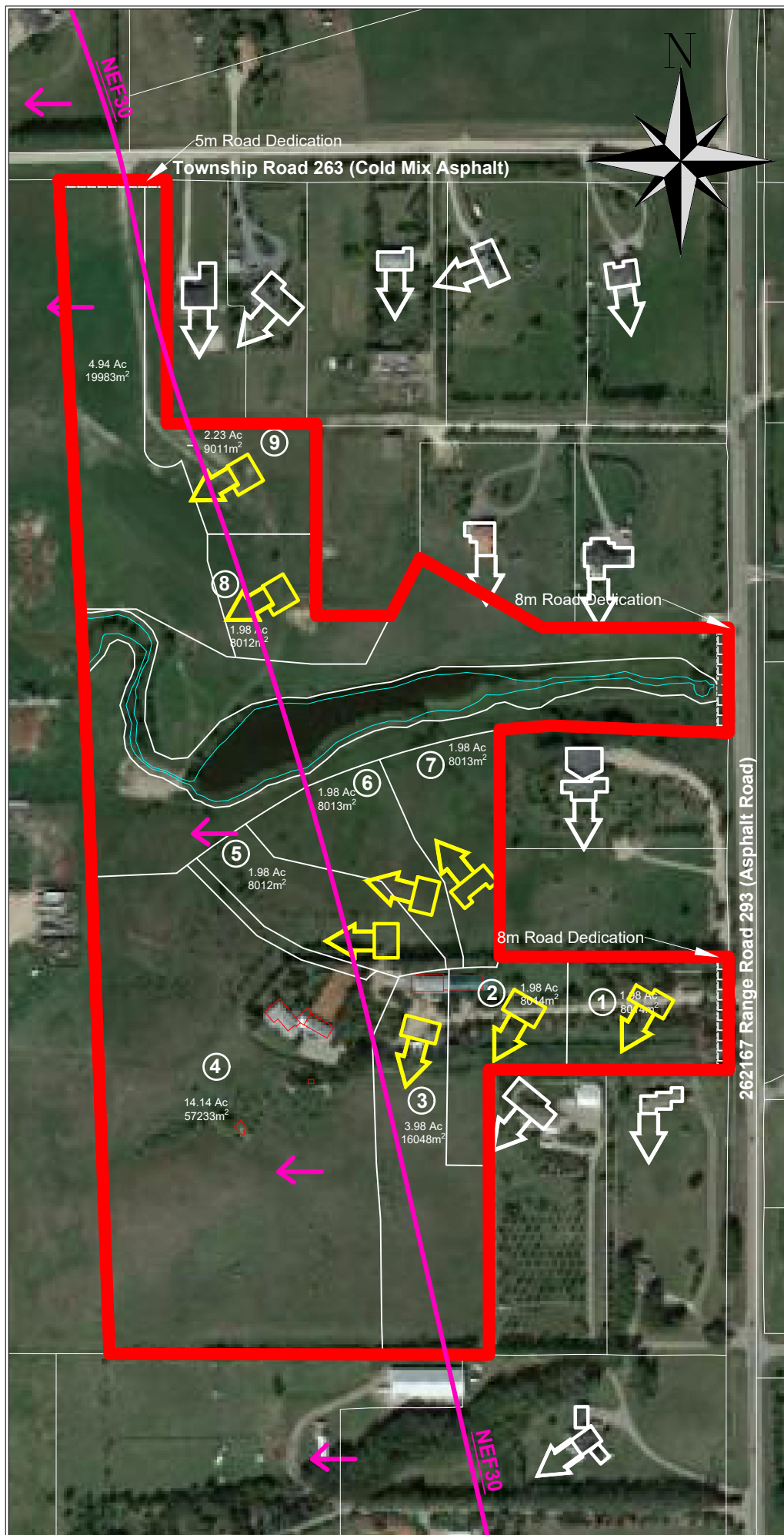
Architectural design guidelines will be implemented by a Design Committee initially provided by the developer with ongoing responsibility to be turned over to the BCA when all the lots have been developed.

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

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

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

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



HLC Homes

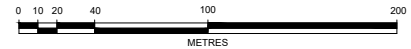
PLAN SHOWING

Views of Existing and Proposed Housing

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Subject Property -
 Waterbody -
 Existing Home/Barn -
 NEF30 -
 Existing Houses (white) -
 (Sizing is only approximate)



Proposed Houses
 (Not to Scale) -

Figure 13

DRAWN BY		DATE	FILE NO.
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14. Transportation

14.1. Site Entry Feature

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



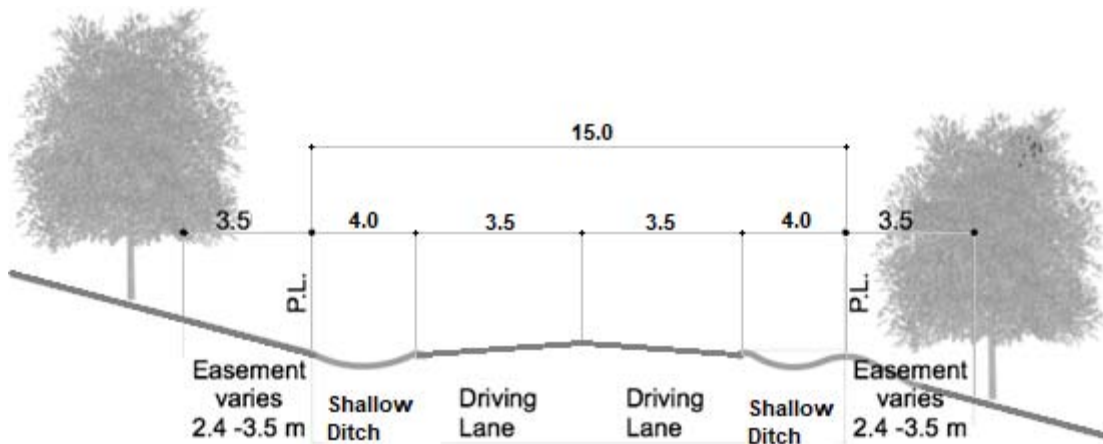
14.2. Internal Private Road Design

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

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

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

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Policy 14.2.1. The Developer shall be responsible for any road upgrades and intersection improvements as detailed in the April 25, 2018 JCB transportation Impact assessment and the October 17, 2019 Bunt and Associates Update transportation Impact Assessment as required to serve the proposed subdivision and development.

Policy 14.2.2. Internal roads shall be constructed in accordance with the Municipals Servicing standards for subdivision and development.

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

Policy 14.2.4 The developer shall provide details at subdivision stage regarding individual building access in Phase 2 lots considering existing grades.

Policy 14.2.5 The proposed parcels in Phase 2 shall be accessed by a mutual approach from Township road 263 which shall be protected by access easement of way and associated easement agreements for each lot at the time of subdivision.

Policy 14.2.6 The proposed parcels in Phase 1 shall be accessed by an internal private roadway to be maintained by the Condominium Association.

15. Transportation Impact Assessment (TIA)

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

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

With respect to the safety of the intersections in its current configuration the Bunt report indicates that the limited scope and impact to traffic caused by the 8 new lots do not contribute to safety issues at the intersection.

Summary and conclusions of the report confirm the following:

15.1. Opening Day Vehicular Conditions:**15.1.2 Township Road 263 (TR 263) 517**

As noted on the Bunt Transportation Engineering letter, the proposed subdivision is anticipated to add 19 VTPD. This would increase the daily traffic to approximately 536 VTPD. According to their letter this road as a chip seal surface has a latent capacity for 750 VTPD. Consequently, it is considered that the existing Twp. Rd. 263 has the capacity to accommodate the proposed subdivision and the recommendations of the October 17, 2019 Bunt TIA letter will be strictly adhered to.

15.2. Range Road 293 (RR293)

"The intersection of the access road to the Lots 1 – 7 of the subdivision and RR 293 is located just north of a crest along RR 293. The site distances from the new intersection were reviewed to confirm the adequacy of the location of the intersection.

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

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

As an approaching motorist from the south does not have appropriate SSD, it is recommended that a "Hidden Intersection Ahead" sign, similar to the existing sign located on RR 293 north of the intersection, be installed 150 meters south of the proposed intersection. This will raise the awareness of the approaching motorists that a vehicle may enter the road from an upcoming, unseen intersection.

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

Policy 15.2.1. An Engineering Assessment will be completed at the time of subdivision to mitigate the site line deficiency to the county satisfaction.

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

16. Servicing**16.1. Connection to Regional Water Servicing**

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

The BEASP Policy 6.5.1.g states that developers will connect to the East Rockyview water

transmission Main and pay all required levies to the satisfaction of the municipality.

Policy 16.1.1. Each lot currently not serviced with a piped potable water connection shall be serviced by a piped treated water supply through the Rocky View County Water System.

Policy 16.1.2. Developer shall pay for all costs associated with the hook ups to the piped water system at no cost to the municipality.

Policy 16.1.3. All required easements shall be provided to the satisfaction of the Utility Company.

17. Proposed Private Sewage Treatment Systems

Each new lot (lots 1-3, 5- 7 and 8, 9) will have a private sewage system compliant with the relevant provincial standard of practice and Rocky View County Policy 449. The following reports are pertinent to the provision of private sewage treatment systems (PSTS) for the development proposed in this Outline plan:

- Osprey Engineering, PSTS report dated July 15, 2019 (Appendix 10) and its subsequent updated report on October 29th, 2019 (also Appendix 10) (It must be noted that the first report referenced a previous plan with a higher density—12 lots. The report's conclusions are valid for the development as proposed in this 9 lot Outline Plan. The PSTS assessment will be updated at subdivision to reflect the tentative plan of subdivision);
- E2K - Geotechnical Evaluation and Slope Assessment, dated May 8, 2019 and updated October 16th, 2019 (Appendix 3); and
- Almor Testing Slope Assessment for One Acre building sites dated March 13th, 2019 and updated October 24th, 2019 (Appendix 2).

As stated in the PSTS assessment and confirmed by the supporting documents, all lots can support compliant private sewage systems.

17.1. Conclusions

If installed and maintained using accepted best practices, there is more than adequate space on the proposed lots to install compliant, functioning private sewage systems. It must be noted that system size will vary according to the actual houses proposed on the lots.

All private sewage systems will be designed by a qualified private sewage installer (holding the relevant Certificate of Competency issued by Alberta Municipal Affairs) or other qualified professional (e.g. P.Eng., P.Biol., P.Ag. with experience designing private sewage systems in Alberta).

Policy 17.1.1. Recommendations within the Osprey Engineering PSTS Assessment report (as issued on July 15, 2019, or as subsequently amended and accepted by Rocky View County) shall be adhered to, and conditions verified at subdivision stage.

Policy 17.1.2. Each new lot shall have a functioning private sewage system compliant with the relevant provincial standard of practice and Rocky View County Policy 449—in addition to any standards or guidelines as may be applicable at the time the lot is developed.

- Policy 17.1.3** All new PSTS installations in the plan area shall consider the June 4th 2019 Osprey Engineering PSTS report at building Permit stage.
- Policy 17.1.4** Post development run off as a result of the proposed internal roadway in Phase I shall be required to comply with County Servicing Standards and the Nose Creek Watershed Management Plan to be enforced at the detail design stage which may include a pond or storm water facility and outlet conveyance.
- Policy 17.1.5** The existing water control structure shall be addressed at subdivision stage, when detailed road, storm drainage, and residential parcels are registered.
- Policy 17.1.6** The following land alterations may require revisions to the May 8, 2019 Slope Stability Assessment completed by E2K Engineering prior to issuance of Building Permits (a) any on-slope access roads, or significant rough grading or alteration of the building zones (b) removal of vegetation and or trees from on site slopes (c) addition of fill to slopes, (d) excavation exceeding 2.0 meters within the slope.
- Policy 17.1.7** As a condition of the future subdivision the applicant shall submit finished grade plans and cut and fill plans.
- Policy 17.1.8** As a condition of future subdivision the applicant shall submit an update to the Slope Stability Analysis, prepared by a qualified professional, who shall confirm proposed post development slopes are stable, based on the actual development proposed, including the PSTS locations and post development storm drainage patterns, and identify any required mitigation to ensure slope stability.
- Policy 17.1.9** As a condition of future subdivision, an updated contiguous developable area report shall be prepared.
- Policy 17.1.10** The BCA shall ensure that each unit's private sewage system is functioning and maintained according to equipment manufacturers' recommendations and industry best practices. The BCA shall have the authority to enforce such inspections and maintenance as may be required are conducted by the unit owners. The BCA shall maintain records of maintenance for each unit's private sewage system.
- Policy 17.1.11** No private sewage systems shall be installed, repaired or otherwise altered on any lot within this Outline Plan without designs reviewed and approved by the BCA. The BCA shall engage a qualified person or persons to conduct such reviews.
- Policy 17.1.12** To ensure the above policies are applied, prior to installing any private sewage system components, all landowners must provide the following documents for review and approval by the BCA:
- A private sewage design performed and completed by a qualified private sewage installer or other qualified professional (see above),
 - An approved permit issued by Rocky View County's Safety Codes Officer.

18. Solid Waste Management

The developer will enact a 3 bin solid waste system that will provide separation of waste products for recycling and disposal. The BCA will administer and enforce this solid waste program. This program will form part of the architectural design guidelines.

- Policy 18.0.1** A solid waste and recycling management plan would be developed for the plan area

and implemented by the Developer and/or the BCA, at future subdivision stage.

19. Wetland Environmental Study

A wetland Environmental Study was prepared by Trace & Associates, on June 22, 2018 followed by a October 23 , 2019 policy compliance statement updates (Appendix 5). The purposes of the reports were to:

- Describe the existing environment (including soils, vegetation, landform, hydrology, wetlands and wildlife);
- Describe the proposed development;
- Predict the potential effects of the development on the environment;
- Recommend any mitigation measures that would reduce or eliminate impacts of the development on the environment; and

The Wetland Assessment was prepared to assess Ecosystem Components impacts within the Project Site. Findings of the study include:

20. Wetland Summary and Conclusions

Based on the results of their findings, the Trace June 22, 2018 Study and October 23, 2019 updates included in Appendix 5 presented the following summary and conclusions:

- Provincially or federally-listed wildlife species identified during our review may be present on or near the Site, and due diligence is required to ensure that appropriate mitigations and timing of activities are in place, in consultation with a qualified professional and the appropriate regulator(s), as follows:
 - If construction is planned to begin during the migratory bird nesting period (April 15 through August 30) (GOC, 2017), conduct a migratory bird nest search within seven days of planned vegetation disturbance to maintain compliance with the Migratory Bird Convention Act (GOC, 1994a). If a nest is found, species-specific mitigations are required in consultation with the local AEP biologist.
 - On-site wetlands and watercourses are currently not within the proposed development footprint; therefore, approval under the Water Act (GOA, 2000) is not required at this time. If development plans change so that wetlands may be impacted, then it is necessary to submit both a wetland assessment and Water Act application to AEP.
 - Little bluestem, a S3-ranked plant species that is tracked on an ACIMS watch list, was recorded on the Site. The plants observed are within the area not proposed for construction (grading), and are therefore not expected to be impacted.

Policy 20.0.1. The developer shall make no alterations to the existing water tributary and or pond without prior approval from Alberta Environment.

Policy 20.0.2. If the plan is altered which include changes to the wetlands then a wetland

qualified specialist should be present to advise about wetlands and wildlife concerns.

21. Storm Water Management

The following reports are pertinent to the management of storm drainage for the development proposed in this Outline Plan:

A conceptual storm water management plan (SWMP) prepared by Osprey Engineering dated July 15, 2019 was submitted in support of this Outline Plan to provide information on the drainage strategy for the site (Appendix 9) (It must be noted that this report referenced a previous plan with a higher density—12 lots. The report's conclusions are valid for the development as proposed in this 9 lot Outline Plan. The conceptual SWMP will be updated at subdivision stage with a site-specific stormwater implementation plan (SSIP) to reflect the tentative plan of subdivision). The SWMP meets the criteria as outlined in the BEASP 6.5.3 (a), (b), (c), (d)

A Wetland Impact Assessment was prepared by Trace & Associates, on June 22, 2018 followed by a June 28, 2019 policy compliance statement (Appendix 5).

22. Storm Water Conclusions and Recommendations

Storm drainage can be managed within the parcel to comply with Rocky View County policies and provincial statutes, regulations, policies and supporting documents. The following are notable:

1. The *Nose Creek Watershed Management Plan [NCWMP]* (Palliser 2007) has been adopted by Rocky View County and is assumed to govern the design of storm drainage works in the subject area. The concept provided addresses the MDP's unit release rate (1.257 L/s/ha) and volume control (11 mm) targets without additional BMPs. This is primarily due to restricted development areas and coarser textured soils (which have a larger capacity to infiltrate runoff);
2. Due to the complicated site boundaries and topography, there is no practical opportunity to provide a single, centralized storm drainage facility (e.g. a pond or wetland). As runoff targets are already met a centralized stormwater facility will not have any measurable effect on downstream runoff;
3. Dwellings are to be constructed such that all building entrances and ground level at foundation walls are to be at least 0.3 m above adjacent ground and peak water surface elevations of adjacent ponds, channels or other areas where water may be held;
4. Waterbodies are not affected by this development. All constructed works are located well away from any identified water bodies (per Germaine (2018)). As such, no permits (e.g. *Water Act*, *Public Land Act*, etc....) or notification is required from AEP;
5. No effects are foreseen for the holder of the Water Diversion License noted for this quarter-section, and
6. As future homes in this development will be served by a piped water supply, offsetting water usage for lot irrigation by rainwater capture is desirable. To this end, rainwater cisterns should be installed on all new dwellings. These may consist of a buried holding tank meeting CAN/CSA Standard B66 or other appropriate storage system. A suggested size would be 4.5 m³ [1000 Imperial gallons] or larger. All tanks should be equipped with:
 - a. A seasonal flow diverter on downspouts for winter months;

- b. A gravity overflow pipe with a suitably armoured downstream outlet. Outlet shall be sited such that overflows drain safely away from structures and private sewage components. A suitable reference for rainwater harvesting is *Guidelines for Residential Rainwater Harvesting Systems Handbook* (CMHC 2012).

Policy 22.0.1 As per established Rocky View County practice, as a condition of subdivision, a site-specific stormwater implementation plan (SSIP) or similar document acceptable to Rocky View County shall be submitted. This document will provide additional detail as required to ensure consistence with the tentative plan of subdivision and address any detail design issues as may be identified;

Policy 22.0.2 Use of potable water for irrigation is not desirable—particularly in semi-arid regions such as southern Alberta. As such, all new houses should employ rainwater capture and storage with a full-service capacity of at least 4.5 m³ [1000 Imperial gallons] to offset potable water demand for irrigation. The SSIP will identify methods and design guidelines for such systems;

Policy 22.0.3 To further address impacts on surface runoff, lot landscaping shall be designed to, as much as is practical, maintain existing vegetation and minimize the footprint required for home construction. All soft landscaping shall be absorbent and resilient, having a depth of suitable topsoil of not less than 0.3 m [12 inches];

Policy 22.0.4 Installation of other source control or low-impact development practices (e.g. rain gardens) shall be encouraged—irrespective of whether such is specifically referenced in the conceptual SWMP or subsequent SSIP. Any such practices or works shall be appropriate for their location and able to be sustainably maintained by the unit owner. Any such works must be sited and constructed so as not to compromise safety (e.g. slope stability, access, private sewage, storm drainage);

Policy 22.0.5 The ephemeral draws shall not have their function interrupted nor shall development cause siltation downstream. “Good housekeeping practices” for erosion and sedimentation control shall be practiced during all home construction;

Policy 22.0.6 To ensure these policies are addressed in lot development, prior to construction, all units shall submit the following to the BCA for review and approval. This submission is in addition to any requirements of Rocky View County for development and building permit:

- A complete landscaping plan detailing the existing and final proposed lot and building grades, approximate limits of disturbance, downspout and rainwater cistern location/s, any other source control or low-impact development practices to be located on site. The plan shall also note the proposed location of private sewage components and show that these are protected from surface runoff;
- Where lot development may present a particular concern with respect to erosion or sedimentation (“siltation”), a description of the proposed erosion and sedimentation control practices, both during and after construction, shall also be provided. This may consist of an ESC plan or description by the owner with adequate detail to satisfy the BCA that potential erosion will be adequately mitigated. All erosion and sedimentation control works and practices shall be

appropriate for the location and purpose. Where requested, the owner shall engage a qualified professional skilled in designing erosion and sedimentation control works in Alberta (e.g. P.Eng., P.Ag., CPESC).

Policy 22.0.7 As the BCA will be the operator of the downstream drainage works (the drainage course); it is directly affected by erosion and sedimentation due to development. The BCA shall have the authority to ensure storm drainage and erosion and sedimentation control works are installed and operating as specified and soil is appropriately protected from erosion during and after lot development. However, enforcement of this policy shall not indemnify individual owners of their responsibility under provincial and federal laws relating to pollution of water bodies, nor their civil liability to other downstream.

Policy 22.0.8 At future subdivision stage the Developer may as required:

- a) Submit a site specific cistern rain water capture plan with details as per the Osprey Engineering design suggestion and;
- b) Register any required easements.
- c) Provide a storm water management report to support the subdivision as it proceeds.

23. Shallow Utilities

ATCO Gas provides natural gas services, and has recently upgraded their servicing infrastructure in the area. Fortis provides electrical services. TELUS provides phone and CTV.

Policy 23.0.1. The developer shall provide shallow utilities to the plan area in accordance with the Municipal Servicing Standards for residential subdivisions.

24. Community Service Providers

Fire protection and Ambulance Services are provided by the County either directly or through agreements with other Municipalities.

Protective services are provided to the area by the RCMP and the County's Protective Services.

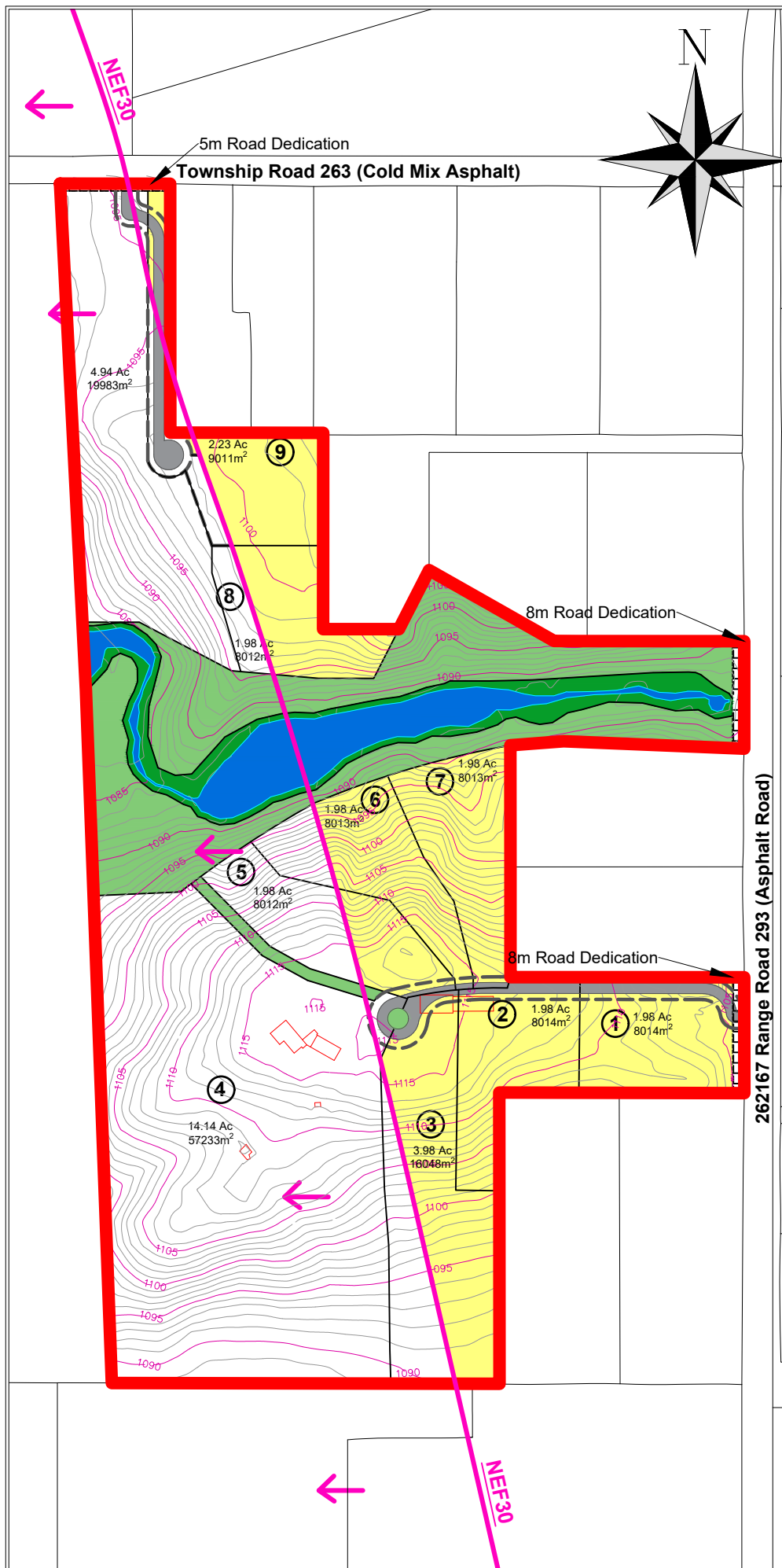
Policy 24.0.1. Each lot shall be clearly marked at the entrance with an address for emergency vehicle identification.

25. Bareland Condominium Association

The developer will set up a Bareland Condominium Association (BCA). This BCA will be responsible for ownership, management, operation and maintenance of a range of responsibilities from Architectural controls, landscaping, road maintenance, water controls, and overseeing solid waste management, issues. See Figure 14.

Policy 25.0.1 The Developer and /or the BCA shall be responsible for the ownership, management, operation, and maintenance of the following within the plan area:

- a) The internal roads and associated infrastructures;
- b) Site Entry Feature from Range Road 293, Site Entry Feature from TR 263, landscaping, and associated infrastructures;



HLC Homes

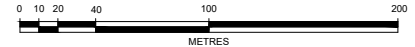
PLAN SHOWING

Proposed Bareland
Condo Plan

AFFECTING

NE-16-26-29-W4M

SCALE- 1:4000



METRIC

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

LEGEND

Subject Property -	
Waterbody -	
Existing Home/Barn -	
NEF30 -	
Topographic Lines -	
Paved Access Easement -	

Statistics

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

Figure 14

DATE			FILE NO.
DRAWN BY	A.WINKLER	Oct 25/19	P 643-01
CHECKED BY	R. POTRIE	Oct 25/19	

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- c) All water management infrastructure, including but not limited to the pond, green space, and the associated conveyance system, and water license;
- d) All common lands with the plan area, including pathways within the development, and the associated landscaping features and plantings.
- e) The Developer, initially and the BCA eventually shall be responsible for the implementation and enforcement the architectural design guidelines.

Policy 25.0.2 The developer shall prepare and register restrictive covenants on each residential lot prohibiting development of residences within the AVPA, NEF 30 contour at subdivision endorsement. This shall include pertinent details regarding parcel specific prohibitions and development requirements for each lot.

Policy 25.0.3 Building envelopes shall be defined at subdivision stage, incorporating NEF 30 and other technical limitations.

26. Public Consultation

Consultation with the public has occurred in the format of personal meetings and discussions with adjacent property owners at various times through the preparation of this document. The County also has public notices, which provided opportunity for adjacent landowners to review the Outline Plan and provide input. Two Open Houses were held the first one on May 17th, 2018. There were 25–30 persons in attendance. We received 7 letters of support at this open house. (Appendix 11). The second Open House was held on October 9, 2019. There were 17 people in attendance at the second Open House and received 5 additional letters of support. (Appendix 12).

26.1. General Comments of the First Open House Attendees

There were 10 attendees in support of the development. (Shown in Appendix 11 &12).

The following is a list of compiled concerns raised by attendees as well as proposed solutions, (Letters of concern can be found in Appendix 11);

- 1) There was a concern that some of the area within the proposed Phase 2 (Figure 10) had fill. This resulted in an Engineer looking specifically at this area. The findings were that buildings can be built in this location based on the reduced number of lots in this area (Appendix 3).
- 2) Area landowners did not want to see any public pathways adjacent to their lots (the expressed concern was the potential fire hazard / threat from smokers walking their dogs.) It was concluded to remove all perimeter pathways and leave only internal pathways/trails. See Figure 11 Green Space Map.
- 3) Open house attendees living north of the site mentioned about potential views from their homes being impaired or blocked by new homes being built. The number of lots north of the pond have been reduced by one half. The new lots south of the pond have also been reduced and the building envelopes have been relocated to the uplands and therefore no longer blocking the view of existing land owners. Also the fact that new home construction will be managed by the BCA in order to reduce conflict.

- 4) An adjacent land owner was worried that if we were to change the drainage course in any way that his water supply (well water supply) may be affected. As a result there will be no changes to the water course, so there should not be a problem with his or anyone's water well.
- 5) Most who attended wanted to see a piped water hook up as opposed to any other water source. This is now a confirmed fact. This site and all of its lots will be serviced by Rocky View County's water system (Appendix 6).
- 6) Some residents were worried about slopes and slope stability. The Slope Stability Engineer has confirmed that the slopes are stable and there will be no issues about slope. Further a level of safety of 1.5 has been applied to the entire site. Historical records show there has never been any slumping or evidence of instability in the site plan area. The total number of lots has been reduced by 3 which reduces the overall footprint and impact on the site. (Appendix 3).
- 7) Some residents were concerned about a suitable building site. Engineers have confirmed that there is an acceptable building envelope on each and every lot. The slopes within the plan area are stable and buildable. (Appendix 2).
- 8) The same residents had worries about there not being adequate one acre building envelope within each lot. Engineers have established that there is an acceptable one acre building envelope on each and every lot (Appendix 2).
- 9) Some residents were concerned about the mixing of residential and commercial land use proposed in the original submission. This mixed land use has since been eliminated from the plan area due to landowner concerns. This also complies with the policy of 566 Crossings CS.
- 10) Some residents brought up the potential safety of the existing intersection at RR 293. The result was two transportation engineers completing TIA studies on the site shown in Appendices 7 & 8. The findings were that minor improvements were needed to be made in order to make the south intersection (RR 293) safe at its current location. These improvements will be made and reflected in Figure 8, also see section 6.8 of this document.
- 11) Most attendees wanted to see the 2 acre minimum parcel size observed. This has been strictly observed. All lots have been specifically designed to be 2 acres or larger. See Site Plan, Figure 5.
- 12) Another concern was with some ambiguities in the first draft of the Outline Plan. We have re-written and improved the document in hopes to clarify many of the previous ambiguities.
- 13) Some attendees expressed a need to have the drainage course/valley bottom preserved as much as possible. The drainage course, bed and shore as well as MR dedication has been proposed to ensure the preservation of the valley and drainage course. This is consistent with BEASP.
- 14) There was a comment about the irregular lot lines. The lots lines have been reworked in order to make marked improvements. The issue of irregular lot lines can never be totally eliminated due to AVPA constraints and the NEF 30 line. Several lot line adjustments have been made in attempts to improve this situation.
- 15) There was a request to have any accessory buildings west of the NEF 30 line limited to a 7 meter height restriction so as not to obstruct views from exiting residents. This seems to be a reasonable request and it is felt that this policy could easily be incorporated into the Architectural Control Guidelines (section 13 of this document).

A Second Open House was held on October 9th, 2019

HLC Homes Hays Hill Estates Outline Plan (Bylaw

A summary of the Open House is as follows;

The Open House was advertised in the Rockyview Weekly Oct 8, 2019

25 Open House personal letters of invitation were personally delivered to 25 immediately adjacent landowners.

Consultants were in attendance to present four different options and to speak to each as to the advantages and disadvantages of each.

Four Large boards were on display depicting four options, they were;

- 1) Option # 1 - The 12-lot option as submitted in the Outline Plan
- 2) Option # 2 - A revised 12 lots site plan with all lots focused around the south Cul-De-Sac leaving the valley bottom and lands north of the pond as green space (this option would have required an ASP amendment to accommodate a density transfer)
- 3) Option # 3 - A 10 lot option which essentially reduced the lots by two north of the pond and reconfigured the 8 lots south of the pond.
- 4) Option # 4 - A 9 Lot option which essentially reduced the lots by two north of the pond and reconfigured the lots south of the pond reducing these lots by one as well.

There were 17 people who attended the open house. (See attached attendance sheet)

There were 5 letters of support received (attached)

- Almost all attendees complimented on how much improvement has occurred since the original submission.
- Most were very complimentary on how much the developer has compromised.
- All wanted to see the access point / entrance roadway be maintained where it currently exist onto RR 293
- All liked that only 2 lots were being proposed north of the pond.
- Some commented that they want to eliminate the pathway on the south side of the pond and even pathways everywhere in order to cut down on fire risk from teenagers smoking.
- Some want to know how much parking for the Public would be available to the users of the open space.
- All wanted the name changed from "Sharp Hill" so as not to be confused with the "other existing Sharp Hill" subdivision. Alternative name suggestions were "Hays Hill Estates", "Butte Hill Estates" we liked the "Hays" option because this quarter section was originally owned by the prominent politician and Senator Harry Hays.
- Attendees liked the proposed placement and views of proposed home locations on Options # 3 & 4 See Figure # 13
- Attendees liked that the density was really low.

- All really liked the fact that there would be a Condominium Association as opposed to a Homeowners Association (HOA).
- One home owner to the north wanted to get a new fence between his property and this development as the existing one is in poor shape.
- Some comments were that the reduced number of lots on the north would be allow for dwellings to located outside of fill areas completed by the previous owner.
- One wanted to see high standard of architectural controls to monitor house size and quality
- Overall there was a general consensus that Option # 4 was the best plan.
- Several questions evolved around price point for prospective new lots and for finished homes (they didn't want to see small or low-quality homes).
- All wanted to see pipeline water hookups to each lot.
- The Open House ended at about 7:20 pm.
- Note-worthy, is the fact that the developer has met with each of the immediate, adjacent landowners in an attempt to resolve any concerns they had. This is an open and ongoing dialogue which will continue until the project is complete. While it may be impossible to completely resolve every concern it is evident that exhaustive measures have been taken to solve as many as possible.

Policy 26.1.1. Where ever possible the developer should make every possible attempt to reconcile adjacent land owner concerns.

27. Implementation

Development of the land will proceed in a way to minimize the impact of construction activities in the following ways:

- Initial site stripping and grading will be limited to road and utility construction that will be part of the first phase for development of the site.
- Following internal road construction, perimeter landscaping, servicing and road landscaping will proceed.
- Lots will remain as much as possible in their natural state until developed. Due to the nature of high expectations for home design and construction it is likely that the sales absorption of the lots will occur over a period of time so the intent is to keep undeveloped lots natural with existing vegetation.
- When lots are developed, owners will be required to prepare a site impact assessment with their construction documents to minimize impacts to the building site and the development. Each lot will prepare a site plan design to manage construction.

Policy 25.0.1. The County may issue a Development Permit for stripping and grading in accordance with the following reports as approved by the County and, where necessary, approval by Alberta Environment and Parks:

- An approved Stormwater Management Plan;
- Erosion and Sediment Control Plan;

- Weed Control Plan; and
- A Construction Management Plan
- Approved Engineering Drawings

28. Appendices

List of Technical Engineering Reports submitted with the Outline Plan Application:

- Ground water testing, Prepared by Almor Testing Services, dated July 4, 2018 (Appendix 1)
- One Contiguous acre Bldg. envelope Slope Assessment, prepared by Almor Testing Services, dated March 13, 2018 (Appendix 2)
- Slope Stability Site Assessment, prepared by E2K Engineering Ltd, dated May 8, 2018 (Appendix 3)
- Slope Stability follow up letter, prepared by E2K Engineering Ltd, dated June 21, 2018 (Appendix 3)
- Trace & Associates Phase I Environmental Feb 22, 2018 (Appendix 4)
- Trace & Associates Wetland Assessment June 22, 2018 & Trace & Associates Riparian Policy Evaluation June 28, 2018 (Appendix 5)
- Trace & Associates Wetland Assessment Update October 18, 2019 & Trace & Associates Riparian Policy Evaluation October 22, 2019 (Appendix 5)
- Rocky View Water Coop letter of confirmation June 17, 2019 (Appendix 6)
- Traffic TIA letter JCB engineering April 25, 2018 and Nov 3rd 2017 (Appendix 7)
- TIA follow up letter prepared by Bunt & Associates Engineering Ltd., dated Feb 25, 2019 (Appendix 8)
- TIA Update by Bunt & Associates Engineering Ltd., dated October 17, 2019 & October 28, 2019 (Appendix 8)
- Osprey Engineering Inc. - Stormwater Study, dated July 15, 2019 (Appendix 9)
- Osprey Engineering Inc. - Stormwater Study Updated, dated October, 2019 (Appendix 9)
- Osprey Engineering Inc. - PSTS Study, dated July 15, 2019 (Appendix 10)
- Osprey Engineering Inc. - PSTS Study, dated October, 2019 (Appendix 10)
- Letters of Support/Concern & Attendance to Open Houses hosted on May 17, 2018 (Appendix 11)
- Letters of Support/Concern & Attendance to Open Houses hosted on October 9th, 2019 (Appendix 12)






Conceptual Scheme amendment proposal: To amend the 566 Crossing Business Park Conceptual Scheme to include Appendix B, Hays Hills Estates consisting of 9 residential lots.



