

Council Meeting Agenda

January 14, 2020

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. December 10, 2019 Council Meeting

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B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the public hearings were advertised in the December 17, 2019 and December 24, 2019 editions of the Rocky View Weekly.

MORNING APPOINTMENTS 10:00 A.M.

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

Staff Report

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

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3. Division 9 – File: PL20180097 (07706005) – Bylaw C-7848-2018 – Redesignation Item – Agriculture Redesignation – Highway 567

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AFTERNOON APPOINTMENTS 1:30 P.M.

4. Division 5 – File: PL20190071 (03231019) – Bylaw C-7923-2019 – Redesignation Item – Residential Redesignation – Northglen Estates

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5. Division 6 – File: PL20180029 (06228005) – Bylaw C-7944-2019 – Redesignation Item – Ranch and Farm to Agricultural Holdings

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6. Division 6 – File: N/A – Bylaw C-7943-2019 – Kneehill County and Rocky View County Intermunicipal Development Plan

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7. All Divisions – File: N/A – Bylaw C-7968-2019 – Amendments to the *Subdivision Authority Bylaw and Land Use Bylaw*

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D GENERAL BUSINESS

1. All Divisions – File: N/A – Presentation from Canadian Badlands Tourism Association

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2. All Divisions – File: 2020-250 – 2020 Tax Recovery Sale Properties – Tax Sale Conditions

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3. Division 5 – File: 0785 – Penalty Cancellation Request – Tax Roll 04306054

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4. Division 9 – File: 0785 – Penalty Cancellation Request – Tax Roll 06703036

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5. Division 3 – File: N/A – Road Renaming – Range Road 31

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6. All Divisions – File: N/A – Terms of Reference – Recreation and Parks Master Plan

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7. Division 4 – File: N/A – Langdon Quad Diamond Complex Budget Adjustment

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8. All Divisions – File: N/A – Response to Motion Arising – Development Potential of Fee-Simple County Lands

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9. All Divisions – File: N/A – Municipal Planning Commission Appointments and Remuneration

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10. All Divisions – File: N/A – Livestreaming Board and Committee Meetings

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E BYLAWS

1. Division 5 – File: PL20190131 (03332014/03332017) – First Reading Bylaw – Canna Park Conceptual Scheme

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2. Division 5 – File: PL20190152 (05326001) – First Reading Bylaw – Residential Redesignation

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3. Division 4 – File: PL20190179 (03221001) – First Reading Bylaw – Industrial Redesignation

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4. Division 6 – File: PL20190164 (07104002) – First Reading Bylaw – Agriculture Redesignation

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5. Division 4 – File: PL20190171 (02315006) – First Reading Bylaw – Agricultural Redesignation

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6. Division 5 – File: PL20190180 (05308014) – First Reading Bylaw – Residential Redesignation

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7. Division 9 – File: PL20190093 (06828001/02/03/11) – First Reading Bylaw – Cochrane Lakes Conceptual Scheme

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8. Division 9 – File: PL20190094 (06828001/02/03/11) – First Reading Bylaw – Residential Redesignation

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9. Division 7 – File: PL20190175 (07308013) – First Reading Bylaw – Residential Redesignation

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10. Division 5 – File: PL20190182 (04330009) – First Reading Bylaw – Live-Work Redesignation

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11. Division 9 – File: PL20190186 (06732004) – First Reading Bylaw – Ranch and Farm District to Residential Two District

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F UNFINISHED BUSINESS
- None

G COUNCILLOR REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION

1. All Divisions – File: N/A – Notice of Motion – Councillor Gautreau and Deputy Reeve Schule – Development Proponent-Led Area Structure Plan Preparation

Notice of Motion

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2. All Divisions – File: N/A – Notice of Motion – Councillor Gautreau and Deputy Reeve Schule – Moratorium on Off-Site Levies

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 1 – File: PL20190168 (05821003) – Subdivision Item – First Parcel Out

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2. Division 2 – File: PL20190076 (05711004) – Subdivision Item – Residential

Staff Report

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K CLOSED SESSION

1. RVC2020-01

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 23 – Local public body confidences

Section 27 – Privileged information

2. RVC2020-02

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 23 – Local public body confidences

Section 27 – Privileged information

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
December 10, 2019

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A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on December 10, 2019 commencing at 9:03 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright (arrived at 9:08 a.m.)
	Division 9	Councillor C. Kissel (arrived at 9:07 a.m.)

Absent:	Division 3	Councillor K. Hanson
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- T. Cochran, Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- A. Zaluski, Manager, Intergovernmental Relations
- S. Hulsman, Manager, Transportation Services
- A. Zaluski, Manager, Intergovernmental Affairs
- B. Woods, Manager, Financial Services
- D. Hafichuk, Manager, Capital Project Management
- G. Nijjar, A/Manager, Recreation, Parks and Community Support
- J. Fleischer, Manager, Agricultural and Environmental Services
- M. Wilson, Manager, Planning and Development Services
- C. Morrice, Manager, Legal and Land Administration
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- A. Yurkowski, Supervisor, Capital Project Management
- S. MacLean, Planning Supervisor, Planning and Development Services
- A. Bryden, Senior Planner, Planning and Development Services
- S. Kunz, Senior Planner, Planning and Development Services
- J. Anderson, Planner, Planning and Development Services
- J. Kwan, Planner, Planning and Development Services
- O. Newmen, Planner, Planning and Development Services
- X. Deng, Planner, Planning and Development Services
- N. Mirza, Municipal Engineer, Planning and Development Services
- B. Manshanden, Intergovernmental Affairs Coordinator, Intergovernmental Affairs
- S. Seroya, Strategy and Customer Service Analyst, Utility Services

Call to Order

The Chair called the meeting to order at 9:03 a.m. with all members present with the exception of Councillor Hanson, Councillor Wright, and Councillor Kissel.

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1-19-12-10-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the December 10, 2019 Council meeting agenda be approved as presented.

Carried
Absent: Councillor Wright
Councillor Kissel

1-19-12-10-02

Approval of Minutes

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

Carried
Absent: Councillor Wright
Councillor Kissel

1-19-12-10-03 (K-1)

All Divisions – Closed Session – Confidential Item – Aqueduct Update

File: RVC2019-27

MOVED by Councillor McKylor that Council move into closed session at 9:05 a.m. 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

Carried
Absent: Councillor Wright
Councillor Kissel

Councillor Wright arrived at the meeting during the closed session at 9:07 a.m. and Councillor Kissel arrived at the meeting during the closed session at 9:08 a.m.

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 B. Riemann, Executive Director, Operations G. Kaiser, Executive Director, Community and Business T. Cochran, Executive Director, Community Development Services D. Hafichuk, Manager, Capital Projects Management S. Seroya, Strategy and Customer Service Analyst, Utility Services
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Others:	J. Huggett, J.R.Huggett Company Corp.
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MOVED by Deputy Reeve Schule that Council move into open session at 10:09 a.m.

Carried

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MAIN MOTION:

MOVED by Deputy Reeve Schule that Administration be directed to work with Jonathan Huggett to retain him to work with staff resources to assemble all of the data required for a full cost accounting of water and wastewater services owned by the County and return to Council with a summary of that information during the first part of 2020.

TABLING MOTION:

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

Carried

1-19-12-10-04 (C-1)

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

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:13 a.m.

Carried

Person(s) who presented: Sunny Johal (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:34 a.m.

Carried

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

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7938-2019 be given third and final reading.

Carried

1-19-12-10-05 (C-2)

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

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be opened at 10:25 a.m.

Carried

Person(s) who presented: Kevin Nemrava, Axiom Geomatics (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:36 a.m.

Carried

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

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7862-2019 be given third and final reading.

Carried

1-19-12-10-06 (C-3)

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

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be opened at 10:37 a.m.

Carried

Person(s) who presented: Rob Patenaude (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-3 be closed at 10:44 a.m.

Carried

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

Carried

MOVED by Councillor Henn that Bylaw C-7939-2019 be given third and final reading.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that the application fees for applications PL20180149 and PL20190101 be refunded to the applicants.

Defeated

The Chair called for a recess at 10:49 a.m. and called the meeting back to order at 10:55 a.m. with all previously mentioned members present.

1-19-12-10-39 (J-1)

Division 4 – Subdivision Item – Agricultural Subdivision
File: PL20190074

MOVED by Deputy Reeve Schule that Subdivision Application PL20190074 be approved with the conditions noted in Appendix 'B':

- 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;

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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 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:
- a) The Transportation Off-Site Levy shall be applicable on 3.00 acres of Lot 1.
 - b) 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

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1-19-12-10-40 (J-2)

Division 7 – Subdivision Item – Balzac East Area Structure Plan – Residential One District

File: PL20190070

MOVED by Councillor Henn condition 6 in Appendix 'B' be amended to read as follows:

The Owner shall have the option of constructing a new paved approach on Rainbow Road for each parcel or constructing a shared paved approach for Lots 2 and 3 and, only if necessary, upgrading the approach to Lot 1 to the County standard. 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.

Carried

MOVED by Deputy Reeve Schule that the applicant be allowed to address the Subdivision Authority.

Carried

The applicant/owner Roy Clark proceeded to address Council on the proposed conditions of approval for subdivision application PL20190070.

MOVED by Councillor Henn that Subdivision Application PL20190070 be approved with the conditions noted in Appendix 'B' as amended:

- 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.

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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:
 - 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.
- 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 have the option of constructing a new paved approach on Rainbow Road for each parcel or constructing a shared paved approach for Lots 2 and 3 and, only if necessary, upgrading the approach to Lot 1 to the County standard. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site 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:

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- 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.
- 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*.

Carried

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1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

MAIN MOTION:

MOVED by Councillor Kissel that condition 5(b) in Appendix 'B' be amended as follows:

Construction of **four new single paved approaches and one mutual approach** as per the tentative plan in accordance with County's servicing standards; **In addition, the Owner shall:**

- a) Provide an access right of way plan; and**
- b) Prepare and register respective Access Easement Agreement on each title, where required.**

TABLING MOTION:

MOVED by Councillor Kissel that the main motion be tabled until after item J-4.

Carried

1-19-12-10-41 (J-4)

Division 7 – Subdivision Item – Subdivision Item – Boundary Adjustment

File: PL20190134

MOVED by Councillor Henn that Subdivision Application PL20190134 be approved with the conditions noted in Appendix 'B':

- 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:

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Survey Plans

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

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:
 - a) 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*.

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

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

Carried

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

MAIN MOTION:

MOVED by Councillor Kissel that condition 5(b) in Appendix 'B' be amended as follows:

Construction of **four new single paved approaches and one mutual approach** as per the tentative plan in accordance with County's servicing standards; **In addition, the Owner shall:**

- a) **Provide an access right of way plan; and**
- b) **Prepare and register respective Access Easement Agreement on each title, where required.**

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled until further discussion with the applicant.
Carried

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1-19-12-10-33 (D-24)

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

TABLING MOTION:

MOVED by Councillor Wright that item D-24 be tabled pending the outcome of the Municipal Development Plan.
Defeated

MOVED by Deputy Reeve Schule 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.

Carried

1-19-12-10-31 (D-22)

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

TABLING MOTION:

MOVED by Councillor Wright that item D-22 be tabled pending the outcome of the Municipal Development Plan.

Defeated

MOVED by Councillor Gautreau that Administration, in consultation with the Highway 8 Developer Group, be directed to prepare a Terms of Reference and a budget for a developer-funded Highway 8 ASP and return to Council for consideration by February 11, 2020.

Carried

1-19-12-10-42 (K-2)

All Divisions – Closed Session – Confidential Item – Water and Wastewater Servicing at Cochrane Lakes
File: RVC2019-28

1-19-12-10-43 (K-3)

All Divisions – Closed Session – Confidential Item – Personnel Matter
File: RVC2019-26

MOVED by Deputy Reeve Schule that Council move into closed session at 12:02 p.m. to consider the following confidential items in accordance with the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-2 – Water and Wastewater Servicing at Cochrane Lakes

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

K-3 – Personnel Matter

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

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

Rocky View County: A. Hoggan, Chief Administrative Officer
K. Robinson, Executive Director, Corporate Services
B. Riemann, Executive Director, Operations
G. Kaiser, Executive Director, Community and Business
T. Cochran, Executive Director, Community Development Services
S. Seroya, Strategy and Customer Service Analyst, Utility Services

Council held the closed session for confidential item K-3 with no additional people in attendance.

MOVED by Deputy Reeve Schule that Council move into open session at 1:33 p.m.

Carried

MOVED by Deputy Reeve Schule that the Chief Administrative Officer contract be amended as per the discussion during the closed session.

Carried

1-19-12-10-41 (J-3)

Division 9 – Subdivision Item – Subdivision Item – Creation of Three Business Parcels

File: PL20190146

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

Carried

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

MOVED by Councillor Kissel that Subdivision Application PL20190146 be approved with the conditions noted in Appendix 'B':

- 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

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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;

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- 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:
 - 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.

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- 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*.

Carried

1-19-12-10-07 (C-4)

Division 6, 7, and 9 – Bylaw C-7936-2019 – Mountain View County and Rocky View County Intermunicipal Development Plan
File: PL20190083

MOVED by Councillor Kissel that the public hearing for item C-4 be opened at 1:37 p.m.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-4 be closed at 1:42 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7936-2019 be given second reading.

Carried

1-19-12-10-08 (C-5)

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

1-19-12-10-09 (C-6)

Division 9 – Bylaw C-7679-2017 – Redesignation Item – Ranch and Farm District to Residential Two District
File: PL20170045 (06826028)

MOVED by Councillor Kissel that item C-6 be lifted from the table.

Carried

MOVED by Councillor Kissel that the public hearing for items C-5 and C-6 be opened concurrently at 1:44 p.m.

Carried

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

Person(s) who spoke in favour: None

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Person(s) who spoke in opposition: Christina Foster

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning (Applicant)
Chris Webber, Civil Engineering Solutions (Applicant)
Justin Barret, JCB Engineering (Applicant)

MOVED by Councillor Kissel that the public hearing for items C-5 and C-6 be closed at 2:07 p.m.

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7942-2019 be given third and final reading.

Carried

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

Carried

MOVED by Councillor Kissel that Bylaw C-7679-2017 be given third and final reading.

Carried

1-19-12-10-17 (D-8)

Division 7 – West Balzac Preliminary Engineering Report

File: N/A

Jorie McKenzie with Sedulous Engineering presented the West Balzac Preliminary Engineering Report to Council.

MOVED by Councillor Henn that the West Balzac Preliminary Engineering Report be received as information.

Carried

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

All Divisions – Direction to Proceed with Specialized Municipality Status Process

File: N/A

MOVED by Deputy Reeve Schule 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*.

Carried

MOVED by Councillor Henn 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.

Carried

1-19-12-10-11 (D-2)

All Divisions – Terms of Reference for Preparation of Intermunicipal Collaboration Framework with the Town of Crossfield

File: N/A

MOVED by Councillor Gautreau that the Terms of Reference for the preparation of an Intermunicipal Collaboration Framework with the Town of Crossfield be approved as per Attachment 'A'.

Carried

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1-19-12-10-12 (D-3)

All Divisions – Unfunded Council Initiatives

File: N/A

MOVED by Councillor Gautreau that Council refuses consideration of the Unfunded Council Initiatives outlined in Administration's report.

Defeated

MOVED by Councillor McKylor 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.

Carried

The Chair called for a recess at 3:08 p.m. and called the meeting back to order at 3:17 p.m. with all previously mentioned members present.

1-19-12-10-13 (D-4)

All Divisions – 2020 Operating and Capital Base Budget, Budget Adjustments, and 3 Year Operating and 5 Year Capital Plan

File: N/A

MAIN MOTION:

MOVED by Deputy Reeve Schule that the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved.

AMENDING MOTION:

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

THAT the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved **with the removal of the \$9.6m for servicing of West Balzac until a business plan is completed.**

Defeated

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Deputy Reeve Schule that the 2020 Draft Operating and Capital Base Budget presented in Attachment 'A' be approved.

Carried

MOVED by Deputy Reeve Schule that the budget adjustments presented in Attachment 'B' be approved.

Carried

MOVED by Councillor Henn the 2020 – 2022 Operating plan and the 2020 – 2024 Capital plan as presented in Attachment 'C' be received for information.

Carried

1-19-12-10-14 (D-5)

All Divisions – Water and Waste Water Debt Repayment

File: N/A

MOVED by Councillor Kissel that the Budget Adjustment as presented in Attachment 'A' be approved.

Carried

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1-19-12-10-15 (D-6)

All Divisions – Bragg Creek Flood Mitigation - Project Update

File: N/A

MOVED by Councillor Kamachi that the Bragg Creek Flood Mitigation Project Update report be received for information.

Carried

1-19-12-10-16 (D-7)

All Divisions – Off-Site Levy Bylaws Update

File: N/A

MOVED by Councillor Wright that the Off-Site Levy Bylaws Update – Additional Scenarios presentation be received for information and Administration be directed to bring forward proposed off-site levy bylaws for consideration of first reading in accordance with levy Scenario 2 as presented.

Defeated

MOVED by Deputy Reeve Schule that the Off-Site Levy Bylaws Update – Additional Scenarios presentation be received for information and Administration be directed to bring forward proposed off-site levy bylaws for consideration of first reading in accordance with levy Scenario 1 as presented.

Carried

1-19-12-10-18 (D-9)

Divisions 4 and 5 – Terms of Reference – Glenmore Trail Area Structure Plan

File: N/A

The Chair called for a recess at 4:38 p.m. and called the meeting back to order at 4:46 p.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule 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.

Carried

MOVED by Deputy Reeve Schule THAT Administration return to Council with a Budget Adjustment for the Glenmore Area Structure Plan be adopted and investigate landowner contributions.

Carried

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

All Divisions – Quarterly Report – Utility Services

File: N/A

MOVED by Councillor Gautreau that the Utility Services Quarterly report to Council be received as information.

Carried

1-19-12-10-20 (D-11)

All Divisions – Quarterly Update (July – September 2019) – Capital Project Management

File: N/A

MOVED by Councillor Gautreau that the Capital Projects Quarterly report to Council be received as information.

Carried

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1-19-12-10-21 (D-12)

All Divisions – Water Supply for Fire Protection for East Balzac Commercial/Industrial Development Policy C-445

File: N/A

MOVED by Councillor Gautreau that Water Supply for Fire Protection for East Balzac Commercial/Industrial Development, Policy C-445 be rescinded.

Carried

1-19-12-10-22 (D-13)

All Divisions – Servicing Standards Policy C-412

File: N/A

MOVED by Councillor Gautreau that Servicing Standards, Policy C-412 be amended as per Attachment 'A'.

Carried

1-19-12-10-23 (D-14)

All Divisions – Locomotive Whistle Cessation Policy C-455

File: N/A

MOVED by Deputy Reeve Schule that the Locomotive Whistle Cessation Policy C-455 be rescinded.

Carried

1-19-12-10-24 (D-15)

All Divisions – Agricultural and Environmental Services Policies

File: N/A

MOVED by Councillor Henn that Stubble Burning Policy, C-505 be rescinded.

Carried

MOVED by Councillor Henn that Weed/Invasive Plant Awareness, Enforcement and Control Policy C-507 be rescinded.

Carried

MOVED by Councillor Henn that Bylaw C-7972-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7972-2019 be given second reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7972-2019 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7972-2019 be given third and final reading.

Carried

1-19-12-10-25 (D-16)

All Divisions – License of Occupation for County Lands Policy C-314

File: N/A

MOVED by Councillor Gautreau that the License of Occupation for County Lands Policy C-314 be rescinded.