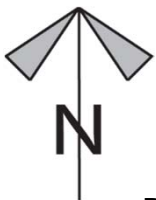
Surveyor's Notes:

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

Legend

-  Existing dwelling
-  Existing accessory building
-  Existing access

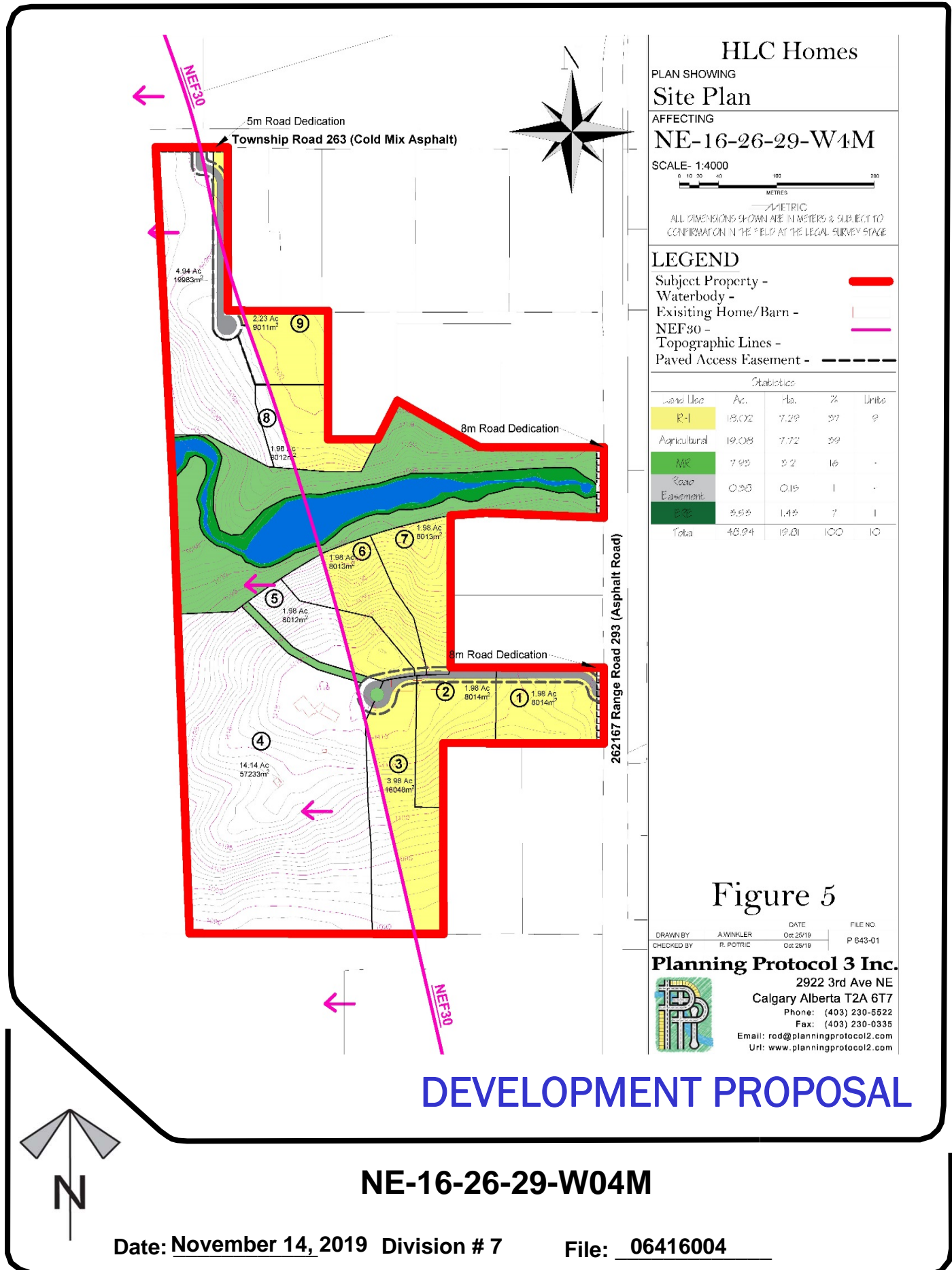
TENTATIVE PLAN

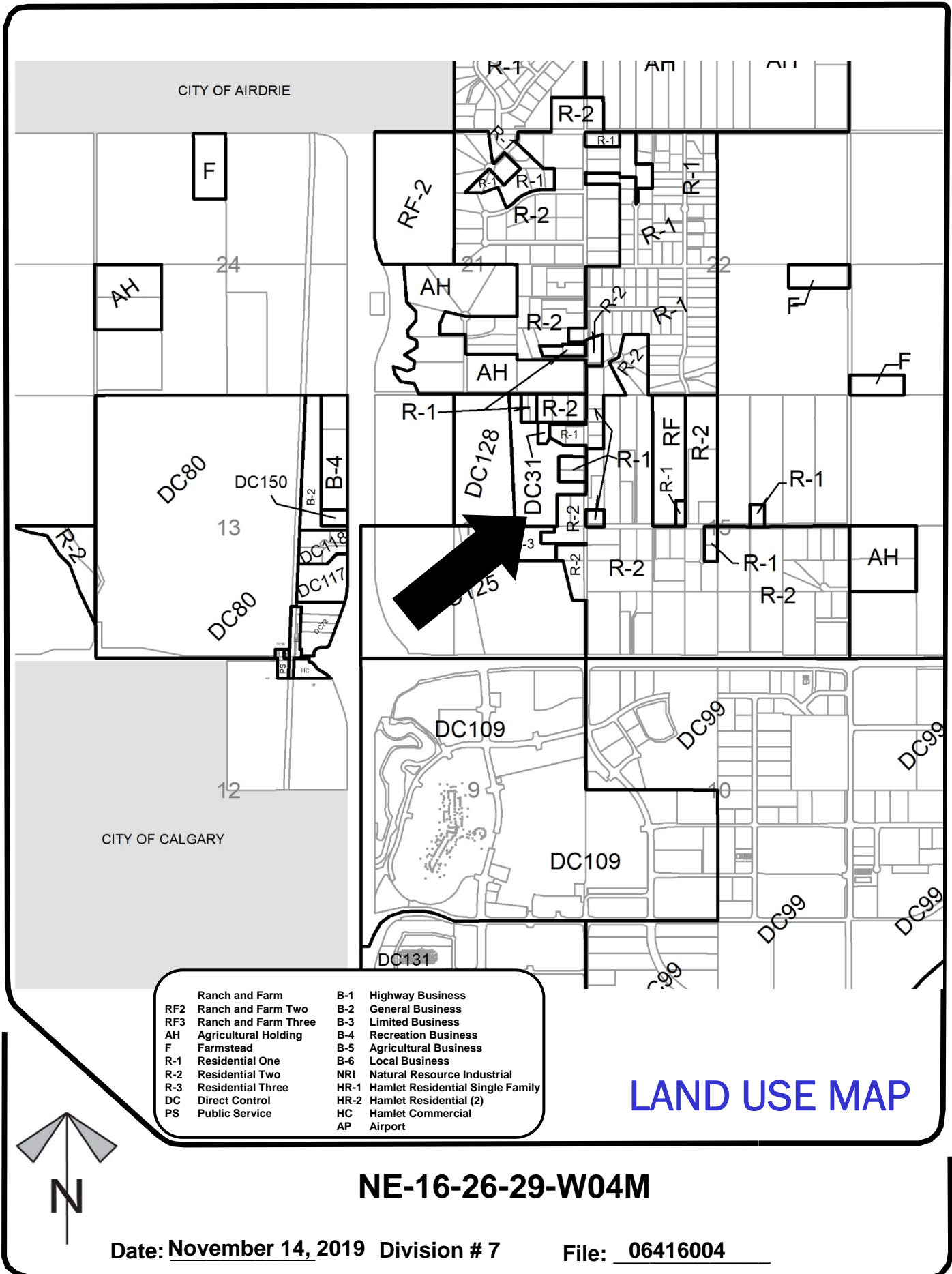


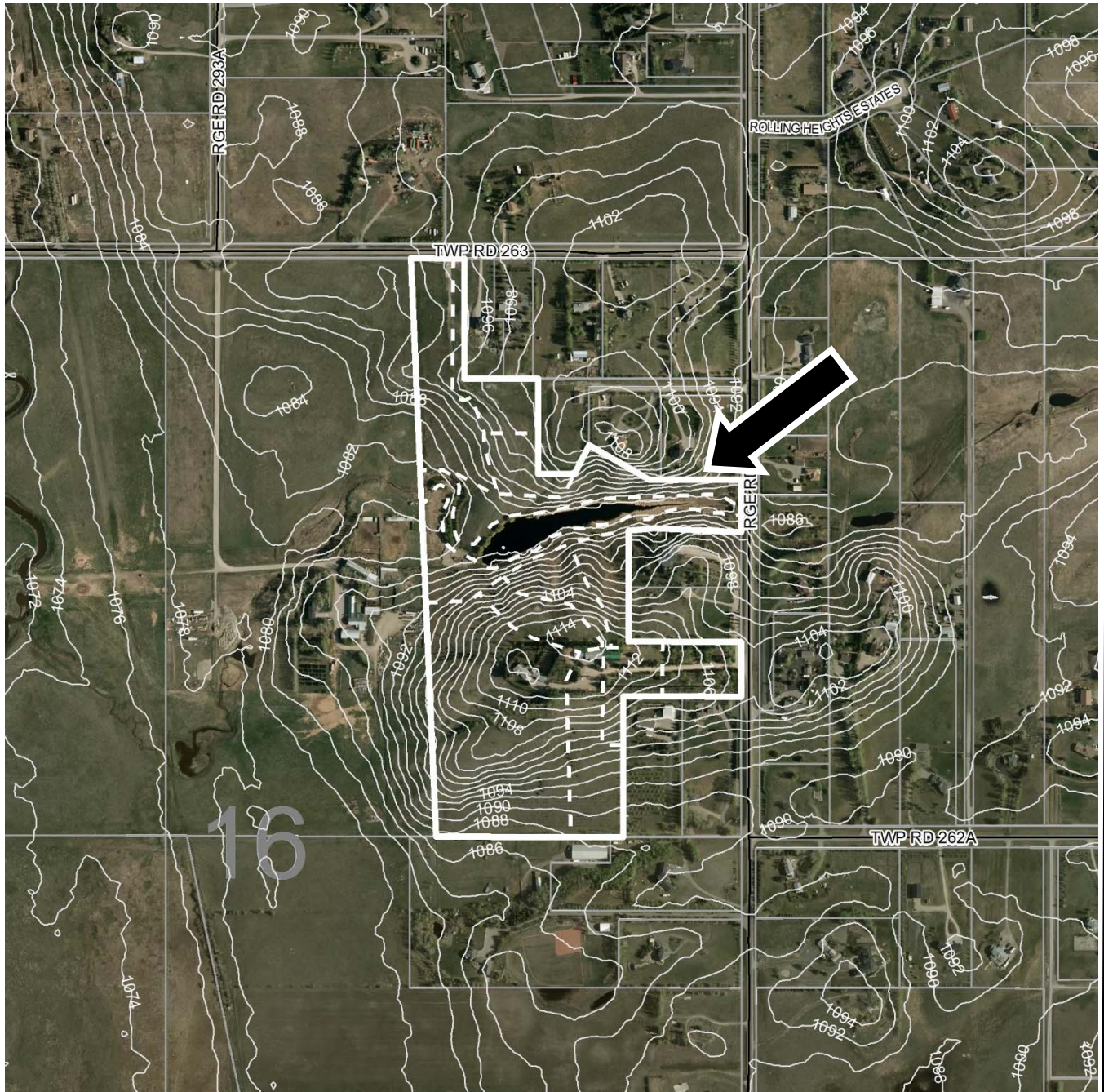
NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004

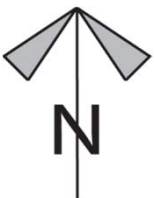






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

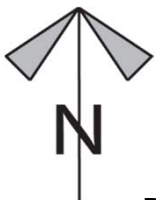
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

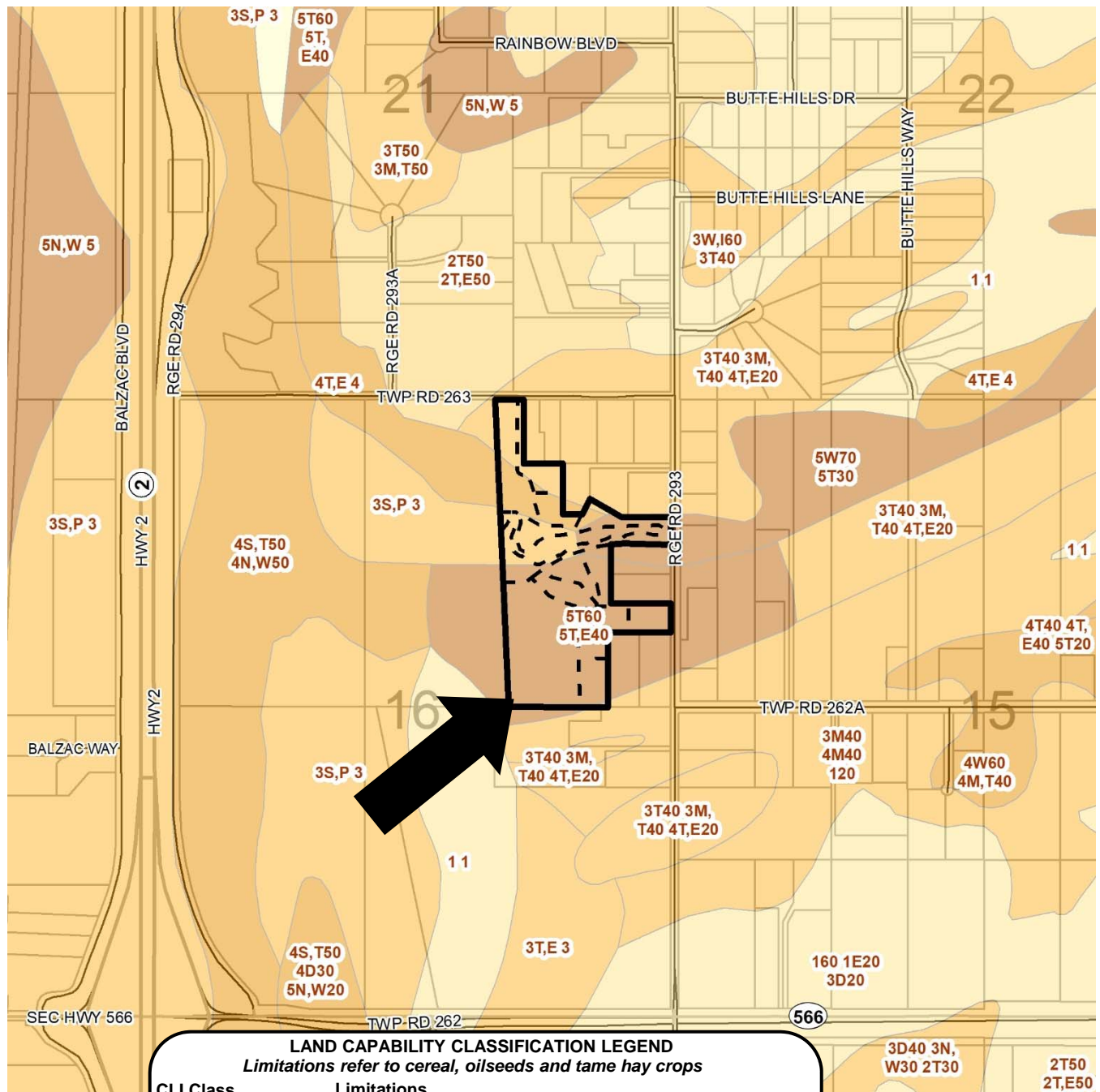
Spring 2018



NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004

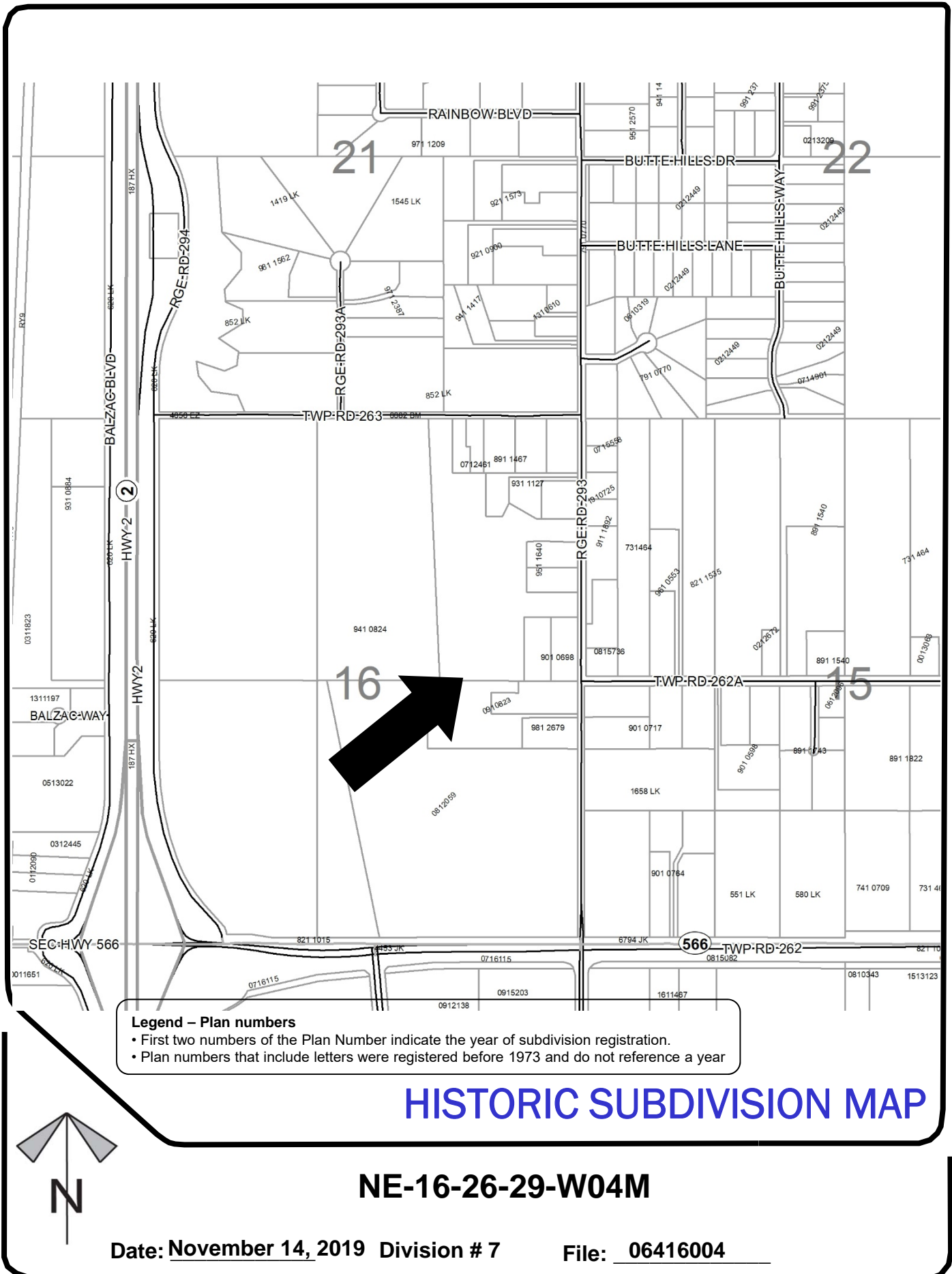


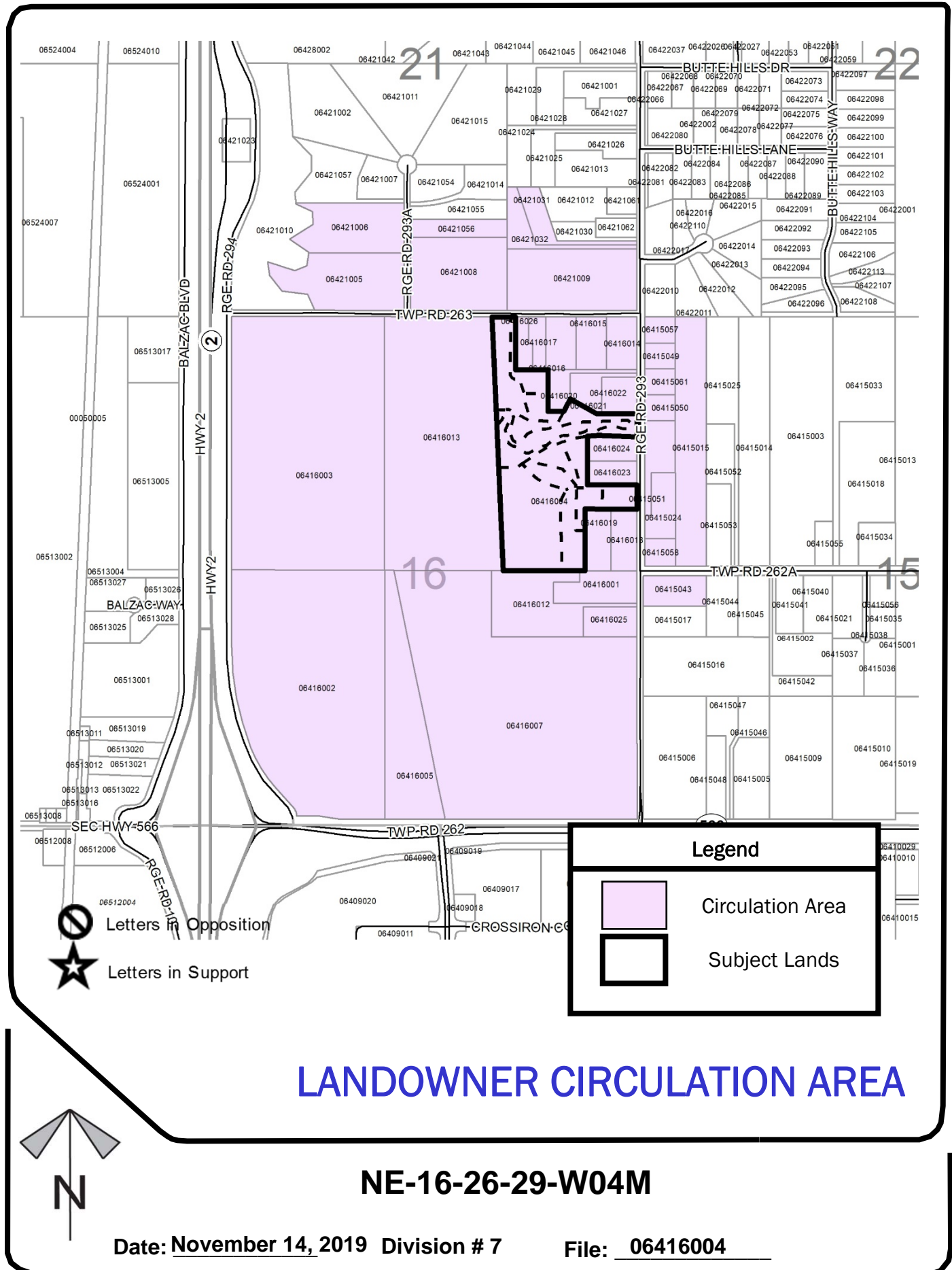
SOIL MAP

NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 06416004
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 7
APPLICATION: PL20170104

NOTE: This application should be considered in conjunction with application PL20170103 (agenda item E-13)

PURPOSE: The purpose of this application is to redesignate approximately 18.02 acres within NE-16-26-29-W04M from Ranch and Farm District to Residential One District in order to facilitate the creation of nine residential parcels, one Municipal Reserve lot, and one environmental reserve easement.

GENERAL LOCATION: Located approximately 1/2 mile (0.80 km) north of Hwy 566, on the west side of Range Road 293, approximately 1.61 km (1.0 mile) south of the city of Airdrie.

APPLICANT: Planning Protocol 3, Inc.

OWNERS: HLC Homes Ltd.

¹POLICY DIRECTION: Relevant policies for this application include the Balzac East Area Structure Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7923-2019 be given first reading.
Option #2: THAT application PL20170104 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

ON/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7923-2019 & Schedule A
APPENDIX ‘B’: Map Set

Concurrence,

“Al Hoggan”

Chief Administrative Officer

¹ **Administration Resources**
Oksana Newmen, Planning and Development Services



BYLAW C-7923-2019

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-7923-2019.

PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97); Balzac East Area Structure Plan (Bylaw C-5177-2000) and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps 64, 64-S, and 64-N of Bylaw C-4841-97 be amended by redesignating a 49.8 acre portion within NE-16-26-29-W04M from Ranch and Farm District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT a 49.8 acre portion within NE-16-26-29-W04M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT The Residential One District be amended to add the following:

48.11 Any residential structures proposed shall comply with AVPA regulations, and no dwellings shall be constructed within the NEF 30 contour.

PART 4 – TRANSITIONAL

Bylaw C-7923-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division 7
File: 06416004 / PL20170104

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 20__

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20__

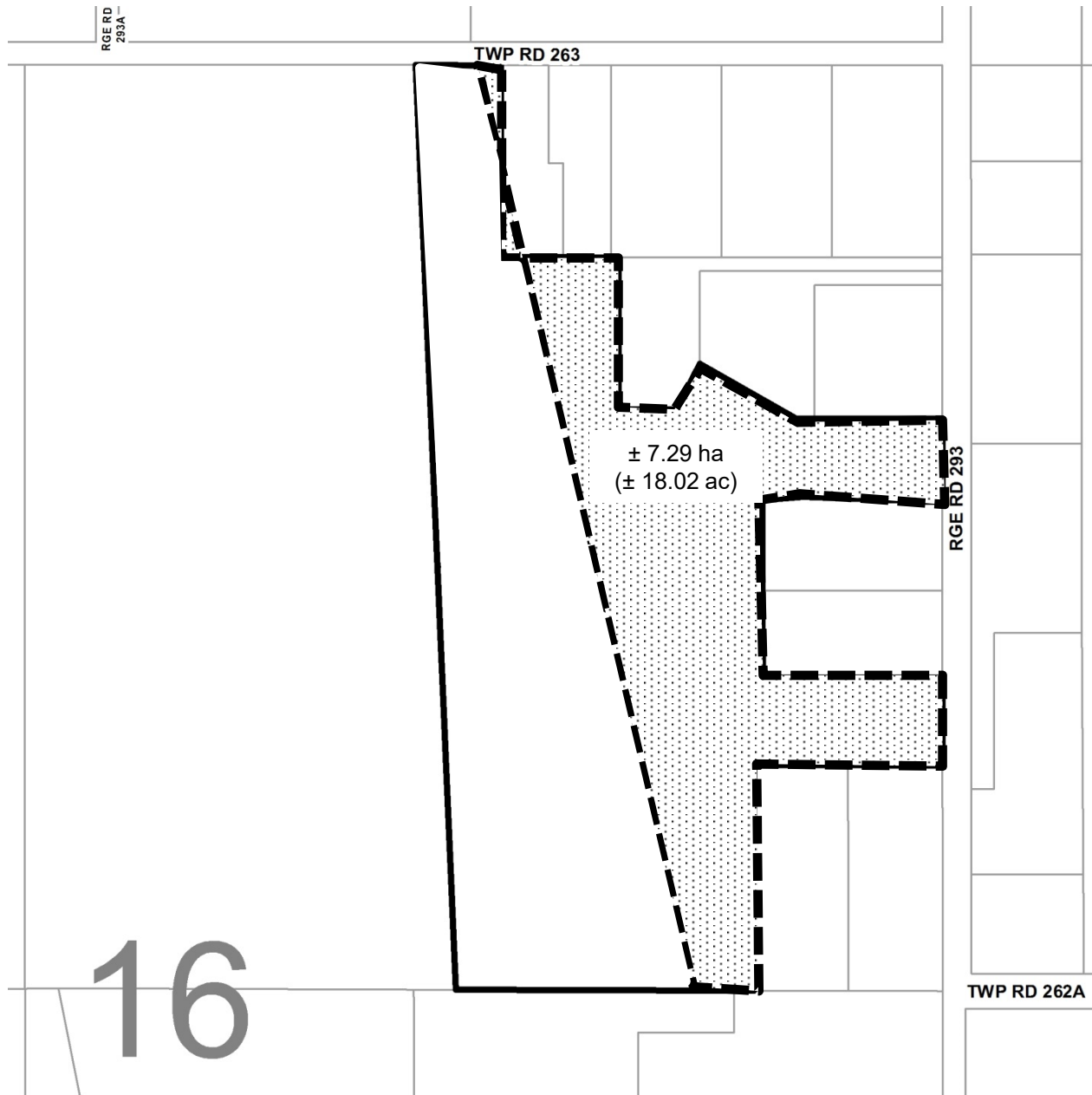
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20__

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

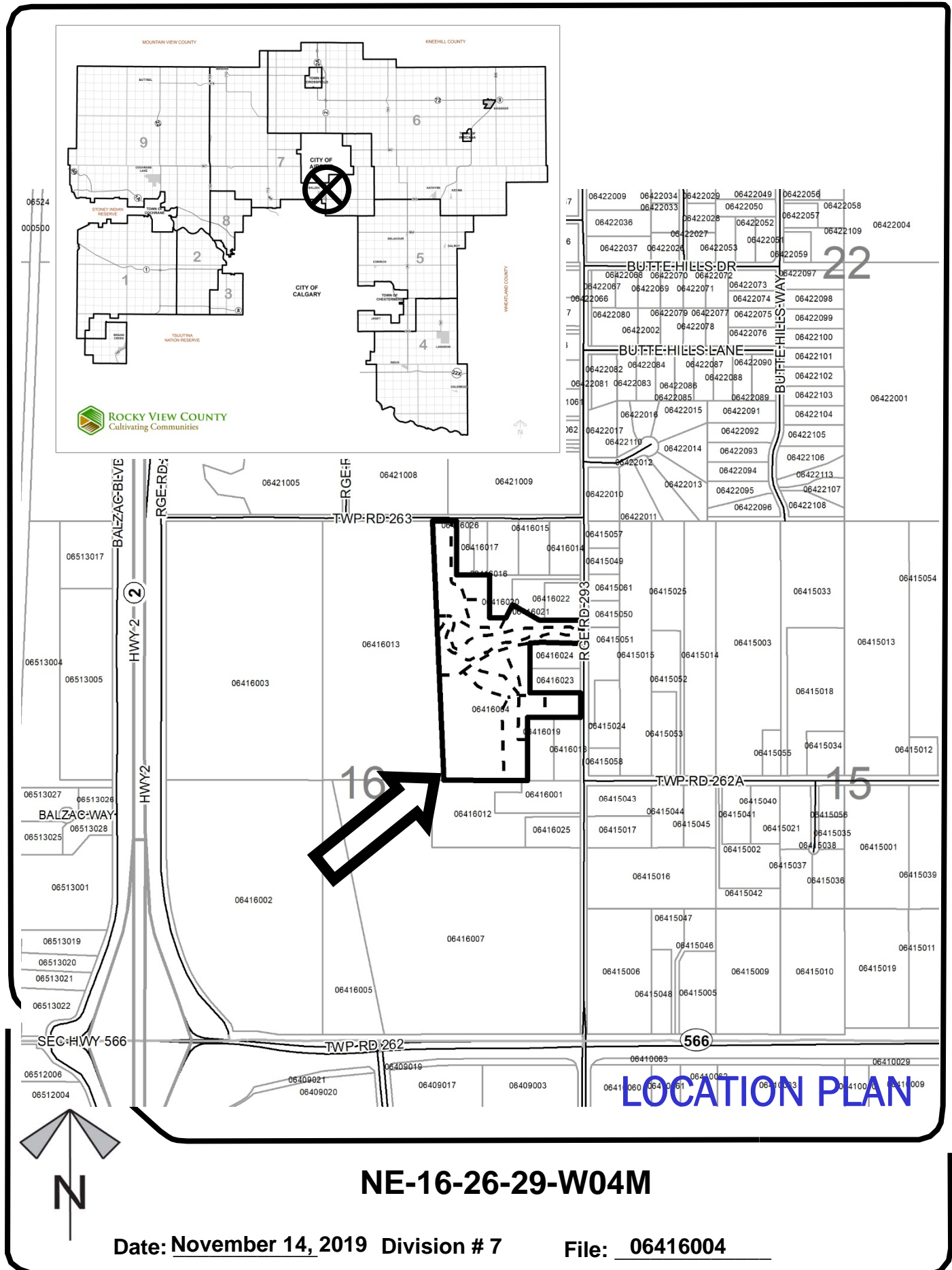
BYLAW: C-7923-2019FROM Ranch and Farm District TO Residential One District

Subject Land _____

LEGAL DESCRIPTION: NE-16-26-29-W4MFILE: 06416004 - PL20170104

DIVISION: 7








Redesignation proposal: To redesignate approximately 18.02 acres of the subject lands from Ranch and Farm District to Residential One District.



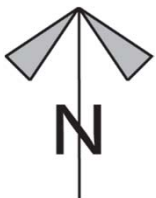
Surveyor's Notes:

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

Legend

-  Existing dwelling
-  Existing accessory building
-  Existing access

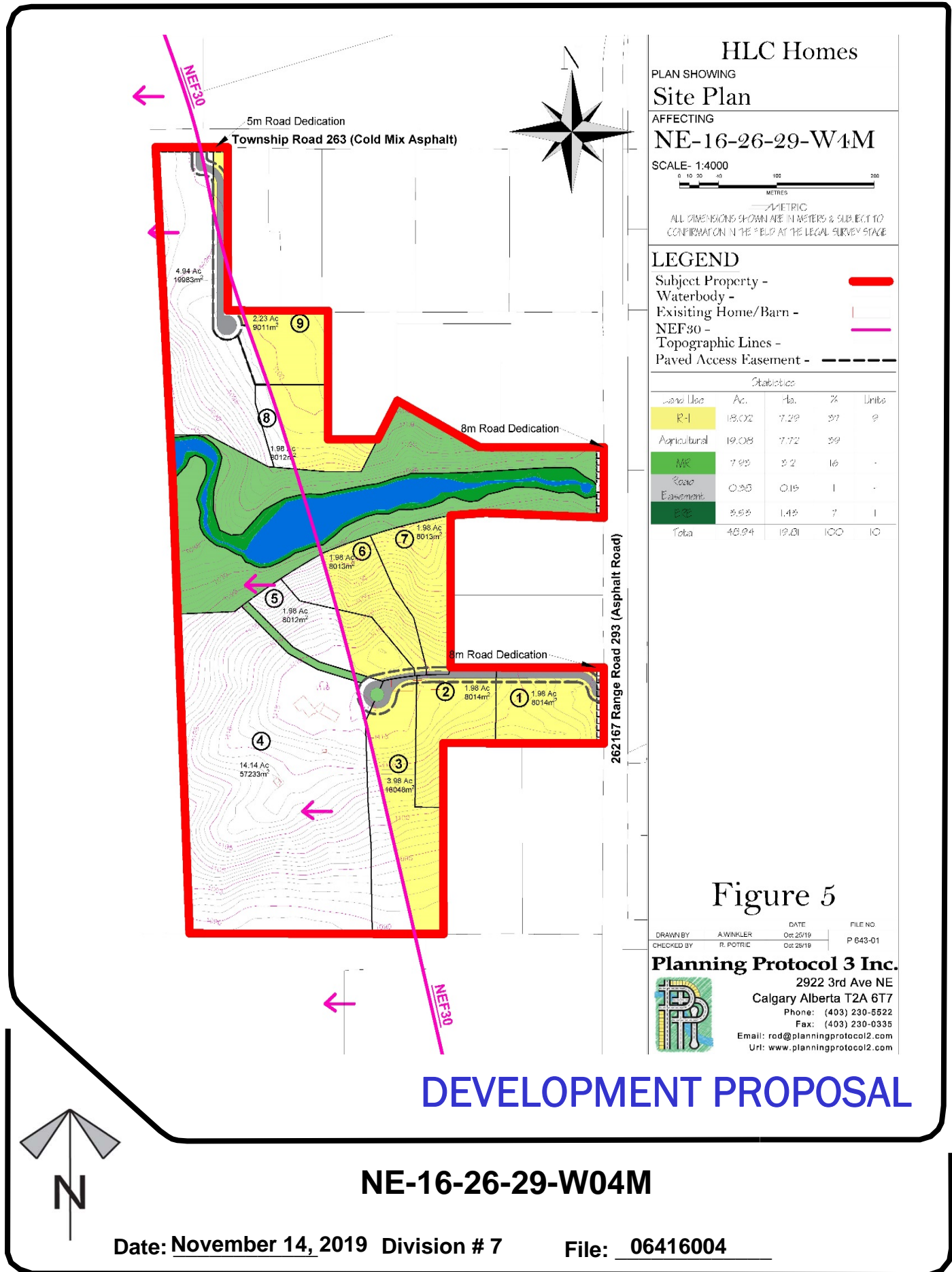
TENTATIVE PLAN

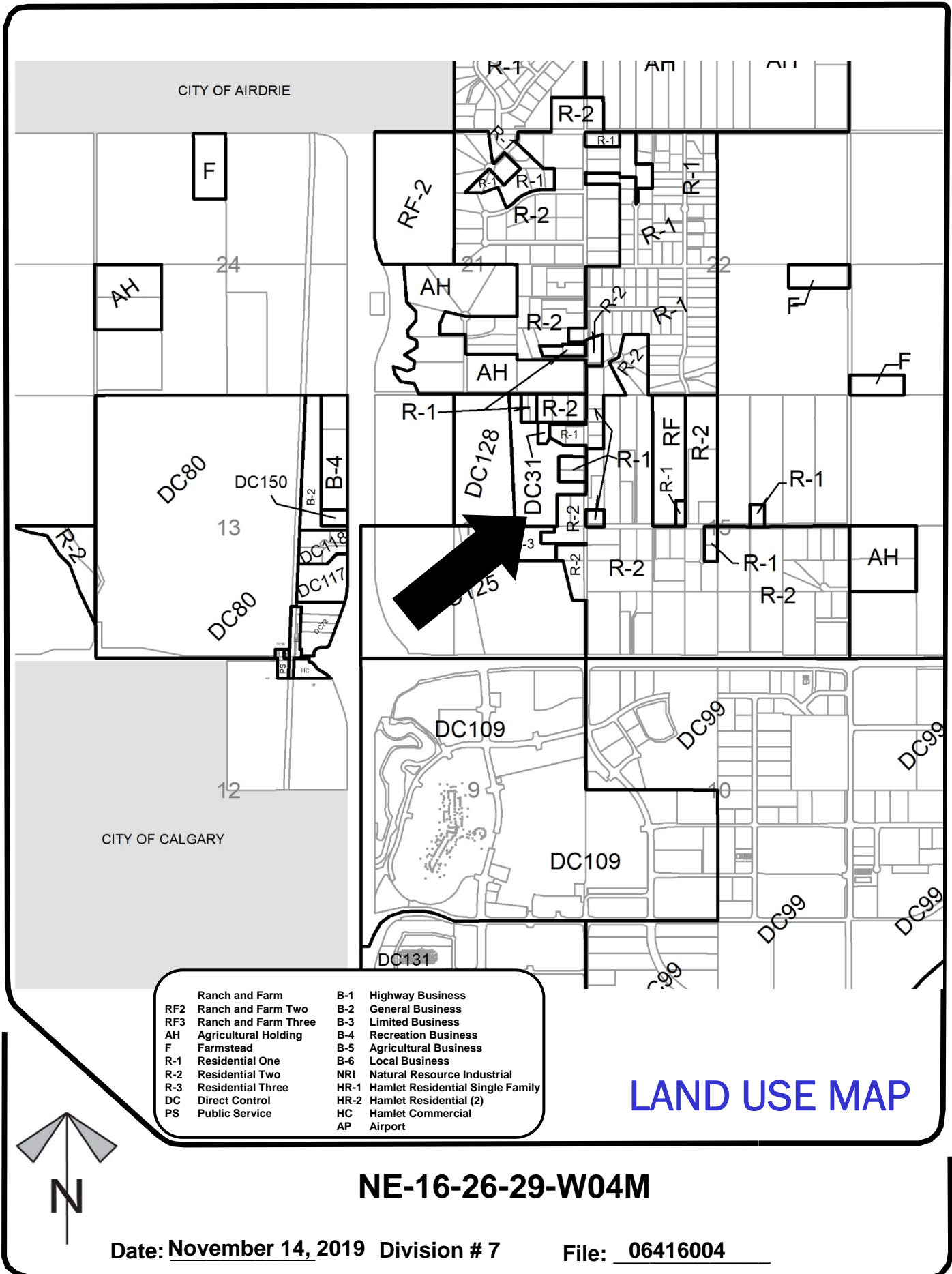


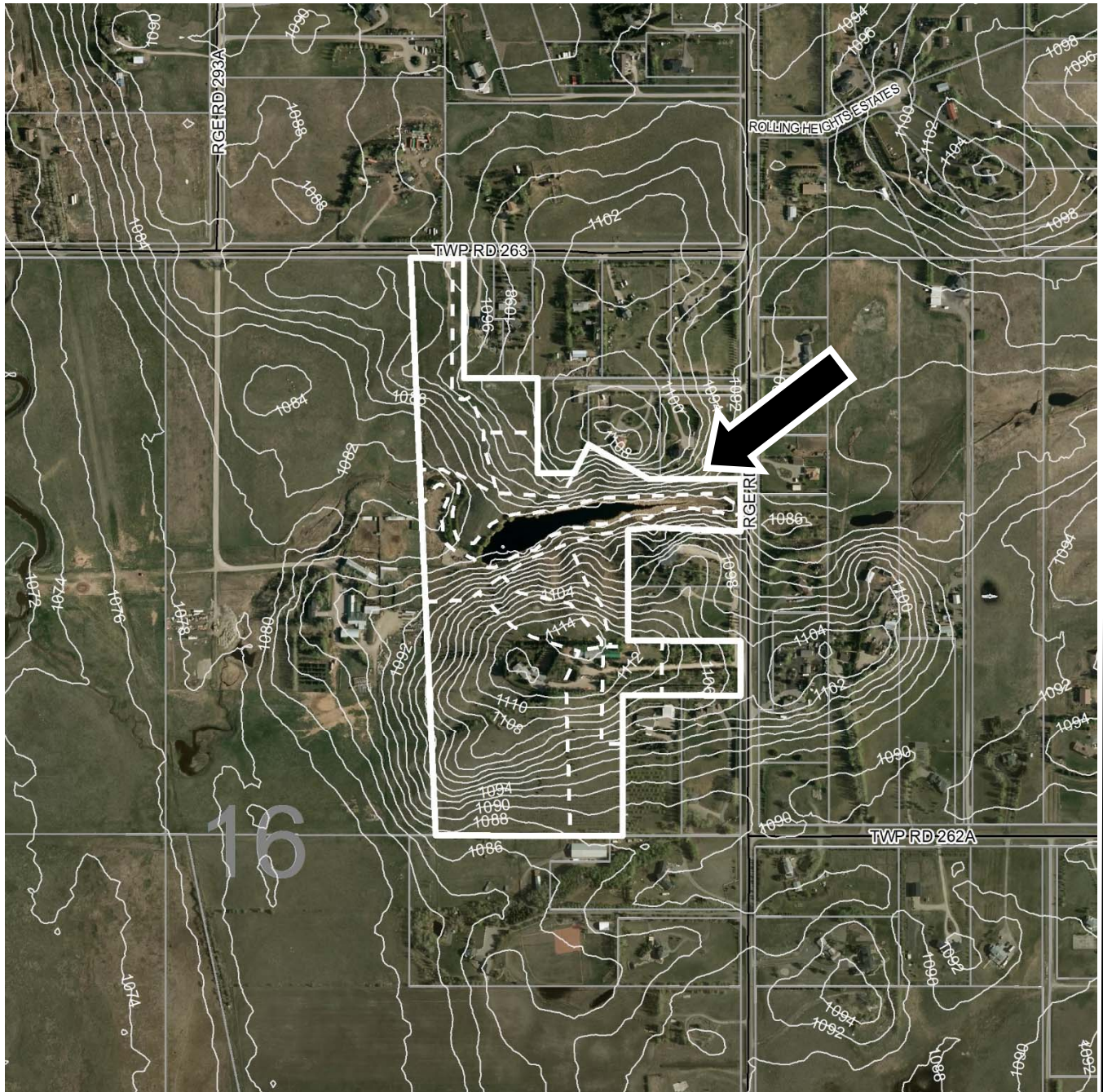
NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004

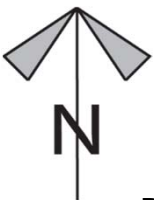






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004



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

AIR PHOTO

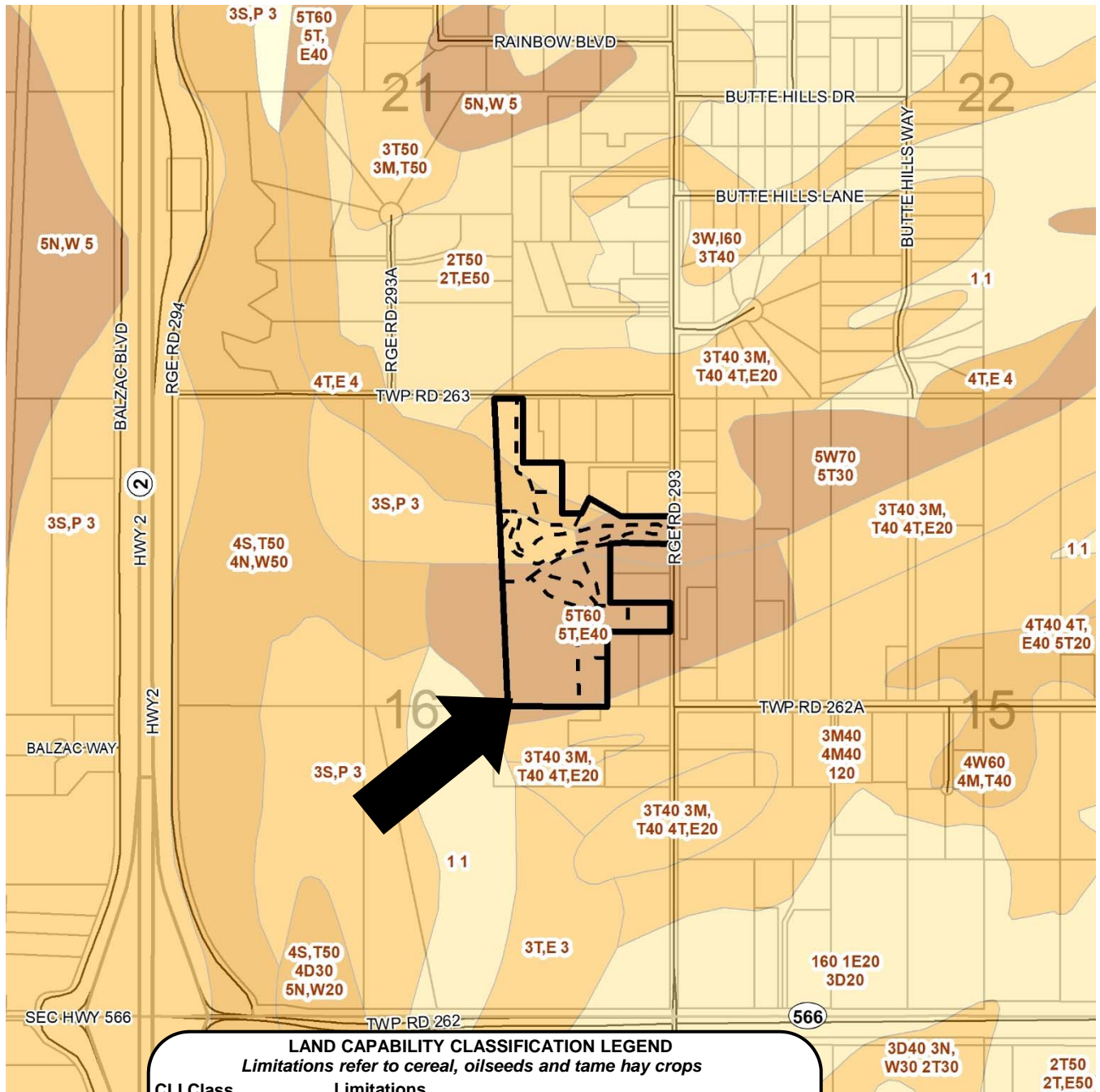
Spring 2018



NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004

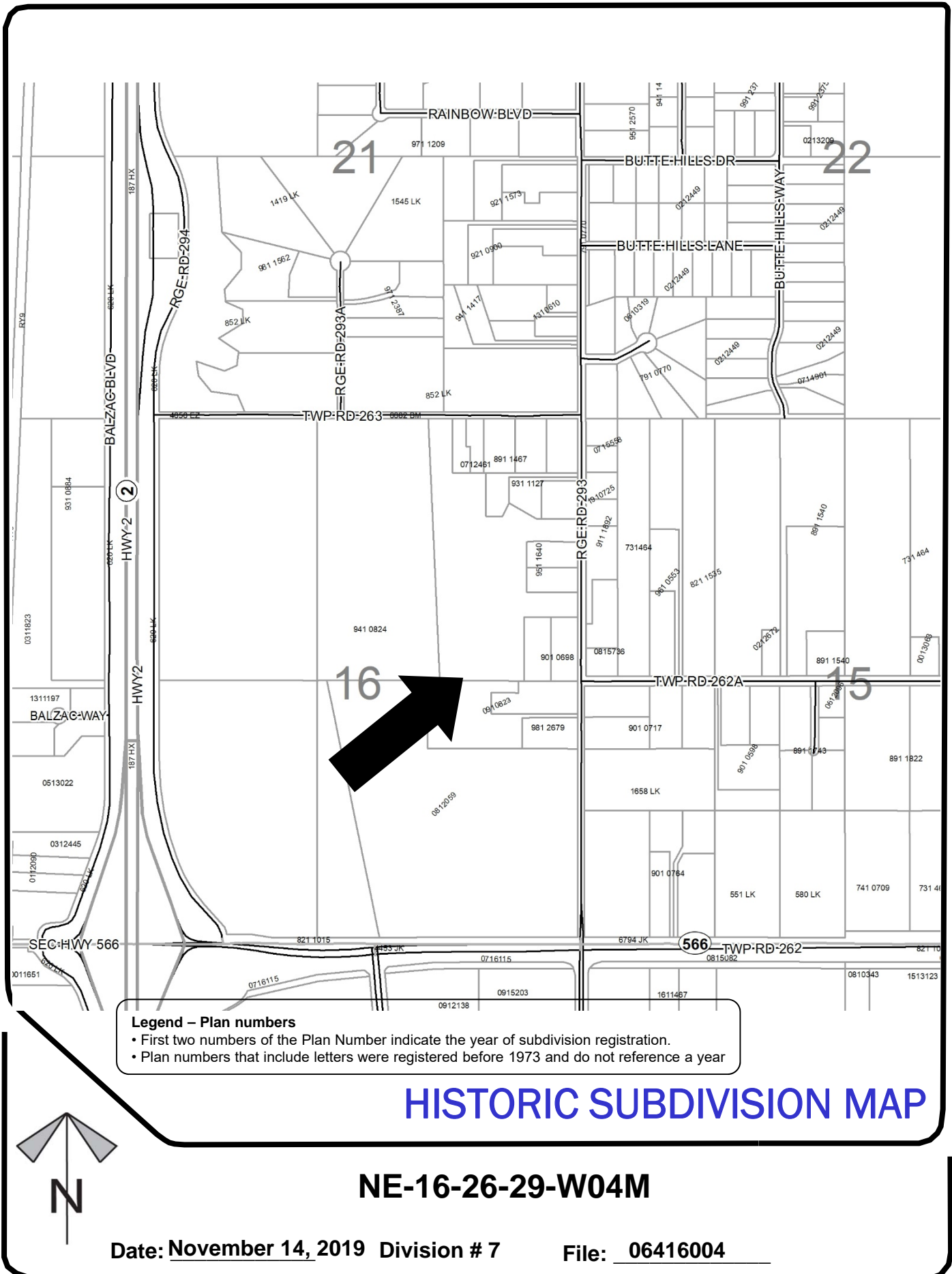


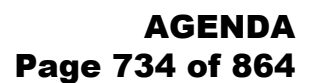
SOIL MAP

NE-16-26-29-W04M

Date: November 14, 2019 Division # 7

File: 06416004







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 03323014
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 4
APPLICATION: PL20190161

PURPOSE: To redesignate the subject land from Agricultural Holdings District to Live-Work District in order to facilitate a trucking business.

GENERAL LOCATION: Located approximately 0.20 kilometers (1/8 mile) south of Highway 560, on the east side of Range Road 282.

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)

OWNERS: Gerald & Dawn Gautreau

¹POLICY DIRECTION: Relevant policies for this application include the County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

- Option #1: THAT Bylaw C-7970-2019 be given first reading.
- Option #2: THAT application PL20190161 be tabled until the new Glenmore Trail Area Structure Plan is adopted by Council.
- Option #3: THAT application PL20190161 be tabled until the new Municipal Development Plan is adopted by Council.
- Option #4: THAT application PL20190161 be denied.

APPLICATION REQUIREMENTS:

There are no additional application requirements at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7970-2019 & Schedule A
APPENDIX ‘B’: Map Set

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



BYLAW C-7975-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7975-2019.

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 & 32-1 of Bylaw C-4841-97 be amended by redesignating a portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M from Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M are hereby redesignated to Hamlet Residential Four District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7975-2019 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: 4

File: 03222206/685 - PL20190155

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2020
READ A FIRST TIME IN COUNCIL this	day of	, 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2020
READ A THIRD TIME IN COUNCIL this	day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
BYLAW C-7970-2019

RGE-RD-282

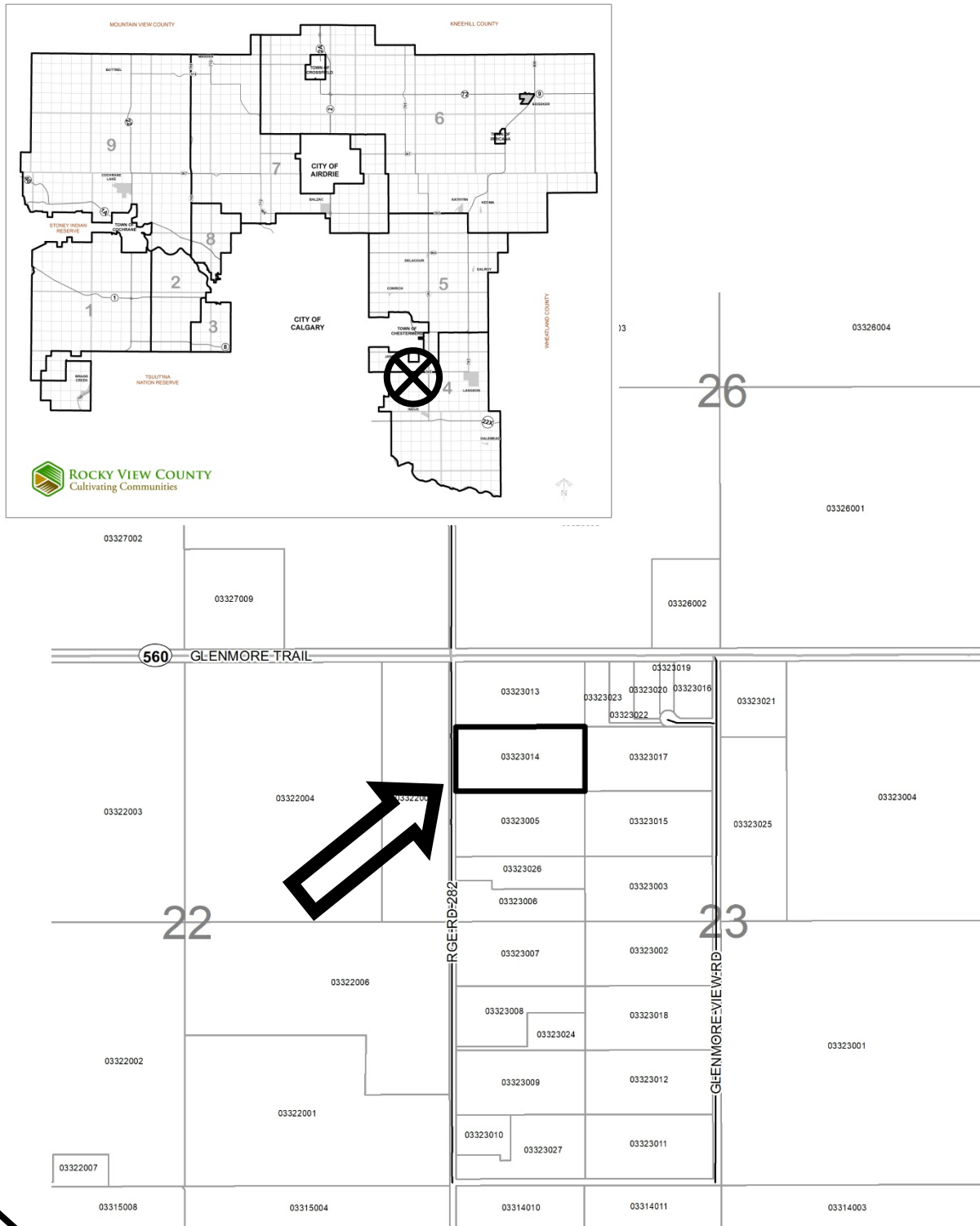
± 7.82 ha
(± 19.33 ac)**AMENDMENT**FROM Agricultural Holdings District TO Live-Work District

Subject Land _____

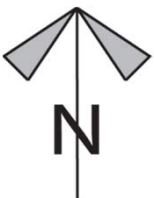
LEGAL DESCRIPTION: Block 2, Plan 731129 within
NW-23-23-28-W04MFILE: PL20190161 / 03323014

DIVISION: 4

ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN



NW-23-23-28-W04M
Block: 2 Plan: 731129

Date: Nov 7, 2019

Division # 4

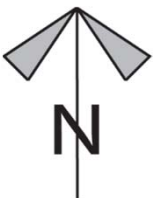
File: 03323014

Development Proposal:

To redesignate the subject lands from Agricultural Holdings District (AH) to Live-Work District (LW) in order to facilitate the operations of a trucking business.

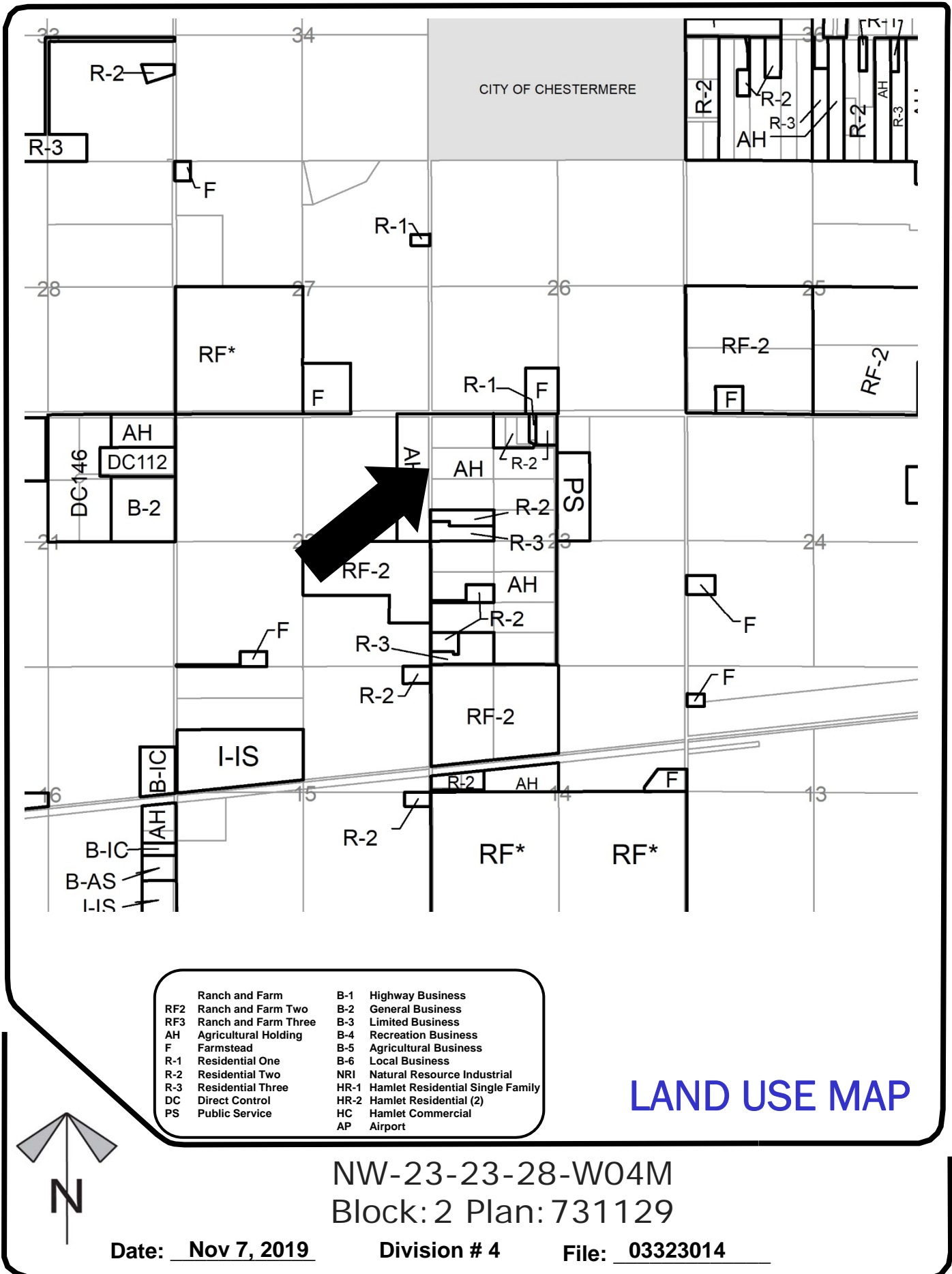
RGE-RD-282

AH → LW
± 7.82 hectare
(± 19.33 acre)

DEVELOPMENT PROPOSAL

NW-23-23-28-W04M
Block: 2 Plan: 731129

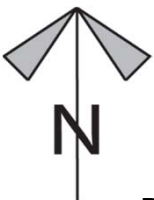
Date: Nov 7, 2019Division # 4File: 03323014





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

TOPOGRAPHY
Contour Interval 2 M



NW-23-23-28-W04M
Block: 2 Plan: 731129

Date: Nov 7, 2019

Division # 4

File: 03323014



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

AIR PHOTO

Spring 2018

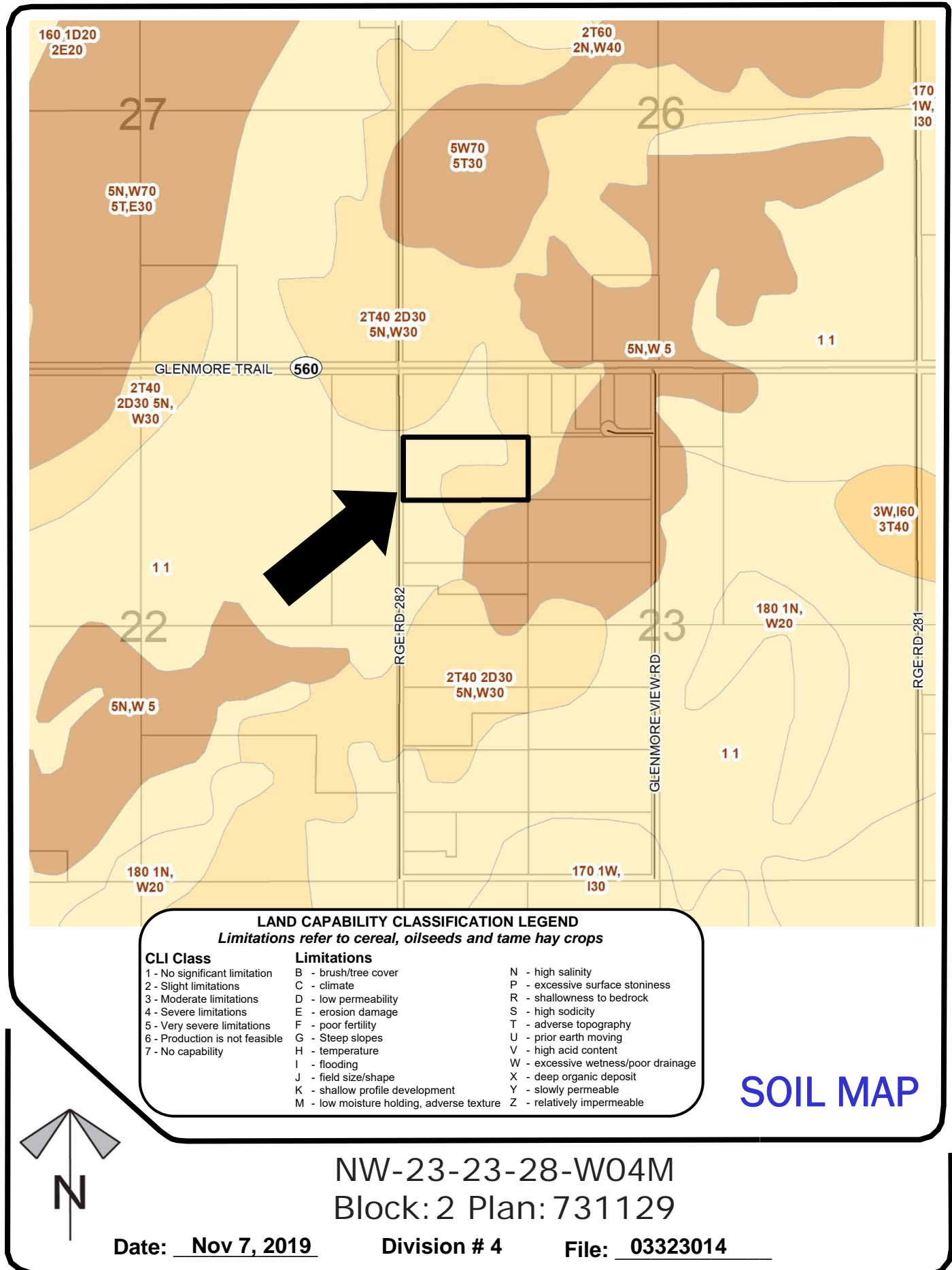


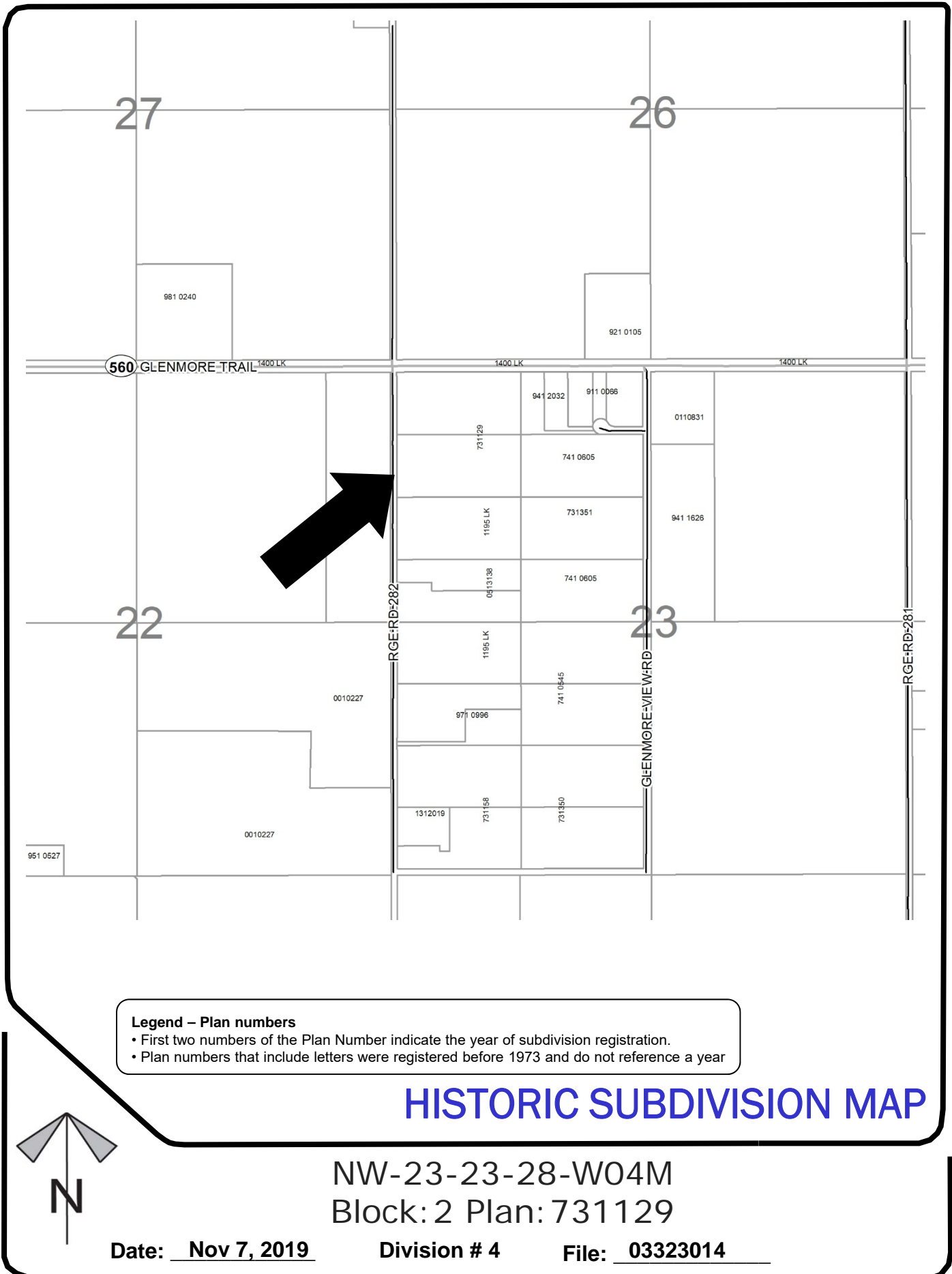
NW-23-23-28-W04M
Block: 2 Plan: 731129

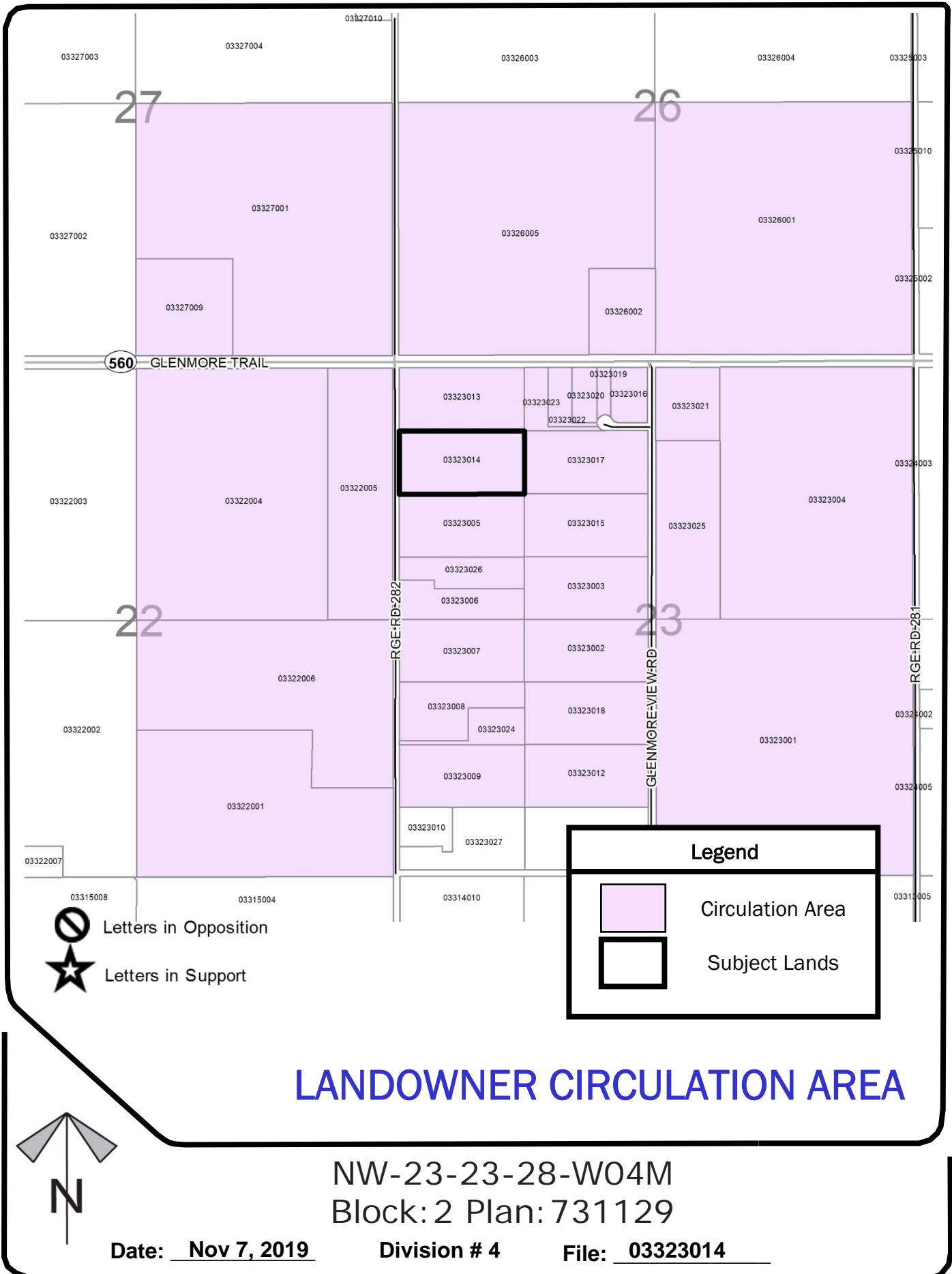
Date: Nov 7, 2019

Division # 4

File: 03323014









PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: N/A
SUBJECT: First Reading Bylaw - Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan

DIVISIONS: 1 & 9
APPLICATION: PL20190082

PURPOSE: The purpose of this item is to give first reading to the Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan (IDP). In order to raise awareness of the project, initial notification of the IDP project was mailed to 46 area landowners in spring 2019. No comments were received. Circulation of the draft IDP to landowners and agencies took place in June-July 2019, in accordance with MGA requirements.

GENERAL LOCATION: 1.6 km (1 mile) on either side of the municipal boundary, expanding to 3.2 km (2 miles) adjacent to Highways 1 and 1A.

APPLICANT: Municipal District of Bighorn & Rocky View County

AFFECTED AREA: Approximately 41,749 acres.

¹POLICY DIRECTION: Relevant policies for this project include the *Municipal Government Act* (MGA), Interim Growth Plan (IGP), the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7937-2019 be given first reading.

Option #2: THAT application PL20190082 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

SK/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7937-2019 & Schedule A

¹ **Administration Resources**

Stefan Kunz, Planning and Development Services

BYLAW C-7937-2019

A Bylaw of Rocky View County to adopt the Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan, pursuant to Section 631 of the *Municipal Government Act*

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as the “Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan”.

PART 2 – EFFECT OF BYLAW

THAT Schedule 'A' of Bylaw C-7937-2019 is adopted as the “Municipal District of Bighorn and Rocky View County Intermunicipal Development Plan”, to provide a policy framework to minimize land use and development conflicts, provide opportunities for collaboration and communication, and outline a process for resolution of issues that may arise within the areas adjacent to the municipal boundary.

PART 4 – TRANSITIONAL

Bylaw C-7937-2019 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: 1 & 9

File: PL20190082

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20____

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20____

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20____

Reeve

CAO or Designate

Date Bylaw Signed



INTERMUNICIPAL DEVELOPMENT PLAN

Between

THE MUNICIPAL DISTRICT OF BIGHORN

And

ROCKY VIEW COUNTY

Draft Version 3.0
May 24, 2019

Table of Contents

1.0	Introduction	4
1.1	Purpose	4
1.2	Goals	4
1.3	Municipal Profiles	5
1.4	Legislative Framework	6
2.0	Plan Area	6
2.1	Plan Preparation Process	6
2.2	IDP Area	7
3.0	Land Use Policies	8
3.1	Referrals	8
3.2	General Land Use Policies	8
3.3	Agriculture	10
3.4	Utilities, Resource Extraction, & Energy Development	11
3.5	Environmental & Open Space Policies	12
3.6	Transportation Policies	13
4.0	Implementation & Administration	13
4.1	Intermunicipal Services	13
4.2	Interpretation	13
4.3	Adoption, Amendment, & Repeal Process	15
5.0	Dispute Resolution	16
5.1	Dispute Resolution Process	16
5.2	Dispute Resolution Process Summary	17
6.0	IDP Action Items	17
6.1	Action Items	17

1.0 Introduction

1.1 Purpose

The purpose of the Intermunicipal Development Plan (IDP) between the Municipal District of Bighorn (MD) and Rocky View County (RVC) is to formalize and define the relationship between the two municipalities.

1. The IDP sets the policy framework for planning matters that includes future land use and development, environmental matters, transportation, and items of mutual interest as it applies to lands in proximity to the shared boundary and defined in the IDP Area.
2. The IDP policies define how communication, cooperation, decision-making and dispute resolution shall occur for lands within the IDP Area.

1.2 Goals

1. Maintain local autonomy with each municipality responsible for decision making within their municipal jurisdiction.
2. Ensure long-term compatibility of future land use within both municipalities.
3. Recognize that agriculture continues to be the primary use of land in the IDP area and support the preservation of agricultural land except where statutory plans support non-agricultural use.
4. Establish plan administration, amendment and dispute resolution procedures.
5. Identify items that are of importance to the municipalities, and items that may be mitigated through the policies of this Plan. These include:
 - Agricultural Activities
 - Economic Development
 - The Environment
 - Resource Extraction
 - Industrial Development
 - Energy Development
 - Transportation and Infrastructure

1.3 Municipal Profiles

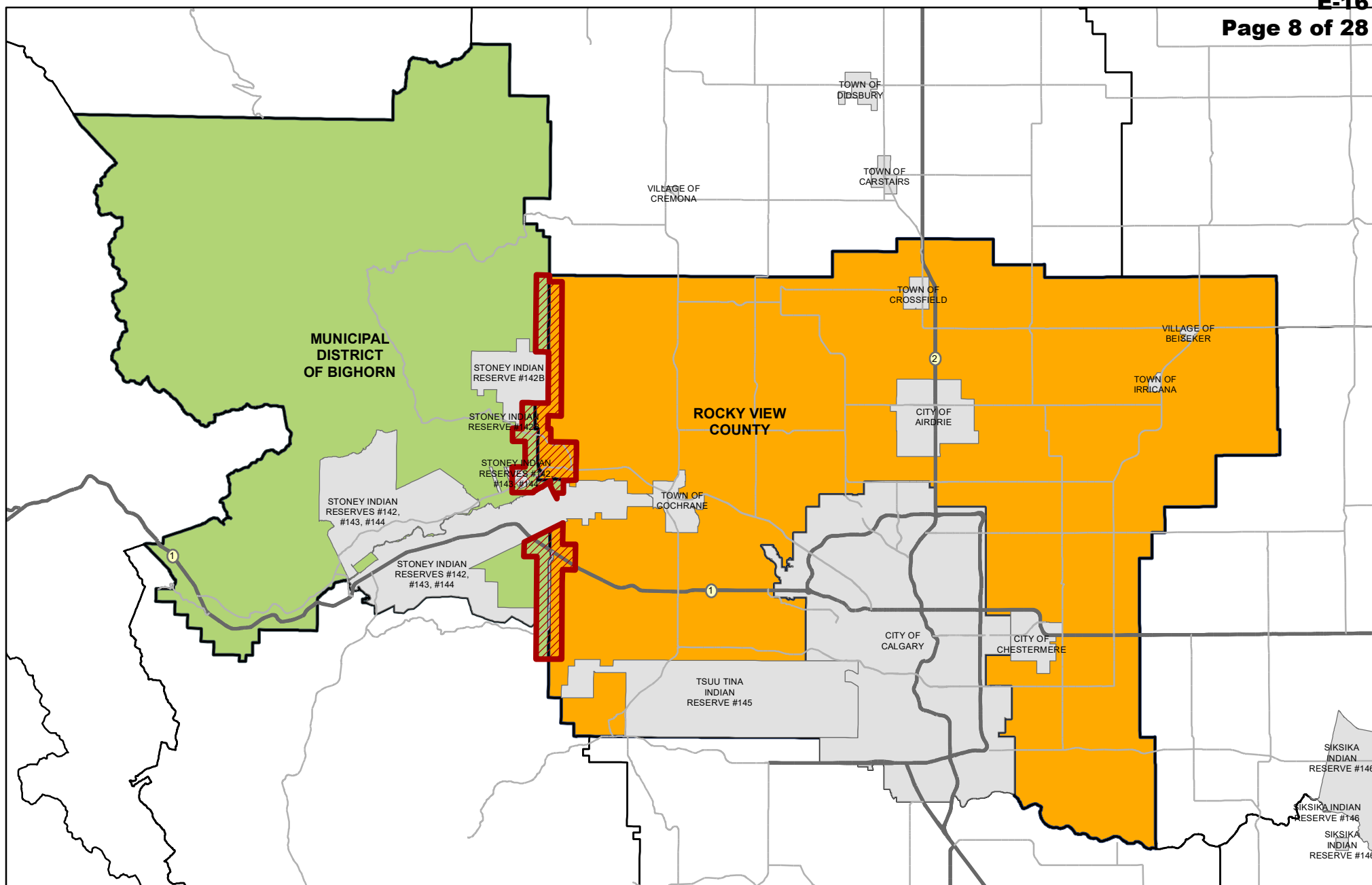
Municipal District of Bighorn

The Municipal District of Bighorn encompasses an area approximately 263,216 hectares (650,407 acres) in size, and has a population of 1,334. Two Summer Villages (Ghost Lake and Waiparous) and five hamlets (Benchlands, Dead Man's Flats, Exshaw, Harvie Heights and Lac Des Arcs) are contained within the MD, which also shares borders with four municipalities, two Improvement Districts, and the Stoney Nakoda First Nation. The economy of the MD is primarily based on resource extraction/processing and agriculture. The Bow River is the major drainage course within the MD.

Rocky View County

Rocky View County encompasses an area approximately 393,463 hectares (972,264 acres) in size, and has a population of 39,407. 7 urban municipalities and 13 hamlets are contained within the County, which also shares borders with 5 rural municipalities, 1 Special Area, and 2 First Nations. The economy of Rocky View County is based on agriculture, energy resource development, services, and manufacturing. Two rivers, the Bow and the Elbow, are the major drainage courses within the County.

MAP 1: Municipal Boundaries



 IDP PLAN AREA

 ROCKY VIEW COUNTY

 MUNICIPAL DISTRICT OF BIGHORN

1.4 Legislative Framework

Municipal Government Act (MGA)

The IDP was prepared in accordance with the requirements of Sections 631, 636 and 638.1 of the Municipal Government Act (MGA). These sections mandate that an IDP between neighbouring municipalities must be adopted, and that the document address the following items:

- Future land use;
- Future development;
- The provision of transportation systems;
- Financing infrastructure;
- Co-ordination of physical, social, and economic programs;
- Environmental matters; and
- Provisions of services.

South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan establishes a long-term vision for the South Saskatchewan Region and aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals. The regional plan also includes strategies for responsible energy development, sustainable farming and ranching, recreation, forest management, and nature-based tourism. It has been established under the Alberta Land Stewardship Act, and the Land Use Framework. Both the MD and RVC are within the SSRP area boundaries, and since, pursuant to the Alberta Land Stewardship Act, a regional plan is “an expression of the public policy of the Government” of Alberta, both municipalities are required to comply with the regulations thereunder.

Calgary Metropolitan Regional Board (CMRB)

The Calgary Metropolitan Region Board was established to promote sustainable and environmentally responsible land-use planning and the coordination of regional infrastructure and services in an economically competitive manner. To this end, the CMRB has adopted a *Growth Plan* to address matters concerning regional planning and development. The Board requires that any statutory plan adopted by a member municipality satisfy the *Growth Plan*. While Rocky View County is a member municipality within the CMRB and is therefore subject to the requirements of this plan, the MD of Bighorn is not. Regardless, the MD of Bighorn & Rocky View County Intermunicipal Development Plan has been drafted in consideration of the principles of the regional plan.

2.0 Plan Area

2.1 Plan Preparation Process

The IDP was jointly prepared by the MD and RVC. The project received oversight from a Review Committee consisting of Councillors and Senior Administration from both municipalities. The plan was developed through four stages:

- Stage 1: Research, analysis, and stakeholder input
- Stage 2: Draft IDP and review of the IDP by the Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

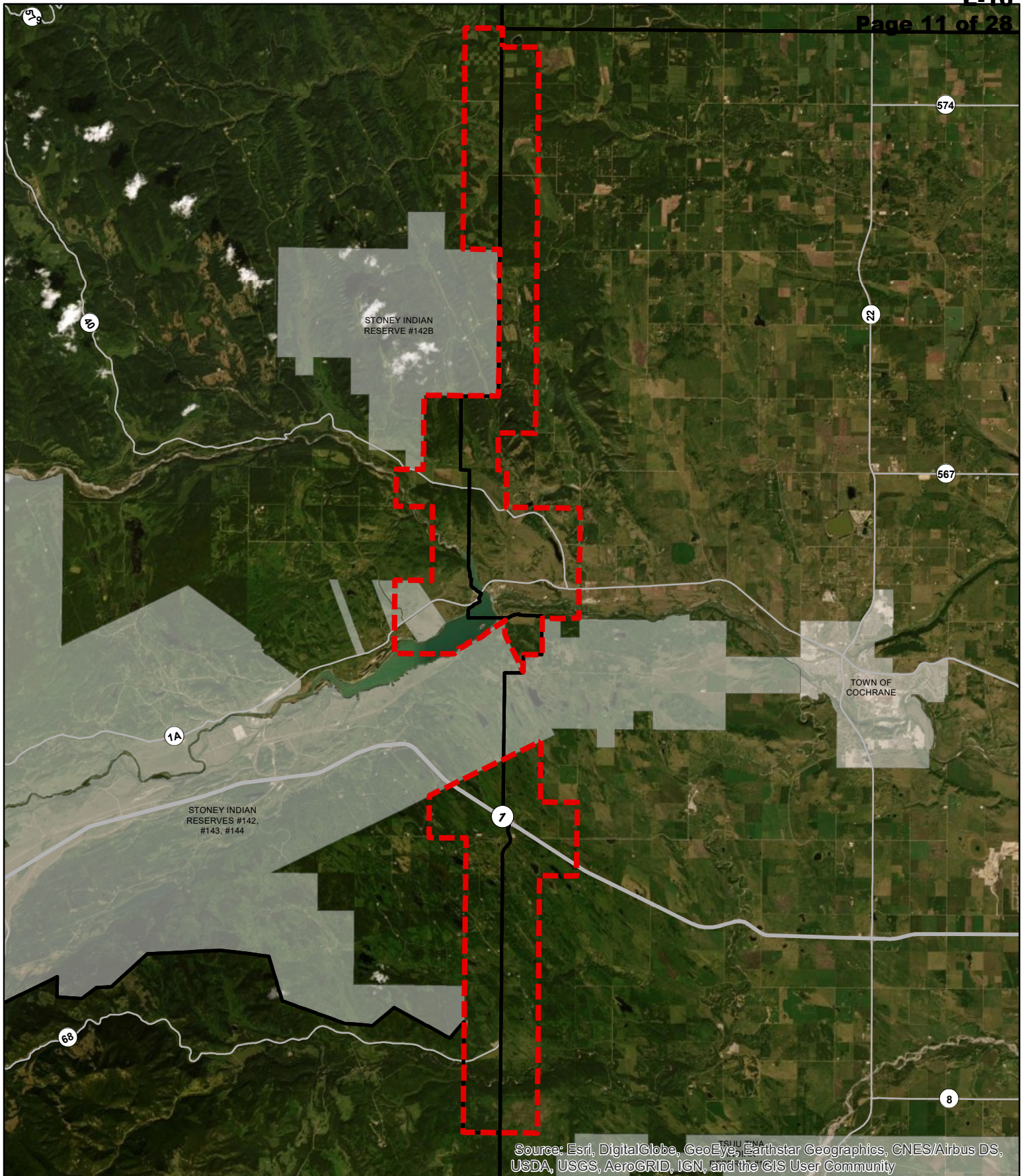
2.2 IDP Area

To determine the extent of the Plan Area, the municipalities began by analyzing a Study Area approximately 5 km (3 miles) on either side of the municipal boundary. A number of opportunities and constraints were examined within this area, including:

- Residences and Developed Areas
- Existing and Potential Land Use
- Development Potential
- Environmentally Significant Areas
- Transportation Corridors
- Oil and Gas Activity
- Confined Feeding Operations (CFOs)
- Existing and Potential Areas of Aggregate Extraction
- Historical Resource Value (HRV) Sites

Through consideration of these factors, the municipalities defined the final Plan Area. In order to balance the goals and objectives of the IDP, a Plan Area encompassing 1.6 km (1 mile) on either side of the intermunicipal border was selected. In certain areas adjacent to Highways 1 and 1A, the Plan Area expands to 3.2 km (2 miles). The Plan Area is approximately 16,895 hectares (41,749 acres) in size, and is illustrated on Map 1.