Carried

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1-19-12-10-26 (D-17)

All Divisions – Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210

File: N/A

MOVED by Deputy Reeve Schule that Insurance Requirements for Use of Municipally-Controlled Property or Land Policy C-210 be rescinded.

Carried

1-19-12-10-27 (D-18)

All Divisions – Personnel Management Policy C-107

File: N/A

MOVED by Deputy Reeve Schule that the Personnel Policy C-107 be amended as per Attachment 'A'.

Carried

1-19-12-10-37 (E-12)

Division 8– Bylaw C-7966-2019 – First Reading Bylaw – Road Closure and Consolidation

File: PL20190120 (05723001)

MOVED by Councillor Gautreau that Bylaw C-7966-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Administration advertise for a public hearing for Bylaw C-7966-2019 to be scheduled at Council on January 28, 2020.

Carried

1-19-12-10-37 (E-13)

Division 7 – Bylaw C-7922-2019 – First Reading Bylaw – Residential Appendix to Approved Conceptual Scheme

File: PL20170103 (06416004)

MOVED by Councillor Henn that Bylaw C-7922-2019 be given first reading.

Carried

1-19-12-10-28 (D-19)

All Divisions – Specialized Transportation Assistance Grant Policy C-102

File: N/A

MOVED by Deputy Reeve Schule that the amended Specialized Transportation Assistance Grant Policy C-102 be approved as per Attachment 'A'.

Carried

1-19-12-10-29 (D-20)

All Divisions – Commemorative Program- Purchase of Commemorative Item(s) Policy C-315

File: N/A

MOVED by Councillor Gautreau 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'.

Carried

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1-19-12-10-30 (D-21)

All Divisions – Pathways and Trails Policy C-318

File: N/A

MOVED by Councillor Gautreau 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'.

Carried

1-19-12-10-32 (D-23)

All Divisions – Motion Arising Response – Potential for an Area Structure Plan at the Intersection of Highway 22 & Highway 567

File: N/A

MOVED by Councillor Kissel that Council not proceed with the proposed Highway 22 & Highway 567 ASP but that it be revisited after the Municipal Development Plan is completed.

Carried

1-19-12-10-34 (E-1)

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

File: N/A

MOVED by Councillor Henn that item E-1, the *Fire Bylaw and Level of Service Policy*, be tabled to one of the two scheduled Council meetings in January, 2020.

Carried

1-19-12-10-35 (E-2)

All Divisions – Bylaw C-7971-2019 Adoption of Intermunicipal Collaboration Framework between Mountain View County and Rocky View County

File: N/A

MOVED by Councillor Henn that Bylaw C-7971-2019 be given first reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7971-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7971-2019 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7971-2019 be given second reading.

Carried

The Chair called for a recess at 5:38 p.m. and called the meeting back to order at 6:02 p.m. with all previously mentioned members present.

1-19-12-10-36 (E-3)

Division 8 – Bylaw C-7964-2019 to Repeal Bylaw C-713

File: PL20190174 (N/A)

MOVED by Councillor Wright that Bylaw C-7964-2019 be given first reading.

Carried

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MOVED by Councillor Gautreau that Bylaw C-7964-2019 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7964-2019 be considered for third reading.

Carried

MOVED by Councillor Wright that Bylaw C-7964-2019 be given third and final reading.

Carried

1-19-12-10-37 (E-4)

Division 1 – Bylaw C-7965-2019 to Repeal Bylaw C-723

File: PL20190132 (N/A)

MOVED by Councillor Kamachi that Bylaw C-7965-2019 be given first reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7965-2019 be given second reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-7965-2019 be considered for third reading.

Carried

MOVED by Councillor Kamachi that Bylaw C-7965-2019 be given third and final reading.

Carried

Councillor Gautreau declared a pecuniary interest and recused himself from the discussion and voting on redesignation applications PL20190162 and PL20190161.

Councillor Gautreau proceeded to leave the meeting at 6:07 p.m.

1-19-12-10-38 (E-7)

Division 4 – Bylaw C-7969-2019 – First Reading Bylaw – Residential Redesignation

File: PL20190162 (03323005)

MOVED by Deputy Reeve Schule that Bylaw C-7969-2019 be given first reading.

Carried

Abstained: Councillor Gautreau

1-19-12-10-39 (E-15)

Division 4 – Bylaw C-7970-2019 – First Reading Bylaw – Residential Redesignation

File: PL20190161 (03323014)

MOVED by Deputy Reeve Schule that Bylaw C-7970-2019 be given first reading.

Carried

Abstained: Councillor Gautreau

Councillor Gautreau returned to the meeting at 6:09 p.m.

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1-19-12-10-40 (E-5 to E-18)

First Reading Bylaws

File: Various

MOVED by Councillor McKylor that the following bylaws be given first reading:

- E-5 – Bylaw C-7958-2019
- E-6 – Bylaw C-7961-2019
- E-8 – Bylaw C-7956-2019
- E-9 – Bylaw C-7955-2019
- E-10 – Bylaw C-7962-2019
- E-11 – Bylaw C-7963-2019
- E-14 – Bylaw C-7923-2019
- E-16 – Bylaw C-7937-2019
- E-17 – Bylaw C-7975-2019
- E-18 – Bylaw C-7976-2019

Carried

1-19-12-10-03 (K-1)

All Divisions – Closed Session – Confidential Item – Aqueduct Update

File: RVC2019-27

MOVED by Deputy Reeve Schule that the main motion be lifted from the table.

Carried

Deputy Reeve Schule, with the unanimous permission of Council, withdrew the tabled main motion.

MOVED by Deputy Reeve Schule that Administration be directed to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the November 26, 2019 Council meeting be adjourned at 6:14 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 2
TIME: Morning Appointment
FILE: 05704005 **APPLICATION:** PL20190113
SUBJECT: Redesignation Item – Site-Specific Amendment to Direct Control Bylaw 27 (DC-27);
 Twp Rd 250

POLICY DIRECTION:

The application was evaluated in accordance with the County Plan, the North Springbank Area Structure Plan (ASP), Direct Control Bylaw (DC-27), the Land Use Bylaw, and Policy #308 – Guidelines to Evaluate Commercial Communications Facilities.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw 27 (DC-27), to add the use of Commercial Communications (CC) Facilities - Type "C".

Council gave first reading to Bylaw C-7941-2019 on October 22, 2019.

The following is a summary of the application assessment:

- The application is inconsistent with Policy #308 – Guidelines to Evaluate Commercial Communications Facilities;
- The application may be better suited in an agricultural or business area, as provided within the Land Use Bylaw; and
- All other technical matters required at this stage of the application process are satisfactory.

Administration determined that the application does not meet County policy.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

DATE APPLICATION RECEIVED: August 13, 2019

DATE DEEMED COMPLETE: August 22, 2019

PROPOSAL: To amend Direct Control Bylaw 27 (DC-27), to add the use 'Commercial Communications (CC) Facilities - Type "C" '.

LEGAL DESCRIPTION: SE-04-25-03-W05M

GENERAL LOCATION: Located at the northwest junction of Twp Rd 250 and Rge Rd 33

APPLICANT: LandSolutions LP (Brenden Smith)

OWNERS: Roy Burke, Clarence Buckley, Ian Galbraith, Elaine Moses
(Trustees for Springbank United Church)

EXISTING LAND USE DESIGNATION: Direct Control District 27 (DC-27)

PROPOSED LAND USE DESIGNATION: Direct Control District 27 (DC-27) amended

Administration Resources

Andrea Bryden and Bianca Duncan, Planning and Development Services



GROSS AREA: ± 2.12 acres

SOILS (C.L.I. from A.R.C.): **Class 3T3** – The subject land contains soil with moderate limitations for crop operation due to adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 34 adjacent landowners; one response was received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; the responses received are available in Appendix 'A'. For brevity, those agencies that had no comments or did not respond are not listed.

HISTORY:

January 18, 1994 Council approved Bylaw C-4184-93 redesignating the subject land from Agricultural (8) District to Direct Control District.

POLICY ANALYSIS:

North Springbank Area Structure Plan

Within the North Springbank Area Structure Plan, the subject land is identified as Institutional. Policy 5.8 of the Plan provides policy support for the development of non-public institutional uses within this parcel. Further, policy 5.8.3 of the Plan states the Land Use Bylaw should establish land use districts to accommodate a range of non-public institutional uses. The subject parcel is adjacent to lands identified as Current Residential or Potential Residential on the Future Land Use Concept.

Land Use Bylaw

The Land Use Bylaw provides for Commercial Communications Facility – Type “C” within agricultural and some business land use districts.

Guidelines to Evaluate Commercial Communications Facilities

Policy #308 provides guidelines to evaluate development permit applications for Commercial Communications (CC) Facilities. The guidelines recommends that a proposed tower abutting existing dwellings should be located no closer than 500 metres from those dwellings.

CONCLUSION:

The application was reviewed against the North Springbank Area Structure Plan, the Land Use Bylaw, and Policy #308 – Guidelines to Evaluate Commercial Communications Facilities. The proposed facility would be located closer than 500 metres from existing dwellings, which is inconsistent with Policy #308. Further, the Springbank Airport has indicated the proposal could impact airport operations.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7941-2019 be given second reading.
- Motion #2 THAT Bylaw C-7941-2019 be given third and final reading.
- Option # 2: THAT application PL20190113 be refused.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AB/lt

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7941-2019 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>In reviewing the referral, the proposed redesignation falls outside of Alberta Transportations control limits as set out in the Development Regulations as it is located greater than 800 metres from Highway 1. The department, therefore, has no objections or concerns regarding the proposal, the proposed redesignation will not cause any concern for ongoing highway operation or future highway expansion. In this case, a highway roadside development application and subsequent permit from Alberta Transportation will not be required at the development stage.</p>
<i>Other External Agencies</i>	
Calgary Airport Authority – Springbank Airport	<p><u>Airport Operations</u></p> <p>The location proposed is under the fixed wing circuit path of Runway 08-26 and has potential to impact airport operations.</p> <p><u>Structure Height and Use of Cranes</u></p> <p>The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all objects to ensure conformity with the Springbank Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during the construction of these buildings.</p> <p><u>Springbank Airport Zoning Regulations</u></p> <p>The proposed development is located within the Outer Surface as defined in the Springbank Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any structure is 1243.58 m above sea level.</p> <p>The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and cranes that may be used during construction.</p>



AGENCY	COMMENTS
Transport Canada	<u>Electronic Zoning Regulations</u>
	<p>The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan, and is located within the critical area of the Transmitter/Receiver of the Springbank Airport. Structure height limits exist in this area.</p> <p>The applicant must contact Nav Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p>
	<u>Land Use in the Vicinity of Airports</u>
	<p>As this development is occurring outside of the Springbank Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.</p>
	<p>Issues identified by Springbank Airport:</p> <ol style="list-style-type: none"> 1. Location underlying fixed wing circuit path for Runways 17 (RWY 17-35) and 26 (RWY 08-26) is not applicable to CYBW circuit and operations. 2. Any cranes used for construction of this nature do indeed pose a challenge with respect to the penetration/violation of the OLS/AZR of an airport. 3. The structure does sit within the boundaries of the Airport Zoning Regulation and “footprint” for the Outer Surface. As stated by the airport the maximum height in that location for any object is, including any additions or extensions, 1243.58m Above Sea Level (ASL). The height provided in the application indicates that the top most height for the structure achieves 1238.31m ASL. This indicates that the structures is below the Outer Surface by 5.27m and therefore not a violation of the AZR. The structure is not near an approach slope for either runway 26 or 25 at CYBW. 4. Electronic interference issues are addressed by Nav Canada through their Land Use process and are supported by Transport Canada. There is a distinct possibility that interference with instrument landing equipment and communications equipment



AGENCY	COMMENTS
	<p>used by Air Traffic Control at Springbank may occur and as such may be impacted by the introduction of a cellular/transmission tower in that location.</p> <p>5. TP 1247 identifies high risk activities/development types in the vicinity of aerodromes and airports but does not impose restrictions with exception of the AZR and the need to keep critical areas clear of obstructions. The basic identification of uses that may be incompatible with aviation in this publication is done to provide points of discussion and consideration for developers and an avenue to possible solutions or mitigations to the challenges faced by all parties in the process.</p> <p>Mitigations:</p> <ol style="list-style-type: none"> 1. The concerns expressed are already mitigated by the restriction of circuit directions at Springbank. The PRO (procedures) portion of the CFS already identifies that CAR 602.96 changing the direction of circuit direction for runway 17 and 26 to keep traffic west and north respectively to avoid overflying built up areas nestled in the "apex area" of the two runways. 2. An exemption would be required under normal circumstances for a structure to penetrate an AZR (There is a fee and it take several months to get the approval/denial). That said an exemption to the AZR is not likely to be granted by the Minister in a case such as this. Typically cranes used for the erection of a tower like this are not just temporary but "very temporary" in nature (a boom is erected on the day of the lift and withdrawn at the end of the lift/day). It is unlikely that the crane will be extended for more than a few hours at a time on the day or days of construction. As such any heights that may be higher than the AZR may be addressed separately through various means. Primarily and most common is the coordination of activities with the airport for the issuance of a NOTAM either closing runways/approaches or avoiding the area in which the activity is taking place. Being that this area is already addressed by



AGENCY	COMMENTS
NAV Canada	<p data-bbox="846 260 1398 359">issue/mitigation #1 in any risk analysis this may prove to be a sufficient vehicle to accomplish the construction.</p> <ol style="list-style-type: none"> <li data-bbox="797 380 1446 611">3. There is nothing to be mitigated. The structure is below the Outer Surface as defined by the Airport Zoning Regulation. To alleviate any further concerns the Minister can change its assessment to require the structure be painted and lit to identify clearly the structure to aviators in the vicinity of Springbank airport. <li data-bbox="797 632 1446 758">4. The mitigation to this cannot be specifically be addressed by the Minister of Transport alone. That said - in this case the only readily available mitigation is relocation of the tower. <li data-bbox="797 779 1182 804">5. TP 1247 is guidance only. <p data-bbox="751 842 1433 1276">NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted. In the interest of aviation safety, it is incumbent on NAV CANADA to maintain up-to-date aeronautical publications. To assist us in that end, we ask that you notify us upon completion of construction. This notification can be satisfactorily met by returning a completed, signed copy of the attached form by e-mail at landuse@navcanada.ca or fax at 613-248-4094. In the event that you should decide not to proceed with this project or if the structure is dismantled, please advise us accordingly so that we may formally close the file.</p> <p data-bbox="751 1297 1373 1396">If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.</p> <p data-bbox="751 1417 1433 1841">NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitute nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science, Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA engineering as deemed necessary.</p>



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="751 275 943 302">Geotechnical:</p> <ul data-bbox="751 327 1450 426" style="list-style-type: none"> • Engineering has no requirements at this time. • There appears to be no steep slopes on the subject land. <p data-bbox="751 447 967 474">Transportation:</p> <ul data-bbox="751 499 1442 800" style="list-style-type: none"> • Engineering has no requirements at this time. • There is an existing road approach off of Range Road 33 providing access to the subject land. • At future DP, the applicant/owner will not be required to pay the Transportation Offsite Levy, as per the applicable TOL by-law at time of DP issuance, since the proposed development is not expected to increase traffic on the local road network. <p data-bbox="751 821 1057 848">Sanitary/Waste Water:</p> <ul data-bbox="751 873 1382 900" style="list-style-type: none"> • Engineering has no requirements at this time. <p data-bbox="751 921 1185 949">Water Supply And Waterworks:</p> <ul data-bbox="751 974 1382 1001" style="list-style-type: none"> • Engineering has no requirements at this time. <p data-bbox="751 1022 1117 1050">Storm Water Management:</p> <ul data-bbox="751 1075 1406 1203" style="list-style-type: none"> • A site-specific storm water implementation plan may be required as a condition of future DP depending on the size of the impervious area associated with the proposed development. <p data-bbox="751 1224 963 1251">Environmental:</p> <ul data-bbox="751 1276 1425 1404" style="list-style-type: none"> • It is the applicant's responsibility to obtain all required AEP licensing and approvals should the proposed development have a direct impact on any wetlands.

Circulation Period: August 22, 2019 – September 13, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



ROCKY VIEW COUNTY

BYLAW C-7941-2019**A Bylaw of Rocky View County to amend Direct Control Bylaw C-4184-93**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7941-2019.

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-4184-93, and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-4184-93 is hereby amended to allow for Commercial Communications (CC) Facilities Type “C”, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7941-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 2
File: 05704005/PL20190113

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

Proposed Bylaw C-7941-2019

SCHEDULE 'A'

FORMING PART OF BYLAW C-7941-2019

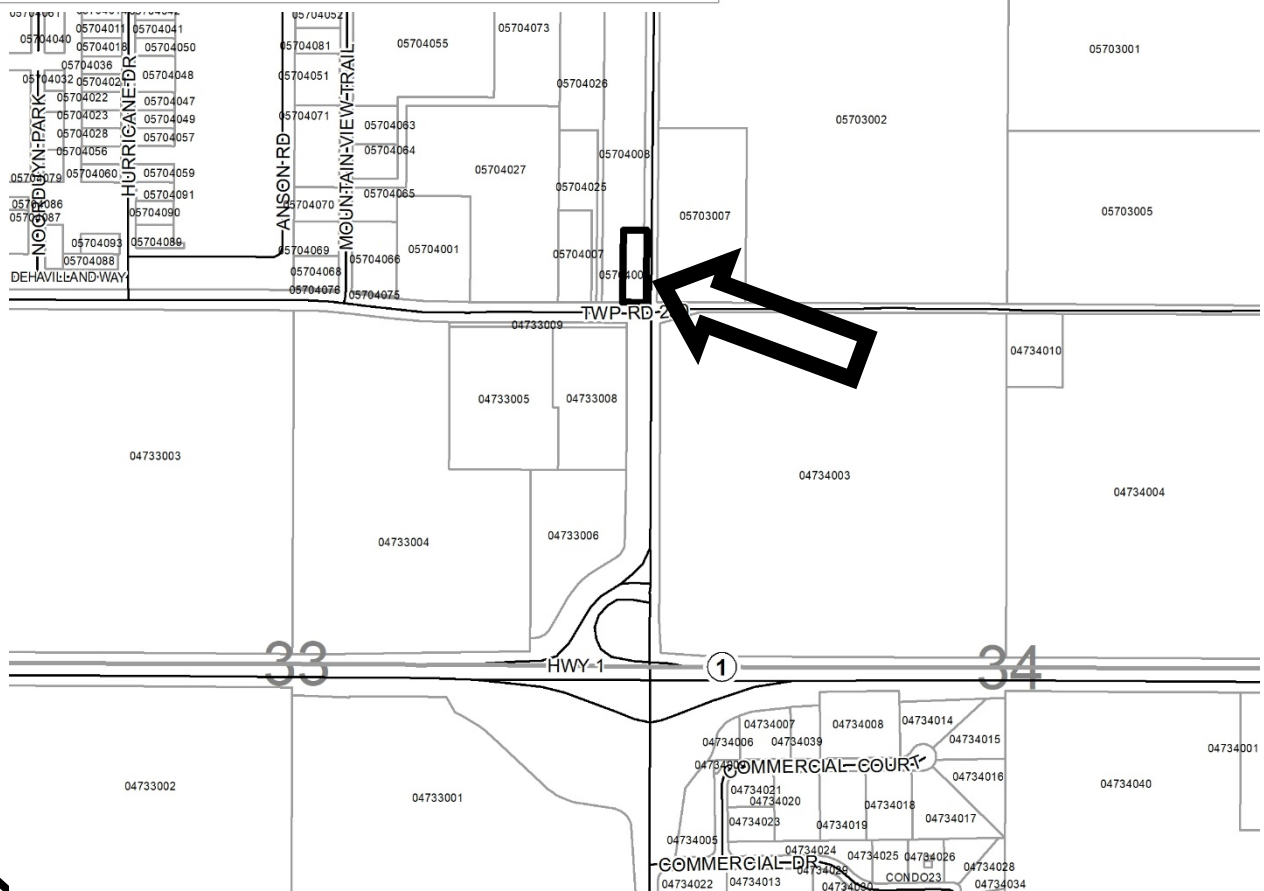
Schedule of textual amendments to Direct Control Bylaw C-4184-93:

Amendment #1: Amend Section 3. b) to add:

Discretionary Uses

- Commercial Communications (CC) Facilities – Type “C”

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

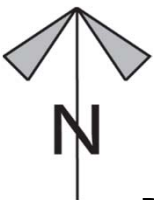


File: 05704005

Development Proposal: A site-specific amendment to Direct Control Bylaw 27 (DC-27) to allow Commercial Communications (CC) Facilities – Type “C”



DEVELOPMENT PROPOSAL

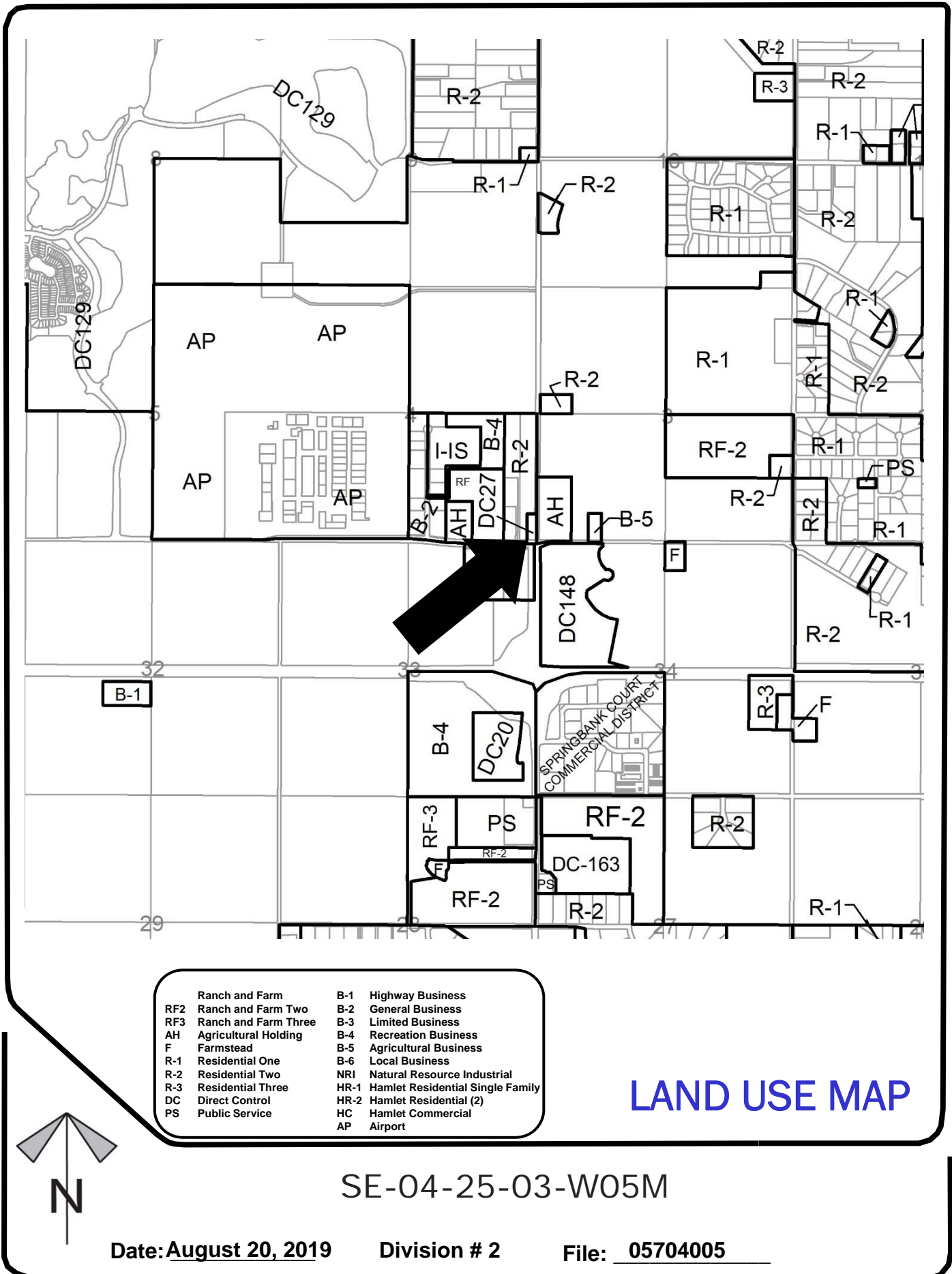


SE-04-25-03-W05M

Date: August 20, 2019

Division # 2

File: 05704005

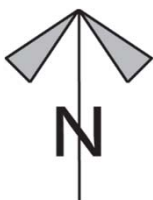




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

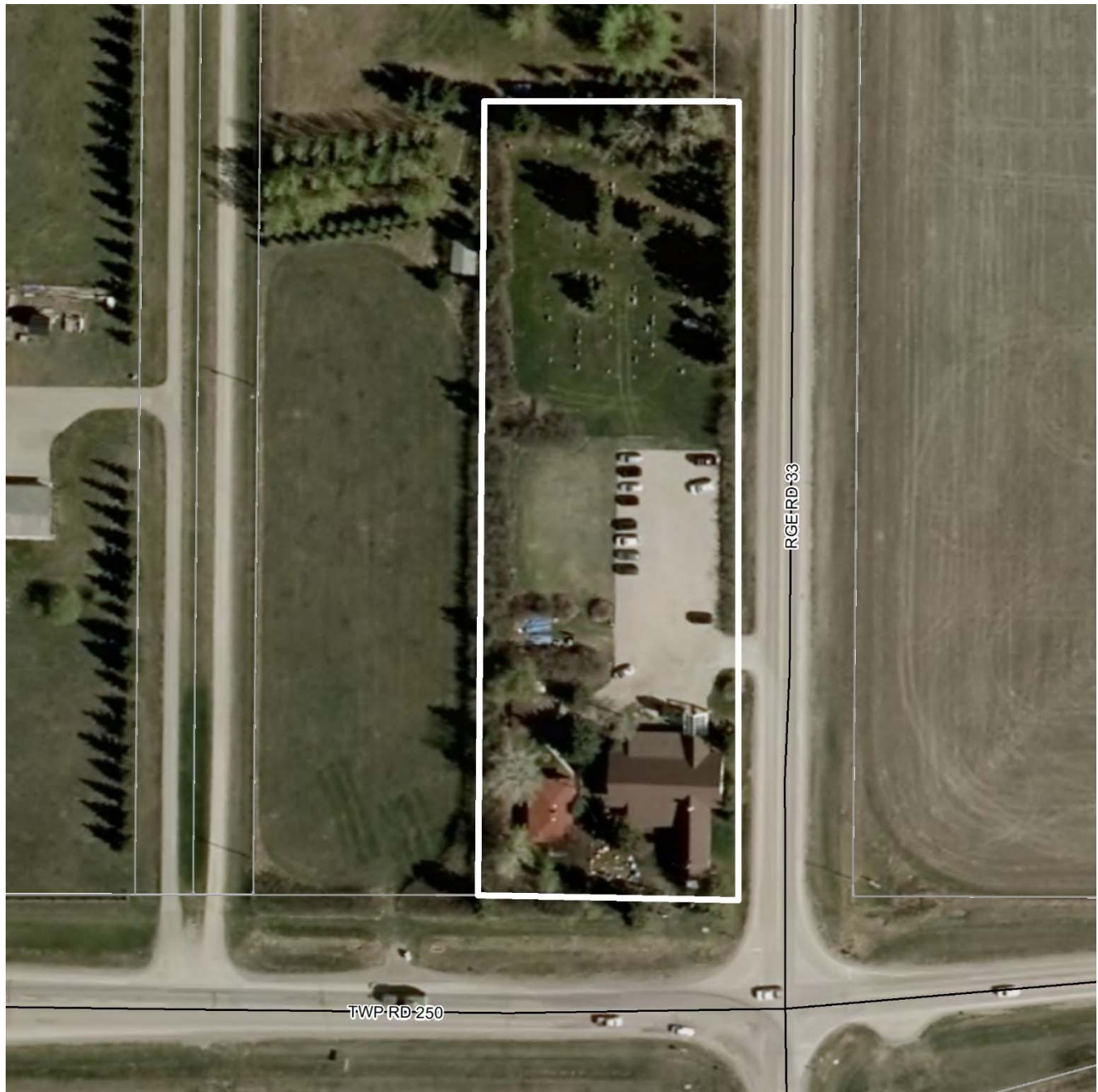


SE-04-25-03-W05M

Date: August 20, 2019

Division # 2

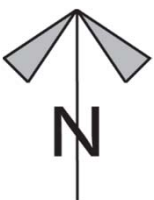
File: 05704005



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

AIR PHOTO

Spring 2018

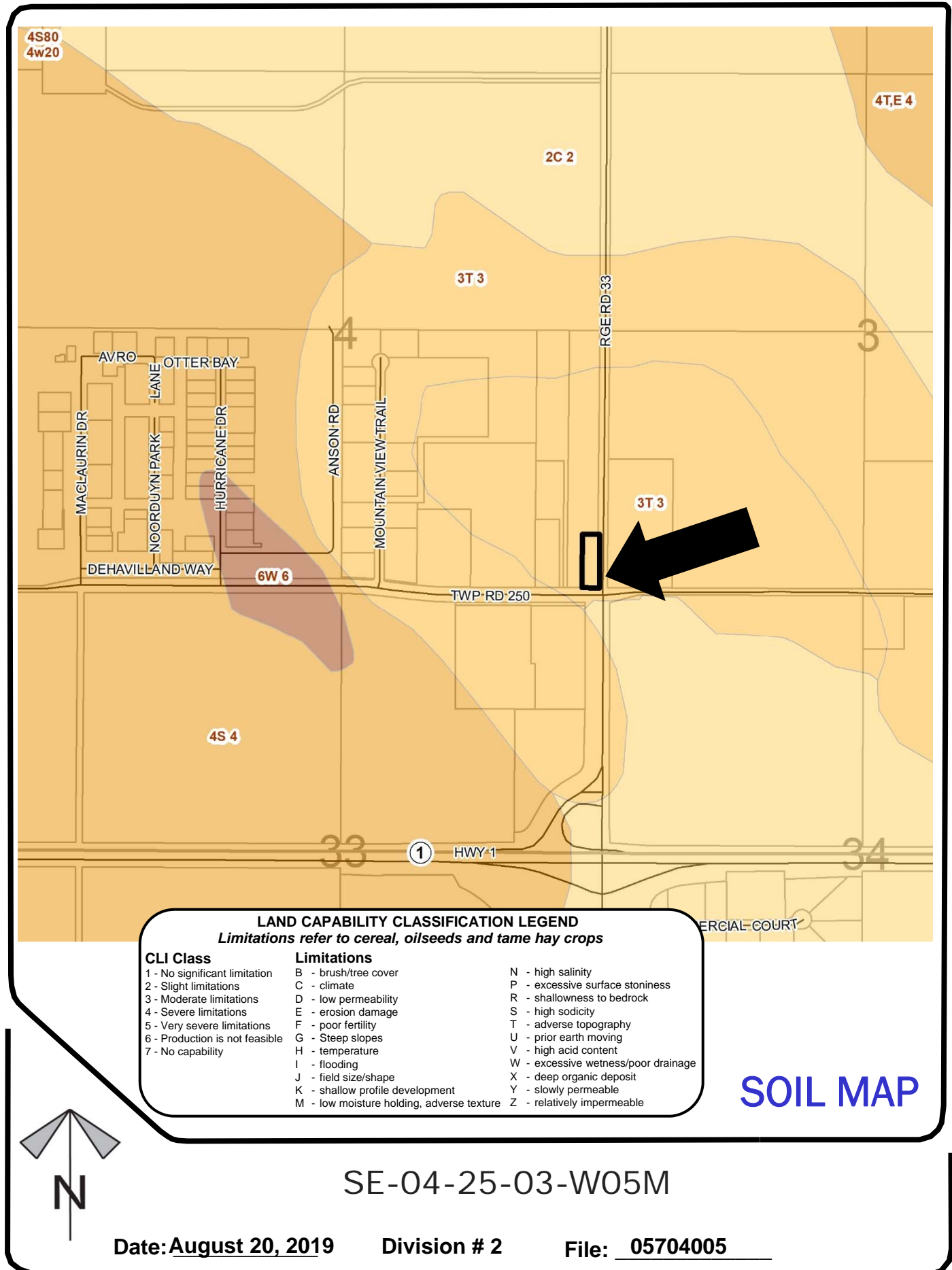


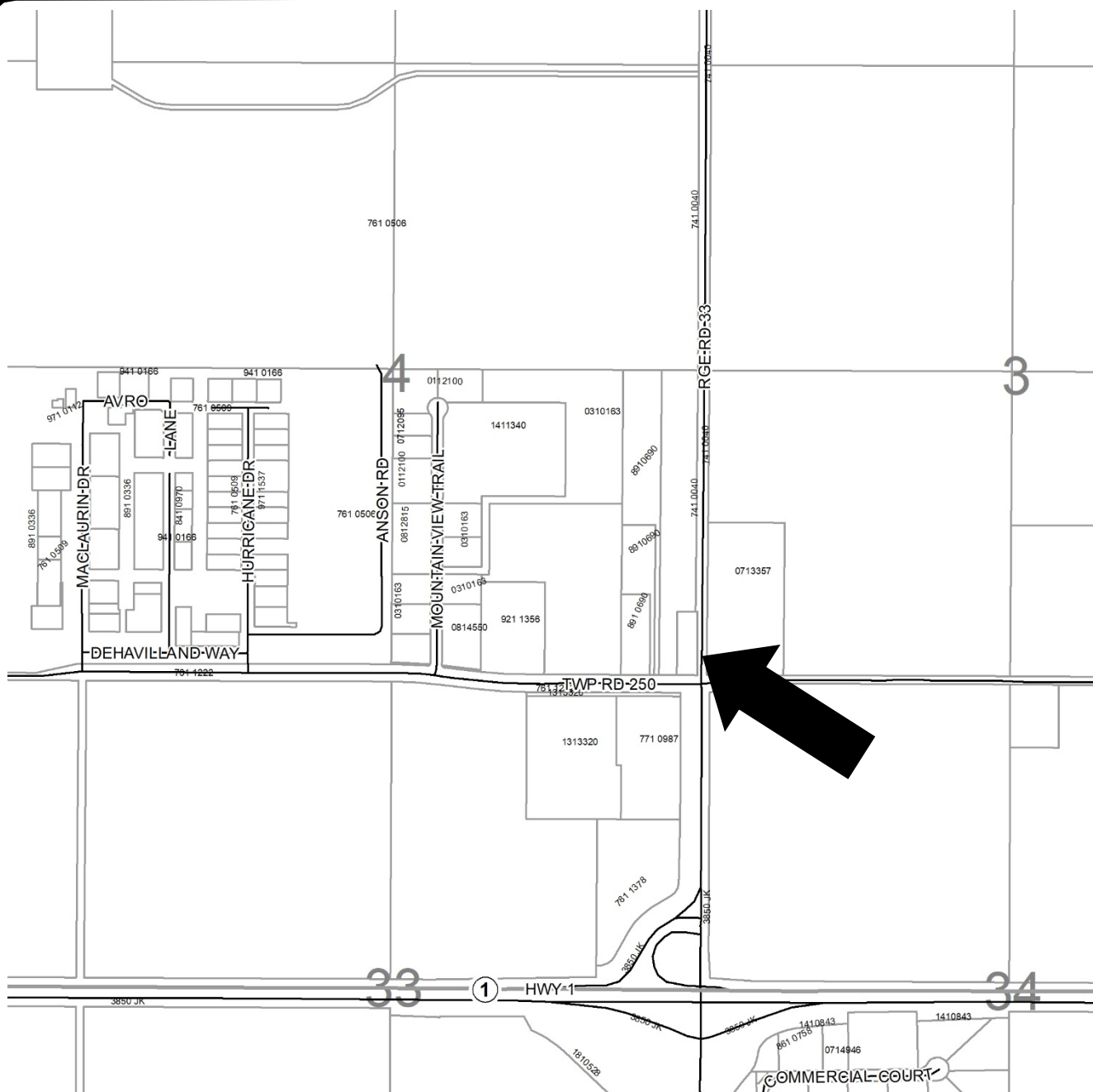
SE-04-25-03-W05M

Date: August 20, 2019

Division # 2

File: 05704005



**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-04-25-03-W05M

Date: August 20, 2019Division # 2File: 05704005



Lori-Lee Turcotte

From: Marion Bennett [REDACTED]
Sent: Wednesday, September 11, 2019 2:49 PM
To: Andrea Bryden
Subject: Cell-phone tower proposed for Springbank Church

Attention: Andrea Brayden:

This letter is in regards to a planned cell-phone tower proposed to be installed by Rogers on the grounds of Springbank United Church. As one of the closest residences to the potential location of the cell tower (less than 150 meters), we are strongly opposed to this location, and its proximity to residences as well as schools and a daycare. As our family plans to hold on to our residential property we will continue to live there for many more years.

On behalf of my mother and as her POA, she is 91 and the current resident at the house, we are especially concerned about the noise emission from a cell tower. A virus caused the complete destruction of one of my mother's ear-drums that left her with hearing loss as well as enormous sensitivity to background noises. Any kind of machine generated noise, often unnoticeable to others (such as fridges, machinery, light or wire buzzing) creates an almost unbearable sound for her. It could almost be described as a roaring noise. We have kept her living in her own home with home-care largely due to the noise discomfort she would experience in an institution. She is particularly susceptible to almost indiscernible background noise that would be for her like having the Queen Mary idling in your driveway permanently.

Our opposition is also based on the following concerns:

The World Health Organization (WHO) classified radio frequency electromagnetic fields (from cell towers) as a 2B possible carcinogen. Also in this category: insecticides (such as DDT), fungicides, lead, chloroform, dry cleaning fluids, gasoline and others.

Studies have shown that significant effects on humans can occur within 500 metres from the base of a cell tower. These effects include:

- headaches/migraines
- sleep disturbances & insomnia
- heart arrhythmia/palpitation
- tinnitus
- skin rashes & allergies
- irritable bowel symptoms
- dizziness/vertigo
- fatigue
- agitation & anxiety
- shortness of breath/asthma
- concentration & learning difficulties
- memory loss
- infertility
- depression & mood changes
- blood sugar fluctuations
- leukemia/cancer
- brain & eye tumours

- blood-brain barrier leakage
- double DNA strand breaks

Studies show serious biological & adverse health effects on humans within 400 metres of cellular transmitters. The results from a German study show a significantly increased likelihood (3x higher) of developing cancer for people living within 400 metres of a cell phone transmission mast. In addition, it found that people that lived within 400 metres tend to develop the cancers at a younger age.

www.emrpolicy.org/science/research/docs/eger_naila_2004.pdf

Current studies suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most susceptible segments of the population, such as children.” www.wireless-precaution.com/main/doc/CellPhoneTowerEffects.pdf and ...