MAP 2: IDP and Aerial



 IDP PLAN AREA

 Municipal Boundary

3.0 Land Use Policies

3.1 Referrals

Objective

In order to ensure that the municipalities are aware of potential developments within the Plan Area, notification and communication is required. The following policies establish a referral process where each municipality can provide comments regarding proposed changes.

- 3.1.1 Where required by the Municipal Government Act (MGA), the relevant Land Use Bylaw and any statutory plans, or the policies of this plan, applications affecting lands within the Plan Area shall be referred to:
 - a. the adjacent municipality; and
 - b. landowners within the adjacent municipality.
- 3.1.2 Where required by the MGA, a relevant statutory plan or land use bylaw, or the policies of this Plan, applications located outside of the Plan Area may be referred to the adjacent municipality.
- 3.1.3 The municipality in receipt of referral of an application within the adjacent municipality should provide a response within the time required by the MGA.
- 3.1.4 The municipality in receipt of referral of an application within the adjacent municipality should consider potential impact to the following:
 - a. Municipal roadways
 - b. Utilities
 - c. Stormwater and drainage
 - d. Adjacent land use
 - e. Environmental matters
 - f. Other matters
- 3.1.5 Where required by the MGA or the policies of this Plan, both municipalities agree to provide the contact information necessary to refer application information to residents of the adjacent municipality.

3.2 General Land Use Policies

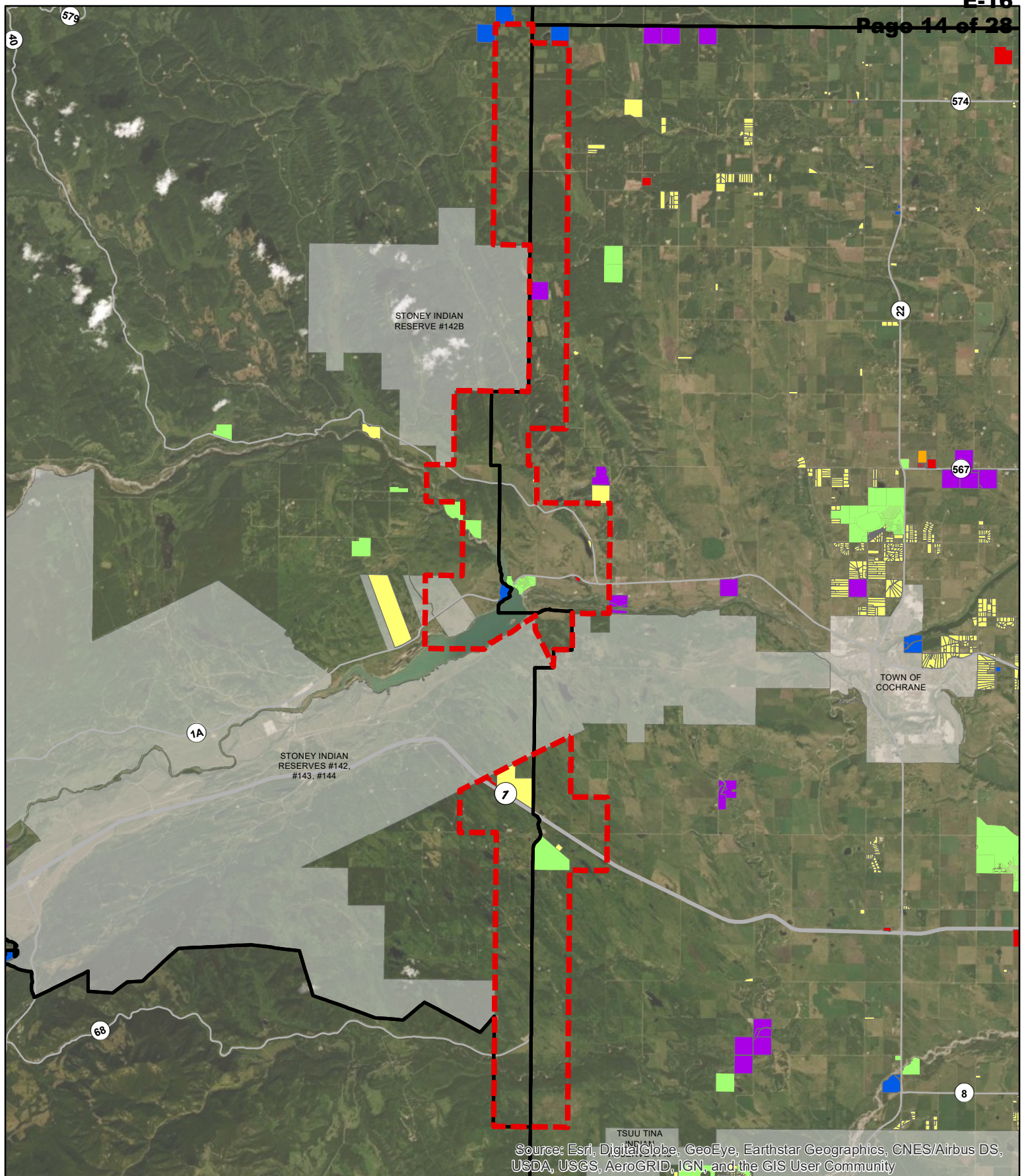
Objective









Applications proposing land use redesignation, subdivision, or development have the potential to impact the immediate area adjacent to the lands in question. Applications for statutory or non-statutory policy documents have the potential to impact a larger portion of the Plan Area. In either case, the policies of this section aim to reduce the potential for negative impact to the municipalities.

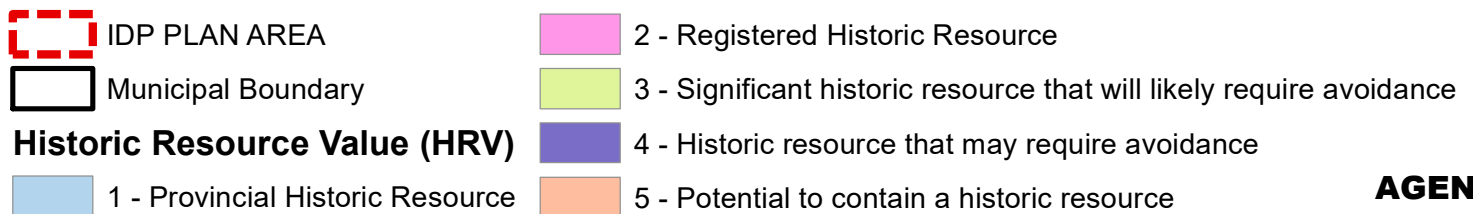
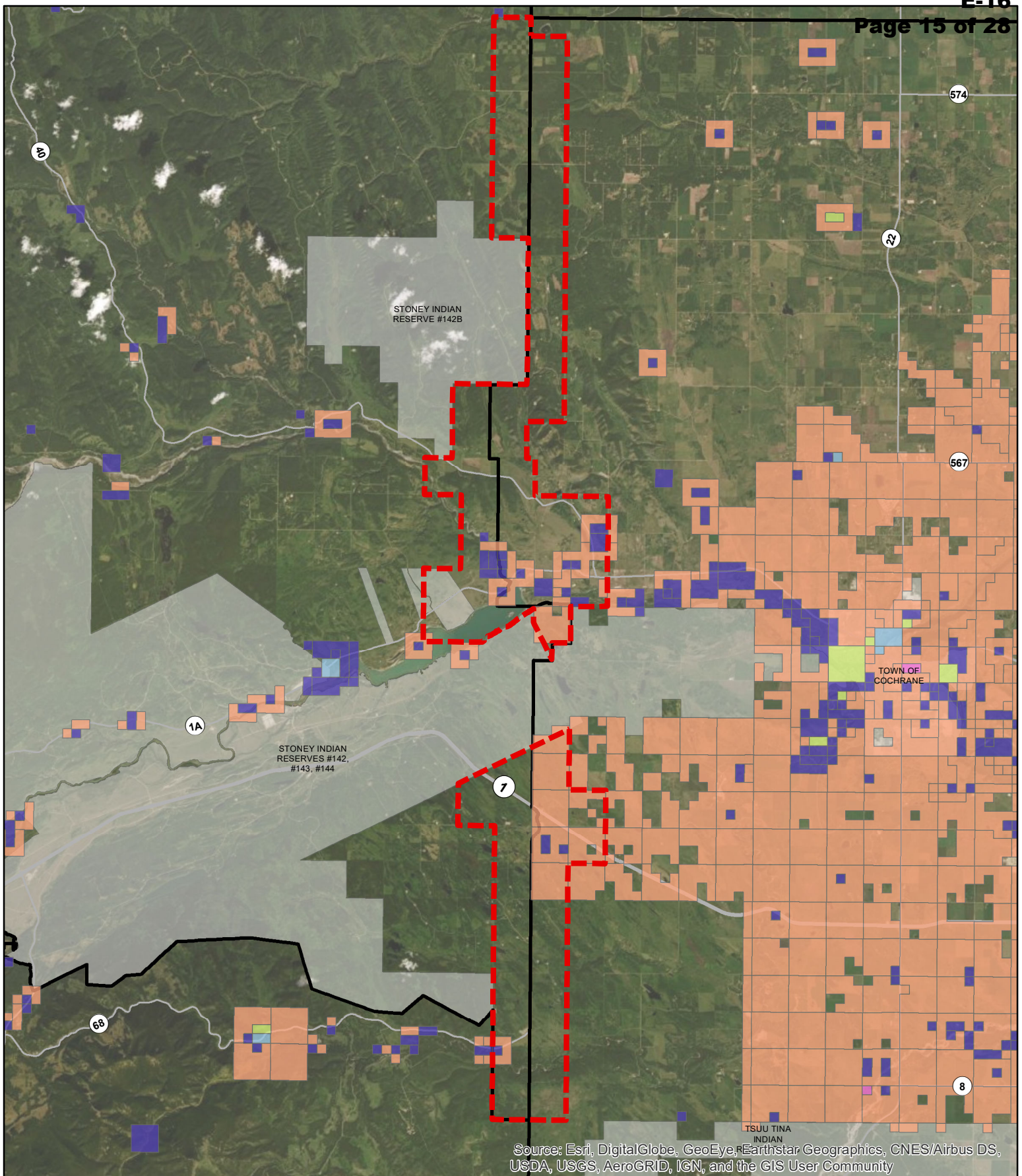
- 3.2.1** Applications for land use redesignation, subdivision, and development permit should be evaluated in accordance with the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.
- 3.2.2** Applications for a new Area Structure Plan, Concept Plan, MDP, LUB, and MDP or LUB amendments within the IDP Area should be evaluated in accordance with any relevant regional plan as well as the Municipal Development Plan (MDP), Land Use Bylaw (LUB), and any statutory or non-statutory plans relevant to the municipality in which they are received.

MAP 3: Land Use

MAP 4: Historical Resources

**Land Use**

	Agriculture		Business Commercial		Residential
	Airport		Direct Control		NRI
			Industrial		Public Service



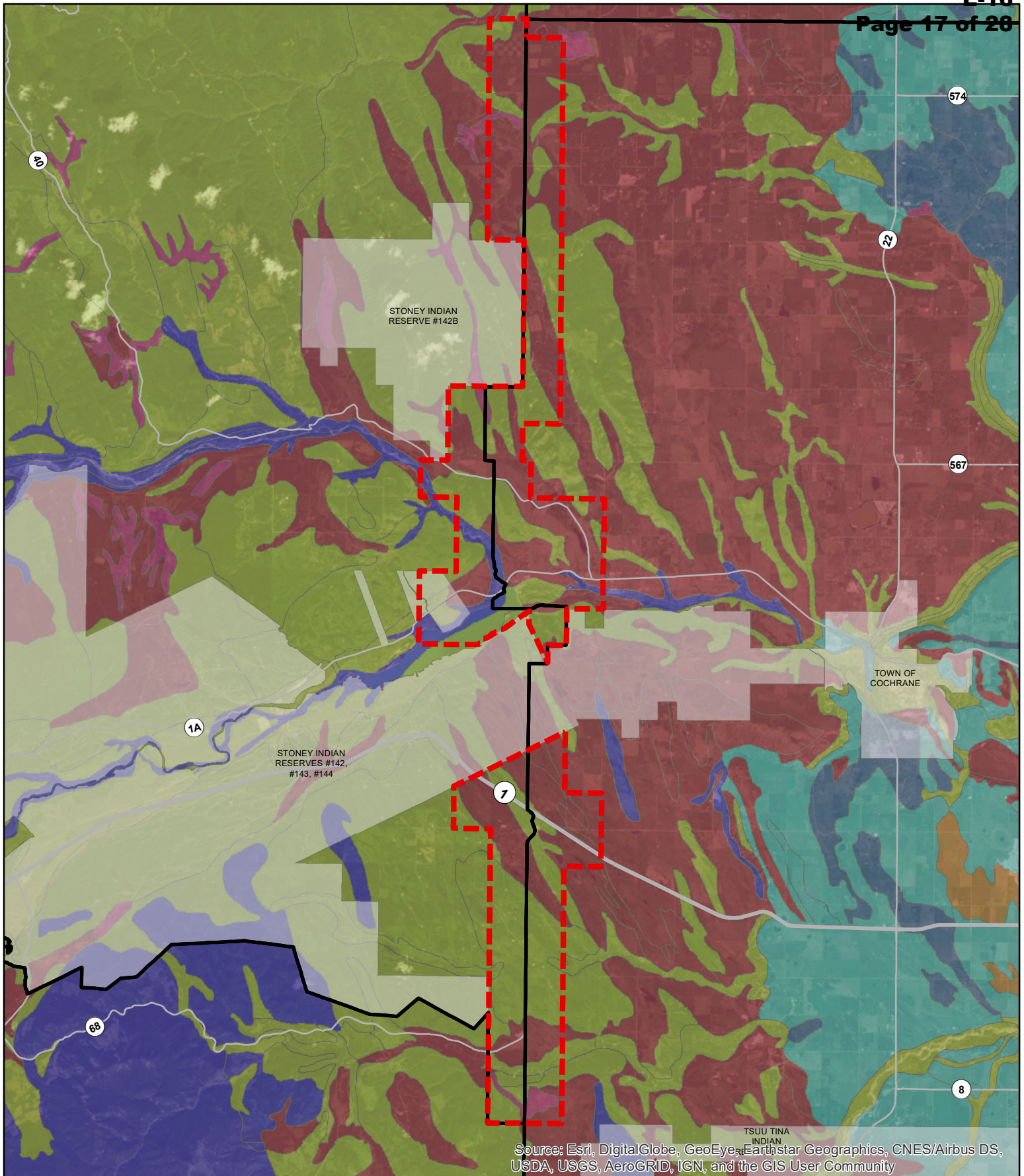
3.3 Agriculture

Objective

Agricultural uses are the predominant use of land within the Plan Area. Non-agricultural uses may be considered in areas identified through a relevant statutory plan.

- 3.3.1** The municipalities encourage awareness of the best practices for residential uses located within agricultural areas, in accordance with the Agricultural Operations Practices Act.
- 3.3.2** Applications for non-agricultural development within agricultural areas should consider interface or transition tools such as fencing, controlled access and site design, environmental stewardship, and environmental education.
- 3.3.3** Existing CFOs shall be allowed to remain in accordance with the requirements of the Agricultural Operation Practices Act and Regulations.
- 3.3.4** Applications for new or expanded CFOs shall be reviewed in accordance with the Natural Resource Conservation Board requirements, and the applicable policies of the municipality in which it was received.
- 3.3.5** Applications for new or expanded CFOs shall be referred to the adjacent municipality.

MAP 5: Soil Classifications



IDP PLAN AREA



Municipal Boundary

CLI Soil Classification

1 - No significant crop limitation



2 - Moderate limitations on crop type



3 - Moderate/severe limitations on crop type



4 - Severe limitations on crop type



5 - Restricted growth on perennial crops



6 - Capable of producing perennial crop only



7 - No crop capability or permanent pasture land



O - Organic Soils

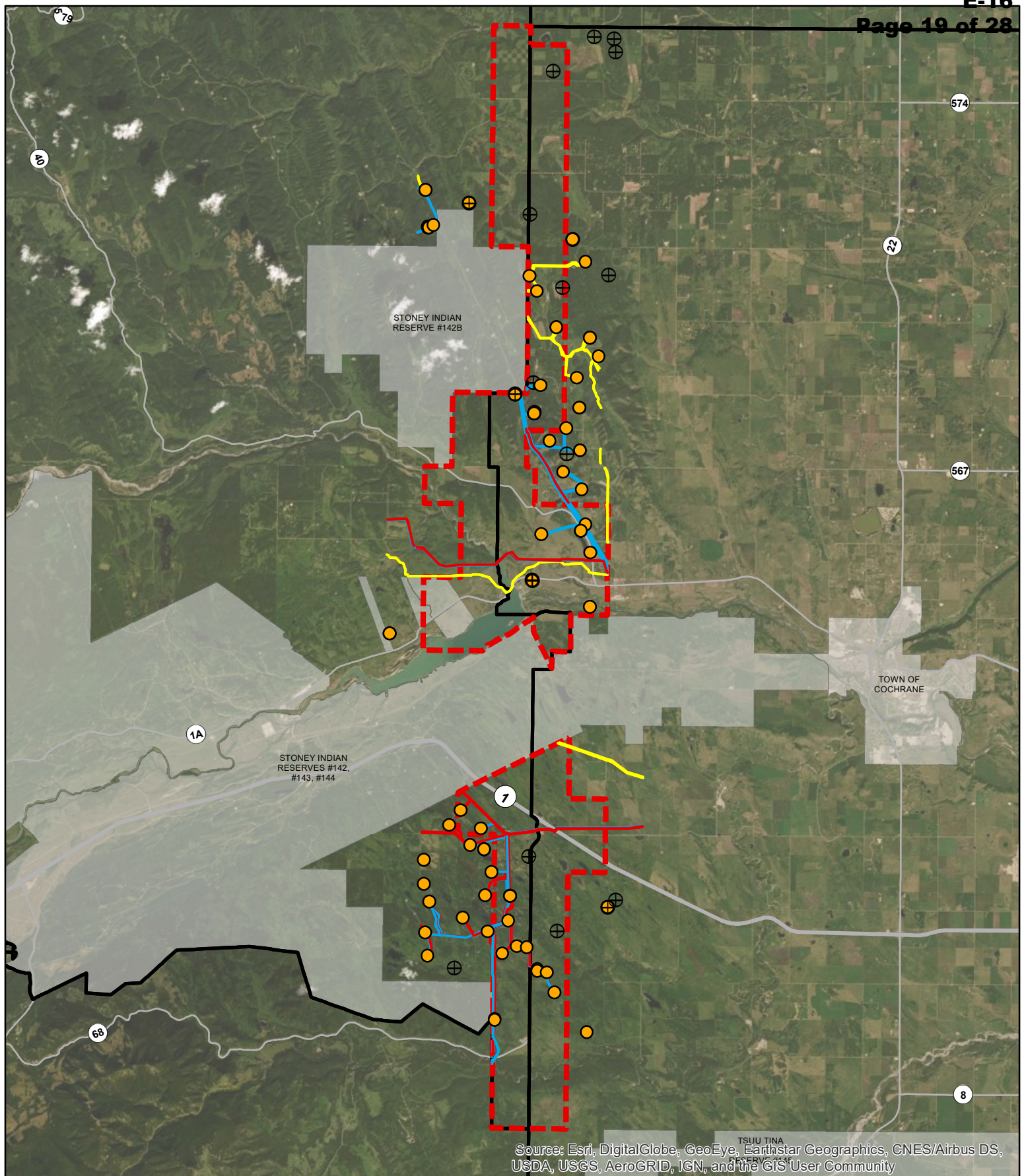
3.4 Utilities, Resource Extraction, & Energy Development

Objective

Demand for energy, resources, and communication capacity is growing. Applications for facilities related to these uses have the potential to have an impact across municipal borders. In order to balance this demand with the needs of area residents, the following policies apply to applications of this nature.



- 3.4.1** Applications for a new or expanded aggregate extraction operation within the Plan Area shall be referred to the adjacent municipality.
- 3.4.2** Applications for a new or expanded aggregate extraction operation that proposes the use of roadways within the jurisdiction of the adjacent municipality shall be referred to the adjacent municipality. Approval from the affected municipality must be provided prior to approval of the application.
- 3.4.3** Applications for a new or expanded renewable energy development within the Plan Area shall be referred to the adjacent municipality. Examples include, but are not limited to, solar power facilities, wind farms, hydroelectric facilities.
- 3.4.4** Applications for new or expanded telecommunications towers within the Plan Area shall be referred to the adjacent municipality.
- 3.4.5** Applicants shall be requested to co-locate telecommunications facilities on existing towers where feasible.

MAP 6: Oil and Gas
MAP 7: Sand and Gravel







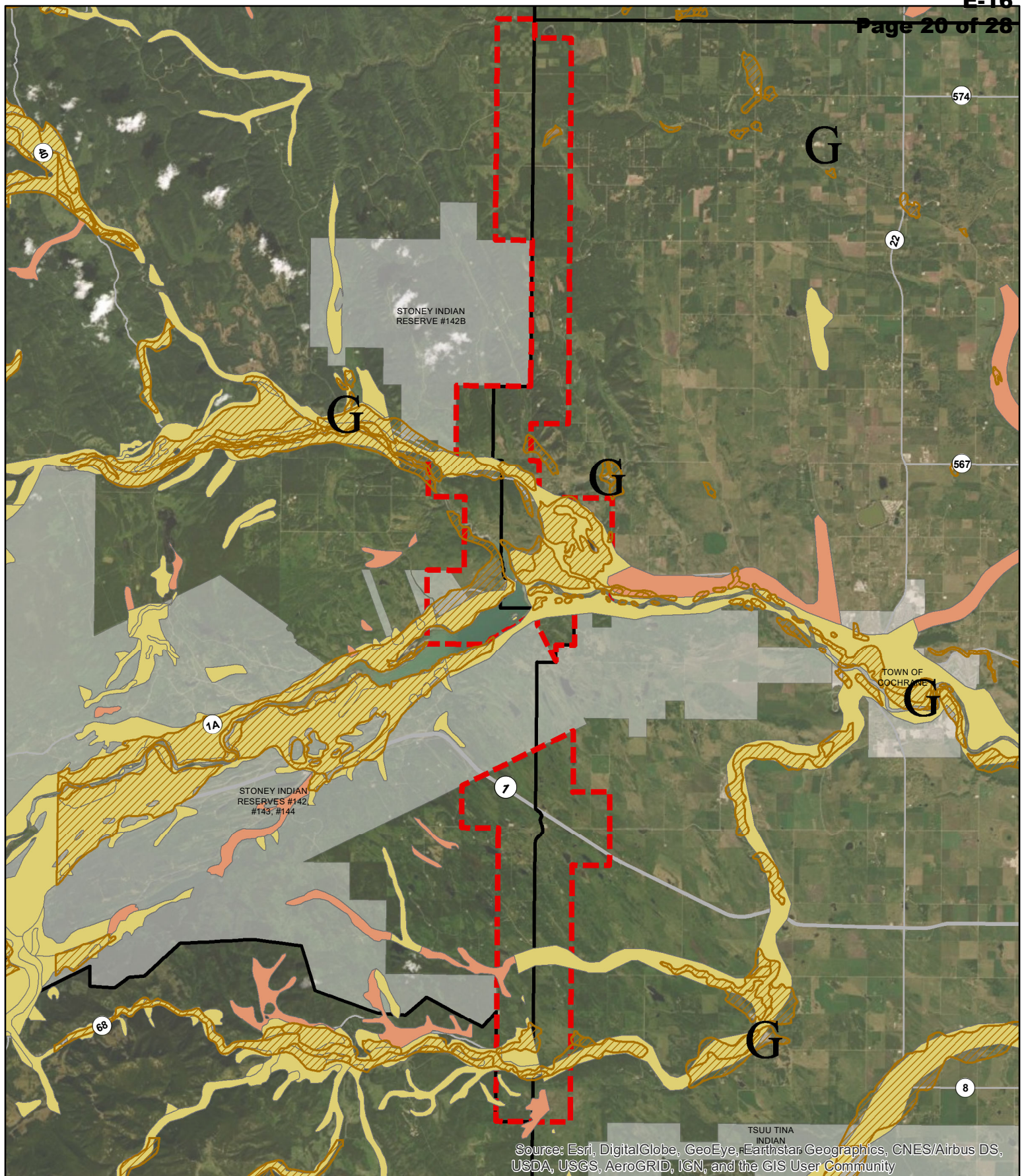
 IDP PLAN AREA
 Municipal Boundary

Wells

 All Other Values
 Abandoned

Pipes

 Crude Oil
 Other
 Natural Gas
 Sour Natural Gas



Surficial Sand & Gravel Deposits

	IDP PLAN AREA		Sand & Gravel Potential		Sand and silt
	Municipal Boundary		Sand		Sand, silt and clay, minor gravel
	Gravel_Pits		Sand and gravel		Sandy diamicton

3.5 Environmental & Open Space Policies

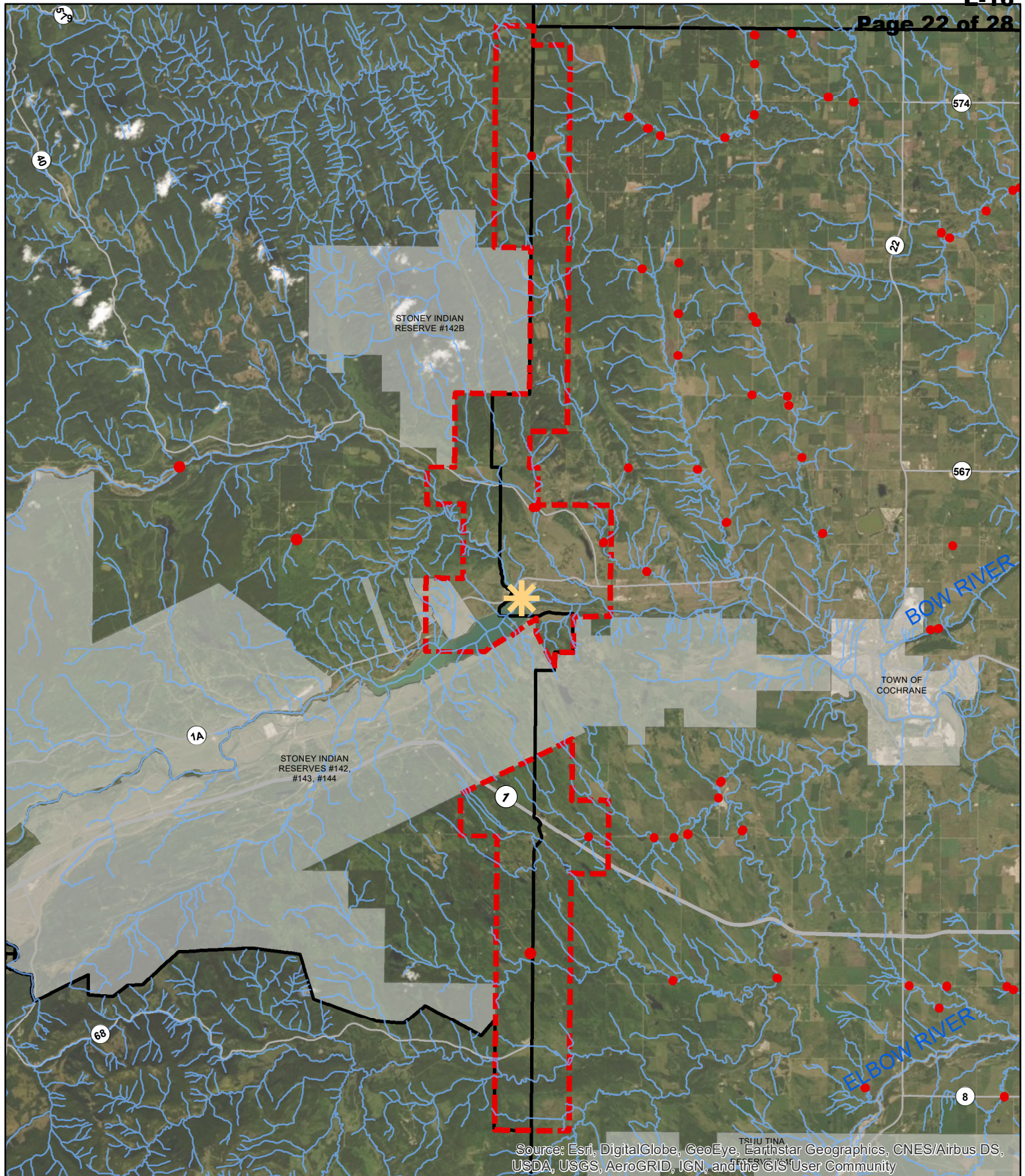
Objective

Environmental features do not follow pre-defined boundaries, and impacts to natural areas within one municipality can have an effect on the other side of the border. This section aims to ensure that natural areas are respected, and allows for opportunities to enhance these features where appropriate.

- 3.5.1 The municipalities acknowledge the Government of Alberta's Watershed Planning and Advisory Councils (WPACs) plans for the region, and support the Bow River Basin Council (BRBC) and the Red Deer River Watershed Alliance (RDRWA) with respect to regional watershed planning, best management practices, environmental stewardship, and environmental education.
- 3.5.2 Applications affecting wetlands and/or riparian areas located within the Plan Area shall be circulated to the adjacent municipality.
- 3.5.3 Applications affecting wetlands and/or riparian areas located within the Plan Area should be assessed in accordance with the environmental policies of the relevant plans for the municipality in which it was received.
- 3.5.4 The municipalities support the alignment and connection of open space pathways.

MAP 7: Hydrology

MAP 8: Environment & Wildlife



Ghost Reservoir Dam

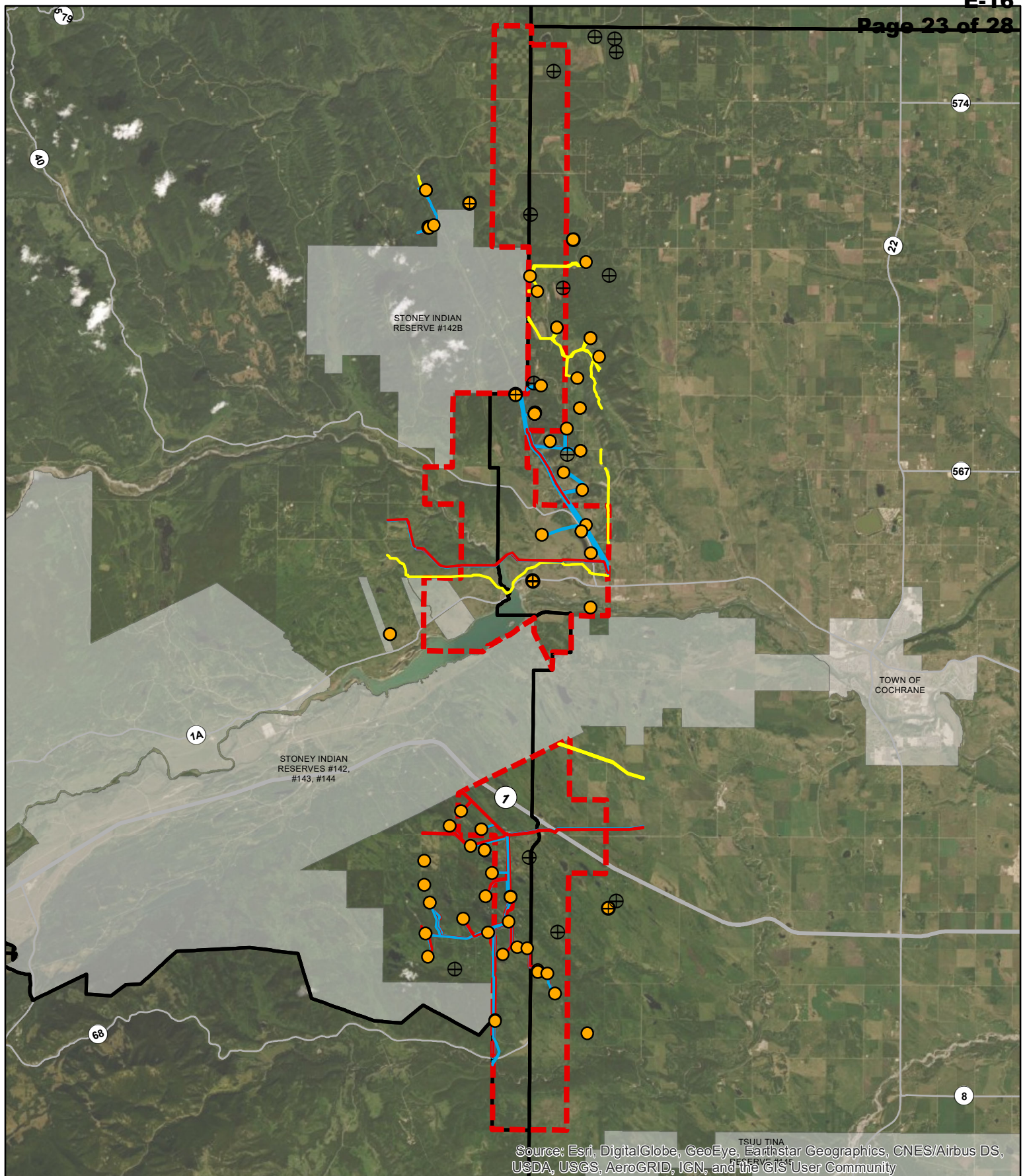


Municipal Boundary

Bridges

Hydrology


IDP PLAN AREA




 IDP PLAN AREA


 Municipal Boundary


Wells


 All Other Values


 Abandoned

Pipes

 Crude Oil

 Other

 Natural Gas

 Sour Natural Gas

3.6 Transportation Policies

Objective

The municipalities are connected by a number of provincial highways and municipal roads. Mitigation of the impact of development on transportation infrastructure is an important consideration of this plan.

- 3.6.1 Land use redesignation, subdivision, or development applications proposing access directly to a roadway under the jurisdiction of the adjacent municipality should not be approved without the written consent of the affected municipality.
- 3.6.2 In order to mitigate concerns such as dust control, traffic generation, and road maintenance, municipalities may require that a developer proposing land use redesignation, subdivision, or development applications enter into a Road Use Agreement if:
 - a. Direct access to the development is required from a road within its jurisdiction;
 - b. Primary access to the development utilizes a road within its jurisdiction;
 - c. A proposed haul-route utilizes roads within its jurisdiction.
- 3.6.3 The road network shall be maintained by the municipality having jurisdiction, unless a separate agreement specifies joint maintenance, maintenance swap, or any other terms acceptable to both municipalities.

4.0 Implementation & Administration

4.1 Intermunicipal Services

Objective

The municipalities provide their residents with services ranging from transportation, water and waste water, solid waste, emergency services, and recreation. Coordination of services among the municipalities has been considered by the Intermunicipal Collaboration Framework adopted by the MD of Bighorn and Rocky View County.

- 4.1.1 Matters pertaining to service agreements shall be assessed in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by the MD of Bighorn and Rocky View County.

4.2 Interpretation

Objective

This section ensures that the policies of this Plan are interpreted in the manner in which they were intended.

Definitions

agricultural areas – Lands within the Plan Area that are not located within the boundaries of a statutory plan (such as an area structure plan, conceptual scheme, or master site development plan).

*Add as required**

4.3 Intermunicipal Committee***Objective***

The MD of Bighorn and Rocky View County agree to create an Intermunicipal Committee, consisting of Councillors from each municipality. The Committee will work together in good faith to share information that is of mutual interest to each municipality.

- 4.3.1** Matters pertaining to the establishment and operation of the Intermunicipal Committee shall be assessed in accordance with the requirements of the Intermunicipal Collaboration Framework adopted by the MD of Bighorn and Rocky View County.

4.4 Adoption, Amendment, & Repeal Process

Objective

This section acknowledges the adoption of the plan, and provides requirements for on-going monitoring. Additionally, the policies recognize that periodic amendments and eventual appeal may be required.

- 4.4.1** The policies of this plan apply to lands located within the Plan Area.
- 4.4.2** This plan comes into effect following adoption by the respective Councils of the MD and RVC.
- 4.4.3** A joint Administrative review of the IDP shall be scheduled no later than four (4) years from the date of adoption and shall be steered by the Intermunicipal Committee.
- 4.4.4** The municipalities agree to comply with the adopted regional plan strategies, and are of the opinion this Plan aligns with the South Saskatchewan Regional Plan.
- 4.4.5** RVC is a member municipality in the Calgary Metropolitan Regional Board, and is therefore subject to the requirements of the CMRB and the IGP. Participation with RVC in the adoption of this IDP does not subject the MD to the requirements of the CMRB and the IGP.
- 4.4.6** Amendment of the IDP shall receive direction from both Councils prior to proceeding and shall be jointly prepared by the Administrations.
- 4.4.7** Amendments to the plan shall not come into force until they are adopted by the Councils of both municipalities, in accordance with the requirements of the MGA.
- 4.4.8** A Bylaw to repeal this IDP may be considered by both Councils if:
 - a. The repealing Bylaw considers a new IDP; or
 - b. If the repealing Bylaw complies with Provincial legislation.

5.0 Dispute Resolution

Objective

This plan is designed to facilitate communication and cooperation among the municipalities. While understanding that each municipality has the right to make decisions within their boundaries, it is acknowledged that these decisions can have an impact beyond their borders. In order to ensure that the relationship between the two municipal neighbours remains strong, the MD of Bighorn and Rocky View County agree to the following:

- The municipalities respect the right to maintain jurisdiction over decisions made within their boundaries.
- The municipalities understand the potential for those decisions to impact the adjacent municipality.
- The municipalities understand the importance of notification and communication with the adjacent municipality in order to ensure that potential concerns are addressed.

5.1 Dispute Resolution Process

While both municipalities are committed to a positive relationship, this plan recognizes that disputes may arise. In such an event, the following process should be used in order to reach a solution.

- 5.1.1 Should either municipality identify a potential concern related to an application referral provided through the policies of this plan, written notification shall be provided at the administrative level.
- 5.1.2 The municipalities should provide additional clarification, technical documents, or other information as required in order to satisfy the concerns of the adjacent municipality. Meetings or further discussion may be required.
- 5.1.3 Should the matter fail to be resolved, each municipality should escalate the matter to their respective Chief Administrative Officer (or designate) for further guidance.
- 5.1.4 Should the matter fail to be resolved administratively, a municipality may request that the matter be referred to the Intermunicipal Committee.
- 5.1.5 Should the matter fail to be resolved by the Intermunicipal Committee, formal mediation may be initiated.
 - a. A mutually agreed upon Mediator shall be named to facilitate resolution of the disagreement within thirty (30) days of the written request to enter into a mediation process.
 - b. The municipalities shall share equally in the cost of mediation, including any remuneration, travel and lodging expenses associated with the mediation.

- 5.1.6** Should a dispute involve an application subject to Section 690(1) of the MGA, the municipalities may submit an appeal to the Municipal Government Board within 30 days of adoption, in order to maintain the right to appeal.
- 5.1.7** Notwithstanding (above), the appeal may be withdrawn prior to the Municipal Government Board hearing should an agreement be reached to the satisfaction of the municipalities.

5.2 Dispute Resolution Process Summary

1. Understanding/IDP Process
2. Admin. Level
3. CAO Level
4. Intermunicipal Committee Level
5. Mediation
6. Appeal

6.0 IDP Action Items

6.1 Action Items

*Add as required



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 03222206/685
SUBJECT: First Reading Bylaw - Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District

DIVISION: 4
APPLICATION: PL20190155

PURPOSE: To redesignate portions of the subject lands from Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District, in order to facilitate the future creation of 25 single detached dwellings, 25 townhouse units, 6 duplex units, and 56 condominium units.

GENERAL LOCATION: Located within the hamlet of Langdon, 0.2 km (1/8 mile) west of Centre Street, and on the south side of Railway Avenue.

APPLICANT: Amanda Polini (IBI Group)

AFFECTED AREA: ± 8.43 acres.