<http://whyfry.org/brazilian-study-cancer-associated-with-radiation-from-cellular-antennas/>

Who knows what a safe distance will be with the newer stronger technologies or what the cumulative effects will be? At this point there is also a lack of science regarding the impacts from the combination of multiple carcinogens present in our environment. Do we want to risk impacting the health of our neighbors and more susceptible residents?

Children and seniors are more at risk.

We feel that we do not want transmitters sited in residential areas or close to institutions catering to children and seniors. Research confirms that children and seniors are more vulnerable.

Besides this, part of our property butts up to within less than 50 meters from where the cell tower will be located. There is currently no building on that part of the land. A cell tower would also considerably devalue our property value.

Thank you for taking the time to review our concerns.

Sincerely,

Marion C Bennett

Power of Attorney on behalf of resident

Joyce Bennett

250 039 Range Road 33
Calgary AB T3Z1L2
Canada



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 14, 2020	DIVISION: 4
TIME:	Morning Appointment	
FILE:	03223312	APPLICATION: PL20190111
SUBJECT:	Redesignation Item – Amendment to Direct Control Bylaw (DC-2)	

POLICY DIRECTION:

The application was evaluated against the policies of the Interim Growth Plan, County Plan, Langdon Area Structure Plan, and Direct Control Bylaw (DC-2).

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw (DC-2), to revise the minimum parking requirement and associated regulation.

Council gave first reading to Bylaw C-7945-2019 on November 26, 2019.

The following is a summary of the application assessment:

- The proposal is consistent with Hamlet Business Area policies of the County Plan;
- The proposal is consistent with Highway Commercial policies of the Langdon Area Structure Plan;
- The proposal meets the intent of Direct Control Bylaw (DC-2);
- The Traffic Impact Assessment and Parking Assessment concluded that the proposed amendment to the parking requirement still meets the parking need in the commercial area; and
- As the subject land is the last vacant land in the area, the proposed amendment would not have adverse impact on the existing commercial development in the area.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	August 7, 2019
DATE DEEMED COMPLETE:	August 7, 2019

PROPOSAL:	To amend Direct Control Bylaw (DC-2), to revise the minimum parking requirement and associated regulation
LEGAL DESCRIPTION:	Lot Unit 1, Plan 0011878, NW-23-23-27-W04M
GENERAL LOCATION:	Located in the hamlet of Langdon, at the northeast junction of Center Street North and Nesbitt Avenue NE
APPLICANT:	Rick Balbi Architect Ltd.
OWNERS:	526504 Alberta Ltd.
EXISTING LAND USE DESIGNATION:	Direct Control District 2 (DC-2)
PROPOSED LAND USE DESIGNATION:	Direct Control District 2 (DC-2) amended

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



GROSS AREA: ± 0.84 acres

SOILS (C.L.I. from A.R.C.): **Class 3M,D,H70 7W, N30** – The subject land contains soil with moderate limitations for crop operation due to low moisture holding, adverse texture, low permeability, temperature, excessive wetness/poor drainage and high salinity.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 1,037 landowners in the area between September 3 and September 24, 2019. No letters in response were received. The application was also circulated to a number of internal and external agencies (Appendix 'A').

HISTORY:

- May 14, 2019** Development Permit application (PRDP20190970) to expand previously approved commercial building from ± 254 sq. m (2,734 sq.ft.) (2 bays) to ± 509 sq. m (5, 476 \pm sq. ft.) (5 bays) was conditionally approved.
- September 6, 2018** Development Permit (PRDP20171222) for “construction of a ± 286 sq. m (3,078.63 sq. ft.) Dairy Queen Grill & Chill restaurant, and construction of a ± 254 sq. m (2734 sq.ft.) commercial building (2 bays)”.
- September 6, 2005** Council approved redesignation application 2005-RV-164 to amend the Direct Control Bylaw (DC-2) in order to add “Car Wash, Self Services” as new discretionary use.
- June 2, 1998** Council approved redesignation and subdivision application 1997-RV-068 to redesignate the land from Hamlet Direct Control District to Direct Control District (amended) to allow broader commercial uses, and create seven bareland condominium lots ranging in size from ± 0.37 acres to ± 1.46 acres.
- April 4, 1995** Council approved redesignation application 1994-RV-275 to redesignate the subject land from Agricultural Conservation (1) District to Hamlet Direct Control District.

BACKGROUND:

The lands were redesignated Direct Control District in 1998 to allow for commercial uses such as gas bar, retail store, restaurant, business office and personal services.

The lands remained undeveloped until 2018 when the Applicant submitted a Development Permit (DP) application (PRDP20171222) to construct a restaurant and a commercial building with two bays. To date the restaurant has since been built, and the commercial building remains undeveloped. In 2019, the same Applicant submitted DP application (PRDP20190970) to expand the previously approved but unbuilt commercial building from ± 254 sq. m (2,734 sq.ft.) (2 bays) to ± 509 sq. m (5, 476 \pm sq. ft.) (5 bays).

Due to this expansion, the parking area was reduced and does not meet the minimum requirement. The DP was conditionally approved on May 14, 2019 with a prior to issuance condition that the Applicant either submit a revised site plan, or submit an application to amend the parking requirement of DC-2. The Applicant chose to amend the parking requirement of DC-2.



If this redesignation application is approved, the prior to issuance condition regarding the parking requirement would be met, however additional prior to issuance conditions are still outstanding. If the application is refused, the Applicant would need to revise the site plan to reduce the commercial building area in order to meet the parking requirement of DC-2.

POLICY ANALYSIS:

The application was evaluated in accordance with the Interim Growth Plan, the County Plan, Langdon Area Structure Plan, and Direct Control Bylaw (DC-2).

Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land-use, infrastructure, and services. The proposed amendment to parking requirement is not considered regionally significant. Therefore, the Interim Growth Plan does not apply.

County Plan

The County Plan identifies the hamlet of Langdon as a full service hamlet with a hamlet business area. Section 14 Business Development encourages new business in the identified business areas and supports a range of well-designed business development. The proposed business is supported by hamlet business policies and would be guided by the Langdon Area Structure Plan.

Langdon Area Structure Plan

The land falls within the Highway Commercial area of the Langdon Area Structure Plan. This proposal intends to provide a range of services to hamlet residents and the travelling public and to create a welcoming gateway. The proposed commercial building is attractively designed and would provide various commercial uses to serve the residents in the hamlet and surrounding areas. The proposed amendment on the parking requirement would not affect the proposed servicing, landscaping, screening and sidewalk connectivity.

Direct Control Bylaw (DC-2)

The purpose and intent of this Bylaw is to provide for a commercial development for the establishment of business offices and the retail sales of goods and services. The Applicant proposes three major amendments:

Amendment #1:

Replace any and all references to the old Land Use Bylaw (C-1725-84) with the current Land Use Bylaw (C-4841-97) and include Parts One, Two, and Three of current Land Use Bylaw to allow relaxation and flexibility to the proposed development. This will make Section 30.1(f) the Land Use Bylaw (C-4841-97) applicable to the lands, allowing a Parking Assessment to reduce the parking requirement. Administration deems that the proposed amendment is a reasonable update and is consistent with most DC Bylaws, as they all include allowance to apply Parts One, Two and Three of current Land Use Bylaw.

Section 4.4.1 currently reads:

Section 4.4.1 Section 8 of Land Use Bylaw C-1725-84 is applicable hereto, unless otherwise stated in this bylaw.

The proposed amendment reads:

Section 4.4.1 Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.



Amendment #2:

Reduce the parking requirement from 7 to 3.5 parking spaces per 100 square meters gross floor area of all buildings. The Applicant provided a Traffic Impact Assessment and Parking Assessment, which conclude that the proposed amendment meets the parking need of the commercial area. In addition, the Applicant provided the existing Condominium Bylaw for the commercial site, which requires each owner to enter into an easement with the Condominium Corporation that allows each unit owner access to all units and the use of all parking facilities. This would provide a backup solution for the proposed development, allowing overflow parking to use any parking spots within the commercial site if needed. Administration has no further concerns.

Section 4.5.5 currently reads:

Section 4.5.5 a) 7 parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings.

The proposed amendment reads:

Section 4.5.5 a) 3.5 parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings.

Amendment #3:

Similar to Amendment #1, the purpose of this amendment is to replace reference to the old Land Use Bylaw (C-1725-84) with the current Land Use Bylaw (C-4841-97).

Section 4.10.11 currently reads:

Section 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.

The proposed amendment reads:

Section 4.10.11 Terms not defined above have the same meaning as defined in Section 8 Definitions of Land Use Bylaw C-4841-97.

CONCLUSION:

Administration evaluated this application based on the applicable policies. The proposed amendments to DC-2 meet the hamlet business policies of the County Plan, are consistent with highway commercial policies of the Langdon Area Structure Plan, meet the intent of DC-2, and would not have adverse impact on the existing commercial development in the area. Therefore, Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7945-2019 be given second reading.
 Motion #2 THAT Bylaw C-7945-2019 be given third and final reading.
- Option #2: THAT application PL20190111 be refused.



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7945-2019 and Schedule A

APPENDIX ‘C’: Proposed Amendments to DC-2 (redline version)

APPENDIX ‘D’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	After reviewing the email string you sent and discussing with Trevor it appears interim plans for the intersection have been made. Therefore, Alberta Transportation has no issues or concerns regarding the proposed redesignation to revise the minimum parking requirements.
<i>Internal Departments</i>	
Recreation, Parks and Community Support (Parks Office)	No concerns with this application as county parks, open space, or active transportation networks are not directly affected.
Planning and Development Services – Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions / recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicates that there are slopes less than 15%. At a time of future DP, the applicant shall provide a Geotechnical Report, prepared by a qualified professional, evaluating the existing soil characteristics, existing groundwater conditions, and any development constraints to the satisfaction of the County. Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to the subject parcel is provided by a road approach off Nesbitt Avenue NE. At the future DP stage, the applicant will be required to upgrade the road approach to an Industrial/Commercial standard in accordance with the County Servicing Standards. Applicant provided a Landon Commercial Expansion Parking Study, prepared by Watt Consulting Group, dated June 4, 2019. As a part of a Parking Study, the parking demand was compared with similar commercial development adjacent to the site and ITE's Parking Generation for shopping Centre. Based on this, it was determined that the parking required at the proposed development is less than the amount suggested by Rocky View County Land Use Bylaw. Applicant provided a Transportation Impact Assessment, prepared by Watt Consulting Group, dated March 1, 2018.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Intersections of Highway 797 & Highway 560, Center Street & Nesbitt Avenue, Centre Street & Site Access to North Commercial Plaza and Nesbitt Avenue & Site Access were studied for the capacity for the existing and post-development conditions. • As per the TIA, intersections of Center Street & Nesbitt Avenue, Centre Street & Site Access to North Commercial Plaza and Nesbitt Avenue & Site Access will continue to operate within the acceptable parameters and no intersection improvements are required to accommodate the existing and future horizon traffic. • The intersection of Highway 797 & Highway 560 fails at the future background and post-development conditions. However, the intersection of Highway 797 & Highway 560 is planned to be upgraded as per AT's interim plan. • As per AT, AT does not have any concerns with the proposed re-designation to revise the minimum parking requirements. • The Transportation Offsite Levy has been previously been collected on this land. • Engineering have no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • No information was provided. • As a permanent condition, applicant is required to implement the recommendations of the Sanitary/Wastewater servicing provided under PRDP20171222 and PRDP20190970. • Engineering have no requirement at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • No information was provided. • As a permanent condition, applicant is required to implement the recommendations of the Water Supply and Waterworks servicing provided under PRDP20171222 and PRDP20190970. • Engineering have no requirement at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • No information was provided. • As a permanent condition, applicant is required to implement the recommendations of the Stormwater provided under PRDP20171222 and PRDP20190970. • Engineering have no requirement at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering have no requirements at this time.



AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none">• Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance.• Applicant to be reminded no business signage to be installed within the County Road Allowance.

Circulation Period: September 3, 2019 – September 24, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



BYLAW C-7945-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-4873-98

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7945-2019.

PART 2 - DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Bylaw C-4873-98, and the *Municipal Government Act*.

PART 3 - EFFECT OF BYLAW

THAT Bylaw C-4873-98 is hereby amended to Sections 4.4.1, 4.5.5, 4.10.11, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7945-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 04
File: 03223312 / PL20190111

READ A FIRST TIME IN COUNCIL this 26th day of November , 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'**FORMING PART OF BYLAW C-7945-2019**

Schedule of textual amendments to Direct Control Bylaw C-4873-98 (DC-2):

Amendment #1:

Amend Section 4.4.1 to read:

- 4.4.1 Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.

Amendment #2:

Amend Section 4.5.5 to read:

4.5.5 Parking

- (a) 3.5 parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings.

Amendment #3:

Amend Section 4.10.11 to read:

- 4.10.11 Terms not defined above have the same meaning as defined in Section 8 Definitions of Land Use Bylaw C-4841-97.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-4873-98	Original Bylaw	June 2, 1998
C-6110-2005	Amendments to Sections 4.3.10 & 4.10.12	September 6, 2005
C-7945-2019	Amendments to Sections 4.4.1, 4.5.5, 4.10.11	January XX, 2020

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

DIRECT CONTROL BYLAW REGULATIONS

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)

4.4 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.~~ **Parts One, Two, and Three of Land Use Bylaw C-4841-97, as amended, are applicable unless otherwise stated in this Bylaw.** (C-7945-2019)
- 4.4.2 The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" by this bylaw provided the provisions of Section 4.0 herein are completed in form and substance satisfactory to the Municipality.
- 4.4.3 All development of the Lands shall be in accordance with plans and specifications as approved by the Municipality pursuant to a Development Permit issued for the lands.
- 4.4.4 The Municipality may, through a Development Permit(s) or Development Agreement(s) required by this Bylaw, specify any development regulation, criteria or condition necessary to ensure all subdivision and development on the Lands conform with the development proposals upon which this bylaw is based as determined by and to the satisfaction of the Municipality;
- 4.4.5 Development Permits and/or Development Agreements shall be required for the development hereof and each Development Permit shall provide that:
- a) no stripping, excavation or construction on any of the Lands shall occur until an appropriate irrevocable Letter of Credit acceptable in form and substance to the Municipality has been deposited with the Municipality; and,
 - b) no occupancy of any building shall occur until the construction of any required utilities required to serve the development have been completed or secured to the specification satisfactory to the Municipality.
- 4.4.6 No occupancy of the Lands for any use shall be permitted, no Development Permits or Building Permits for commercial use shall be issued by the Development Officer for the Lands until:
- 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

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

distribution system and a sewage collection and disposal system to service the Lands;

- c) a Lot Owner's association has been legally established by the Developer and a Restrictive Covenant confirming that each owner holding an interest in the Lands will be a member of the Association and that said Association is responsible for all on-site and sewage disposal, water collection, water distribution and treatment facilities and appurtenances thereto, the perpetual handling of waste and storm water disposal within the Development Area. The Restrictive Covenant shall be in form and substance satisfactory to the Municipality, and be executed by the Developer and registered against title to the Lands prior to any registered financial encumbrances and registered concurrently with the Plan of Survey;
- d) the Developer has prepared, at his sole expense, and the Municipality has approved, architectural guidelines and elevation drawings for the development, including but not limited to such things as the design, character and appearance of buildings and detailed landscaping requirements; and,
- e) solid perimeter fencing, a minimum of 2 metres (6.56 feet) high, shall be constructed (or fully secured) around the entire boundary of the area contained within this bylaw which is adjacent to a residential land use.

4.4.7 The Developer shall register by way of Restrictive Covenant the aforementioned architectural control guidelines on every new lot concurrent with the registration of the Bareland Plan of Survey.

4.4.8 All Development shall be serviced by a Sanitary Sewer line which shall be connected to the Langdon Sanitary Sewer System to the satisfaction of the Municipality.

4.5 Minimum Requirements

4.5.1 Area of an individual bareland condominium lot:

- a) 0.35 acres (0.142 hectares) - Gas Bars
- b) 0.46 acres (0.186 hectares) - Service Stations
- (C) 0.50 acres (0.202 hectares) - all other uses

4.5.2 Front Yard:

- a) 49.21 feet (15 metres)

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

4.5.3 Side Yard:

- a) none required where another condominium lot in the bylaw area is adjacent and is on the adjoining boundary.
- b) 19.68 feet (6 metres)

4.5.4 Rear Yard:

- a) 19.68 feet (6 metres)

4.5.5 Parking

- a) ~~7~~ **3.5** parking spaces per 100 square metres (1,076.4 square feet) gross floor area of all buildings. (C-7945-2019)

4.6 Maximum Requirements

4.6.1 Height of Buildings:

- a) principal buildings: 10 m (32.81 feet)

4.6.2 Height shall be measured from the average elevation of the finished ground level adjoining the exterior walls of a building to the highest point of a building.

4.6.3 Building Coverage:

- a) principal and accessory buildings: 25% of the lot

4.6.4 Maximum number of free standing Signs: 1

4.7 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.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- b) Site grading and drainage plans for each condominium lot shall be prepared to the satisfaction of the Municipality and approved prior to any development commencing on the site.
- c) Parking requirements shall be considered in aggregate for the entire bylaw area, such that all lots collectively will have to meet the minimum parking requirements. A Joint Use Agreement for Parking and Access is to be part of the Condominium Bylaws.

4.7.2 Landscaping and Controlled Appearance

- (a) Landscaping shall be carried out in accordance with a Landscaping Plan approved by the Development Officer.
- (b) Mature trees on the site are to be protected and incorporated into the Landscaping Plan.
- (c) The Landscaping Plan shall illustrate the location of vegetation, which is to remain undisturbed and any new vegetation to be planted. Wherever possible, indigenous tree, shrub and plant species shall be used.
- (d) All areas of the lands not otherwise used for building, parking, storage, loading and vehicle movement shall be landscaped in accordance with the Landscape Plan and such Landscape Plan shall be a condition of a Development Permit.
- (e) Landscaping shall include the planting of grasses, shrubs and trees and shall be continuously maintained, including replacement of any deceased trees, shrubs or plants by the end of the next growing season.
- (f) Irrigation and maintenance shall be detailed in the Landscape Plan and defined in the Development Permit.

4.7.3 Architectural Control

The design, character and appearance of any buildings, structures or signs proposed to be erected or located on the property must be approved by the Municipality in accordance with the approved aforementioned Architectural Guidelines.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

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.

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

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-4873-98

DC-002

- 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.

- 4.10.6 **Drinking Establishment** - means an establishment, licensed by the Alberta Liquor Control Board, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant
- 4.10.7 **Personal Service Stores** - means a portion or portions of a building where services are offered for sale to individuals, which services may include but are not limited to health, beauty and laundry services, for example.
- 4.10.8 **Professional Engineer** - is a professional engineer who is a member in good standing of the Association of Professional Engineers, Geologists, and Geophysicists of Alberta (A.P.E.G.G.A.).
- 4.10.9 **Retail Stores** - means a portion or portions of a building where merchandise is offered for sale to individuals, which may include but is not limited to convenience stores, for example.
- 4.10.10 **The Lands** - means the lands as shown on Schedule "A" attached hereto.
- 4.10.11 Terms not defined above have the same meaning as defined in ~~Section 9.0.0 of Land Use Bylaw C-1725-84.~~ **Section 8 Definitions of Land Use Bylaw C-4841-97.** (C-7945-2019)
- 4.10.12 **Car Wash, Self Service** – means a place or business with coin-operated facilities used primarily for the cleaning, washing, polishing, or waxing of motor vehicles. (C-6110-2005)

5.0 Implementation

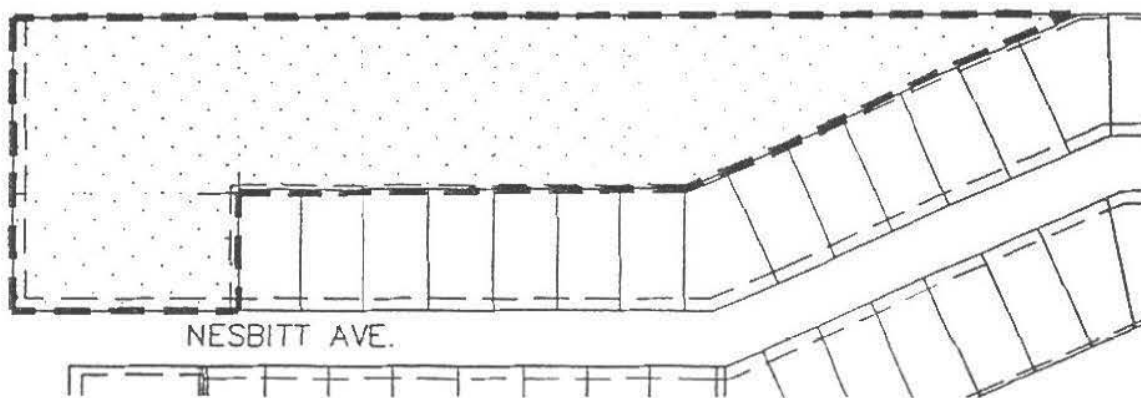
- 5.1 The Bylaw comes into effect upon the date of its third reading.

Minor spelling, punctuation, and formatting amendments throughout.

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

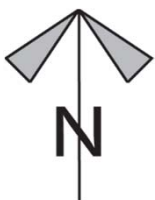


Date: August 12, 2019 **Division #** 4 **File:** PL20190111 - 03223312

Proposal: To amend Direct Control Bylaw (DC-2), to revise the minimum parking requirement and associated regulation, and rectify previous spelling errors.



DEVELOPMENT PROPOSAL



Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019

Division # 4

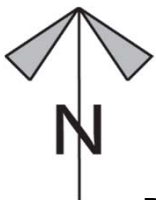
File: PL20190111 - 03223312



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

AIR PHOTO

Spring 2018

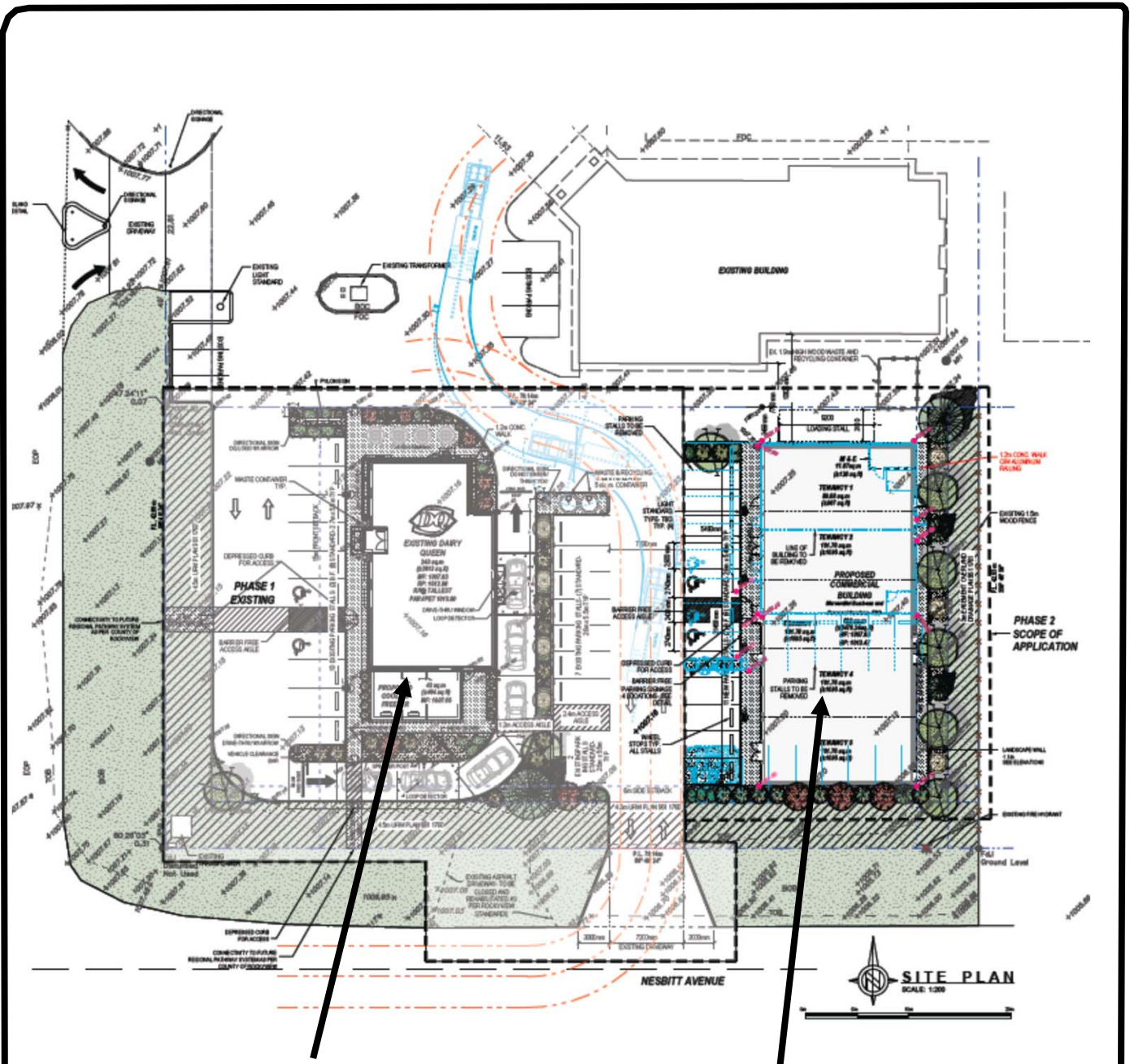


Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019

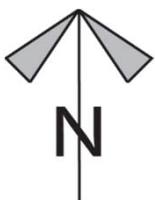
Division # 4

File: PL20190111 - 03223312



**Existing Dairy Queen (DQ)
Fast-food Restaurant
(PRDP20171222)**

**Conditionally Approved DP
(PRDP20190970) for Construction
of a Commercial Building (5 stores)**

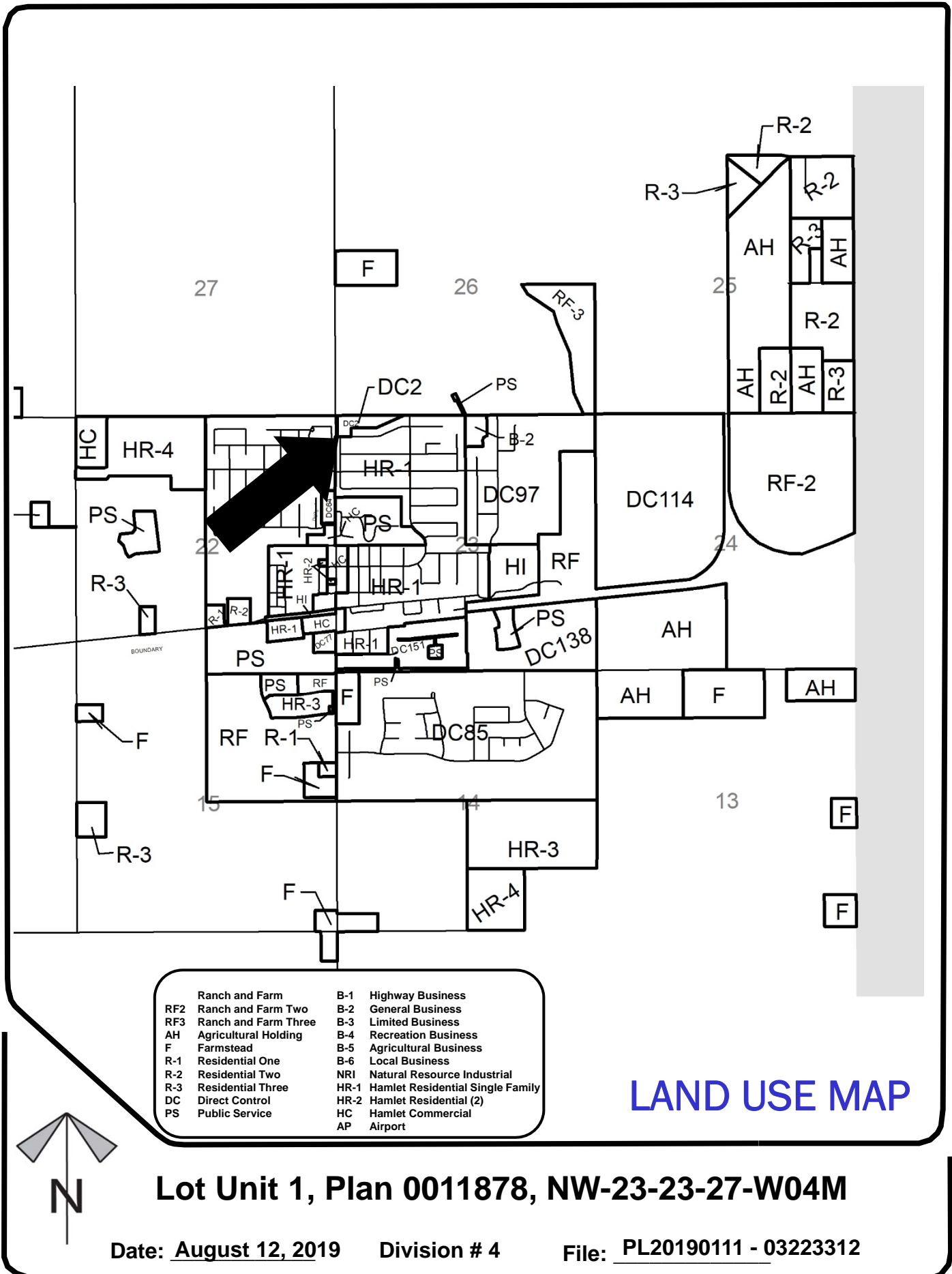


Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019

Division # 4

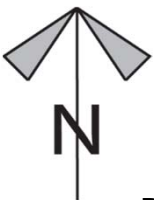
File: PL20190111 - 03223312





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

TOPOGRAPHY
Contour Interval 2 M

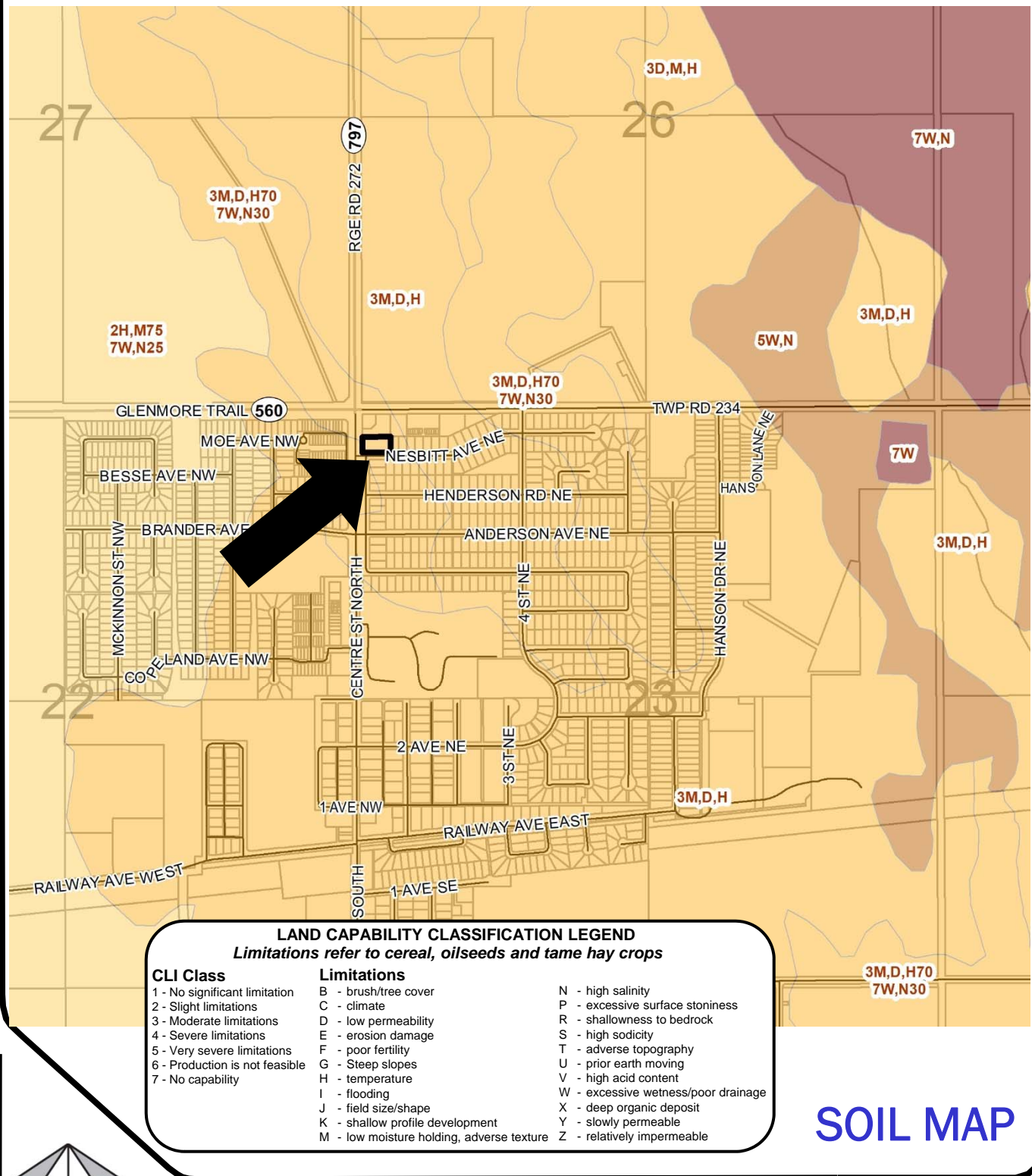


Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019

Division # 4

File: PL20190111 - 03223312

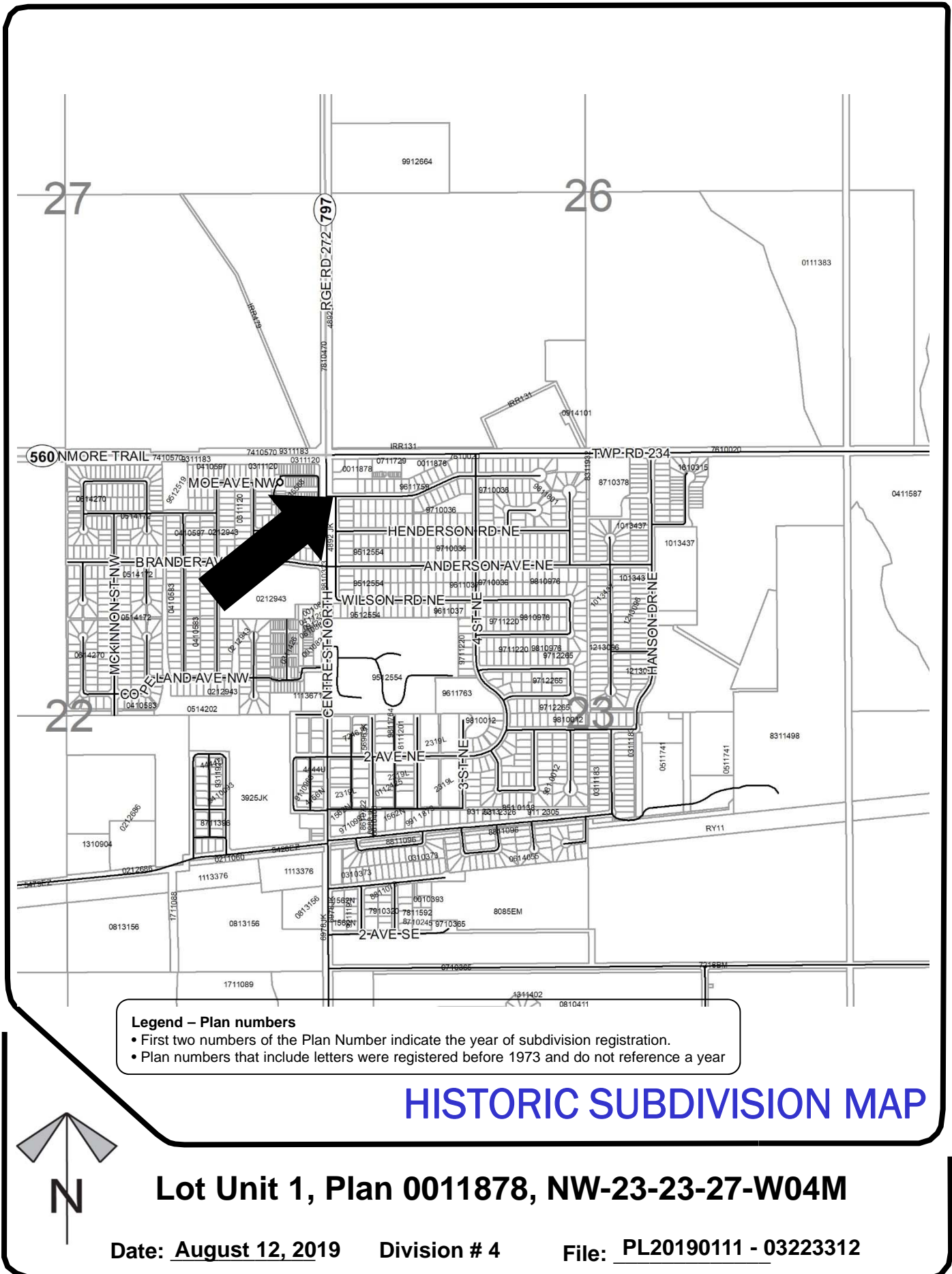


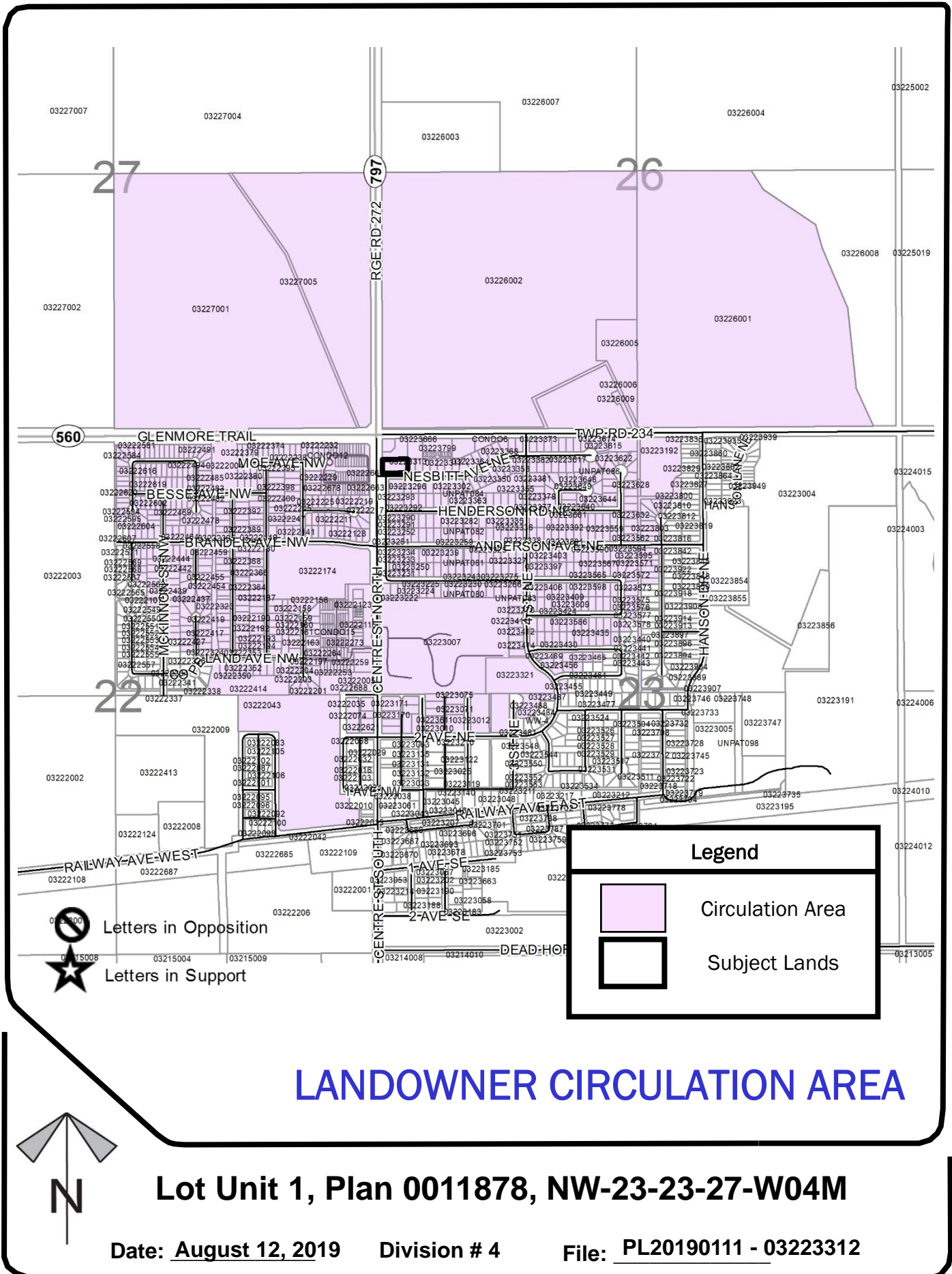
Lot Unit 1, Plan 0011878, NW-23-23-27-W04M

Date: August 12, 2019

Division # 4

File: PL20190111 - 03223312







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 9
TIME: Morning Appointment
FILE: 07706005 **APPLICATION:** PL20180097
SUBJECT: Redesignation Item – Agriculture Redesignation – Highway 567

POLICY DIRECTION:

The application was evaluated in accordance with the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District to facilitate future subdivision of the subject land.