¹POLICY DIRECTION: Relevant policies for this project include the Interim Growth Plan (IGP), the Langdon Area Structure Plan (LASP), the Municipal Development Plan (MDP), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7975-2019 be given first reading.
Option #2: THAT application PL20190155 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

SK/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7975-2019 & Schedule A
APPENDIX ‘B’: Map Set

¹ **Administration Resources**
Stefan Kunz, Planning and Development Services



BYLAW C-7975-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7975-2019.

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 & 32-1 of Bylaw C-4841-97 be amended by redesignating a portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M from Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Portions of Lot 3, Block 1, Plan 1113376 and Lot 3, Block, 2, Plan 0813156 within SE-22-23-27-W4M are hereby redesignated to Hamlet Residential Four District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7975-2019 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: 4

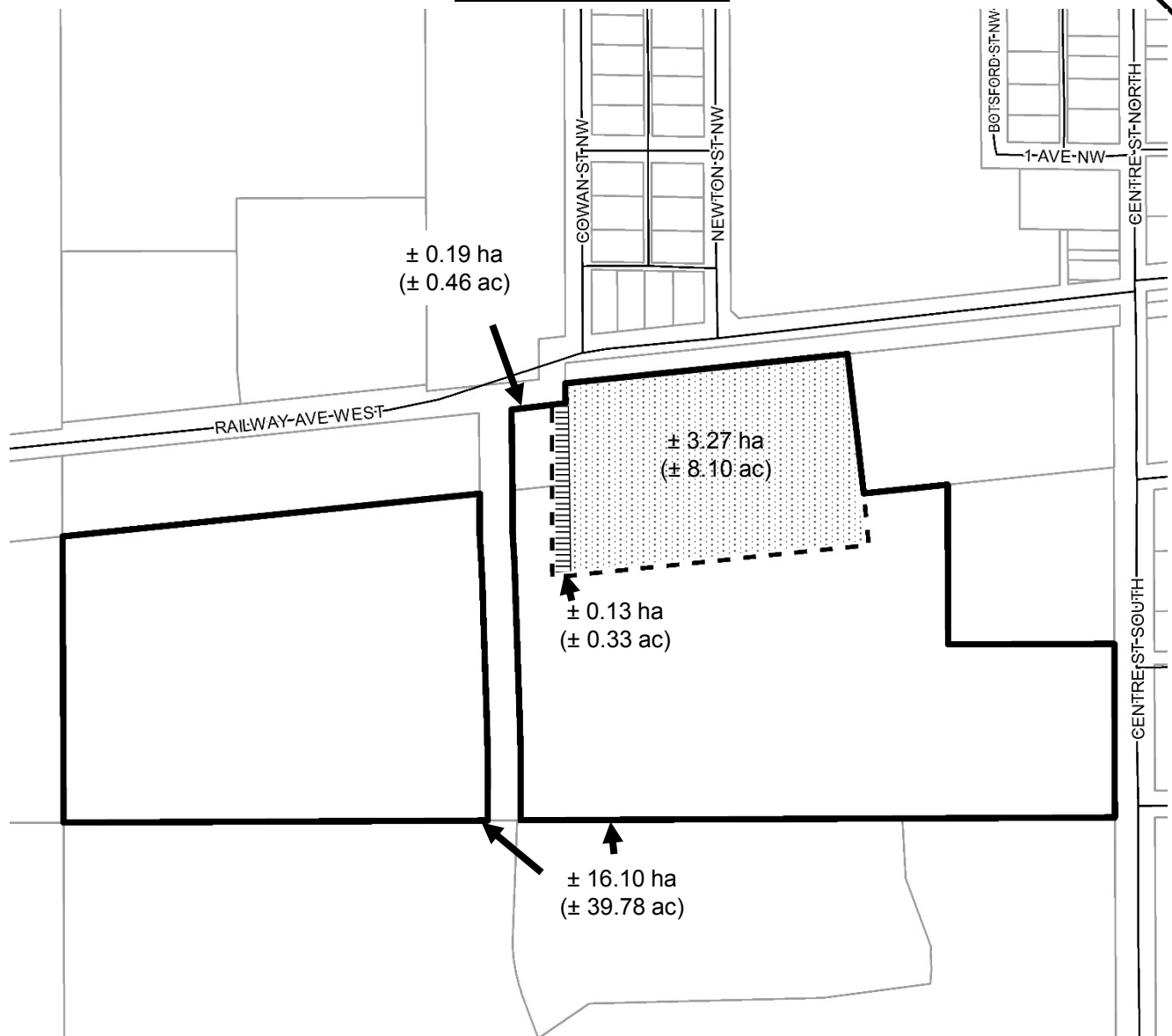
File: 03222206/685 - PL20190155

READ A FIRST TIME IN COUNCIL this	day of	, 2019
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2020</i>
READ A SECOND TIME IN COUNCIL this	day of	, 2020
READ A THIRD TIME IN COUNCIL this	day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7975-2019**AMENDMENT**

FROM Hamlet Residential Single Family District **TO** Hamlet Residential Four District

FROM Public Services District **TO** Hamlet Residential Four District

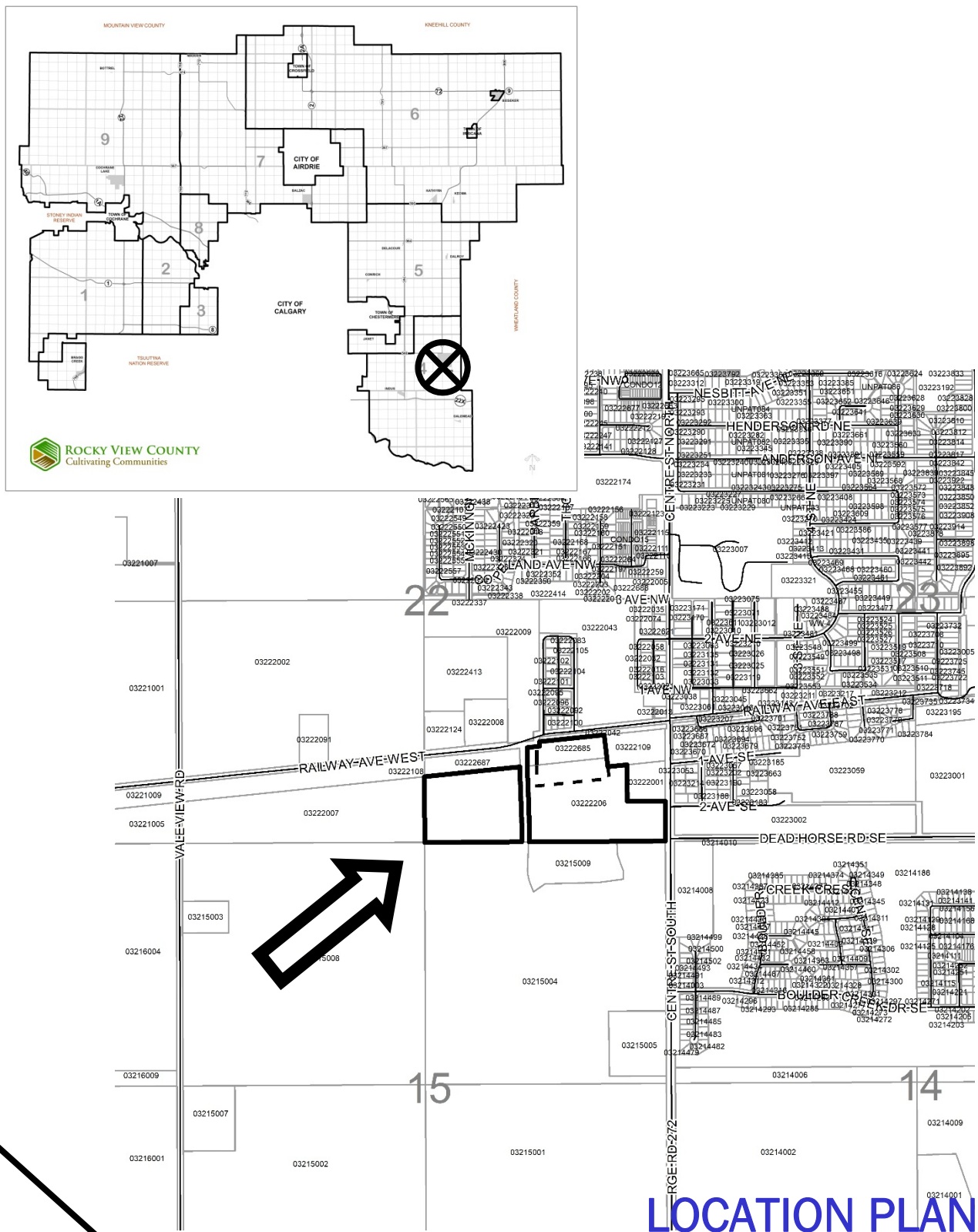
Subject Land



LEGAL DESCRIPTION: Lot 3, Block 1, Plan 1113376 and
Lot 3, Block 2, Plan 0813156 within SE-22-23-27-W4M

FILE: 03222206/685 - PL20190155**DIVISION: 4**

ROCKY VIEW COUNTY
Cultivating Communities



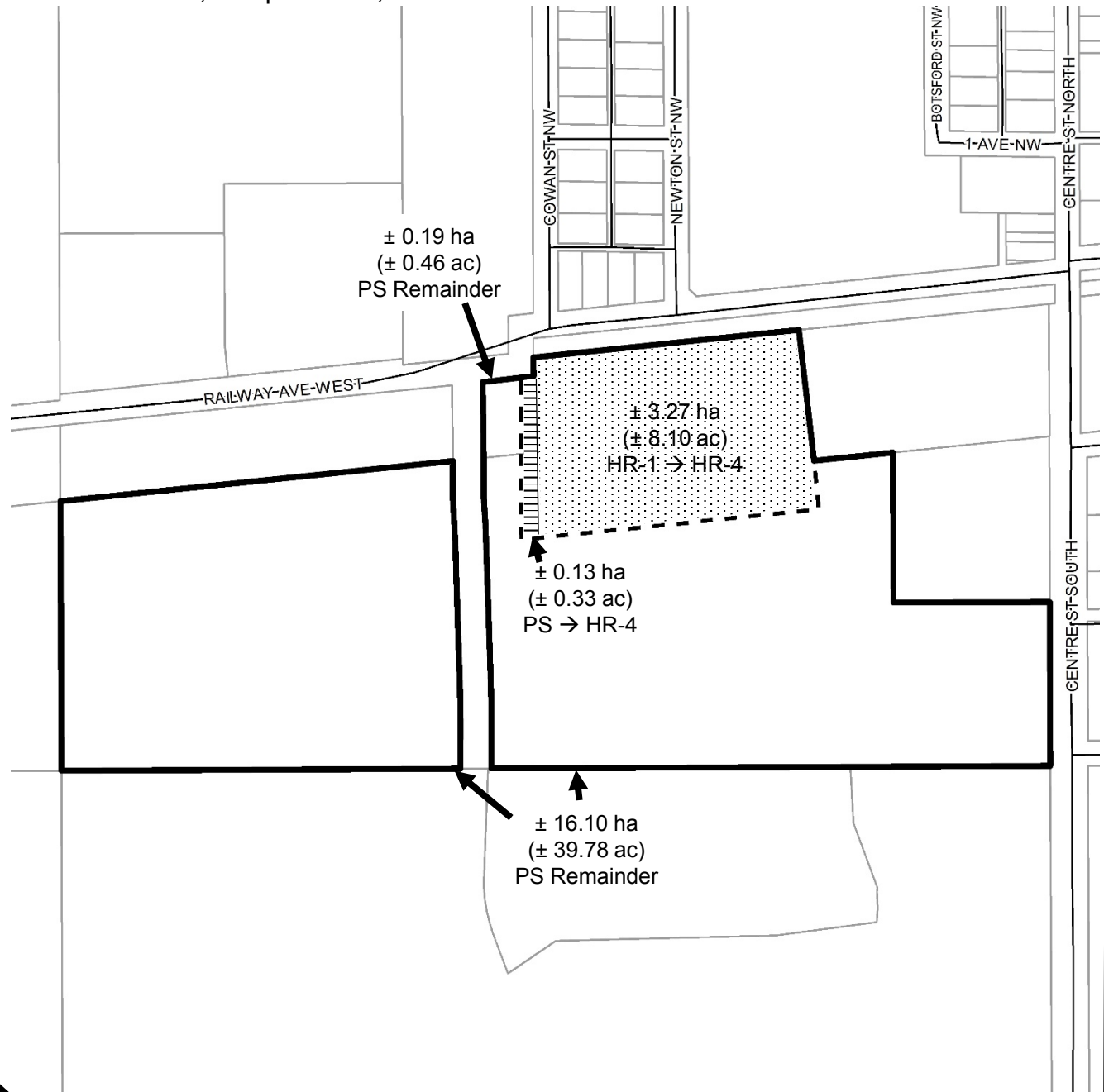
SE-22-23-27-W04M

Date: Nov 18, 2019

Division # 4

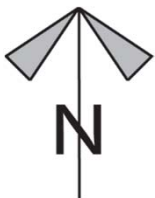
File: 03222206/685

Redesignation Proposal: To redesignate portions of the subject lands from Hamlet Residential Single Family District and Public Services District to Hamlet Residential Four District, in order to facilitate the future creation of 25 single detached dwellings, 25 townhouse units, 6 duplex units, and 56 condominium units.



DEVELOPMENT PROPOSAL

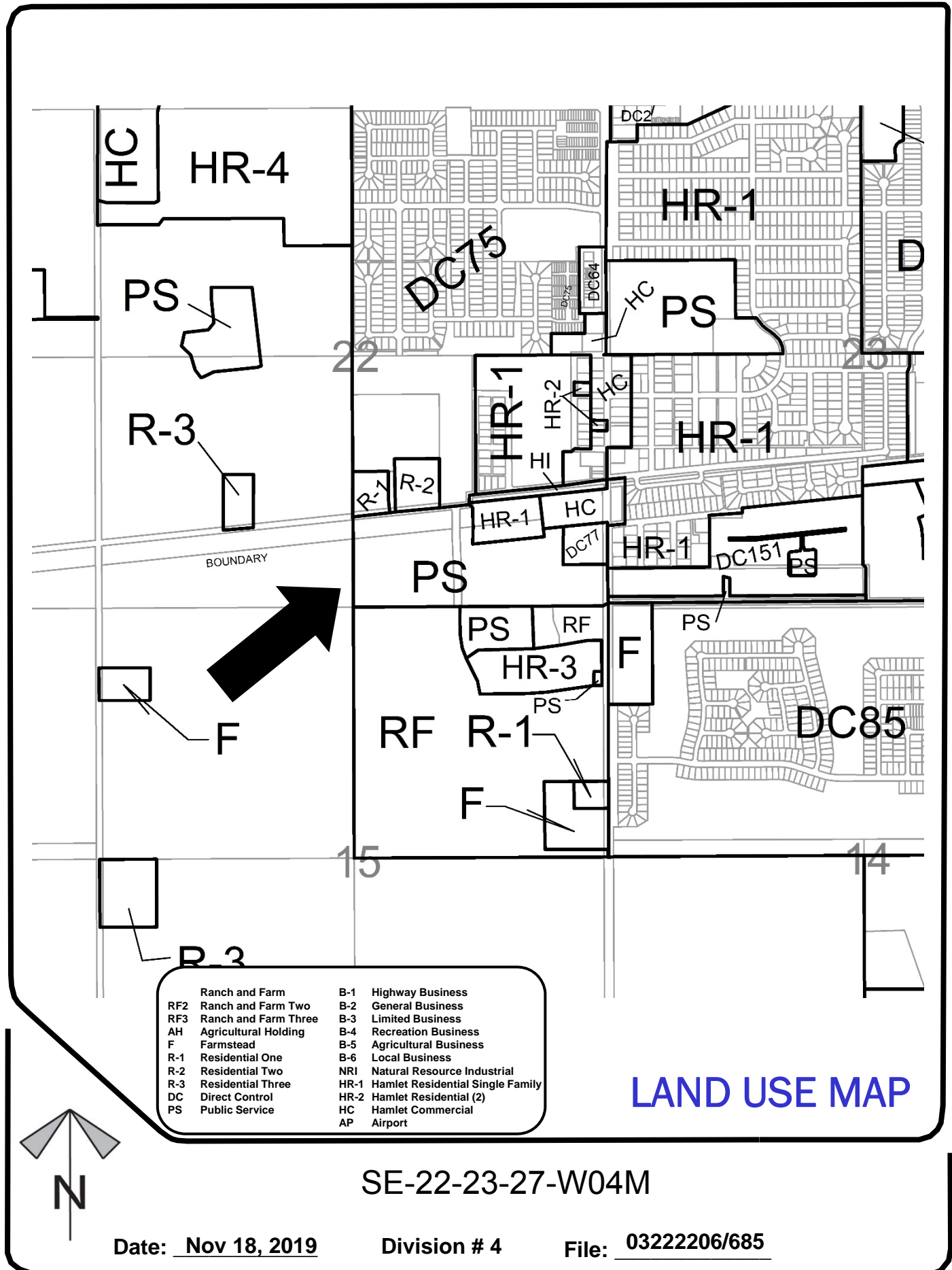
SE-22-23-27-W04M



Date: Nov 18, 2019

Division # 4

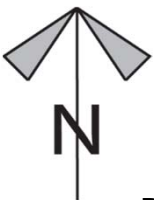
File: 03222206/685





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-22-23-27-W04M

Date: Nov 18, 2019

Division # 4

File: 03222206/685



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

AIR PHOTO

Spring 2018

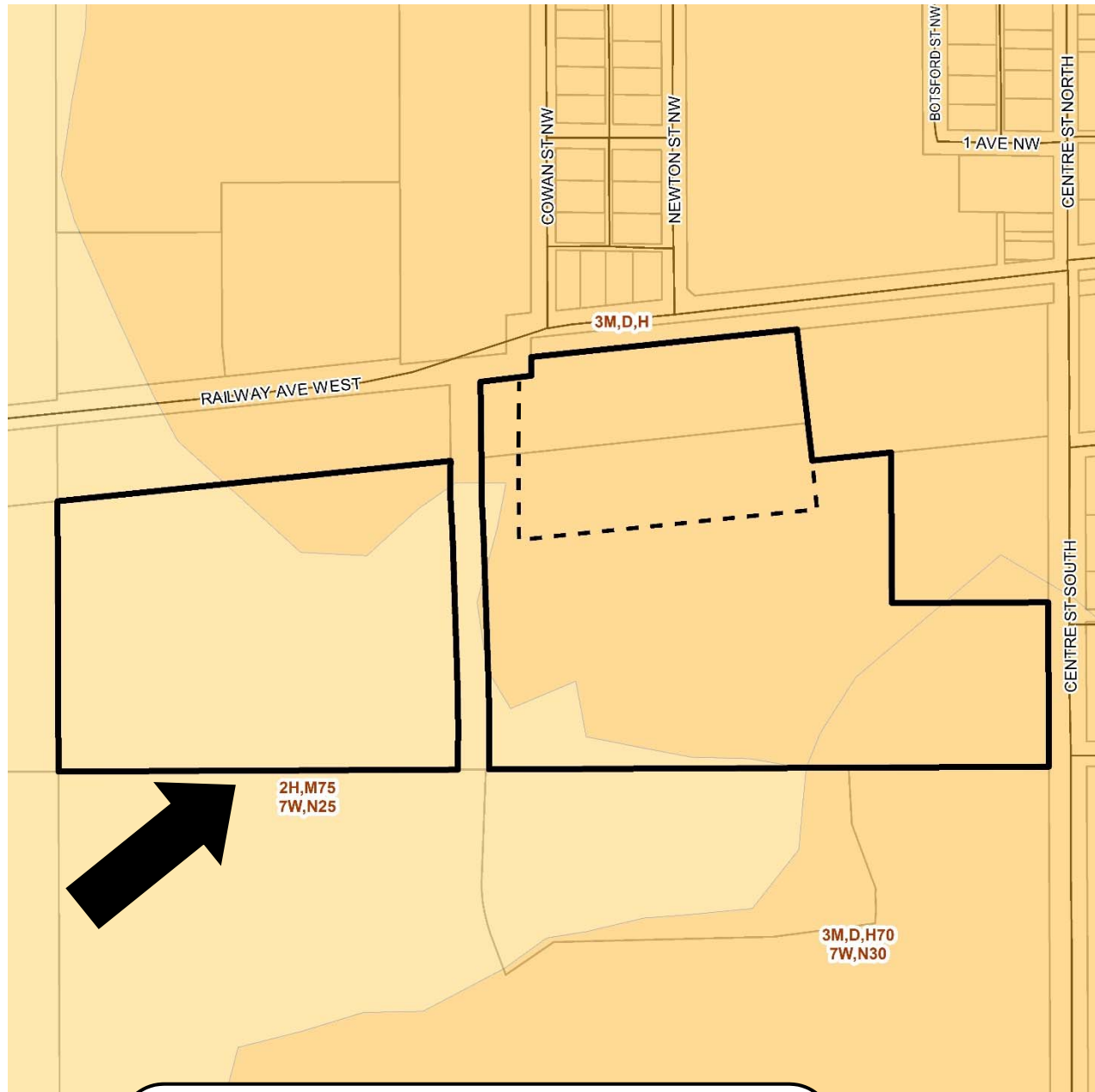


SE-22-23-27-W04M

Date: Nov 18, 2019

Division # 4

File: 03222206/685



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

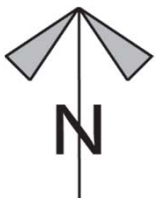
CLI Class

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

Limitations

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

SOIL MAP

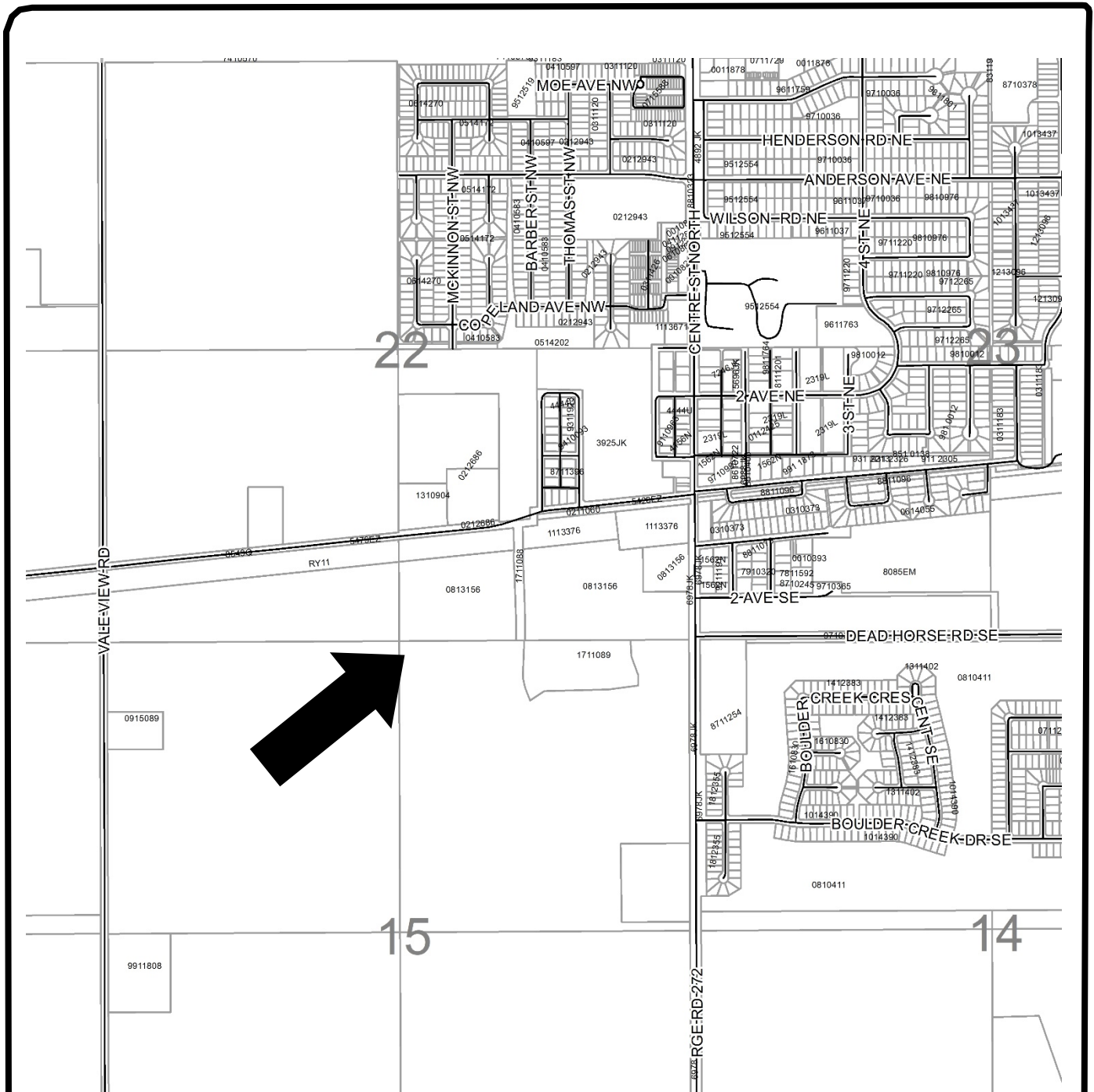


SE-22-23-27-W04M

Date: Nov 18, 2019

Division # 4

File: 03222206/685

**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

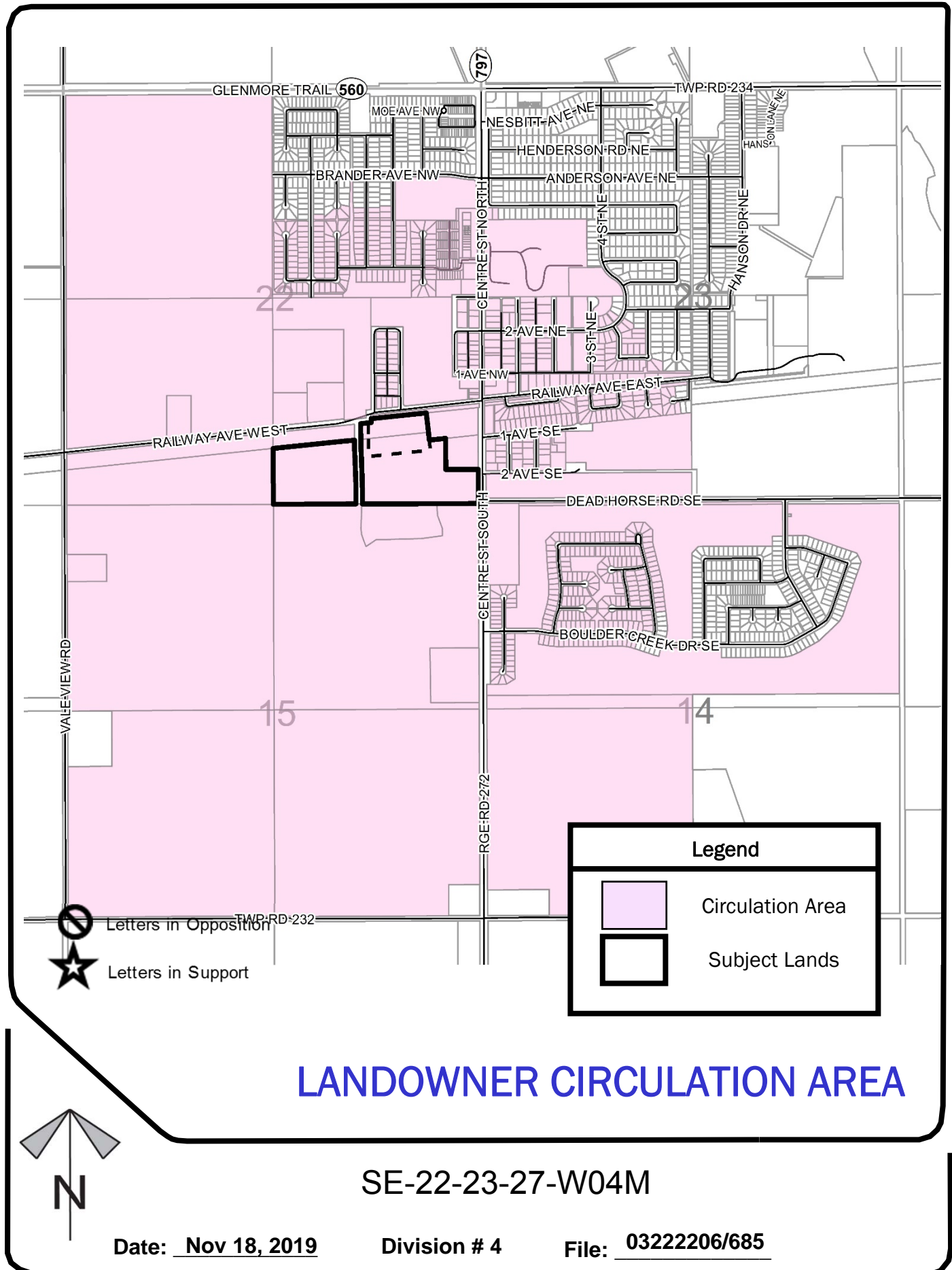
HISTORIC SUBDIVISION MAP

SE-22-23-27-W04M

Date: Nov 18, 2019

Division # 4

File: 03222206/685



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 10, 2019
FILE: 08101002
SUBJECT: First Reading Bylaw - Ranch and Farm District to Agricultural Holdings District

DIVISION: 6
APPLICATION: PL20190163

PURPOSE: To redesignate a portion of the subject lands from Ranch and Farm District to Agricultural Holdings District, in order to facilitate the future creation of a \pm 31.39 acre parcel with a \pm 86.31 acre remainder.

GENERAL LOCATION: Located south of the village of Beiseker, 0.8 kilometres (0.5 mile) north of Township Road 280, and on either side of Highway 9.

APPLICANT: Archibald Bushfield

AFFECTED AREA: \pm 177.70 acres

¹POLICY DIRECTION: Relevant policies for this project include the Interim Growth Plan (IGP) and the Municipal Development Plan (MDP), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7976-2019 be given first reading.
Option #2: THAT application PL20190163 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

SK/ltt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7976-2019 & Schedule A
APPENDIX ‘B’: Map A/c

¹ Stefan Kunz, Planning and Development Services



BYLAW C-7976-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7976-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 81 of Bylaw C-4841-97 be amended by redesignating a portion of NW-1-28-26-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 NW-1-28-26-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-7976-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 6

File: 08101002 - PL20190163

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

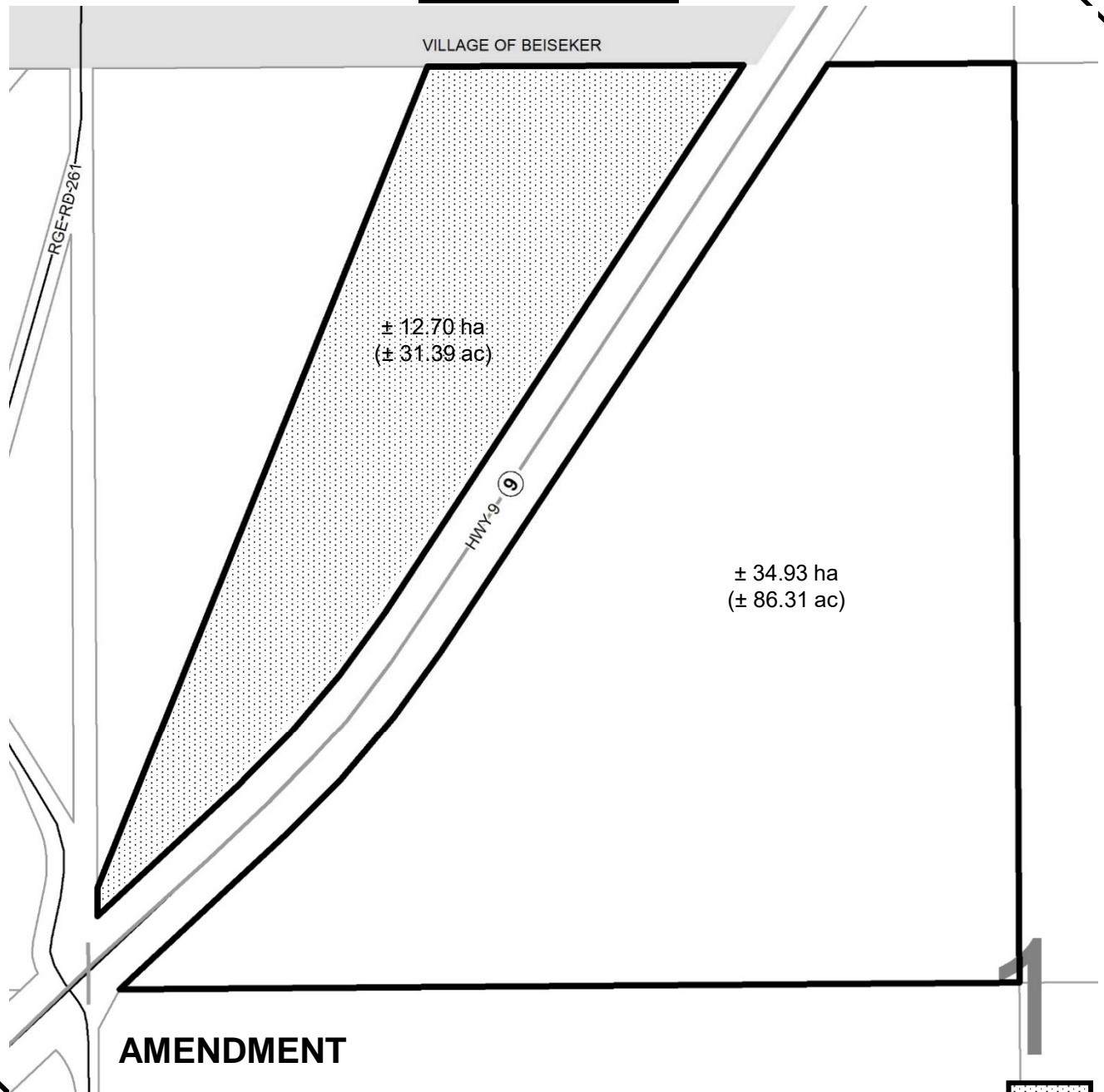
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

CAO or Designate

Date Bylaw Signed

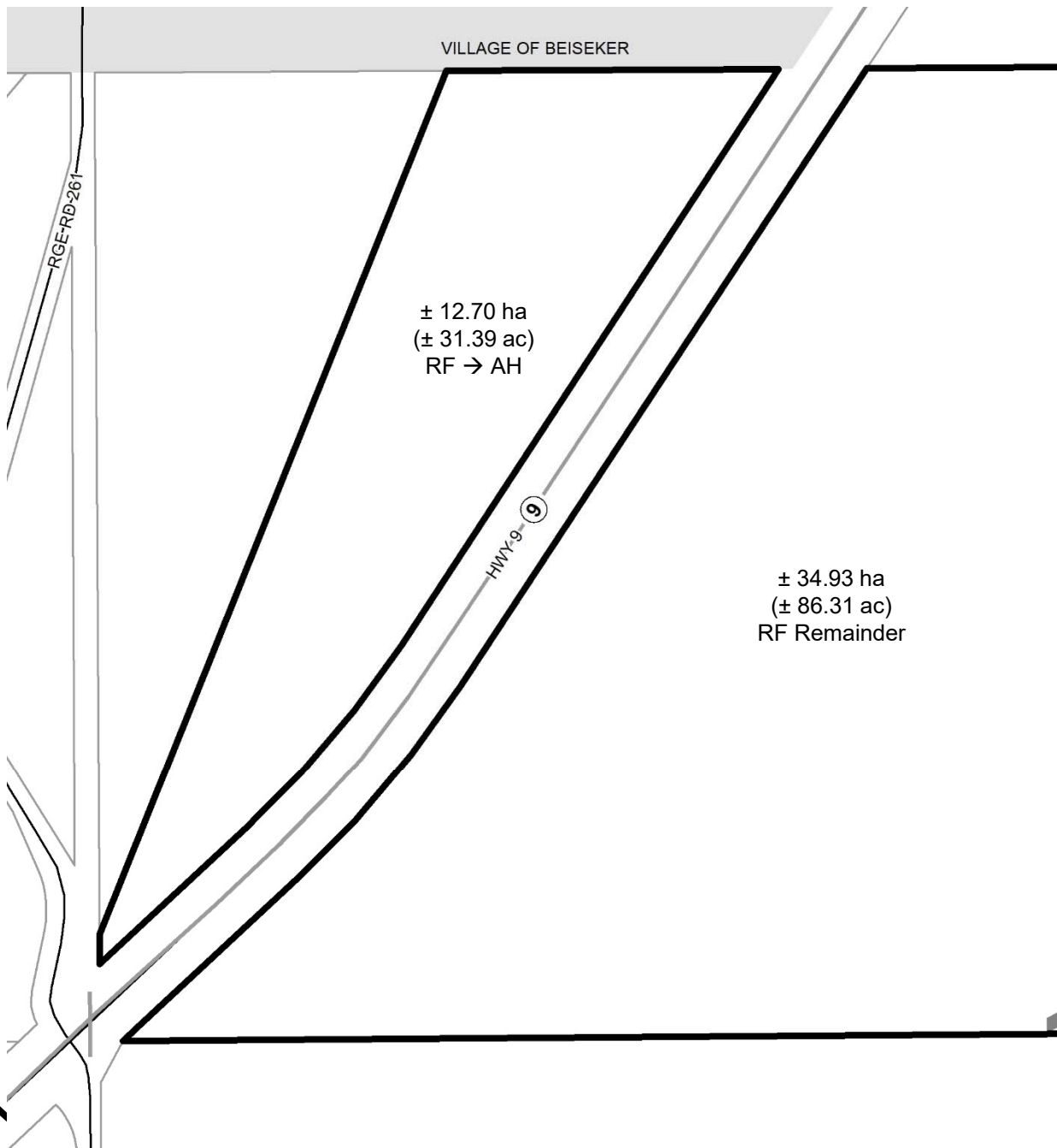
SCHEDULE "A"**BYLAW:** C-7976-2019**AMENDMENT****FROM** Ranch and Farm District **TO** Agricultural Holdings District

Subject Land _____

LEGAL DESCRIPTION: NW-1-28-26-W4M**FILE:** 08101002 - PL20190163**DIVISION: 6**ROCKY VIEW COUNTY
Cultivating Communities



Redesignation Proposal: To redesignate a portion of the subject lands from Ranch and Farm District to Agricultural Holdings District, in order to facilitate the future creation of a ± 31.39 acre parcel with a ± 86.31 acre remainder.



DEVELOPMENT PROPOSAL

NW-01-28-26-W04M

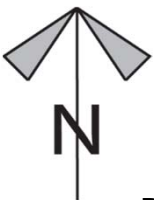
Date: November 13, 2019 Division # 6 File: 08101002





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

TOPOGRAPHY
Contour Interval 2 M



NW-01-28-26-W04M

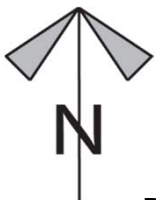
Date: November 13, 2019 Division # 6 File: 08101002



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

AIR PHOTO

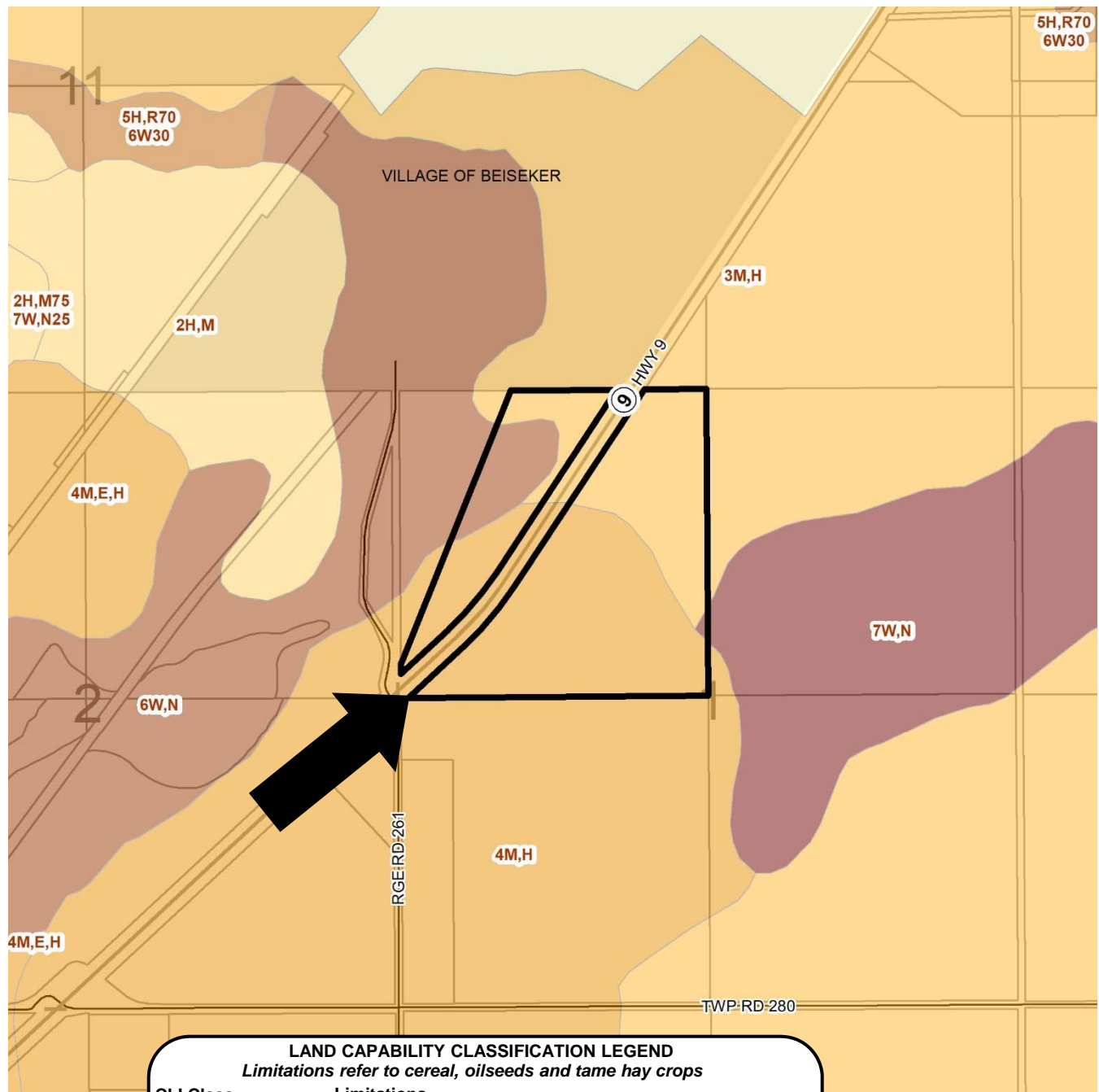
Spring 2018



NW-01-28-26-W04M

Date: November 13, 2019 Division # 6

File: 08101002



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

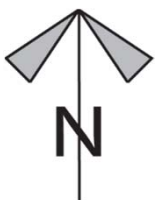
CLI Class

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

Limitations

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

SOIL MAP



NW-01-28-26-W04M

Date: November 13, 2019 Division # 6

File: 08101002





PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 4
SUBJECT: Subdivision Item: Agricultural Subdivision

DATE: December 10, 2019
APPLICATION: PL20190074

APPLICATION: To create a ≥ 20.01 acre parcel with a ± 64.97 acre remainder.