Council gave first reading to Bylaw C-7848-2018 on November 26, 2019.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

DATE APPLICATION RECEIVED: September 11, 2019
DATE DEEMED COMPLETE: September 11, 2019

PROPOSAL:	To redesignate the subject land from Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District to facilitate future subdivision of the subject land.
LEGAL DESCRIPTION:	Block 2, Plan 9110979 within SE-06-27-03-W05M
GENERAL LOCATION:	Located approximately 10 km north east of the town of Cochrane, approximately 0.81 km (1/2 mile) east of Range Road 40 and on the north side of Highway 567.
APPLICANT:	Township Planning + Design Inc. (Kristi Beunder)
OWNERS:	Stoneman, Corey & Inger
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Ranch and Farm Two District (RF-2) and Agricultural Holdings District (AH)
GROSS AREA:	± 70.71 acres
SOILS (C.L.I. from A.R.C.):	Class 4H, P - Severe limitations due to temperature limiting factor and excessive surface stoniness.

Administration Resources

Johnson Kwan and Milan Patel, Planning and Development Services



PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 27 adjacent and area property owners. One response was received (see Appendix 'E'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

- October 31, 1997** Subdivision Plan 9712129 was registered at Land Title adjusting the boundaries between the subject land (Block 2) and the adjacent property (Block 5).
- May 25, 1995** Subdivision Plan 9511250 was registered at Land Title creating Block 4 (48.03 ac) to the north east of the subject land.
- May 16, 1991** Subdivision Plan 9110980 was registered at Land Title creating Block 3 (26.99 ac) just north of the subject land.
- May 16, 1991** Subdivision Plan 9110979 was registered at Land Titles creating two parcels (Block 1 at 164.3 ac and Block 2 at 161.54 ac).

POLICY ANALYSIS:

County Plan

New or Distinct Agricultural Operations are defined in the County Plan as follows:

- *New agricultural operations are distinctly different from the existing use of the land in terms of agricultural products, livestock, and/or facilities.*
- *Distinct operations are where two or more different agricultural uses are established on a single agriculture parcel for a period of 5 years or more. Such uses may include agricultural products, livestock, and/or facilities.*

The Applicant/Owner submitted a letter describing the intent of the proposed agricultural land use redesignation (Appendix B). The proposed Agricultural Holdings District portion would be used for small-scale livestock and hobby farming operations. The remaining Ranch and Farm Two District portion with the existing residence and outbuildings would continue to be used for occasional grazing.

CONCLUSION:

The application was reviewed based on the policies within the County Plan. Outstanding technical items such as access onto Highway 567 would be further considered at the subdivision stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7848-2018 be given second reading.
 Motion #2 THAT Bylaw C-7848-2018 be given third and final reading.
- Option # 2: That application PL20180097 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"



ROCKY VIEW COUNTY

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/lt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Applicant Letter submission

APPENDIX 'C': Bylaw C-7848-2018 and Schedule A

APPENDIX 'D': Map Set

APPENDIX 'E': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 567. Presently, the application does not appear to comply with any category of Section 14 or 15 the Regulation.</p> <p>Alberta Transportation has no objection to this proposal; however, the department is not prepared to grant an unconditional variance of Section 14 or 15 of the Subdivision and Development Regulation, at the time of subdivision application without a proposed access plan to both lots.</p> <p>Another highway approach at the panhandle for Lot 1 will not provide adequate spacing between the existing access to the east or the west. An access plan should be submitted; Alberta transportation will review and provide further comments at that time.</p> <p>As outlined in Section 15 of the Subdivision and Development Regulation, a 30-metre wide service road right of way parallel and adjacent to Highway 567 across the highway frontage of the proposed parcels may be required and further review of a revised access plan will determine this requirement.</p> <p>Details on preparing and registering the service road agreement and caveat can be found on Alberta Transportation's website, at http://www.transportation.alberta.ca/3633.htm</p>
Alberta Health Services	<p>At this time we do not have any concerns with the information as provided.</p>
<i>Internal Departments</i>	
Recreation, Parks and Community Support	<p>Parks: The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>Comments pertaining to reserve dedication to support development of parks, rural park land, or an active transportation network will be provided at any future subdivision stage.</p>



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="751 275 870 300">General:</p> <ul data-bbox="800 327 1425 489" style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="751 512 943 537">Geotechnical:</p> <ul data-bbox="800 562 1317 588" style="list-style-type: none"> ES has no requirements at this time. <p data-bbox="751 611 966 636">Transportation:</p> <ul data-bbox="800 661 1438 1098" style="list-style-type: none"> ES has no requirements at this time. At subdivision stage, the proposed lot 1 (20.68ac parcel) will require a new approach. TOL is not applicable at redesignation. At future subdivision stage the Applicant proposes the creation of 2 parcels greater than 9.88 acres (4 ha.) each as such this TOL will be not be imposed at the subdivision stage. AT shall be circulated as Hwy 567 (Big Hill Springs Road) is under their jurisdiction. <p data-bbox="751 1121 1057 1146">Sanitary/Waste Water:</p> <ul data-bbox="800 1171 1446 1436" style="list-style-type: none"> ES has no requirements at this time. At subdivision stage, the Applicant shall provide a PSTS Level 1 Assessment on proposed Lot 1 At subdivision stage, the Applicant shall provide a PSTS Level 1 Variation Assessment on proposed Lot 2 <p data-bbox="751 1459 1182 1484">Water Supply And Waterworks:</p> <ul data-bbox="800 1509 1446 1724" style="list-style-type: none"> ES has no requirements at this time. At subdivision stage for the proposed Lot 1 the County requires a Well Driller's report confirming flow of 4.5L/min (1 igpm) or greater along with chemical and bacteriological water testing by a certified laboratory <p data-bbox="751 1747 1117 1772">Storm Water Management:</p> <ul data-bbox="800 1797 1317 1822" style="list-style-type: none"> ES has no requirements at this time.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agriculture & Environmental Services	Environmental:
	<ul style="list-style-type: none">• ES has no requirements at this time.
	It appears the applicant intends to use the smaller parcel for a new agricultural pursuit but the proposed agricultural operation could also be carried out under the current land use designation.

Circulation Period: September 18, 2019 to October 9, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.

3 September 2019

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

ATTN: Mr. Johnson Kwan, RPP MCIP
Municipal Planner

RE: Corey Stoneman – Land Use Redesignation from RF to AH and RF-2

Dear Mr. Kwan,

As you know, I had made an application, have undertaken applicant led engagement with my neighbours, and prepared a formal TIA to determine if a business/industrial proposal was appropriate for my frontage of lands consisting of +/- 71.0 acres and located at SE 6-27-03 W5M, Plan 9110979, Block 2.

After several meetings and communications with Alberta Transportation it became clear that they required an overall plan, like an Area Structure Plan, for lands along Big Hill Springs Road before they would provide any support for projects like mine. As an individual landowner, I am not in a position to undertake a large-scale planning effort for Big Hill Springs Road and as such I am withdrawing my application for business and industrial uses.

Instead, I would like to reside with my family on the +/-20.68 acre proposed Agricultural Holdings parcel. On this parcel, I would undertake some small-scale livestock and hobby farming efforts that would be too small to effectively operate on the larger holding. I would retain the 50-acre RF-2 parcel, with the existing residence and outbuildings, and continue to have it occasionally grazed. If at some point in the future an overall plan is prepared for Big Hill Springs Road by the County or by a larger landowner group, I may look at transitioning the 50-acre parcel away from grazing / agricultural uses. However, what is being requested by Alberta Transportation at this time has not allowed me to proceed any further with my original plan.

Please let me, or my planning consultant Kristi Beunder at Township Planning + Design Inc., know if you require anything else.

Sincerely,



Corey Stoneman



BYLAW C-7848-2018

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-7848-2018.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 77 of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 9110979 within SE-06-27-03-W05M from Ranch and Farm District to Ranch and Farm Two District and Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Block 2, Plan 9110979 within SE-06-27-03-W05M is hereby redesignated to Ranch and Farm Two District and Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7848-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 9

File: 07706005 – PL20180097

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

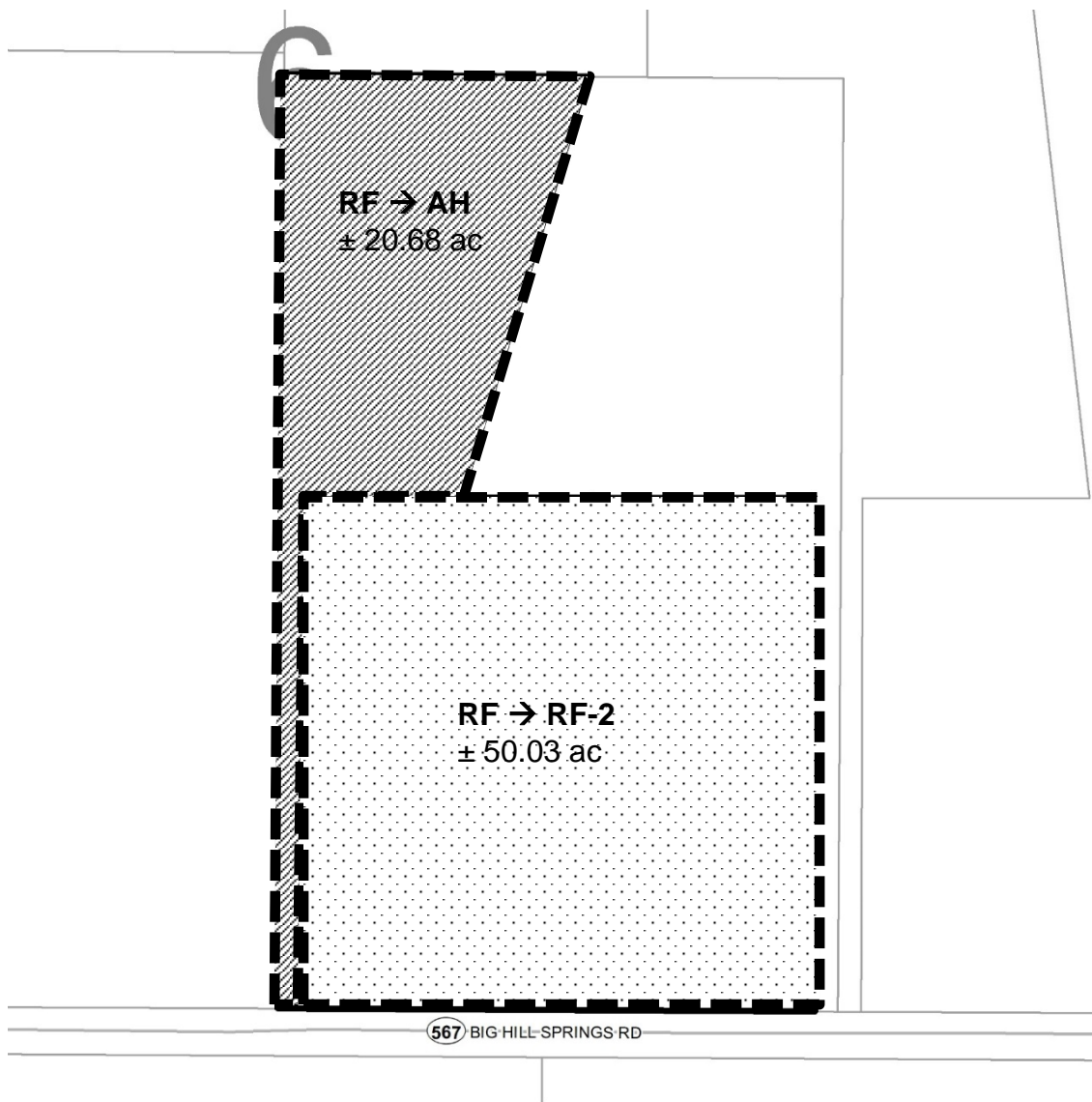
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7848-2018



AMENDMENT

FROM Ranch and Farm District **TO** Ranch and Farm Two District

FROM Ranch and Farm District **TO** Agricultural Holdings District

Subject Land _____

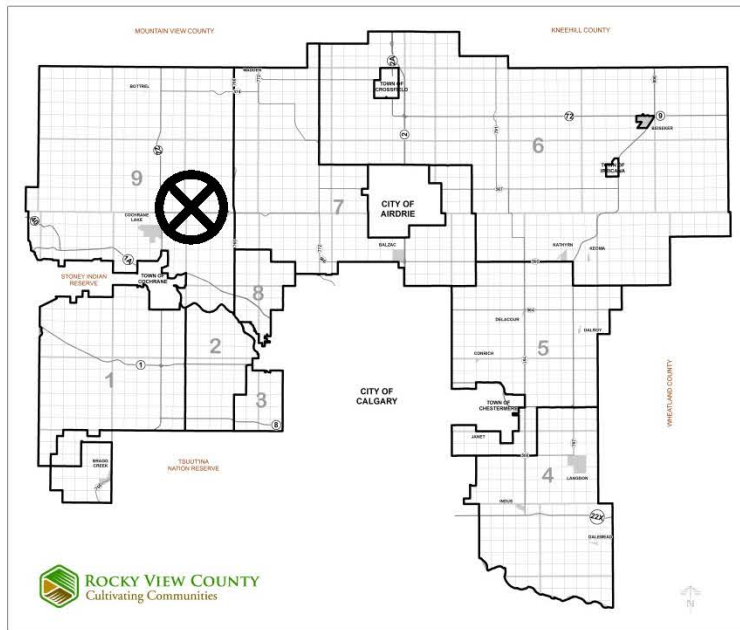
LEGAL DESCRIPTION: Block 2, Plan 9110979
SE-06-27-03-W05M

FILE: 07706005 - PL20180097

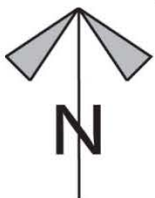
DIVISION: 9



ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN



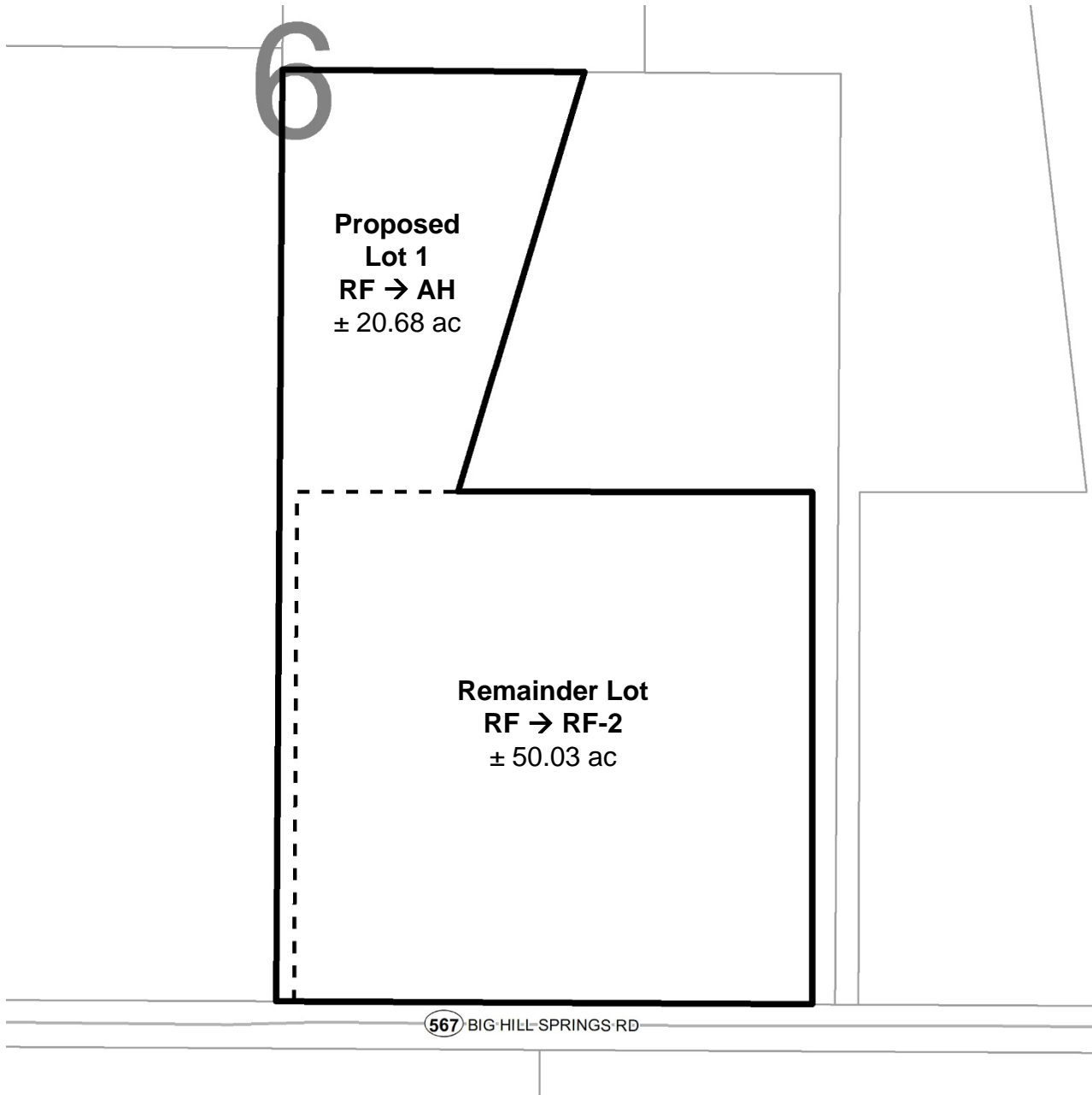
SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019

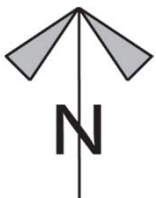
Division # 9

File: 07706005

PL20180097 (Revised Application): To redesignate the subject land from Ranch and Farm District to Agricultural Holdings District (± 20.68 acres) and Ranch and Farm Two District (± 50 acres) to facilitate future subdivision of the subject land.



DEVELOPMENT PROPOSAL

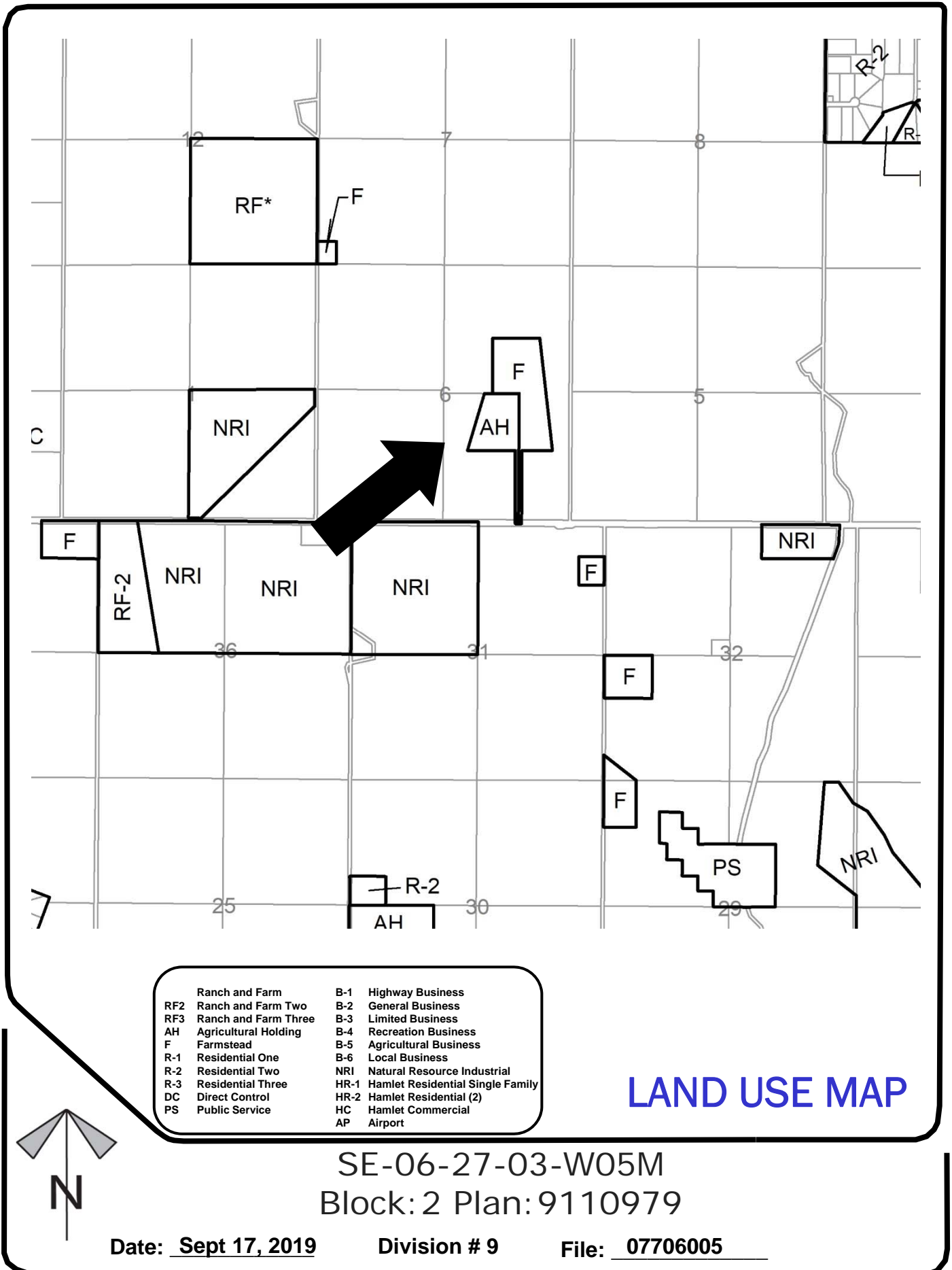


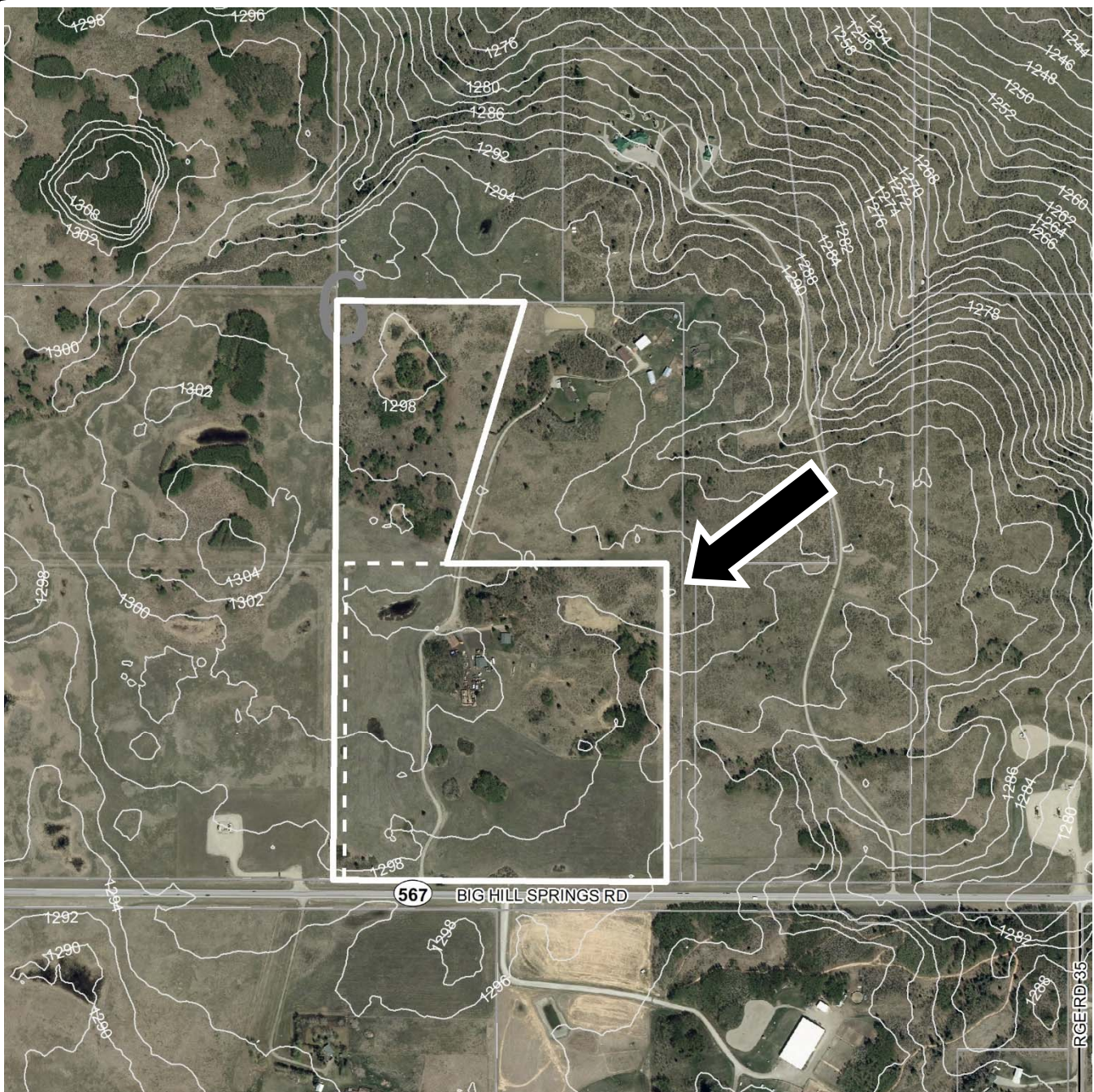
SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019

Division # 9

File: 07706005

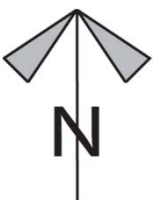




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019

Division # 9

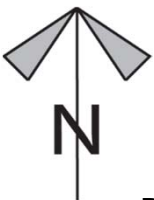
File: 07706005



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

AIR PHOTO

Spring 2018

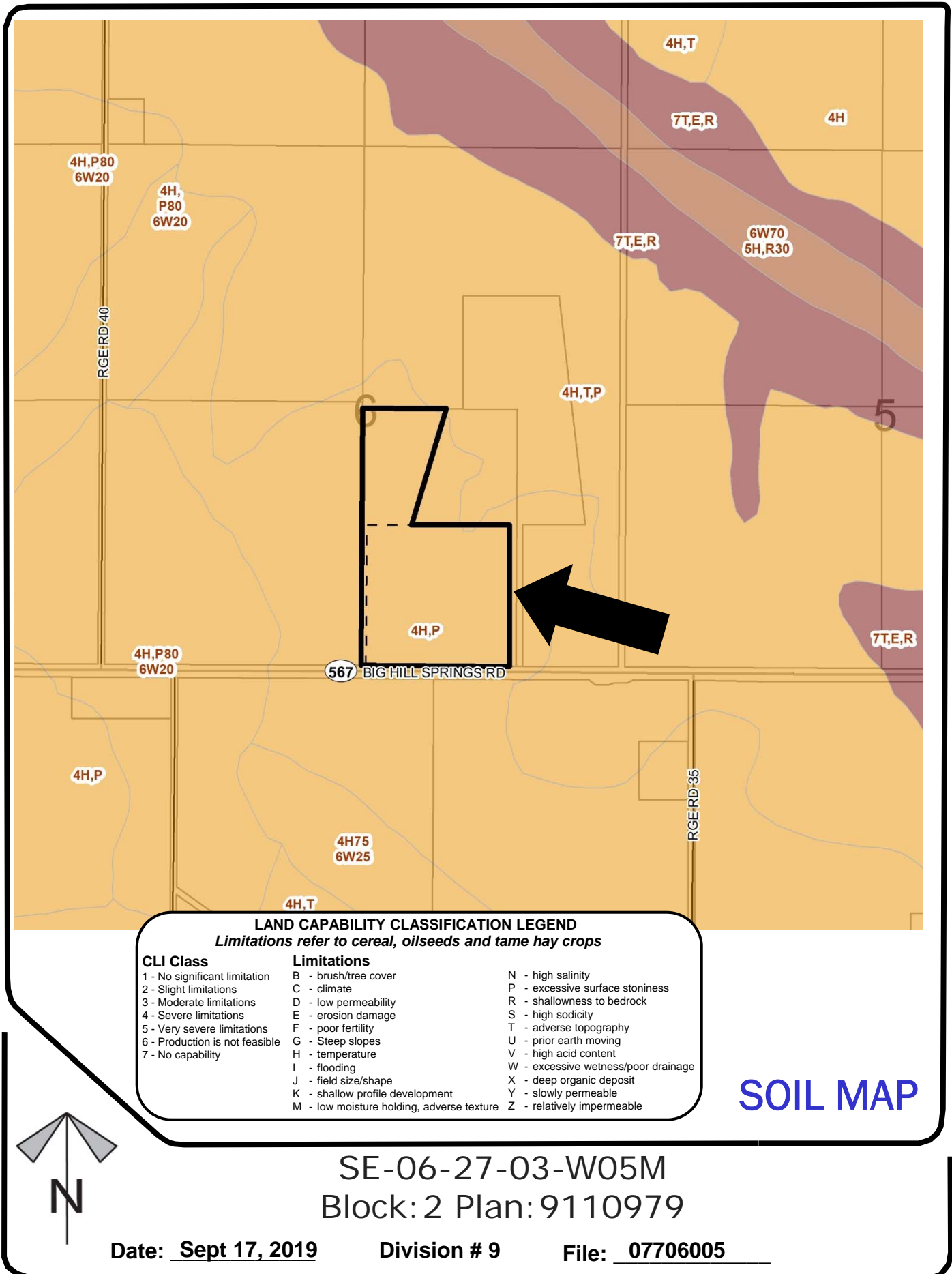


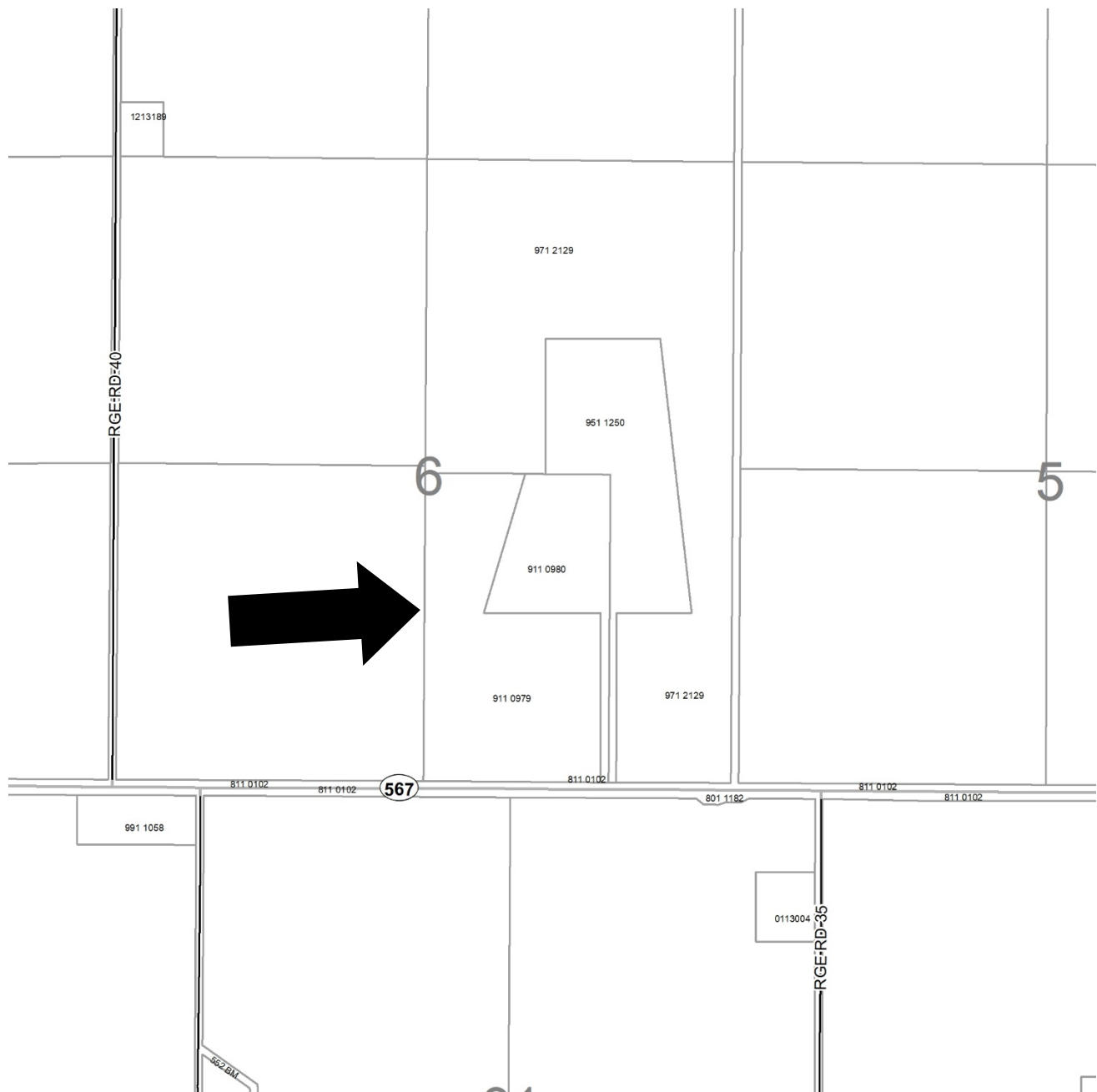
SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019

Division # 9

File: 07706005

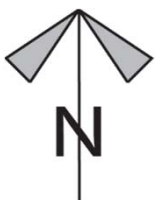


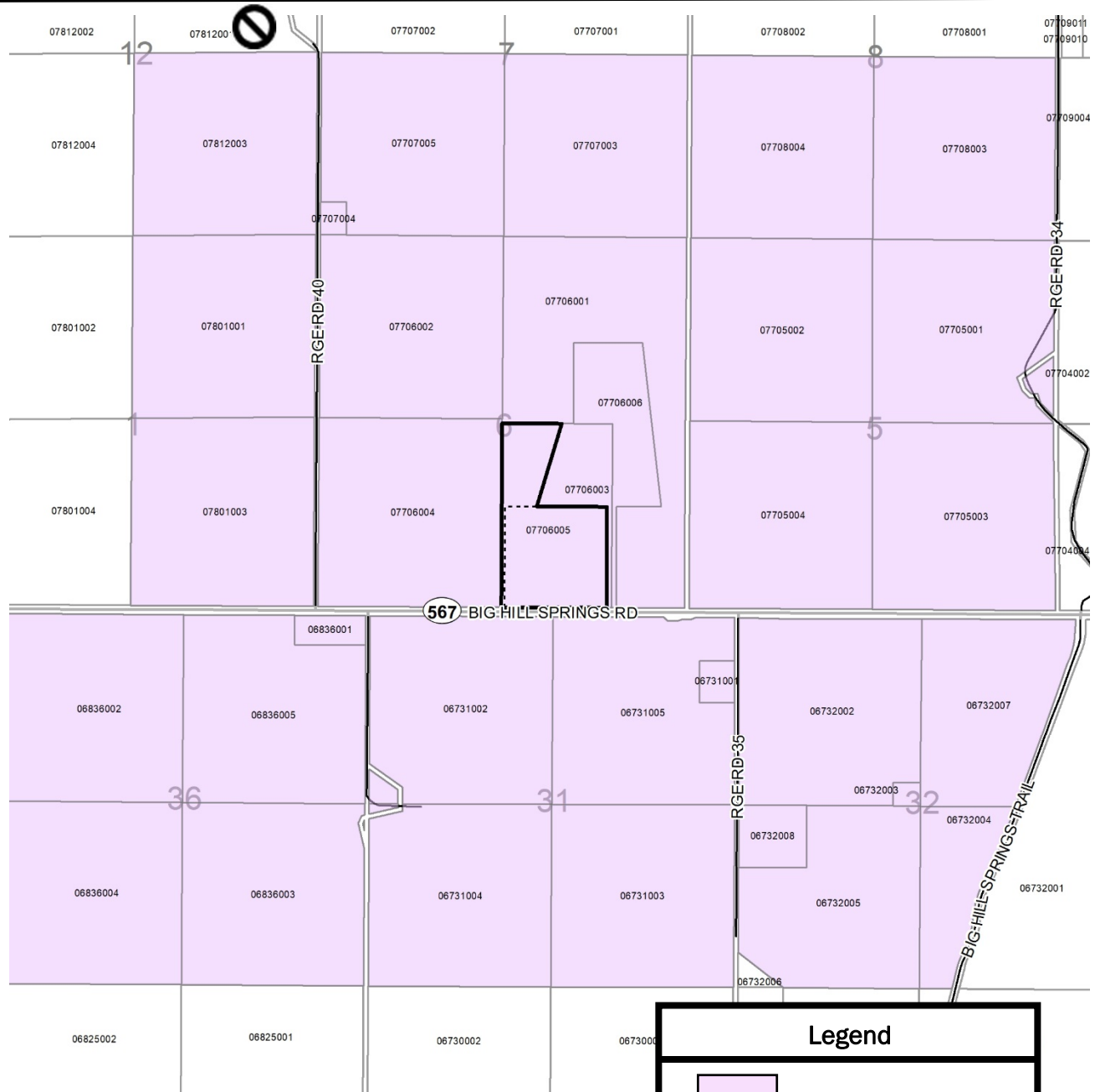
**Legend – Plan numbers**



- 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

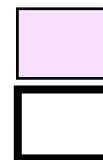
SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019Division # 9File: 07706005



 Letters in Opposition
 Letters in Support

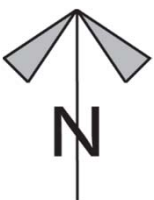
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SE-06-27-03-W05M
Block: 2 Plan: 9110979

Date: Sept 17, 2019Division # 9File: 07706005

Johnson Kwan

From: Keith Koebisch [REDACTED]
Sent: Tuesday, October 01, 2019 12:35 PM
To: Johnson Kwan
Cc: [REDACTED]
Subject: File #07706005 App. PL20180097

Categories: Yellow Category

Dear Mr. Kwan

I am writing to respond to your invitation to solicit neighbour's input on Application PL20180097.