GENERAL LOCATION: Located 0.41 kilometers (1/4 mile) south of Township Road 232 and on the west side of Range Road 274A, approximately 2.0 miles southwest of the town of Langdon.

LAND USE DESIGNATION: Agricultural Holdings District and Ranch and Farm District

¹ADMINISTRATION RECOMMENDATION:

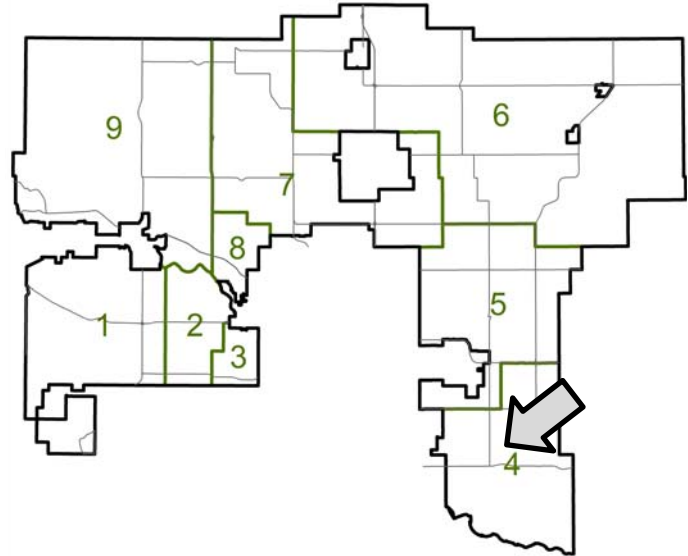
Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20190074 be approved with the conditions noted in Appendix B.

Option #2: THAT Subdivision Application PL20190074 be refused per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ Administration Resources

Jessica Anderson and Milan Patel – Planning and Development Services



APPLICANT: Jay & Sarah Morris

OWNER: Jay & Sarah Morris

APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 1 Variation Assessment
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Payments and Levies

In accordance with section 5) iii) of the Transportation Off-Site Levy, levies will be collected on 3.0 acres of the proposed Lot 1.

Reserves and applicable levies are outstanding.

APPLICABLE FEE/LEVY	AMOUNT OWING
TRANSPORTATION OFFSITE LEVY	\$13,785.00 (estimate)
MUNICIPAL RESERVE (\$/ACRE)	\$20,000.00 (estimate)

Reserves

Municipal Reserves are outstanding on the subject lands; however, it is to be deferred on the remainder in accordance with Section 663(b) of the Municipal Government Act, which exempts parcels of 39.54 acres or greater to be used for agricultural pursuits.

Administration recommends the collection of the outstanding Municipal Reserve for Lot 1.

- Development area: $\pm 20.01 \text{ acres} \times 10\% = 2.00 \text{ acres} \times \$10,000.00$
(as per the appraisal completed by Altus Group dated July 10, 2019) = \$20,000.00

Accessibility to a Road

Access to proposed lot 1 and lot 2 are provided by existing gravel approaches off Range Road 274A.

Servicing

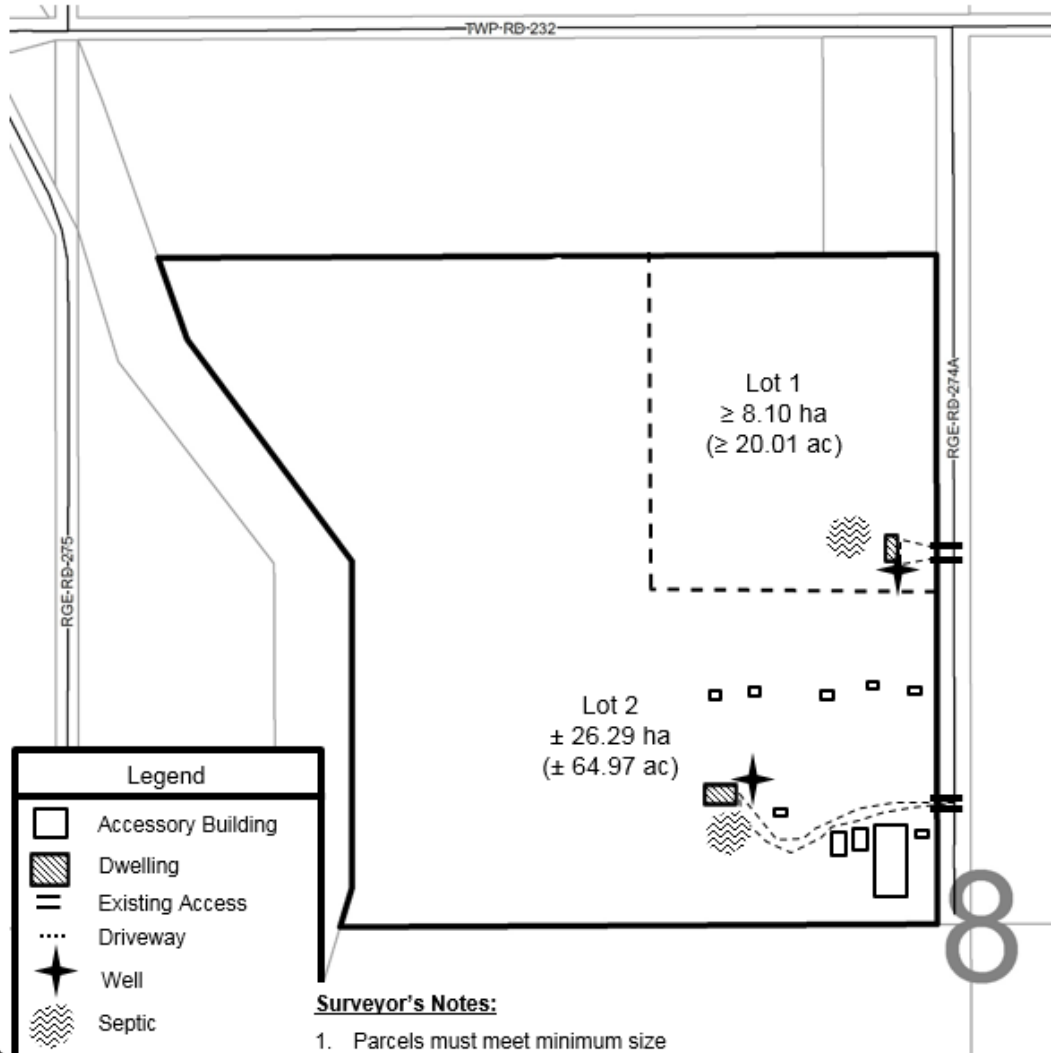
Lot 1 and Lot 2 are currently serviced by wells and septic fields. The Applicant submitted a Level 1 Assessment Variation confirming that both systems are functioning adequately.



ROCKY VIEW COUNTY
Cultivating Communities

Tentative Plan

Subdivision Proposal: To create a ≥ 8.10 hectare (≥ 20.01 acre) parcel (Lot 1) with a ± 26.29 hectare (± 64.97 acre) remainder (Lot 2).



Legend

- Accessory Building
- Dwelling
- Existing Access
- Driveway
- Well
- Septic

Surveyor's Notes:

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

TENTATIVE PLAN



NW-08-23-27-W04M

Date: November 12, 2019 Division #4

File: 03208009



CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

APPENDIX ‘C’: Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED:

June 11, 2019

DATE DEEMED COMPLETE:

August 26, 2019

HISTORY:

February 22, 2019 – An application to redesignate a portion of the lands from Ranch and Farm District to Agricultural Holdings District was approved (PL20190019).

November 2, 1996 – Registration of Plan 9612498 establishes the creation of a 12.57 ha parcel leaving the 84.98 remainder.

September 13, 1990 – Registration of Plan 9011744 establishes the creation of a 2.02 ha parcel leaving the 116.04 remainder.

1906 – Registration of Plan IRR62 establishes the creation of Irrigation District Right of Way, which bisects the subject quarter section and isolates a 19.80 acres portion of the lands from the balance of the parcel.

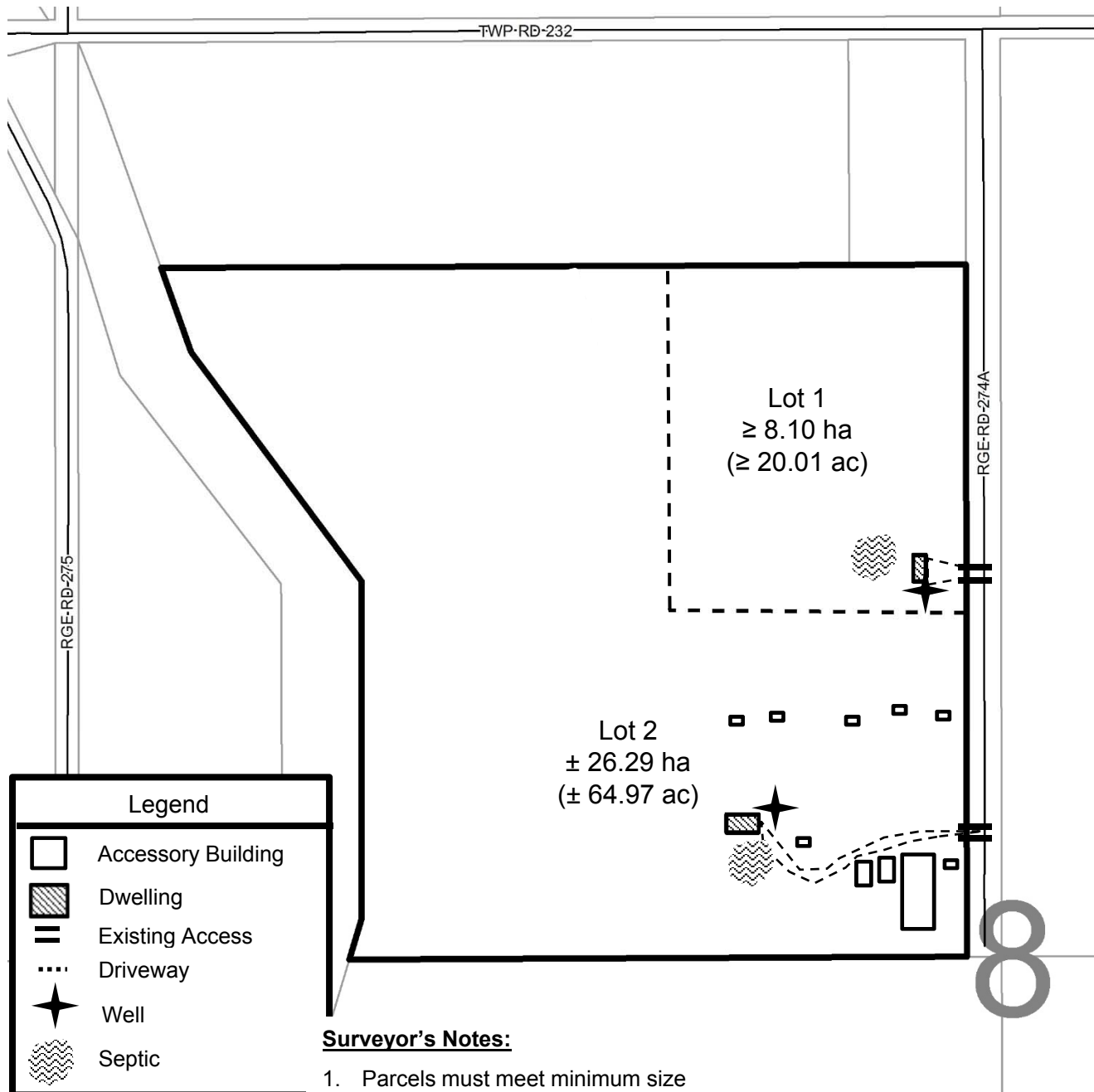
PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 17 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.



Subdivision Proposal: To create a ≥ 8.10 hectare (≥ 20.01 acre) parcel (Lot 1) with a ± 26.29 hectare (± 64.97 acre) remainder (Lot 2).

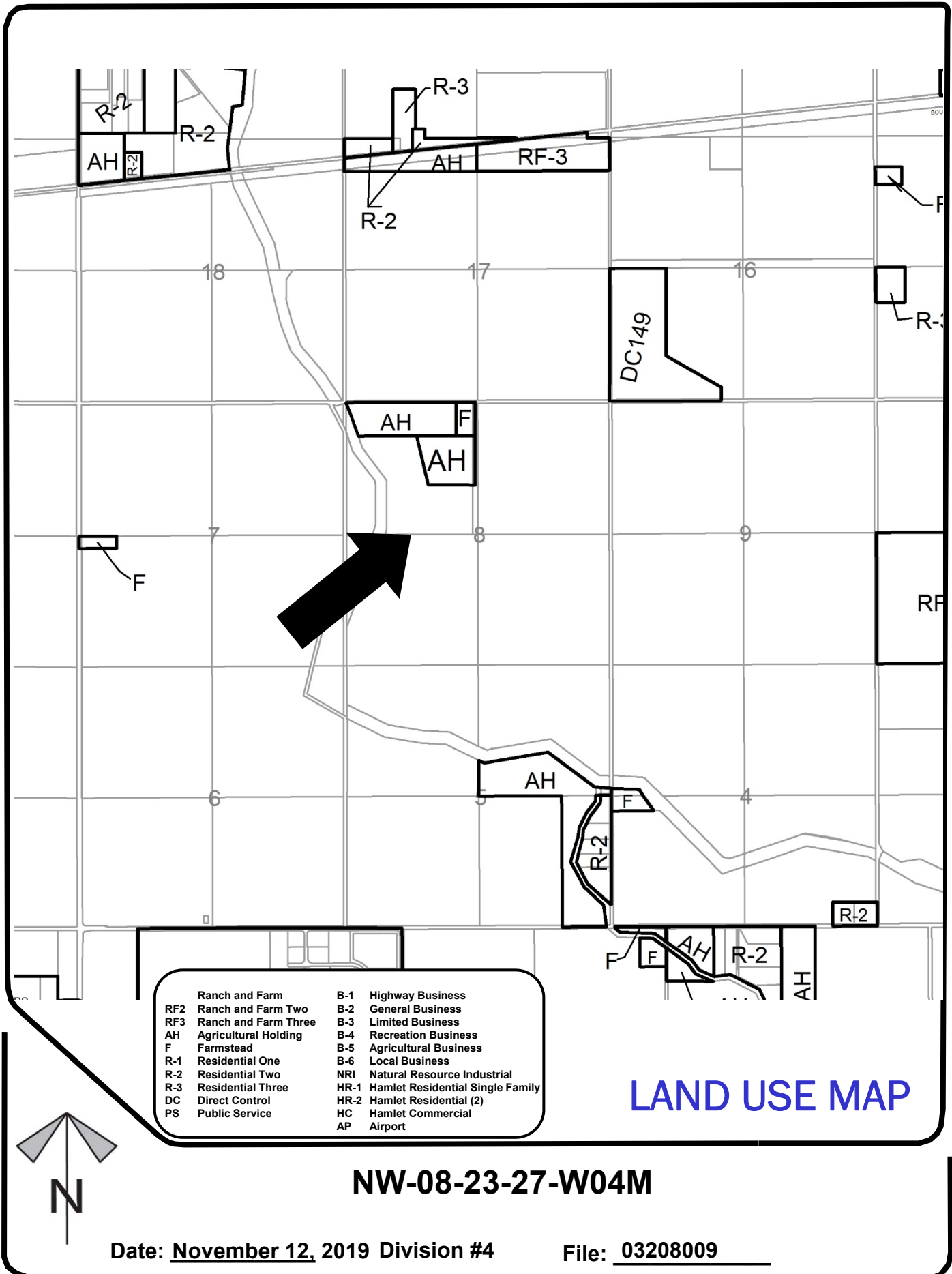


TENTATIVE PLAN

NW-08-23-27-W04M

Date: November 12, 2019 Division #4

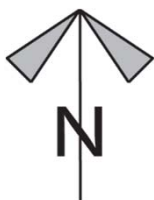
File: 03208009





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

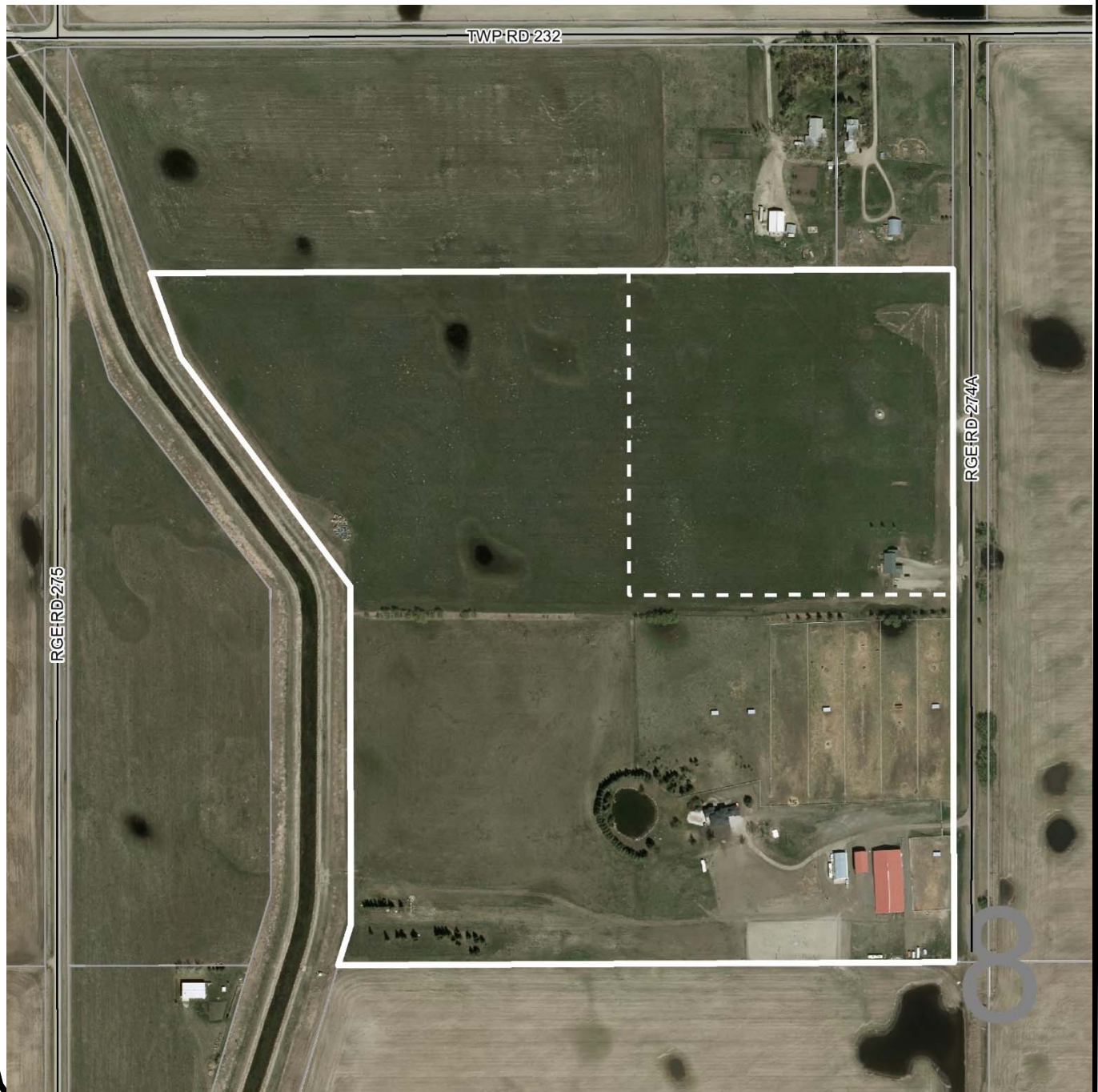
TOPOGRAPHY
Contour Interval 2 M



NW-08-23-27-W04M

Date: November 12, 2019 Division #4

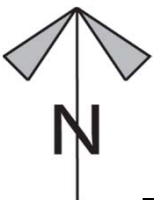
File: 03208009



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

AIR PHOTO

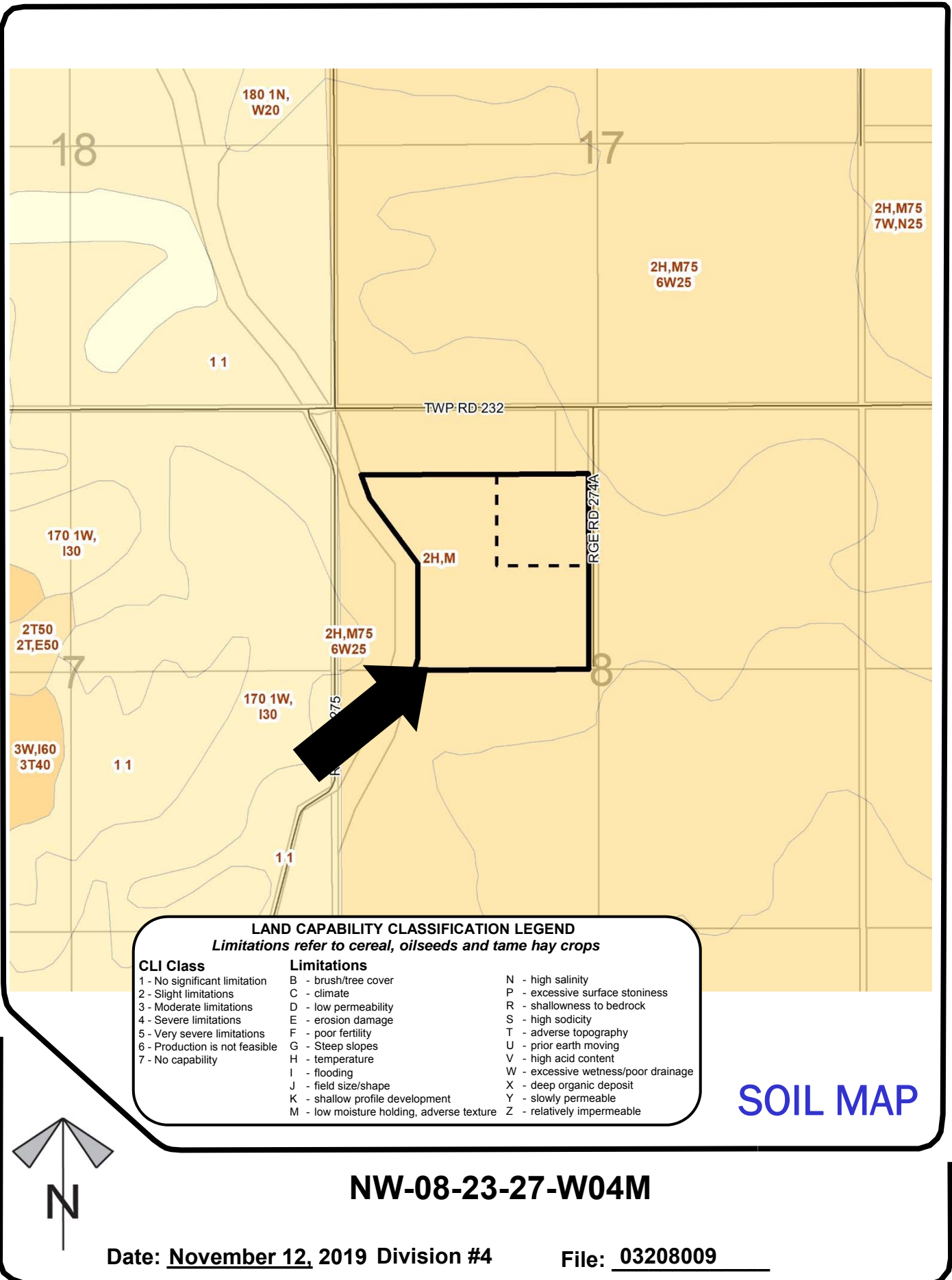
Spring 2018

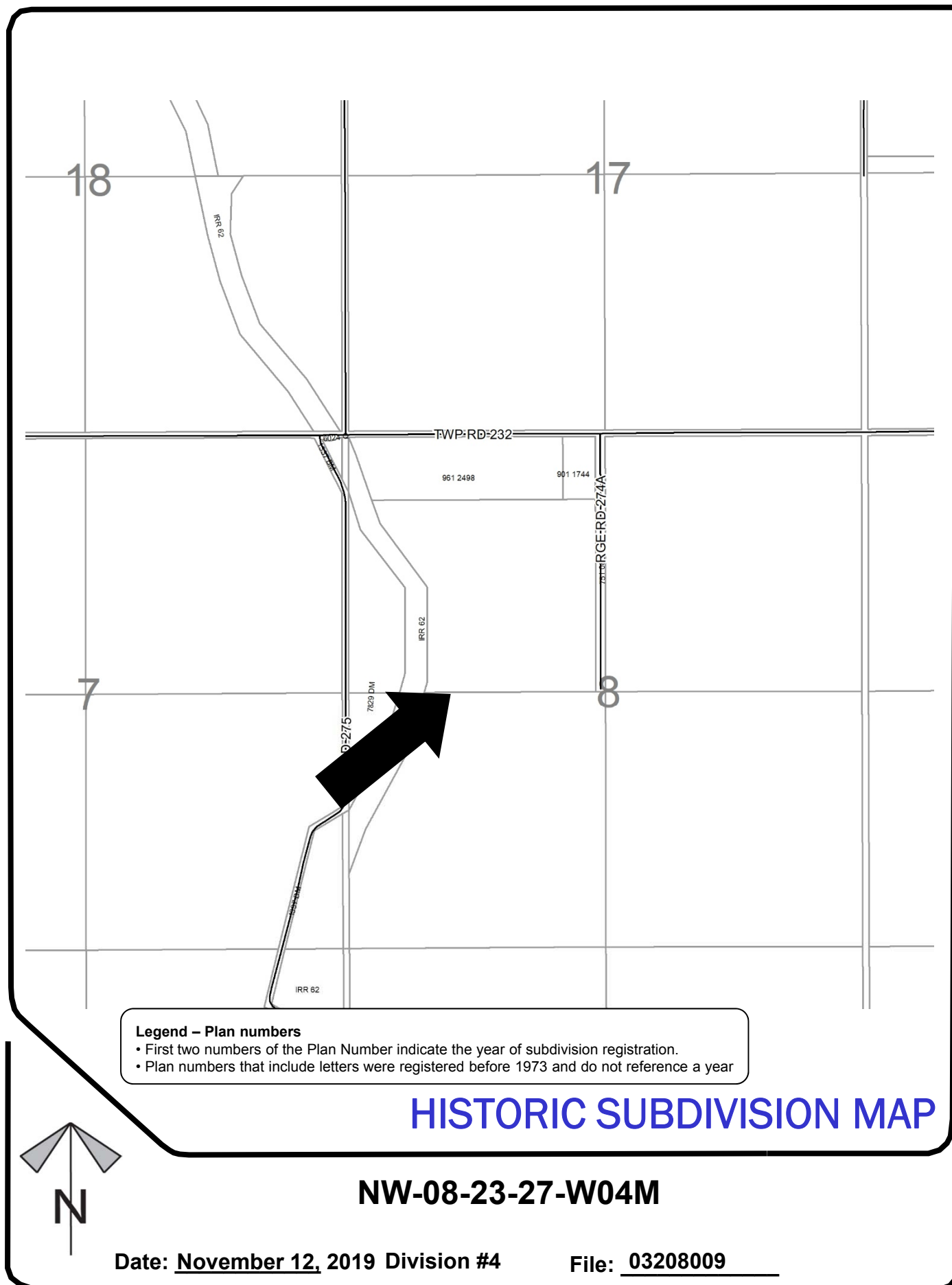


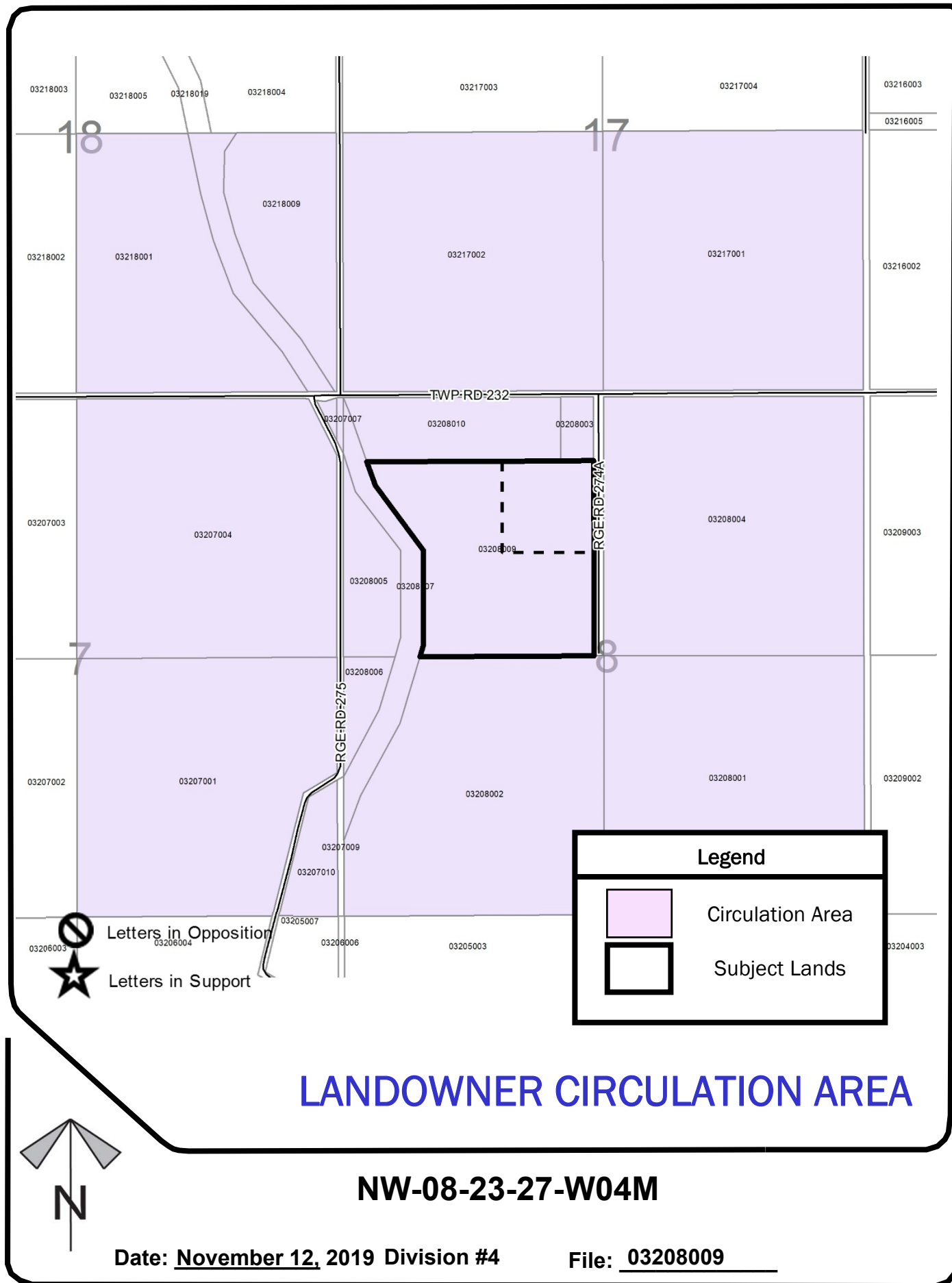
NW-08-23-27-W04M

Date: November 12, 2019 Division #4

File: 03208009









APPENDIX 'B': APPROVAL CONDITIONS

- A. A. That the application to create a ≥ 8.10 hectare (≥ 20.01 acre) parcel with a ± 26.29 hectare (± 64.97 acre) remainder from a portion of NW-08-23-27-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 County Plan;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Payments and Levies

- 2) The Applicant/Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement:
 - i. The Transportation Off-Site Levy shall be applicable on 3.00 acres of Lot 1.
 - ii. The Transportation Off-Site Levy shall be deferred on Lot 2 (the remainder).
- 3) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new Lot.

Municipal Reserve

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

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.



ROCKY VIEW COUNTY
Cultivating Communities

D. SUBDIVISION AUTHORITY DIRECTION:

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



APPENDIX 'C': LETTERS

No letters received.

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: December 10, 2019

DIVISION: 7

APPLICATION: PL20190070

SUBJECT: Subdivision Item: Balzac East Area Structure Plan - Residential One District

APPLICATION: To create a ± 2.13 acre parcel (Lot 1), ± 2.40 acre parcel (Lot 2), with a ± 2.15 acre remainder.

GENERAL LOCATION: Located 0.4 km southeast of the city of Airdrie in the Balzac East area, approximately 0.4 km west of Range Road 293 and on the north side of Rainbow Boulevard.

LAND USE DESIGNATION: Residential One District (R-1)

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20190070 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190070 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



- Subject Parcels
- Proposed Subdivisions
- Approved Subdivisions

¹ **Administration Resources**

Oksana Newmen/Milan Patel – Planning and Development Services



APPLICANT: Roy Clark

OWNER: Jewel F & Roy S Clark

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Balzac East Area Structure Plan • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Consulting Review, prepared by ISL Engineering (August 13, 2017) • Level IV PSTS Assessment, prepared by ISL Engineering (June 4, 2019) • Site-specific Stormwater Implementation Plan memo, prepared by ISL Engineering (July 15, 2019)

Payments and Levies

It is recommended that payment of the Transportation Offsite Levy be required from the total gross acreage of the original parcel. Municipal Reserves are not required, as they were already provided under Plan 9711209.

APPLICABLE FEE/LEVY	AMOUNT OWING
<i>TRANSPORTATION OFFSITE LEVY</i>	\$30,648.65 (estimate)
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	Not required

Accessibility to a Road

The resulting parcels would access Rainbow Boulevard via independent access points to be constructed.

Servicing

The parcels would obtain potable water through connection to the Rocky View Water Co-op, and wastewater would be treated through Packaged Sewage Treatment Systems for each parcel.

Stormwater

Detailed design drawings for overall stormwater management would be required, as well as registration of overland drainage right-of-way for the central, west, and east depression areas. Recommendations of the stormwater management report are to be implemented via a Development Agreement with the County.

Policy Considerations

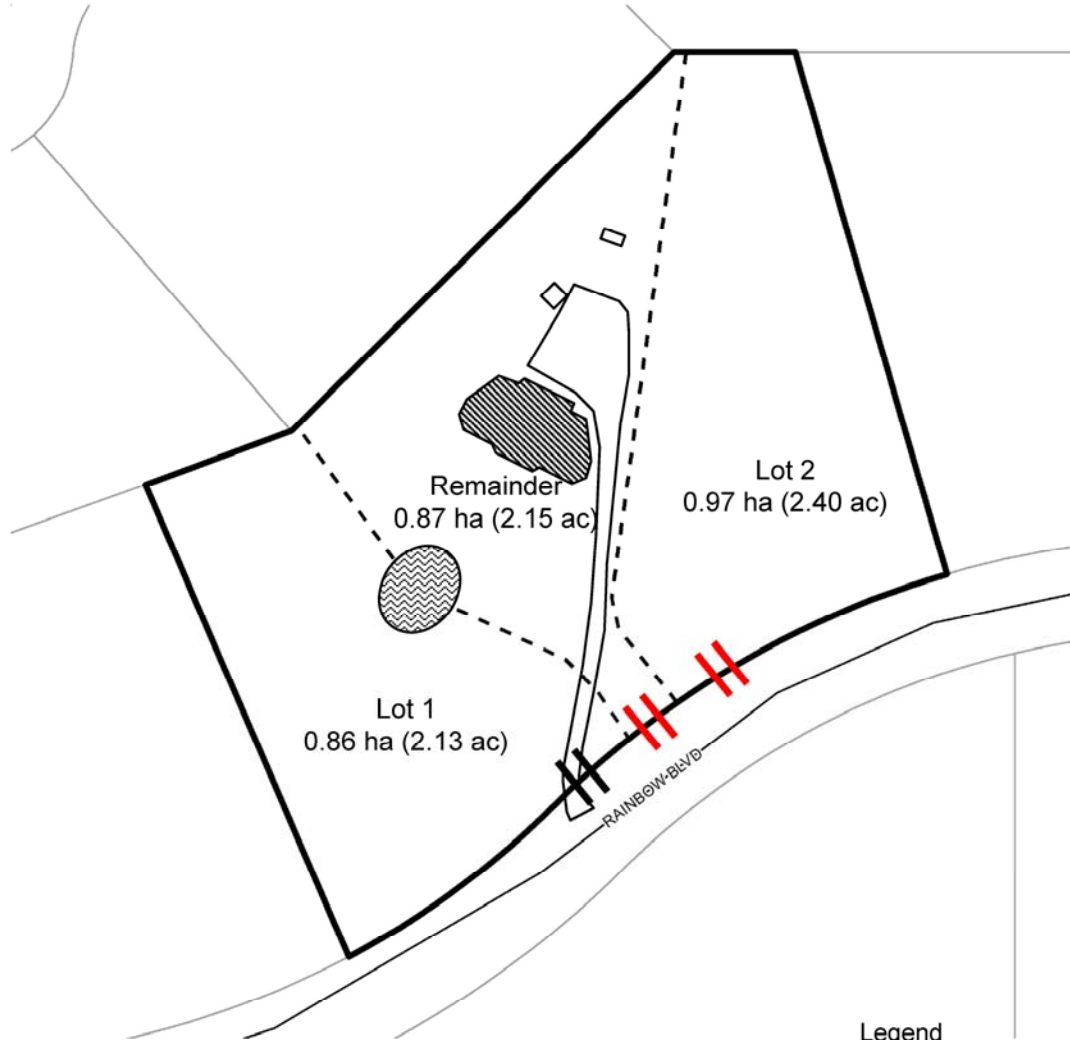
The application is consistent with the land use strategy and residential policies of the Balzac East Area Structure Plan.



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Tentative Plan

Subdivision Proposal: To create a ± 0.86 hectare (± 2.13 acre) parcel (Lot 1), a ± 0.97 hectare (± 2.40 acre) parcel (Lot 2), with ± 0.87 hectare (± 2.15 acre) remainder.



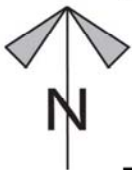
Surveyor's Notes:

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

Legend

- Existing septic field
- Existing dwelling
- Existing accessory building
- Existing access
- Proposed access

TENTATIVE PLAN



NE-21-26-29-W04M
Lot:13 Block:1 Plan:9711209

Date: June 12, 2019

Division # 7

File: 06421037



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

Respectfully submitted,

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

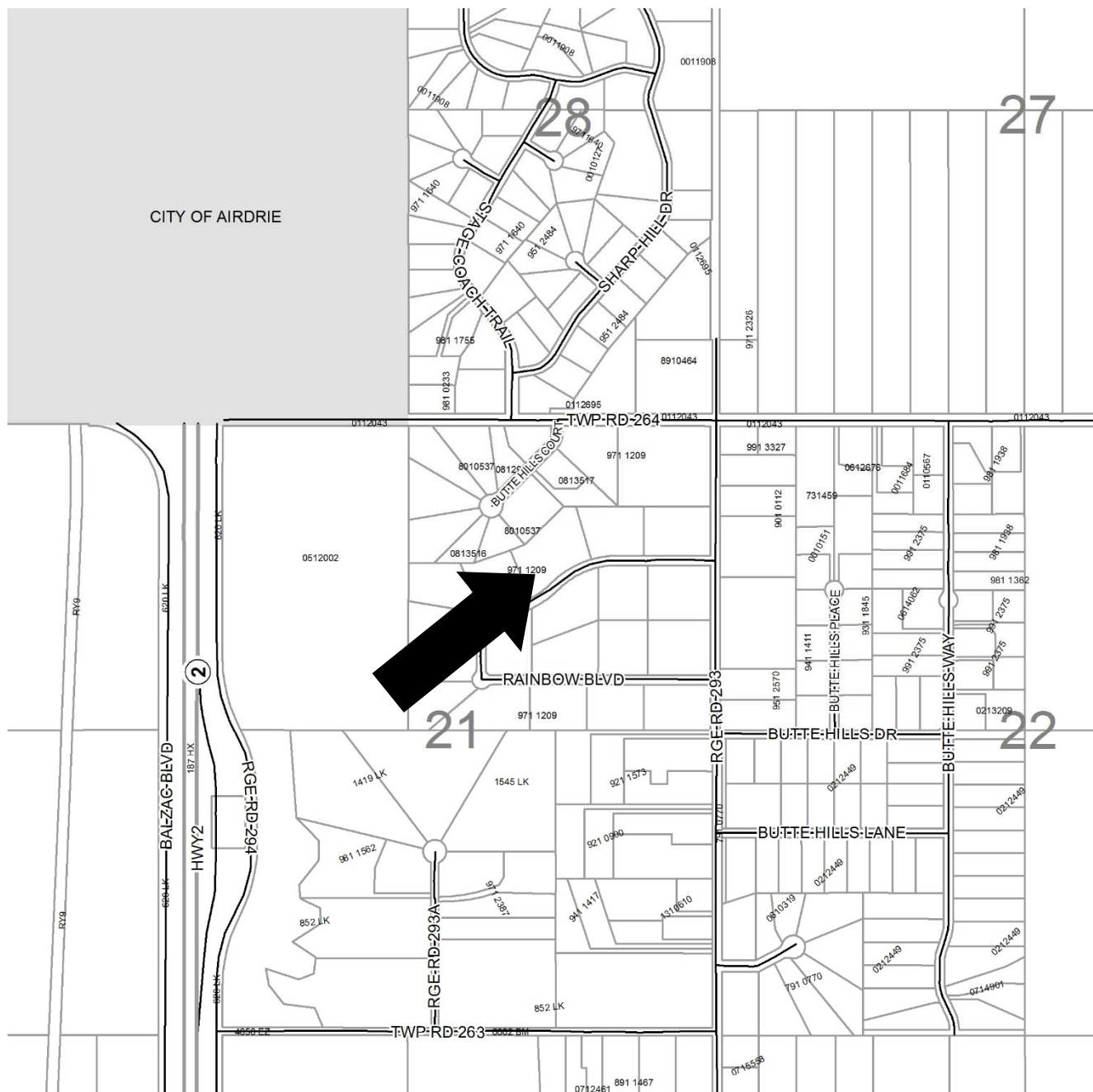
APPENDIX 'B': Approval Conditions

APPENDIX 'D': Applicant Comments



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: June 5, 2019	DATE DEEMED COMPLETE: June 11, 2019
GROSS AREA: ± 2.7 HECTARES (± 6.67 ACRES)	LEGAL DESCRIPTION: Lot 13, Block 1, Plan 9711209, NE-21-26-29-W4M
APPEAL BOARD: Municipal Government Board	
HISTORY: <i>February 12, 2019:</i> Council approved redesignation from Residential Two District to Residential One District	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 146 adjacent landowners. No responses were received. The responses have been included in Appendix 'C.'</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

NE-21-26-29-W04M
Lot:13 Block:1 Plan:9711209

Date: June 12, 2019

Division # 7

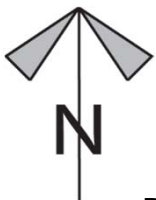
File: 06421037



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

AIR PHOTO

Spring 2018

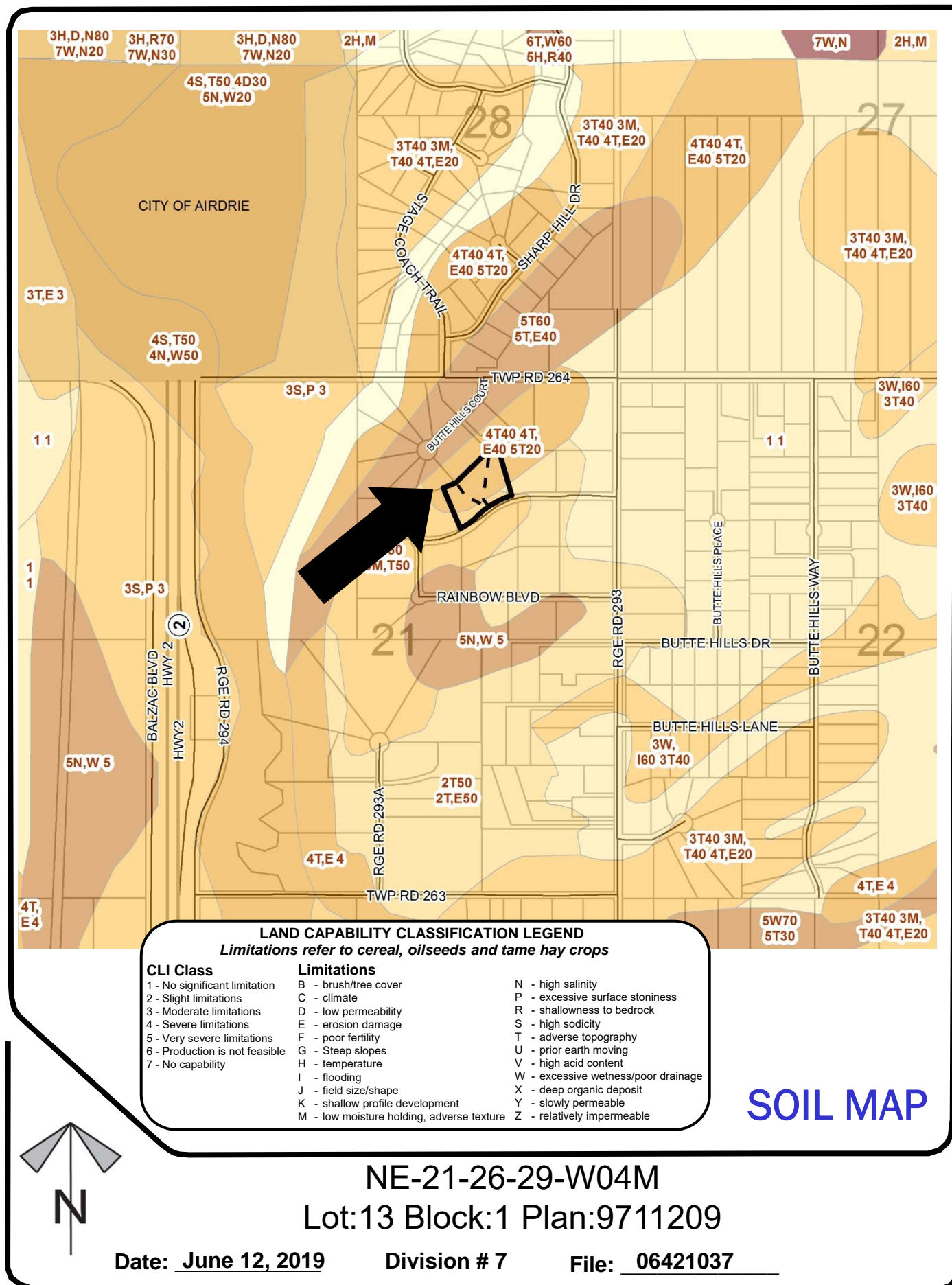


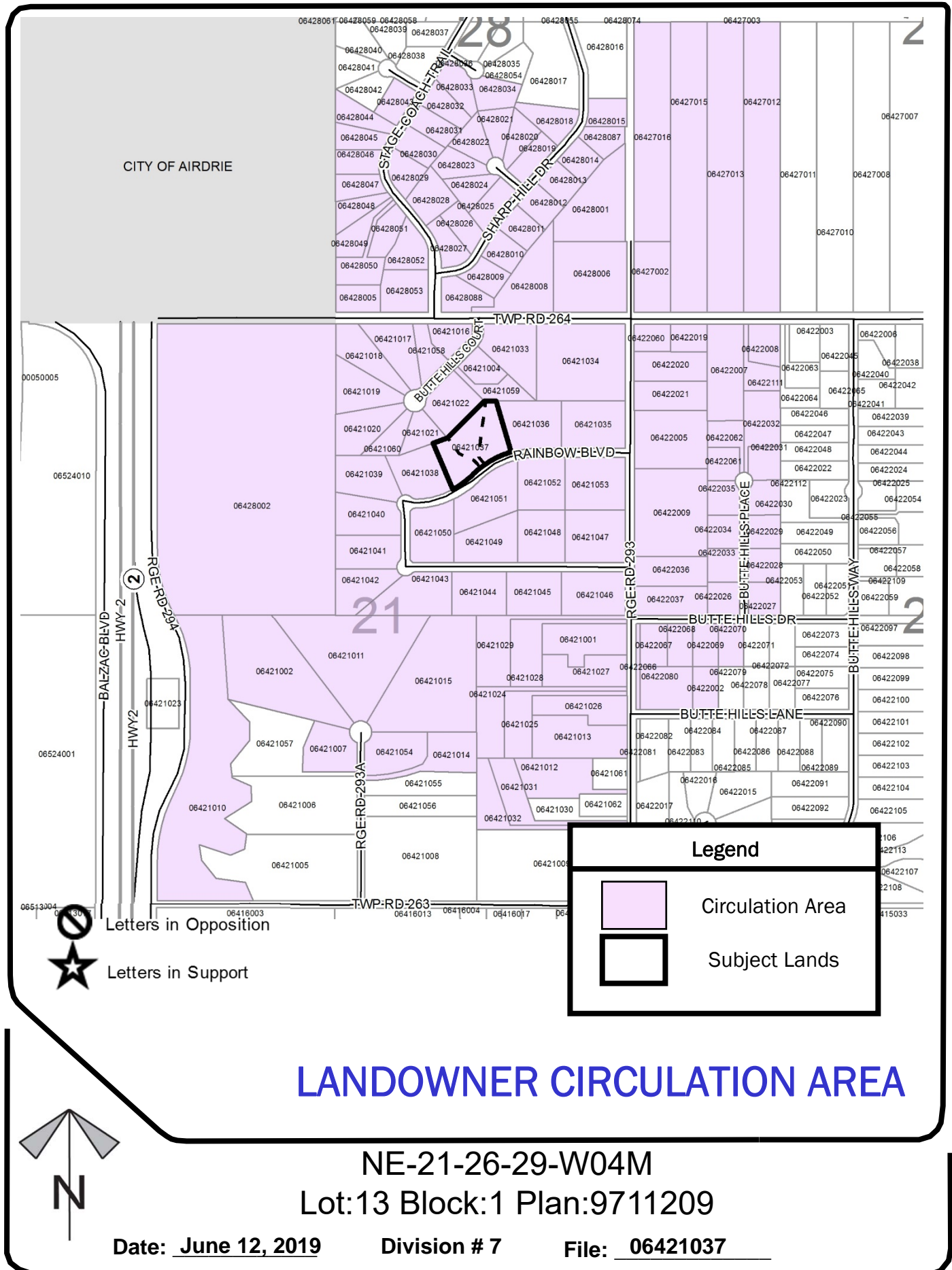
NE-21-26-29-W04M
Lot:13 Block:1 Plan:9711209

Date: June 12, 2019

Division # 7

File: 06421037







APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 0.86 hectare (± 2.13 acre) parcel (Lot 1), a ± 0.97 hectare (± 2.40 acre) parcel (Lot 2), with a ± 0.87 hectare (± 2.15 acre) remainder at Lot 13, Block 1, Plan 9711209, NE-21-26-29-W4M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner 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 – Site Improvements

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act*, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction and implementation of stormwater management facilities, including, but not limited to, storage facilities, site grading and overland drainage conveyances in accordance with the recommendations of the approved Stormwater Management Plan;
 - b) Obtain all necessary approvals from AEP for the loss of wetlands; and
 - c) Implementation of the recommendations of the ESC plan.
- 3) The Owner shall provide a Site Specific Stormwater Management Plan, in accordance with the stormwater management report (ISL Engineering – July, 2019) and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - i) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - ii) Registration of any required easements and / or utility rights-of-way;



ROCKY VIEW COUNTY
Cultivating Communities

- iii) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
- iv) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.
- 4) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
- 5) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for all three parcels and shall include the following:
 - a) In accordance with the Level 4 PSTS Assessment prepared by ISL Engineering, dated June 4, 2019;
 - b) For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment,

Transportation and Access

- 6) The Owner shall construct a new paved approach on Rainbow Boulevard for each parcel in order to provide access to Lot 2 and the remainder. If a mutual approach is constructed, the Owner shall:
 - a. Provide an access right-of-way plan; and
 - b. Prepare and register respective easements on each title, where required.

If the remainder parcel is to continue accessing from the existing approach on Lot 1, the Owner shall:

- a. Provide an access right-of-way plan; and
 - i. Prepare and register respective easements on each title, where required.

Site Servicing

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Lots 1 and 2, indicating:
 - a) Requirements for each future Lot Owner to connect to County wastewater and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;
- 8) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, for Lot(s) 1 and 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 Lots 1 and 2;
 - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2;
 - c) Documentation proving that water supply infrastructure requirements including servicing to the property have been installed or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.



ROCKY VIEW COUNTY
Cultivating Communities

- 9) The Owner shall remove and/or relocate those portions of the existing private sewage treatment system that are not wholly located within the boundaries of the remainder lot, in accordance with the approved Tentative Plan:
 - a) Once removed and/or relocated, the Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates that all existing private sewage treatment systems are located within the boundaries of the remainder lot, in accordance with the most recent version of the Alberta Private Sewage Systems Standard of Practice.

Developability

- 10) The Owner is required to provide a Biophysical Impact Assessment (BIA) for the western depression area to assess whether area is identified as a wetland. If the BIA identifies the western depression areas to be a wetland, the BIA will provide recommendations for wetland impact mitigation and applicant/owner will be required to obtain approval from AEP under the Water Act.

Taxes

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

Payments and Levies

- 12) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.
- 13) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing:
 - a) from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX 'C': LETTERS

No letters received.

Roy Clark Subdivision request, 10 Rainbow Blvd, East Balzac Area Cell [REDACTED]

Regarding PL20190070 Appendix 'B' Approval conditions,

Section10:

The Owner is required to provide a Biophysical Impact Assessment (BIA) for the western depression area to assess whether area is identified as a wetland. If the BIA identifies the western depression areas to be a wetland, the BIA will provide recommendations for wetland impact mitigation and applicant/owner will be required to obtain approval from AEP under the Water Act

While a review of the ISL stormwater assessment by the County engineers could lead them to question the collection of water in the West depression, I would suggest that the following points provide sufficient information to allow the county to remove the BIA condition from the plan:

1. The entire West portion of the property has been a lawn since shortly after we purchased the property, likely 10 years. I was able to shoot a picture a week ago, just after the recent thaw, to demonstrate this (Below). Even with the thaw, we do not ever collect water in the West depression



2. The land is sandy and does not collect water. We performed all the earth works for the existing development, including landscaping, building site preparation, property roads and utilities all with a bobcat. This is not normal. The sharp hills area, a side moraine, has very sandy earth that was beautiful to work, hence the reason we do not ever collect water in the West depression.
3. The Perc rate (rate at which the water soaks into the ground) recorded for the existing developed sewer was under 5 minutes per inch, and the County, in the permit for that sewage disposal field, asked that I line the trenches to make the field less porous. 5 minutes per inch soak rate equates to around 12" an hour, well above the 2" per hour we would consider a major rain. Hence we do not ever collect water in the South central or west depressions.
4. While the west depression never collects water, the east depression will collect water sometimes, not always. During a dry year we discovered that the East depression has an oily tar like skin about 6" thick laid down from rotting vegetation that seals the floor of that pond. This appears to be the reason the East at times collects water, while the other depressions never do.
5. To add validation, we went back through Google Earth's history, and while the ponding area on the East is always distinctive (we have just shown an end of it to permit a more close up view of the West), some years with water, other years without, you can see there is no indication of an anomaly in the West property depression to suggest water collection. Following are snips From Google Earth:

Year 2002



Year 2009



2014 - July



2018



6. Thank you for reviewing this proposed requirement. the BIA study is another cost burden that to us appears to have little value, and could further stall the clearing of the development permitting process till well into the spring when the area could be assessed. Funds would be better spent otherwise to benefit the development and the community. I plan to build a retirement house this summer on the new West property. We love the area. I do not have too many more summers before this will not be possible.

Cheers

Roy Clark

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: December 10, 2019

DIVISION: 9

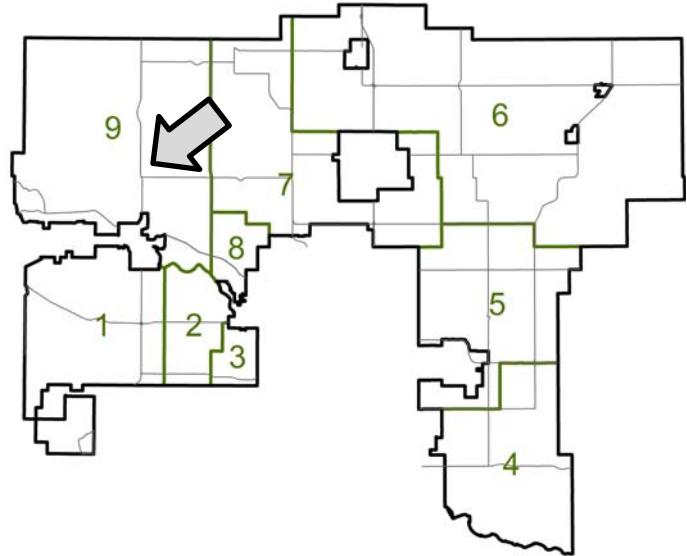
APPLICATION: PL20190146

SUBJECT: Subdivision Item: Creation of Three Business Parcels

APPLICATION: To create three new business lots ranging from ± 2.79 acres to ± 4.15 acres with a ± 30.74 acre remainder on 07802003; to create a ± 3.34 acres internal subdivision road with a ± 39 acre remainder on 07902009 and a ± 56.8 acre remainder on 07802010.

GENERAL LOCATION: Located 1 mile east of Highway 22 and on the north side of Highway 567.

LAND USE DESIGNATION: Business-Industrial Campus District, Ranch and Farm District, Ranch and Farm Three District, and Industrial-Industrial Activity.



¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Subdivision Application PL20190146 be approved with the conditions noted in Appendix 'B'.

Option #2: THAT Subdivision Application PL20190146 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ Administration Resources

Xin Deng and Milan Patel – Planning and Development Services



APPLICANT: B&A Planning Group

OWNER: Kerry Marit (07802003), Davel Holdings Inc. (07802009), 826374 Alberta Ltd.(07802010)

APPLICATION EVALUATION:

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

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Cochrane Lake Gas Co-op Master Site Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Traffic Impact Assessment (Bunt & Associates, November 8, 2018). • Conceptual Level Stormwater Management Report (Sedulous Engineering Inc. February, 2019) • Preliminary Servicing Brief (Sedulous Engineering Inc. February, 2019) • Environmental Feasibility Study (Natural Resource Solutions Inc. October 31, 2018) • Phase 1 Environmental Site Assessment (Trace Associates Inc., September 18, 2018) • Geotechnical Investigation (E2K Engineering Ltd., October 1, 2018) • Appraisal Report (Weleschuk Associates Ltd., October 1, 2019). • Historical Resources Act Approval (Alberta Culture and Tourism, November 7, 2018)

Transportation:

Two existing panhandles that belong to the adjacent parcels to the north are proposed to be upgraded by the Applicant to an industrial paved road as extension of Cook Road. Each new parcel would be accessed via the new approaches off Cook Road extension. The existing two approaches along Highway 567 would be removed. The Owner would be required to enter into a Development Agreement to construct Cook Road extension, new approaches, stormwater facilities, remove two existing approaches, and implement recommendation of technical studies.

To facilitate the development on ± 30.74 acre remainder land in the future, the Owner would be required to enter into a Road Acquisition Agreement to dedicate a 30 m wide (± 0.28 hectare) portion of land within the proposed Lot 3 for future road allowance, which would provide access to the remainder.

Water and Wastewater:

As there is no piped water and wastewater system in the area, the proposed new parcel would be serviced by water cisterns with truck in as a water supply solution, and sewage holding tank with truck out as a wastewater treatment solution. The proposed water cisterns would have enough capacity for daily water usage and fire suppression. The proposed servicing meets the County Servicing Standards.



Stormwater:

Stormwater would be managed by an overland drainage system that directs surface flows into private stormwater ponds that are to be operated and maintained by each lot owner.

Municipal Reserves:

The subject land is not identified for future Municipal Reserve acquisition. Therefore, the County recommends that cash in lieu payment be provided for proposed three new lots (Lots 1- 3), and that Municipal Reserve owing on the remainder lands be deferred.

Payments and Levies:

The Owner would be required to pay Municipal Reserve owing by cash in lieu payment for the proposed three new lots (Lots 1-3) in approximately amount of ± 9.73 acres (to be determined by the Plan of Survey).

The Owner would be required to pay Transportation Off-Site Levy for the proposed three new lots (Lots 1-3), plus the area being dedicated as road right-of-way for Cock Road extension. Payment on the remainder lands would be deferred in the future.

ESTIMATED APPLICABLE FEE/LEVY	AMOUNT OWING
Transportation Off-Site Levy (Lots 1-3 and land dedication for road right of way for Cock Road extension)	\$59,046 (estimate)
Municipal Reserve (Lots 1-3)	\$168,048 (estimate)

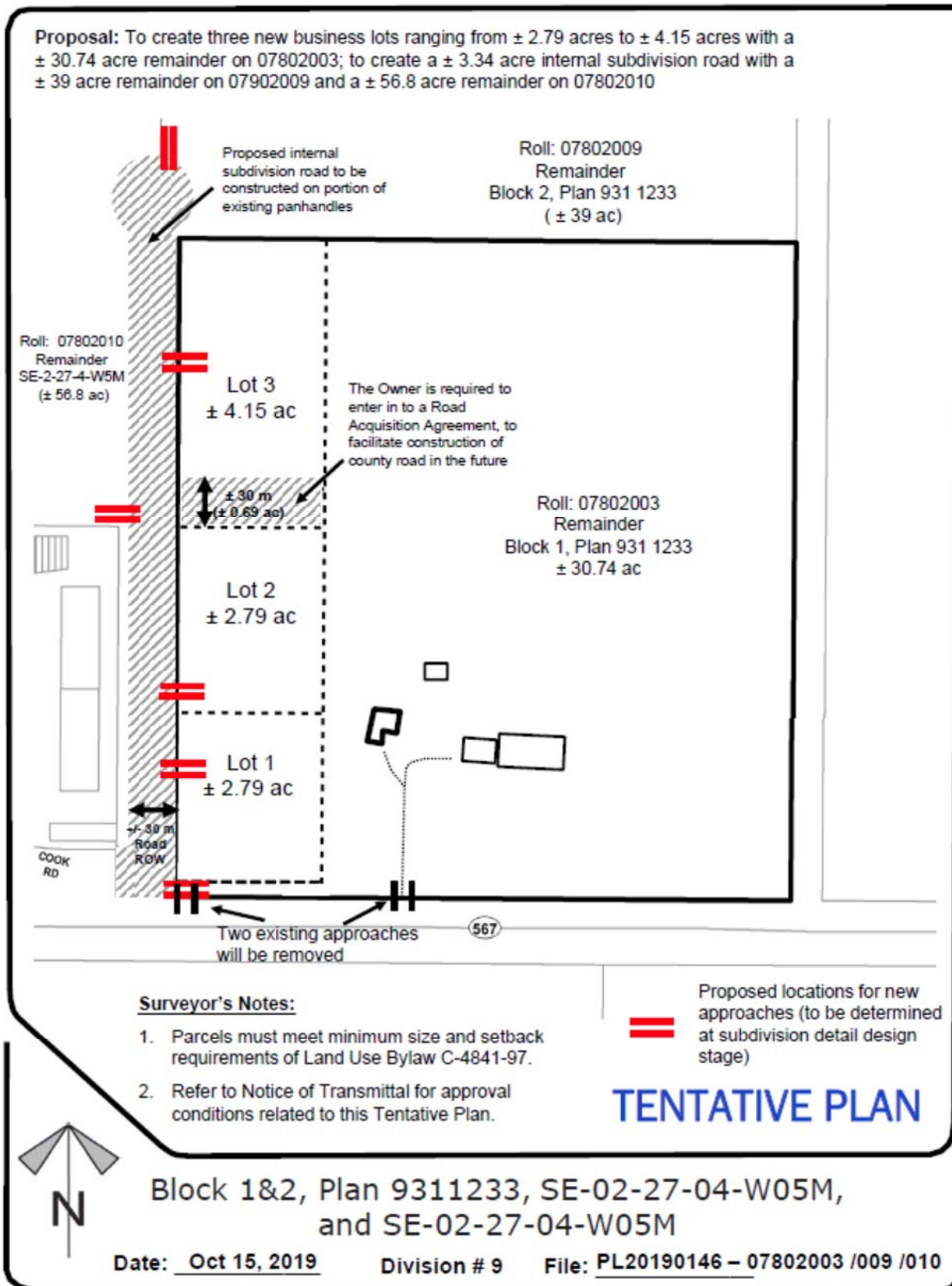
Others:

The Applicant provided clearance from Alberta Culture & Tourism under the *Historical Resources Act* for the proposed development dated November 7, 2018.



ROCKY VIEW COUNTY
Cultivating Communities

Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

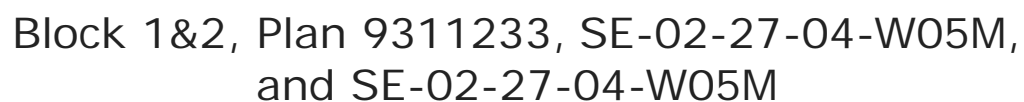
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters



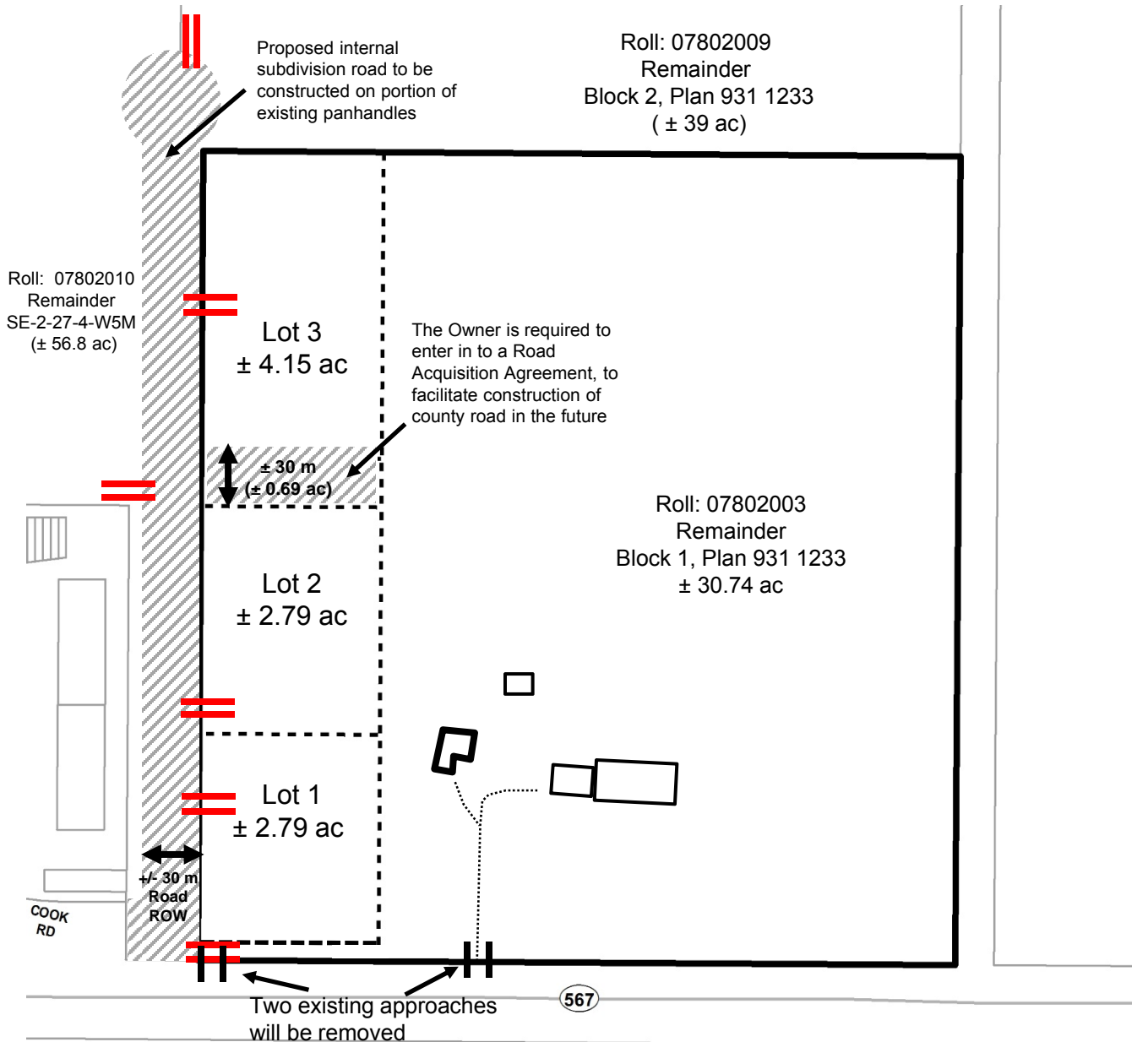
APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: October 1, 2019	DATE DEEMED COMPLETE: October 1, 2019
GROSS AREA: ± 139.98 acres <ul style="list-style-type: none"> • 07802003: ± 40.53 acres • 07802009: ± 40.47 acres • 07902010: ± 58.98 acres 	LEGAL DESCRIPTION: Block 1 & 2, Plan 9311233, SE 02-27-04-W05M, and SE 02-27-04-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <p>July 23, 2019: Cochrane Lake Gas Co-op Master Site Development Plan application (PL20190028) and Redesignation application (PL20190029) were approved by Council.</p> <p>February, 2010: Redesignation application 2010-RV-037 was received to redesignate a ± 10 acre portion of the subject lands from Ranch and Farm District to Business-Industrial Campus District to facilitate the development of an office and outdoor storage facility; however, the application was withdrawn and file was closed.</p> <p>November, 2005: Redesignation application 2005-RV-493 was received to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District in order to create a ± 20 acre parcel with a ± 20 acre remainder. However, the application was withdrawn and file was closed.</p> <p>July 21, 1992: Subdivision application 1992-RV-103 was refused by the Subdivision Authority to create one ± 40 acre parcel with a ± 40 acre remainder. The Owner appealed to the Alberta Planning Board, and the Board approved the subdivision application with Board Order 608-S-92/93. The subdivision was registered on Plan 9311233. One of the 40 acre parcels is the subject land in this application.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 44 adjacent landowners. No letters were received.</p> <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



File: PL20190146 – 07802003 /009 /010

Proposal: To create three new business lots ranging from ± 2.79 acres to ± 4.15 acres with a ± 30.74 acre remainder on 07802003; to create a ± 3.34 acre internal subdivision road with a ± 39 acre remainder on 07902009 and a ± 56.8 acre remainder on 07802010

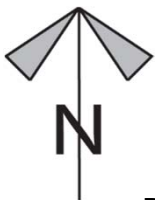


Surveyor's Notes:

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

Proposed locations for new approaches (to be determined at subdivision detail design stage)

TENTATIVE PLAN



Block 1&2, Plan 9311233, SE-02-27-04-W05M,
and SE-02-27-04-W05M

Date: Oct 15, 2019

Division # 9

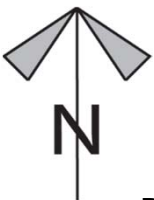
File: PL20190146 – 07802003 /009 /010



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

AIR PHOTO

Spring 2018



Block 1&2, Plan 9311233, SE-02-27-04-W05M,
and SE-02-27-04-W05M

Date: Oct 15, 2019

Division # 9

File: PL20190146 – 07802003 /009 /010

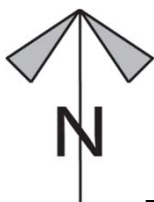




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

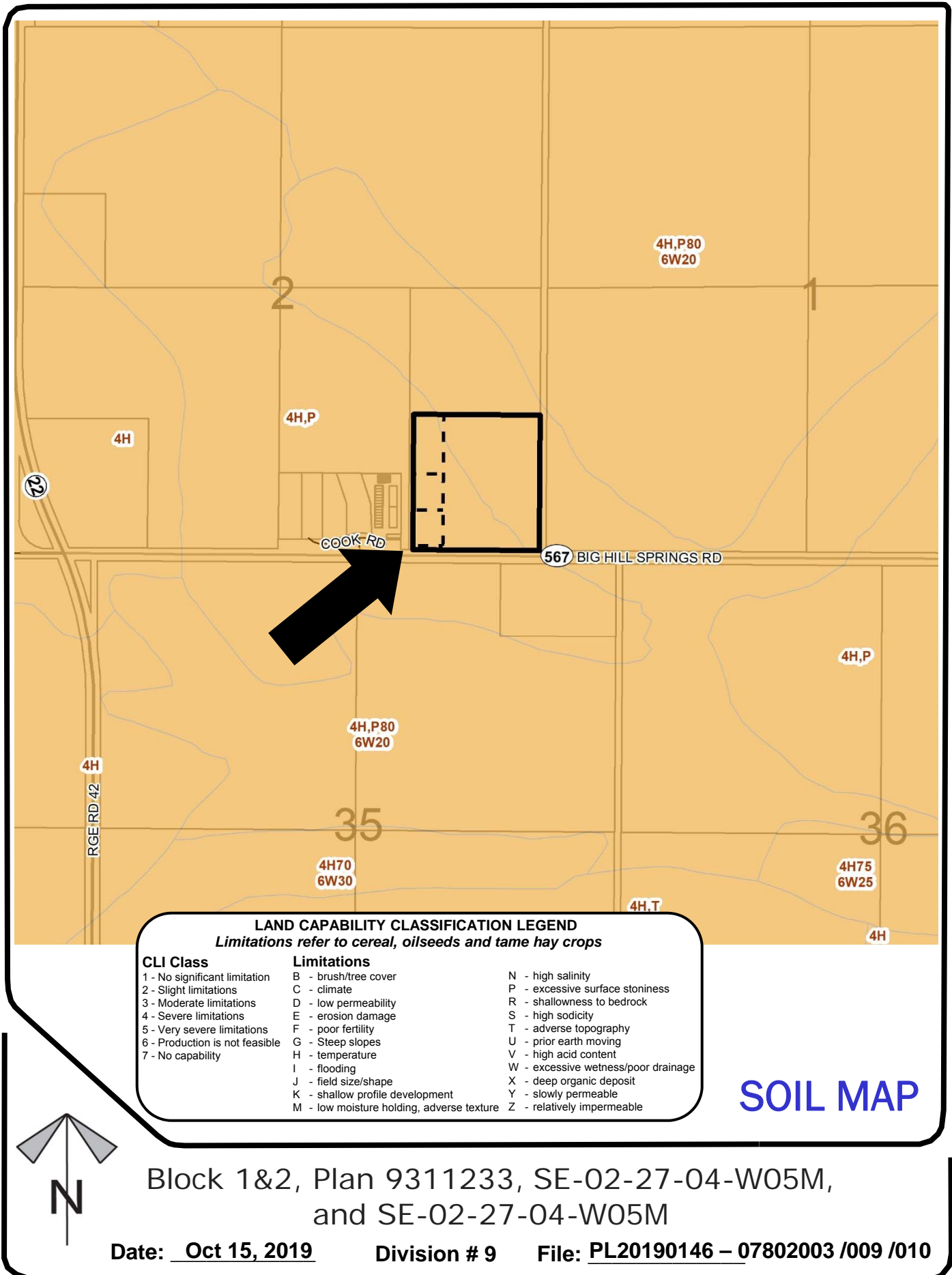


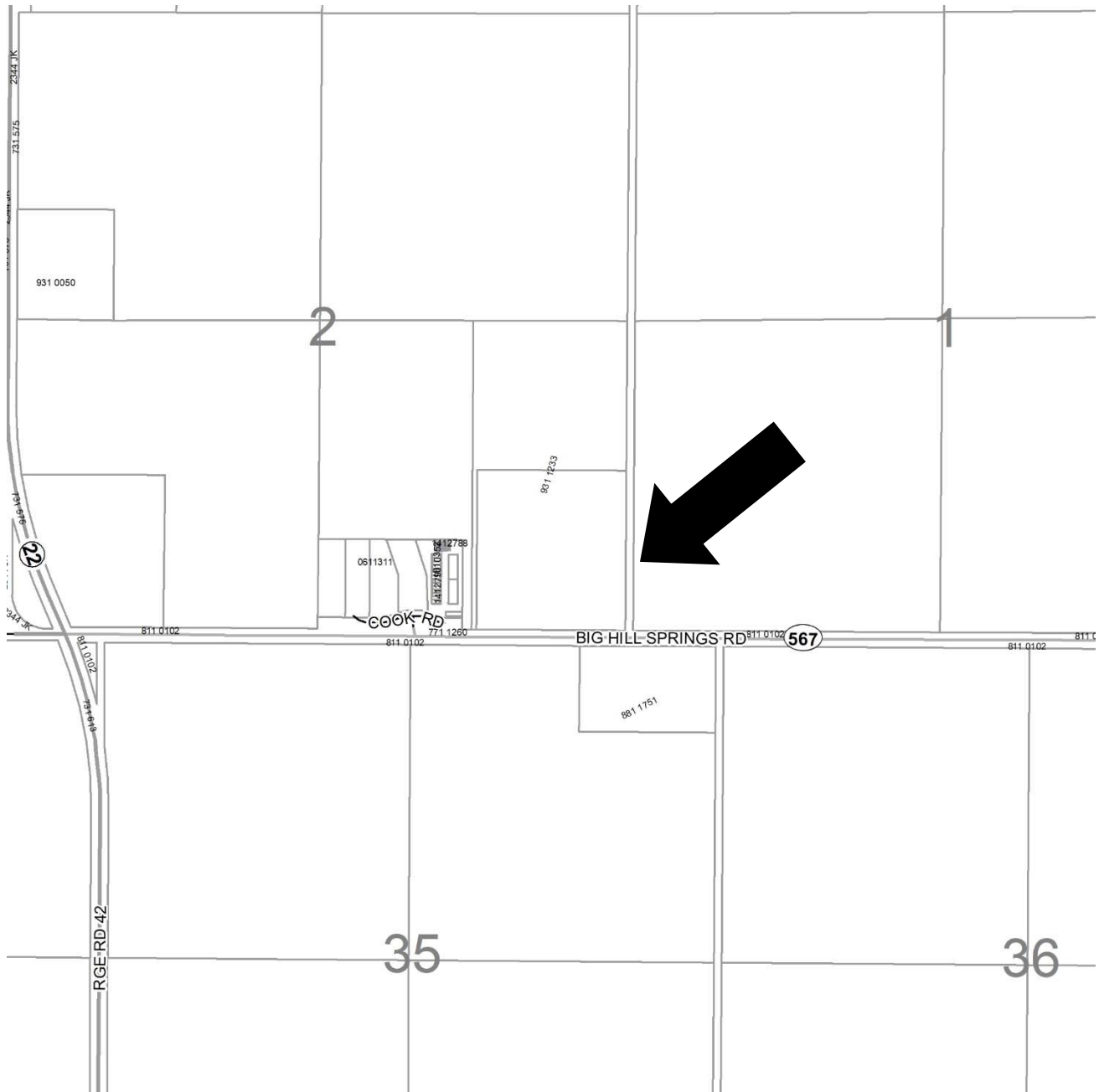
Block 1&2, Plan 9311233, SE-02-27-04-W05M,
and SE-02-27-04-W05M

Date: Oct 15, 2019

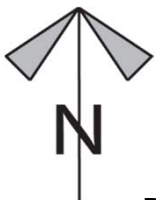
Division # 9

File: PL20190146 – 07802003 /009 /010



**Legend – Plan numbers**

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

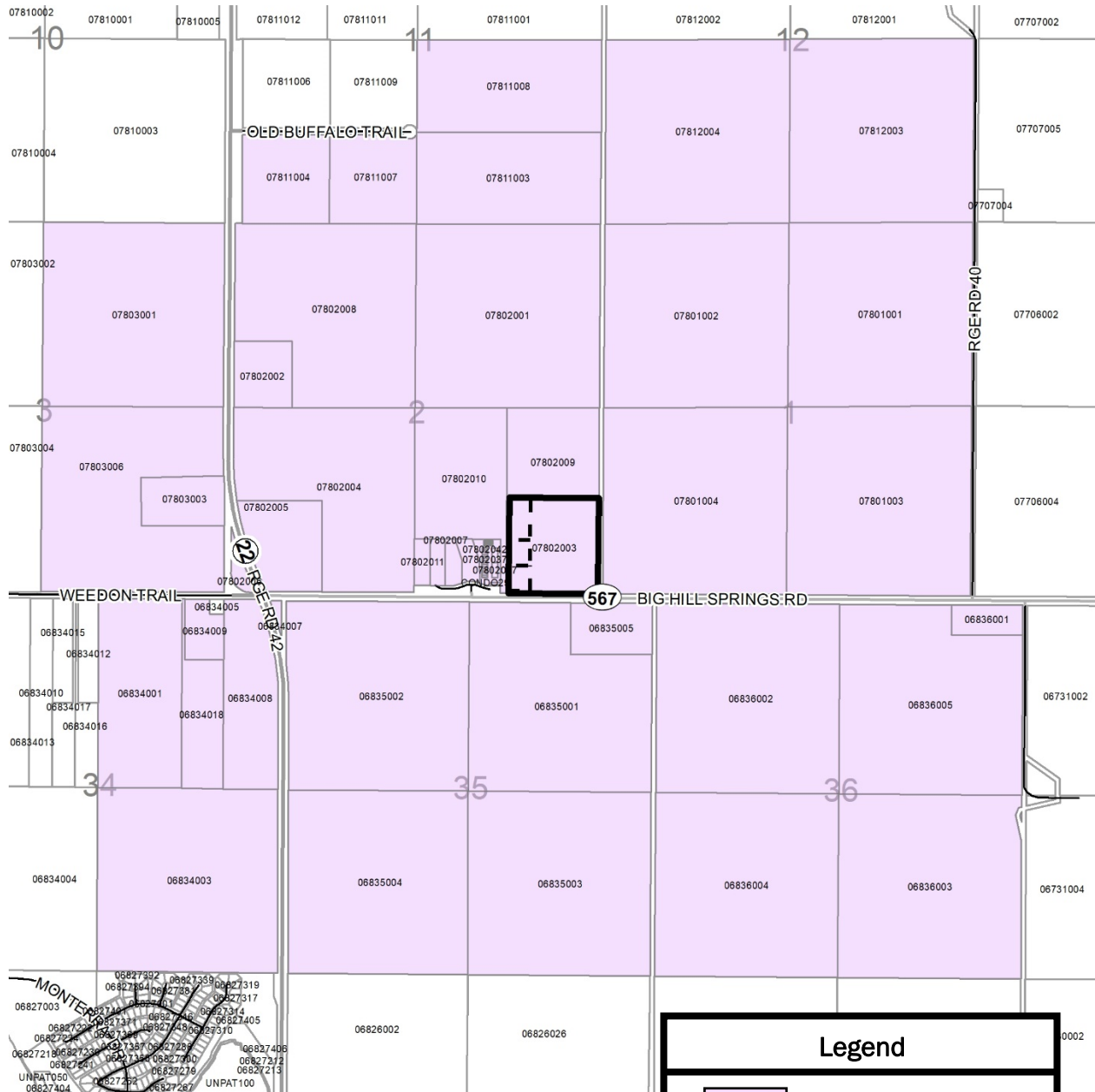
HISTORIC SUBDIVISION MAP

Block 1&2, Plan 9311233, SE-02-27-04-W05M,
and SE-02-27-04-W05M

Date: Oct 15, 2019

Division # 9

File: PL20190146 – 07802003 /009 /010

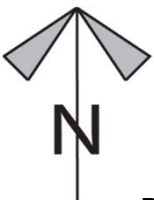


Letters in Opposition



Letters in Support

LANDOWNER CIRCULATION AREA



Block 1&2, Plan 9311233, SE-02-27-04-W05M,
and SE-02-27-04-W05M

Date: Oct 15, 2019

Division # 9

File: PL20190146 – 07802003 /009 /010



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create three new business lots ranging from ± 2.79 acres to ± 4.15 acres with a ± 30.74 acre remainder on 07802003; to create a ± 3.34 acres internal subdivision road with a ± 39 acre remainder on 07902009 and a ± 56.8 acre remainder on 07802010, within Block 1 & 2, Plan 9311233, SE 02-27-04-W05M, and SE 02-27-04-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 and Section 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Transportation

- 2) The Owner shall obtain a 30 m road right of way for the extension of Cook Road as per the approved Cochrane Lake Gas Co-op Master Site Development Plan and Tentative Plan.
- 3) The Owner shall enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of proposed Lot 3, 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 30 m (± 0.28 ha/ ± 0.69 ac) road acquisition along the south boundary of proposed lot 3;
 - b) The purchase of land by the County for \$1;
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 3 that restricts the erection of any structures within 6 meters of a future road right-of-way, as shown on the approved Tentative Plan.



Development Agreement

- 5) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
 - a) Construction of a Cook Road extension to the subject lands to a paved Industrial/Commercial (400.7) standard complete with cul-de-sac bulb and all necessary signage as shown on the Tentative Plan, in accordance with the County Servicing Standards;
 - b) Construction of six new paved approaches as per the tentative plan in accordance with County's servicing standards;
 - c) Removal and reclamation of the two existing approaches off Highway 567 in accordance with County's servicing standards;
 - d) Appropriate tie-in of the extension upgrades to Cook Road.
 - e) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County.
 - f) Design and implementation of the overall site grading, including a building grade plan for all newly created lots, to the satisfaction of the County.
 - g) Installation of power, natural gas, telecommunication, and all other shallow utilities;
 - h) Dedication of necessary easements and rights-of-way for utility line assignments;
 - i) Mailboxes to be located in consultation with Canada Post Corporation;
 - j) Implementation of the recommendations of the approved Geotechnical Reports in support of the proposed development;
 - k) Implementation of the recommendations of the approved Erosion and Sedimentation Control Plan; and
 - l) Implementation of the recommendations of the approved Construction Management Plan.

Stormwater

- 6) The Owner shall provide a Site Specific Stormwater Management Plan, in accordance with the Conceptual Level Stormwater Management Report and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
 - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and
 - d) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system.

Site Construction

- 7) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation, and erosion control, construction waste management, evacuation plan, construction and management details. Specific other requirements include:



ROCKY VIEW COUNTY
Cultivating Communities

- a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Geotechnical Investigation;
 - c) Implementation of the Construction Management Plan recommendations will be ensured through the Development Agreement.
- 8) The Owner shall provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Municipal Reserve

- 9) The provision of Municipal Reserve for the proposed three new lots (Lots 1-3), as shown on the Plan of Survey, is to be provided by payment of cash-in-lieu, in accordance with the value as listed in the land appraisal prepared by Weleschuk Associates Ltd., dated October 1, 2019, File No. 19-2235, pursuant to Section 666(3) of the Municipal Government Act.
- a) Municipal Reserves for the remainder of Block 1, Plan 9311233, SE 02-27-04-W05M, are to be deferred by Caveat, pursuant to Section 669 of the Municipal Government Act.

Others

- 10) The Owner shall obtain all Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into the Development Agreement with the County.

Payments and Levies

- 11) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the proposed three new lots (Lots 1-3) and the area being dedicated as road right-of-way (Cock Road extension) prior to entering into the Development Agreement, as shown on the Plan of Survey.
- 12) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 3 new lots.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

No letters were received

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 7
SUBJECT: Subdivision Item: Boundary Adjustment

DATE: December 10, 2019
APPLICATION: PL20190134

APPLICATION: To adjust the boundaries between Lot 1, Block 3, Plan 1411721, Lot 3, Block 3, Plan 1510949, and a portion of SW-12-26-29-W4M.

GENERAL LOCATION: Located in the Balzac East area, approximately 0.81 km (1/2 mile) south of Highway 566 and on the east side of Range Road 291.

LAND USE DESIGNATION: Industrial – Industrial Activity District (I-IA)

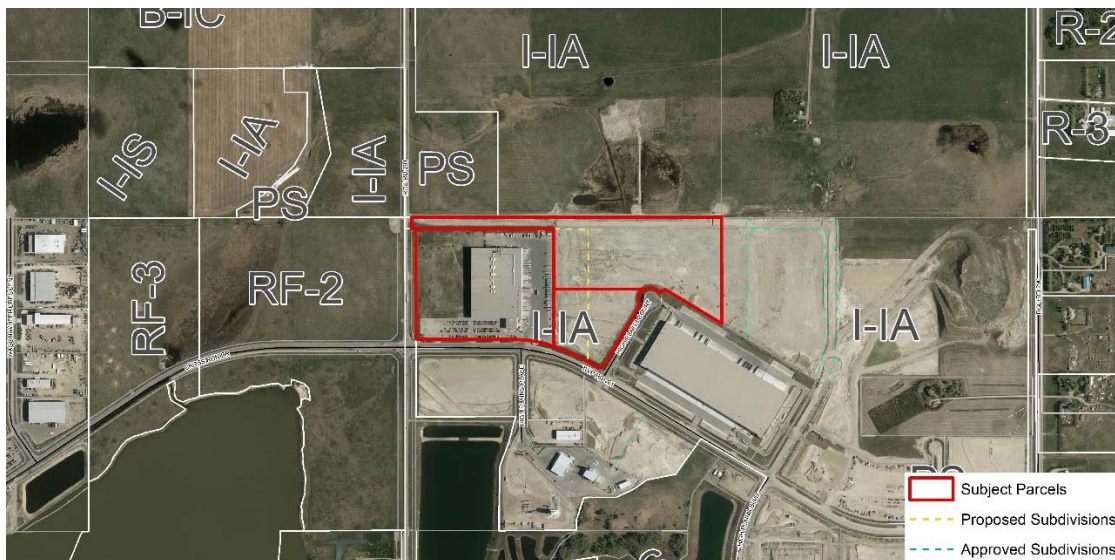
ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20190134 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190134 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



¹ **Administration Resources**

Johnson Kwan / Gurbir Nijjar – Planning and Development Services



APPLICANT: IBI Group (Rares Caraba)

OWNER: GFS Properties Ltd., Maxima Developments Inc., Highfields Investment Group Inc.,
1686825 Alberta Ltd

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • Municipal Development Plan; • Balzac East Area Structure Plan; • High Plains Industrial Park Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None.
--	--

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT \$
TRANSPORTATION OFFSITE LEVY	\$78,527.54 (estimate)

Municipal Reserves were previously deferred by instrument number 161 145 179. The Applicant confirmed that there would be further subdivision on the remaining portion of SW-12-26-29-W4M as contemplated in the High Plains Industrial Park Stage 2 Outline Plan. As such, Municipal Reserves would continue to be deferred until future subdivision.

Servicing

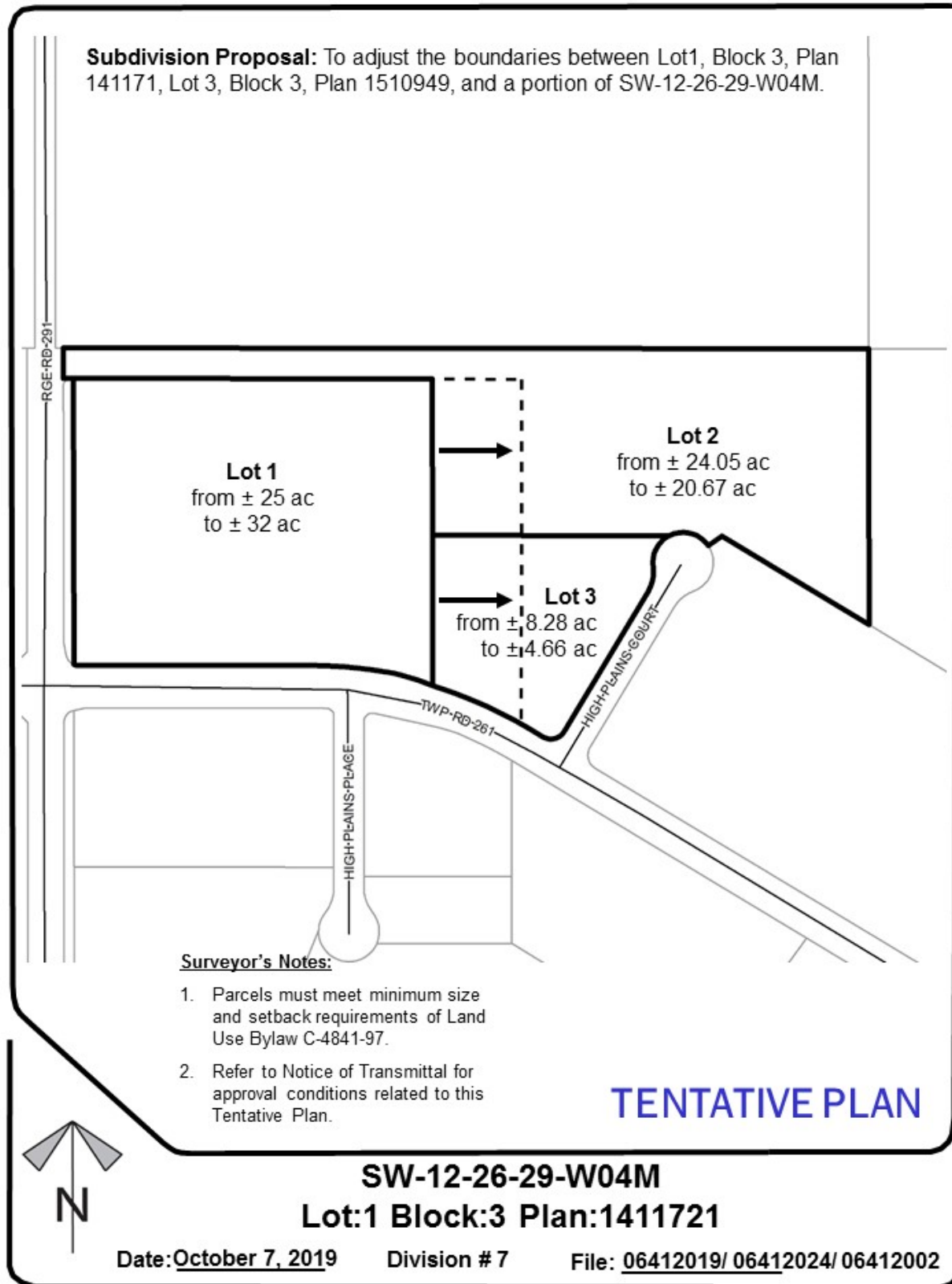
The lands are serviced by the County's East Balzac Water and Wastewater Systems. As a condition of subdivision, the Applicant/Owner would be required to enter into a Cost Contribution and Allocation Agreement (CCCA) and Customer Service Agreement (CSA) for the re-distribution of servicing capacity to the two lots being consolidated by the boundary adjustment to the County's satisfaction.

The Applicant has requested the current allocation to Lot 3 of 2.56 m3/day be split evenly between Lot 1 and Lot 3 at 1.28 m3/day.



ROCKY VIEW COUNTY
Cultivating Communities

Tentative Plan





CONCLUSION:

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

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

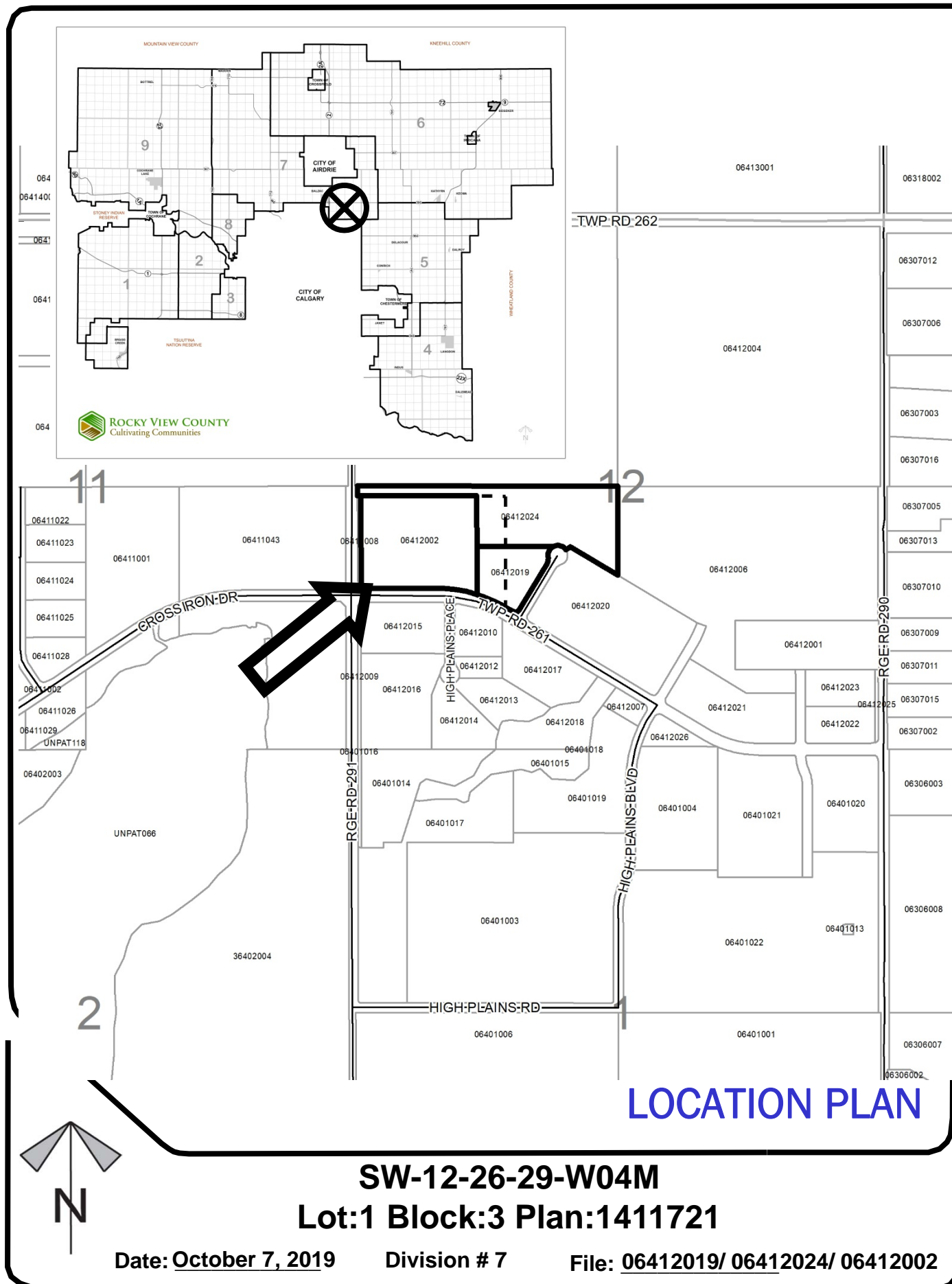
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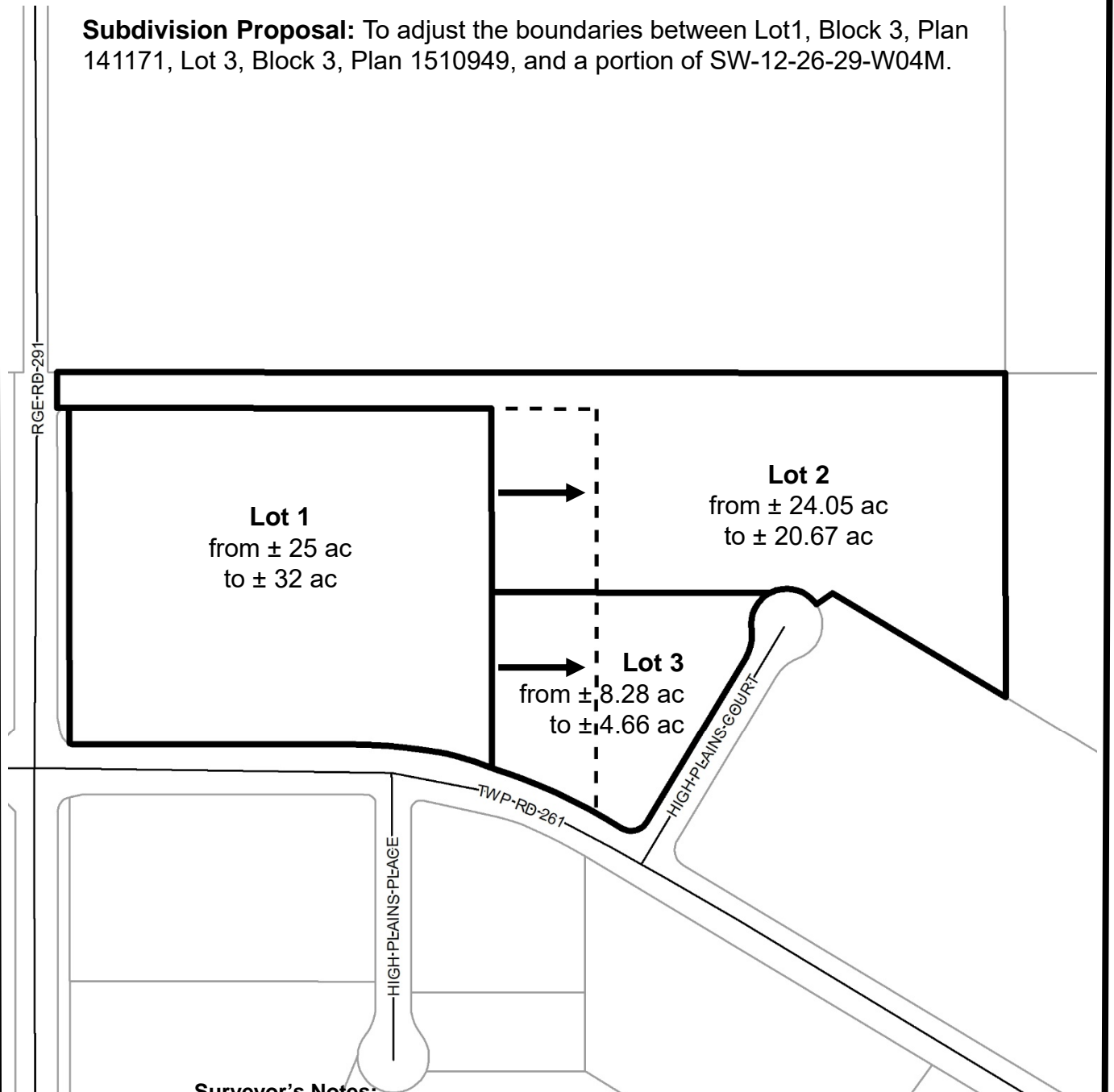
ROCKY VIEW COUNTY
Cultivating Communities

APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: September 30, 2019	DATE DEEMED COMPLETE: October 2, 2019
GROSS AREA: ± 57.33 acres	LEGAL DESCRIPTION: Lot 3, Block 3, Plan 1510949, SW-12-26-29-W4M; Lot 1, Block 3, Plan 1411721, SW-12-26-29-W4M; portion of SW-12-26-29-W4M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: April 10, 2015: Registration of Plan 151 0949 creates the ± 8.28 acre lot 3. June 23, 2014: Registration of Plan 141 1721 created the 25 acre lot 1.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 95 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.	



Subdivision Proposal: To adjust the boundaries between Lot1, Block 3, Plan 141171, Lot 3, Block 3, Plan 1510949, and a portion of SW-12-26-29-W04M.



Surveyor's Notes:

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

TENTATIVE PLAN

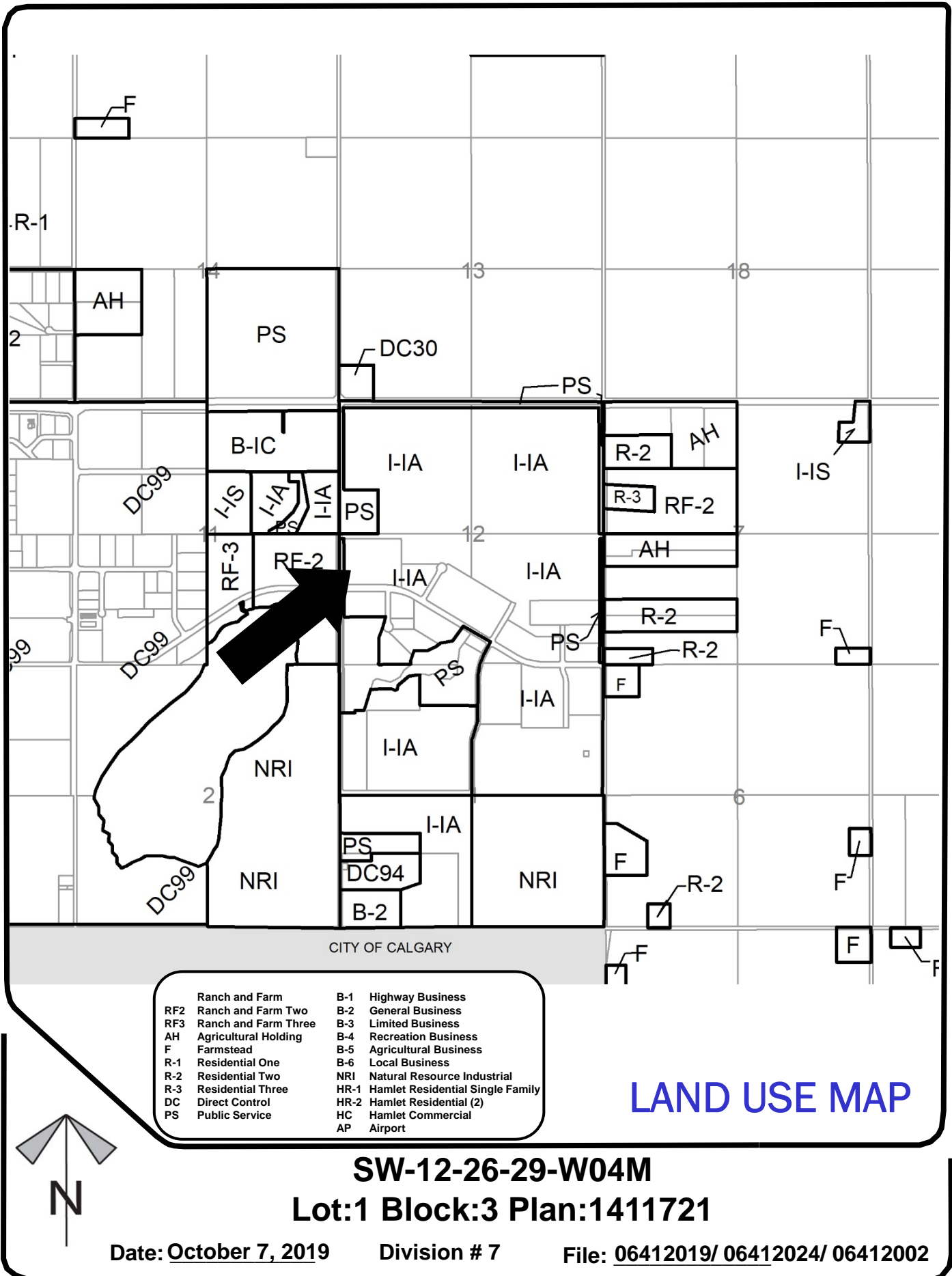
SW-12-26-29-W04M

Lot:1 Block:3 Plan:1411721

Date: October 7, 2019

Division # 7

File: 06412019/ 06412024/ 06412002





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

TOPOGRAPHY

Contour Interval 2 M



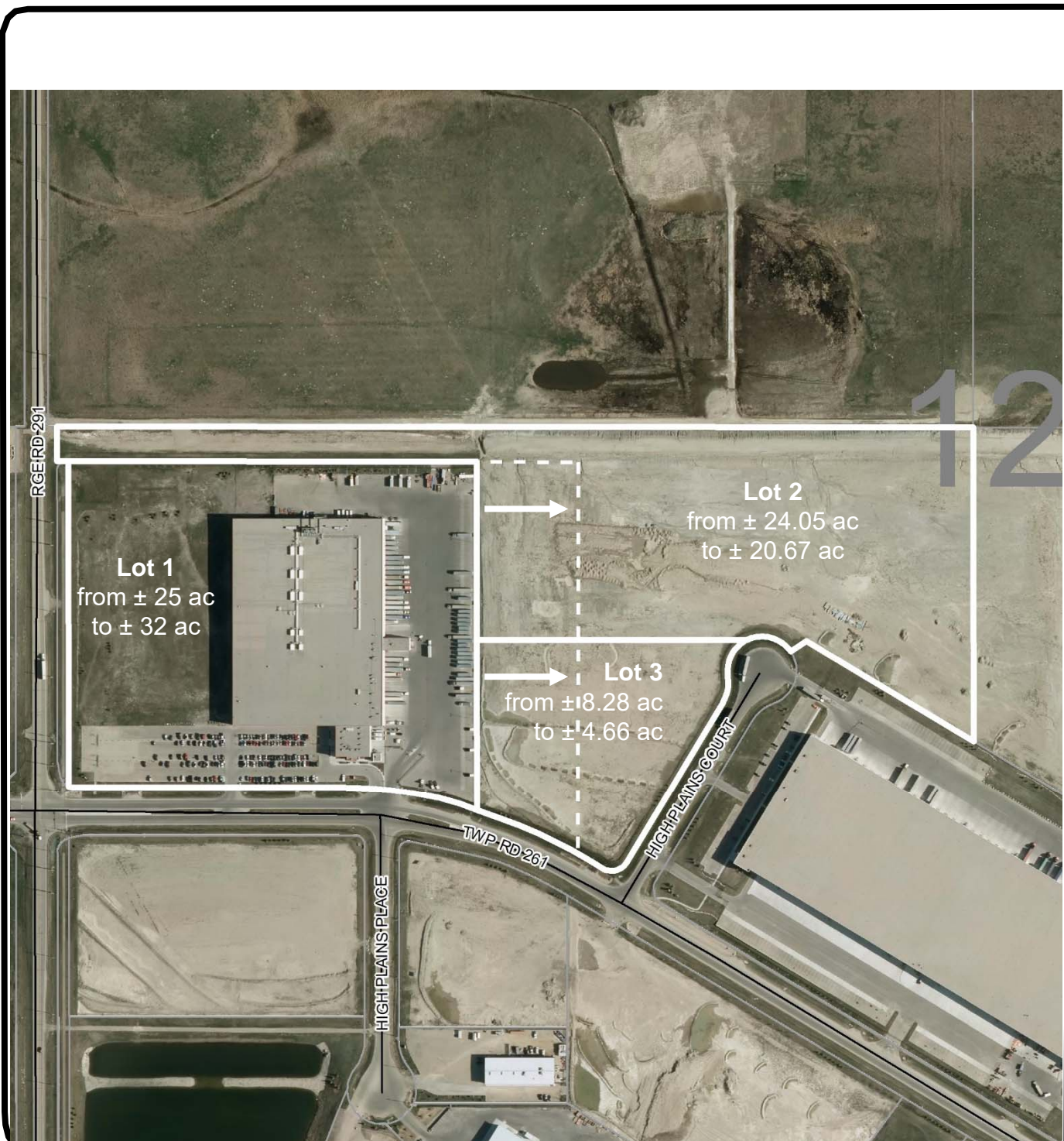
SW-12-26-29-W04M

Lot:1 Block:3 Plan:1411721

Date: October 7, 2019

Division # 7

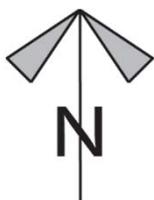
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2018



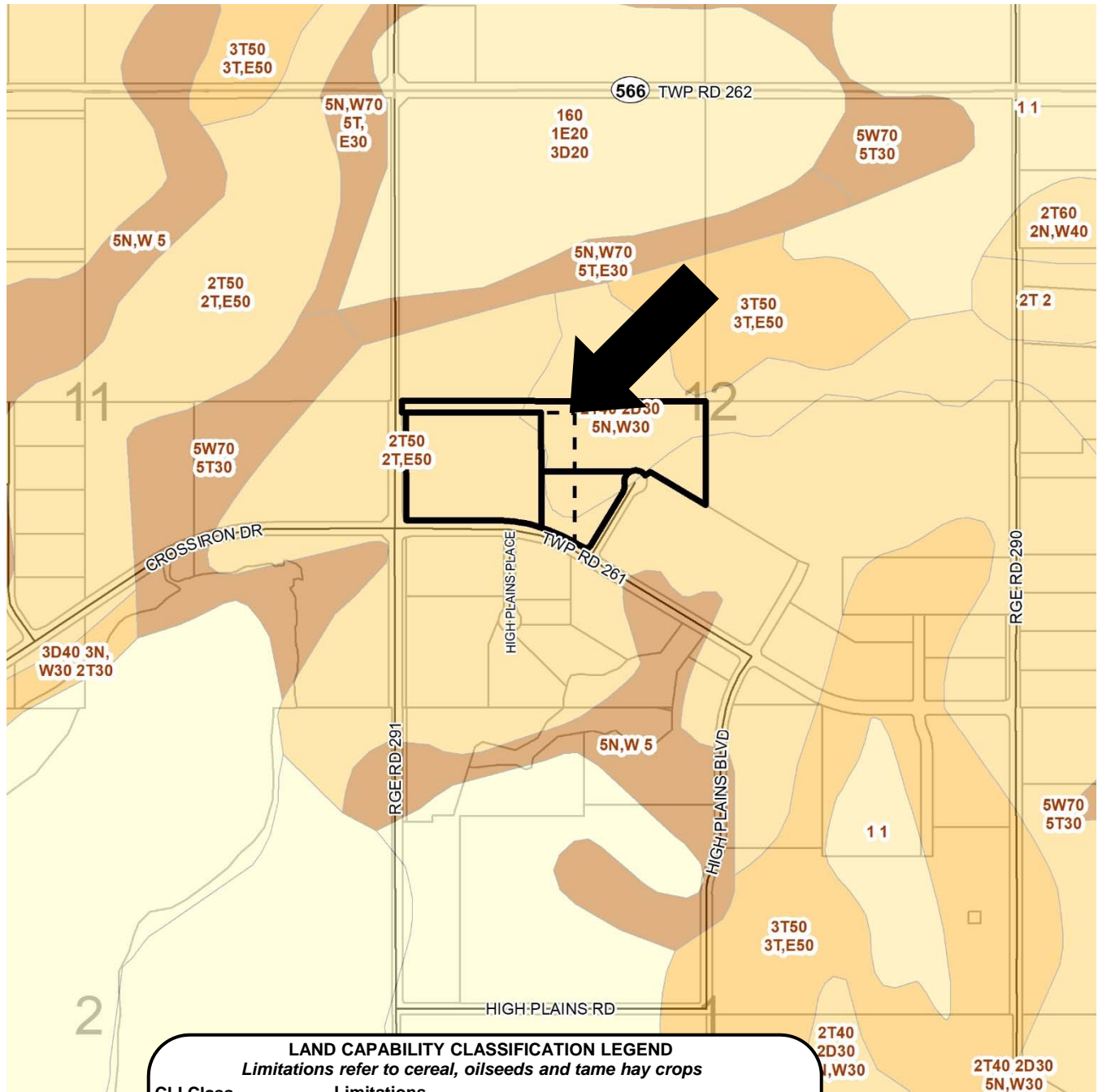
SW-12-26-29-W04M

Lot:1 Block:3 Plan:1411721

Date: October 7, 2019

Division # 7

File: 06412019/ 06412024/ 06412002



SOIL MAP

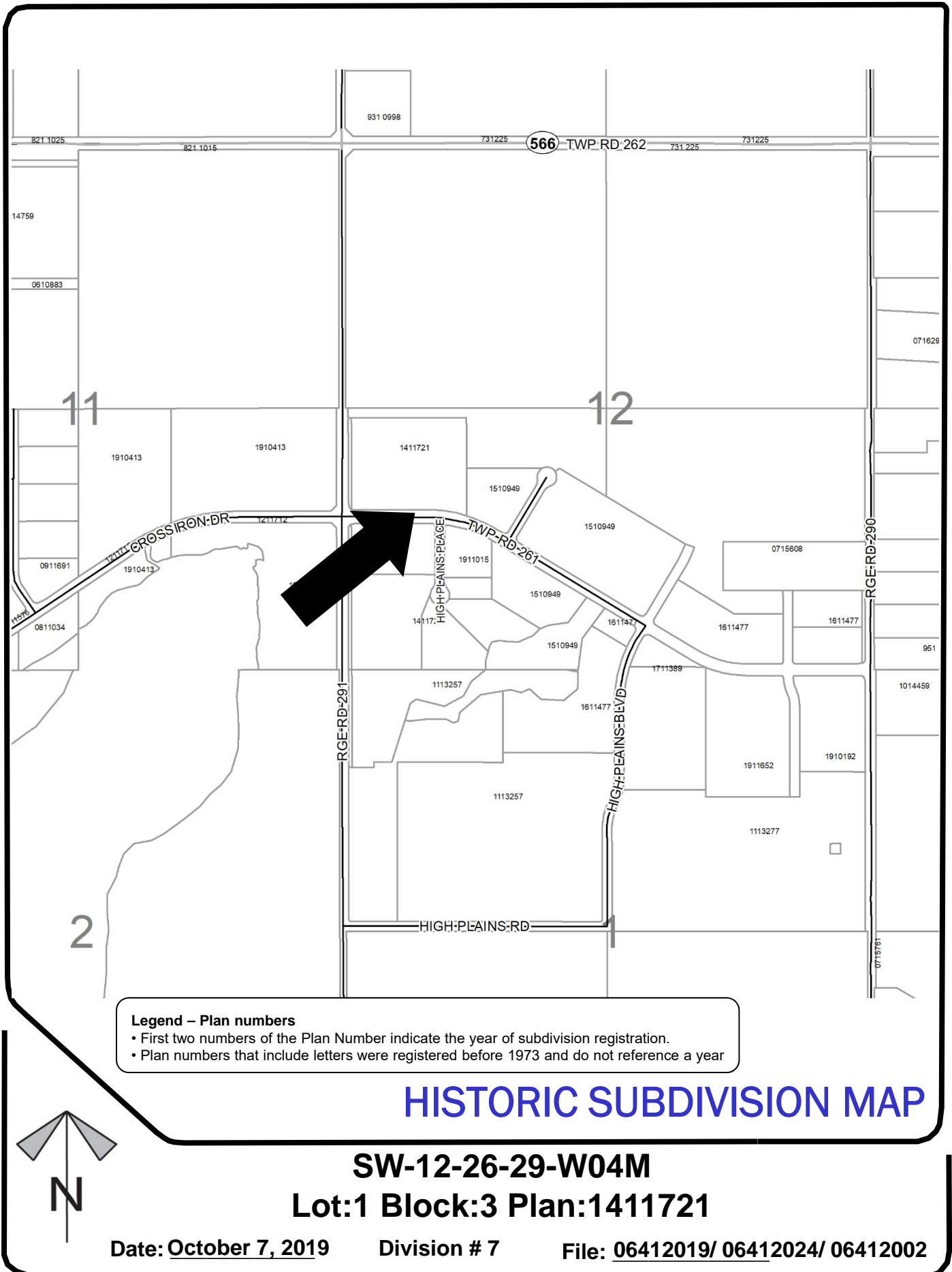
SW-12-26-29-W04M

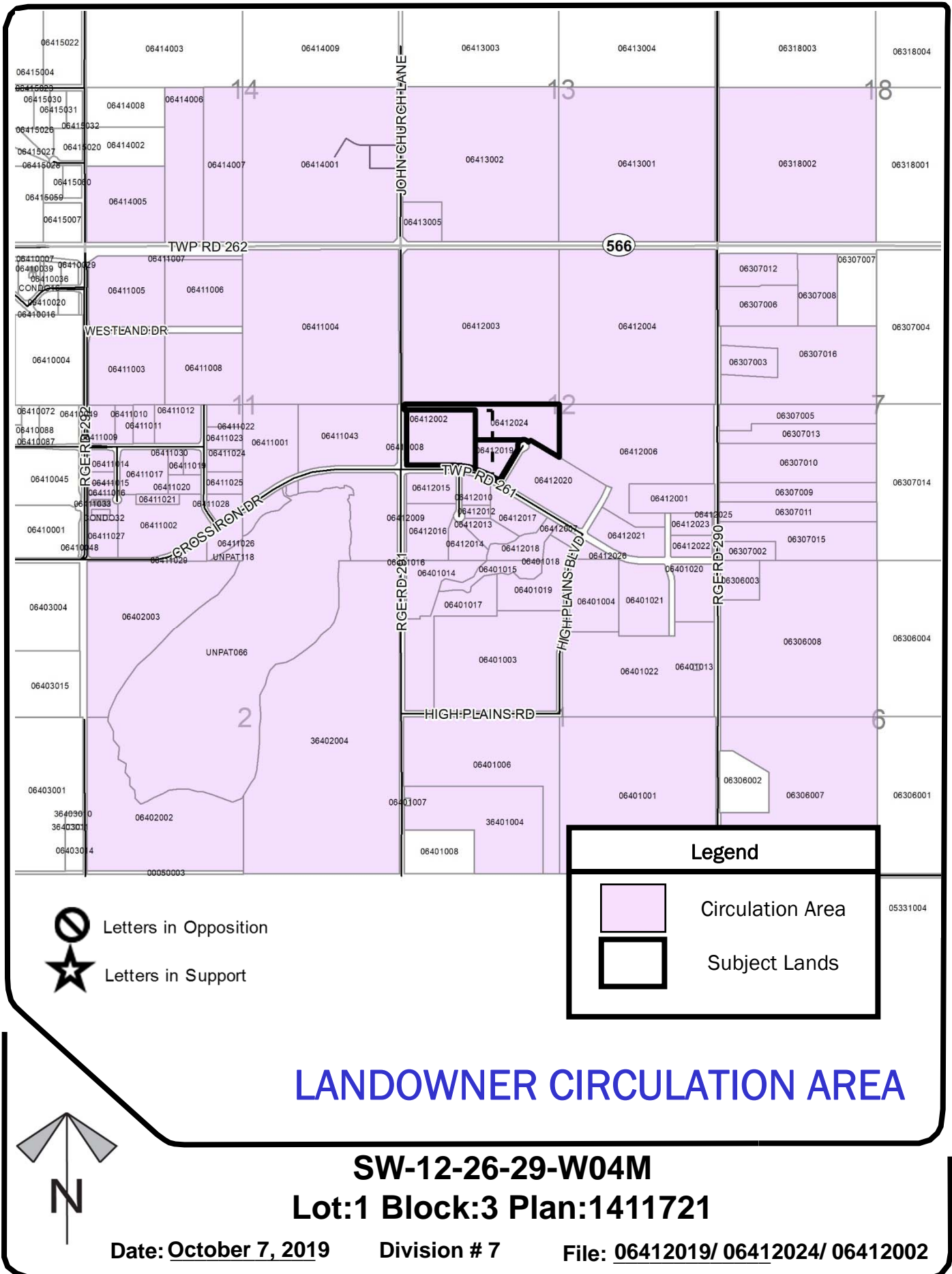
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APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to adjust the boundaries between Lot 1, Block 3, Plan 1411721, Lot 3, Block 3, Plan 1510949, and a portion of SW-12-26-29-W4M, 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.

Site Servicing

- 2) The Applicant/Owner shall enter into a Cost Contribution and Allocation Agreement and Customer Service Agreement for the re-distribution of servicing capacity to the two lots being consolidated by the boundary adjustment to the County's satisfaction.

Payments and Levies

- 3) 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:
 - o From the 3.38 acres of Lot 2 as shown on the Plan of Survey.
- 4) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the boundary adjustment for three lots.

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*.



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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



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APPENDIX 'C': LETTERS

No letters received.