I understand that this is a supplemental circulation of what I'd received approximately a year ago. As it appears to me the application has only changed in that it is being repackaged to become vague and non-transparent as to the true intentions the owners have with the property.

If the applicant wanted to divide the property into two Ag parcels I could consider reluctant approval and support ONLY if they committed to NEVER seek further subdivision of the subject land. This land was subdivided in a very odd manner by previous owner Ron Strange. Ron was given a half section by a relative on condition he farm the property. This he did for a VERY short time and then divided the property into 3. He claimed he could not make a go of it on only a half section.....wiser minds should have considered that smaller parcels would have an even harder time to use the land as an agricultural operation. Technically the land has already had one or two "first parcels out". Clearly the new owners are speculators and do not intend to be content with "only" one more subdivision. In reality they are manipulating the system to bring in a business district.

This is an Ag community and we do not want to be fleeced in some silly shell game of Ag Holding/business/farm and ranch two. The land is a few meters west of a 5 quarter section nature reserve (NCC). Most of the surrounding is Farm and Ranch and they are at least 3-4 km from the nearest business district. THINGS HAVE CHANGED, since the application first surfaced. The gravel pit across the road is no longer, due to our successful court challenge (Judicial Review). All 3 NRI's are no longer as of September 16, 2019.

Speculation is a risky business. This plan is badly flawed. It is the wrong location for a Business District because of location near the Big Hill Springs coulee, Provincial park and NCC lands. It is on a wildlife corridor, in the middle of an Ag Community and if anything we should be preserving farm land. The 50 acres is better farm land than the proposed 20 acre Ag Holdings and is overall best suited to remain cropland.

Respectfully,

Keith Koebisch

Tyler Andreasen

From: Keith Koebisch [REDACTED]
Sent: Monday, December 30, 2019 2:54 PM
To: PAA_ LegislativeServices
Cc: Division 9, Crystal Kissel; [REDACTED]
Subject: Bylaw C7848-2018 Land Use Bylaw C-4841-97

Keith Koebisch
 NE12-27-4 W5M
 (less than 1km as crow flies from referenced land application)

Your request for community input was delivered timely.....Last day of mail service prior to Christmas Holidays and you request a response by Jan. 1st when the information concerning this application will not be made available until the afternoon of Jan. 8th. Looks like B&A and RVC Admin. is doing a great job to keep this Public Hearing very Private!

I do not complain about EVERY change to zoning bylaws. This applicant wanted a development permit to allow a for a heavy duty mechanic facility. It was a good idea because the community needs someone able to service farm equipment locally. As far as I know this service never materialized.

I do not know exactly what is being asked for because the information meeting held at the community hall was some time ago and hosted by a different consultant.

I will assume we are talking about 4-5 commercial buildings up to 4 stories on about 20 acres with balance as Ag Holdings. At this time it was said that the space was for storage a small businesses. Detail was very much lacking. At the time most people I saw there didn't like the project and I wrote to the consultant to express my thoughts in writing.

FIRE – Most insurance companies consider you a high risk if more than 12 km from a fire station. This location is about 15+km from Cochrane or Bearspaw Fire halls.

If they provide their own, they need an unfrozen water source, pumping station and a way of reaching maximum height of buildings. I have my doubts.

LOCATION – As yet we do not have an ASP. If there is to be one would it extend from intersection #22/#567 all the way to this location? It is 2.5 miles away.

A business corridor like that is about 50+ years away if at all! The business very near the intersection are offering the same thing and are nowhere near being full

and have been rather unsuccessful in finding tenants for years! Is this fair to them? What about North Cochrane ASP. Approved about a dozen years ago but not being developed. It is way closer to any type of market and is close to a fire hall.

Traffic – Everyone knows #567 is a bad hi-way and is too busy with regular traffic, commercial and gravel trucks, RVs, Ag vehicles, bikes, joggers and is an oversized load route. Why not add more problems.

Environment – This project is 400m from a 5 quarter-section Nature Conservancy of Canada piece of land and about a mile from Big Hill Springs Provincial Park. This is an Ag Community which is obviously fairly conservation minded.

Deer/Moose Xing – This is right at the edge of one of two notorious wildlife crossing along #567. Most years, one or more fatalities occur at these places and this year was no exception. This property is at the edge of the crossing. If it is built it will encourage wildlife to cross in a worse location on the top of the hill. I know what I'm talking about because

I've been here since '92, been the local big game outfitter for about 20 years in that coulee and am a Wildlife Biologist. Please believe that this will make the Crossing much worse.

Sincerely,

Keith Koebisch

PS. I tried to contact Johnson Kwan prior to writing this letter with no success. It is of course the holiday season.



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 5
TIME: Afternoon Appointment
FILE: 03231019 **APPLICATION:** PL20190071
SUBJECT: Redesignation Item – Residential Redesignation – Northglen Estates.

POLICY DIRECTION:

The application was evaluated in accordance with the County Plan and the Northglen Estates Conceptual Scheme.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District in order to facilitate future subdivision of the subject land.

Council gave first reading to Bylaw C-7923-2019 on November 26, 2019

The following is a summary of the application assessment:

- The application is consistent with the County Plan and the Northglen Estates Conceptual scheme; and
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: June 5, 2019
DATE DEEMED COMPLETE: December 4, 2019

PROPOSAL: To redesignate the subject land from Agriculture Holdings District to Residential Two District to facilitate future subdivision of the subject land.

LEGAL DESCRIPTION: NE-31-23-27-W04M

GENERAL LOCATION: Located approximately 1½ miles (2.4 km) south east of the city of Chestermere, approximately ½ mile (0.81 km) south of Township Road 240 and on the east side of Range Road 275A.

APPLICANT: Alan Rose

OWNERS: Richard and Lina Stobbe

EXISTING LAND USE DESIGNATION: Agricultural Holdings District

PROPOSED LAND USE DESIGNATION: Residential Two District

GROSS AREA: ± 18.99 acres

Administration Resources

Johnson Kwan and Milan Patel, Planning and Development Services



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

Class 180 1N, W20 – No significant limitation, high salinity, excessive wetness/poor drainage.

Class 3D60, 3T40 – Moderate limitations due to low permeability and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 107 adjacent landowners; one response 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:

December 14, 1999 Council approved Bylaw C-5139-99 to adopt the Northglen Estates Conceptual Scheme affecting SE-31-23-27-W4M and S1/2 of LSD 10, NE-31-23-27-W4M.

POLICY ANALYSIS:

County Plan

In accordance with Section 10.11 of the County Plan, the redesignation of agricultural parcels less than or equal to 24.7 acres in size to a new residential land use may be supported if a lot and road plan is provided. A lot and road plan was not provided, however, the subject land is located in the Northglen Estates Conceptual Scheme, which allows for further residential subdivision in the area.

Northglen Estates Conceptual Scheme

The subject land is located in Cell 2 of the Northglen Estates Conceptual Scheme, which allows a minimum parcel size of 2 acres adjacent to Range Road 275A (policy 3.2.3). The subject property is adjacent to Range Road 275A.

The conceptual scheme's land use map identifies the eastern portion of the subject land as R-2 (minimum 4 acres parcel size) and the western portion of the subject land as R-1 (minimum 2 acres in parcel size). The proposal is to redesignate the subject land to Residential Two District (R-2), which is consistent with the Conceptual Scheme.

CONCLUSION:

The application was reviewed based on the County Plan and the Northglen Estates Conceptual Scheme. This application is consistent with the policy documents. There are no outstanding technical items at this time.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7923-2019 be given second reading.
 Motion #2 THAT Bylaw C-7923-2019 be given third and final reading.
- Option # 2: That application PL20190071 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer



JKwan/llt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7923-2019 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Calgary Catholic School District	No objection. As per the circulation, Municipal Reserves will be considered at the subdivision stage.
<i>Province of Alberta</i>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which, at the time of subdivision must meet the requirements of Section 14 and 14 of the Subdivision and Development Regulation, due to the proximity of Highway 791. The department is currently protecting Highway 791 to a Major Two-Lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. The department anticipates minimal impact on the highway from this proposal. Additionally there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 if they choose to do so.</p> <p>Pursuant to Section 678(2.1) of the <i>Municipal Government Act</i>, the department is varying the distance for appeals for this application. Therefore, any appeals can be heard by the local Subdivision and Development Appeal Board.</p>
Alberta Health Services	At this time we do not have any concerns with the information as provided.
<i>Public Utility</i>	
FortisAlberta	<p>We have reviewed the plan and determined that we have no objection to the proposal and no easement is required by FortisAlberta at this time.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p>



AGENCY	COMMENTS
<i>Internal Departments</i>	Please contact Fortis Alberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.
Recreation, Parks and Community Support	<p>The Parks office of the Recreation, Parks and Community Support department has no concerns with this land use redesignation application.</p> <p>Comments pertaining to reserve dedication to support development of parks, rural park land or an active transportation network will be provided at any future subdivision stage.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The application has been reviewed based on the documentation submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> County GIS contours indicates that there are slopes less than 15%. Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Road approach is provided to proposed lot on the south side off Range Road 275A. As a condition of future subdivision, applicant shall construct a new paved approach off Range Road 275A to provide access to proposed lot on the north side. As a condition of future subdivision, the applicant is required to provide payment of the Transportation Offsite Levy of in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided. Engineering have no requirements at this time. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No information was provided. At a time of future subdivision, applicant is required to provide a Level 1 PSTS Variation assessment for the proposed lot on the south side describing the existing system type,



AGENCY	COMMENTS
	<p>maintenance requirements and include a sketch showing its location and size.</p> <ul style="list-style-type: none"> As there are more than 60 parcels within a 600m radius of the subject lands, at the time of subdivision, the applicant will be required to provide Level 3 PSTS assessment in accordance with county's servicing standards and enter into a Site Improvements Services Agreement with the County for the construction of Packaged Sewage Treatment Systems Packaged Sewage Treatment Plant on the proposed lot on the north side which meet the Bureau de Normalisation du Quebec (BNQ) standards for treatment quality in accordance with Policy 449. Engineering have no requirement at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The current quarter section contains more than six lots. Applicant provided a Phase 1 Groundwater Supply Evaluation, prepared by Sedulous Engineering Inc., dated November 2019. As per the report, there appears to be sufficient groundwater supply to support the proposed subdivision. The diversion of water will not interfere with any other existing household users, licensees or traditional agriculture users. As a condition of future subdivision, Well driller's report confirming flow of 4.5 l/min or greater and a Phase 2 Detailed Groundwater Evaluation Report are required. The phase 2 Groundwater evaluation report is to be completed with aquifer testing and water quality testing prepared in accordance with the County Servicing Standards. <p>Storm Water Management:</p> <ul style="list-style-type: none"> No significant impact to drainage patterns is expected for proposed development. Engineering have no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Based on GIS review, wetlands are present on site. No disturbance is proposed at this time. As a condition of future development permit, application is required to obtain Alberta



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>environment approval if any wetlands are to be disturbed.</p> <ul style="list-style-type: none">• Engineering have no requirements at this time.

Circulation Period: June 24, 2019 to July 16, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



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 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 32 and 32-NW of Bylaw C-4841-97 be amended by redesignating portion of NE-31-23-27-W04M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Portion of NE-31-23-27-W04M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7923-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 03231019 - PL20190071

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

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

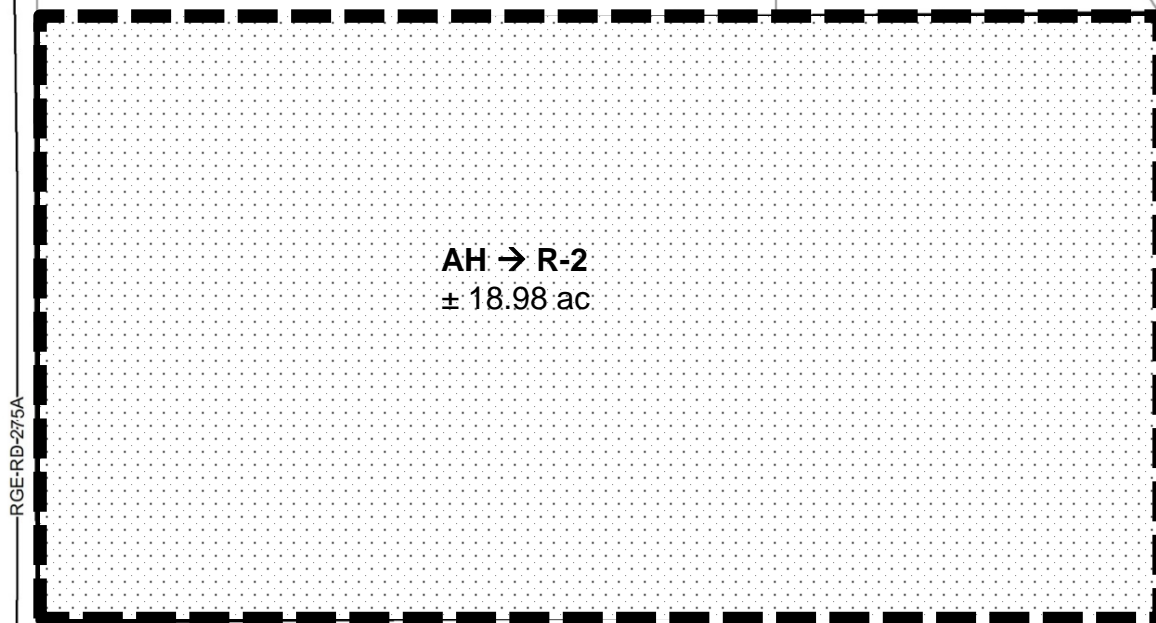
READ A SECOND TIME IN COUNCIL this day of , 2020

READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

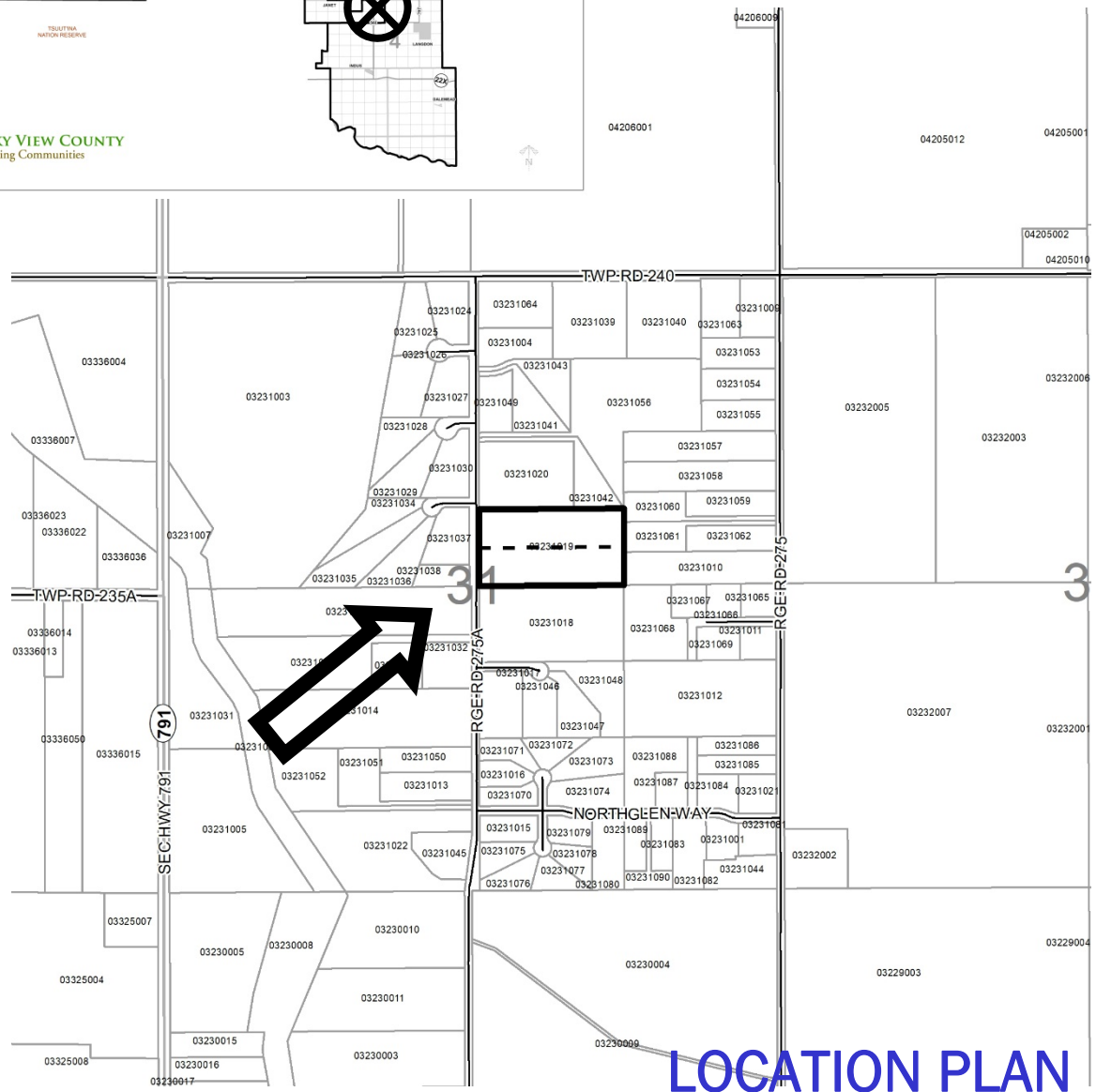
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7923-2019**FROM** Agricultural Holdings District **TO** Residential Two District

Subject Land _____

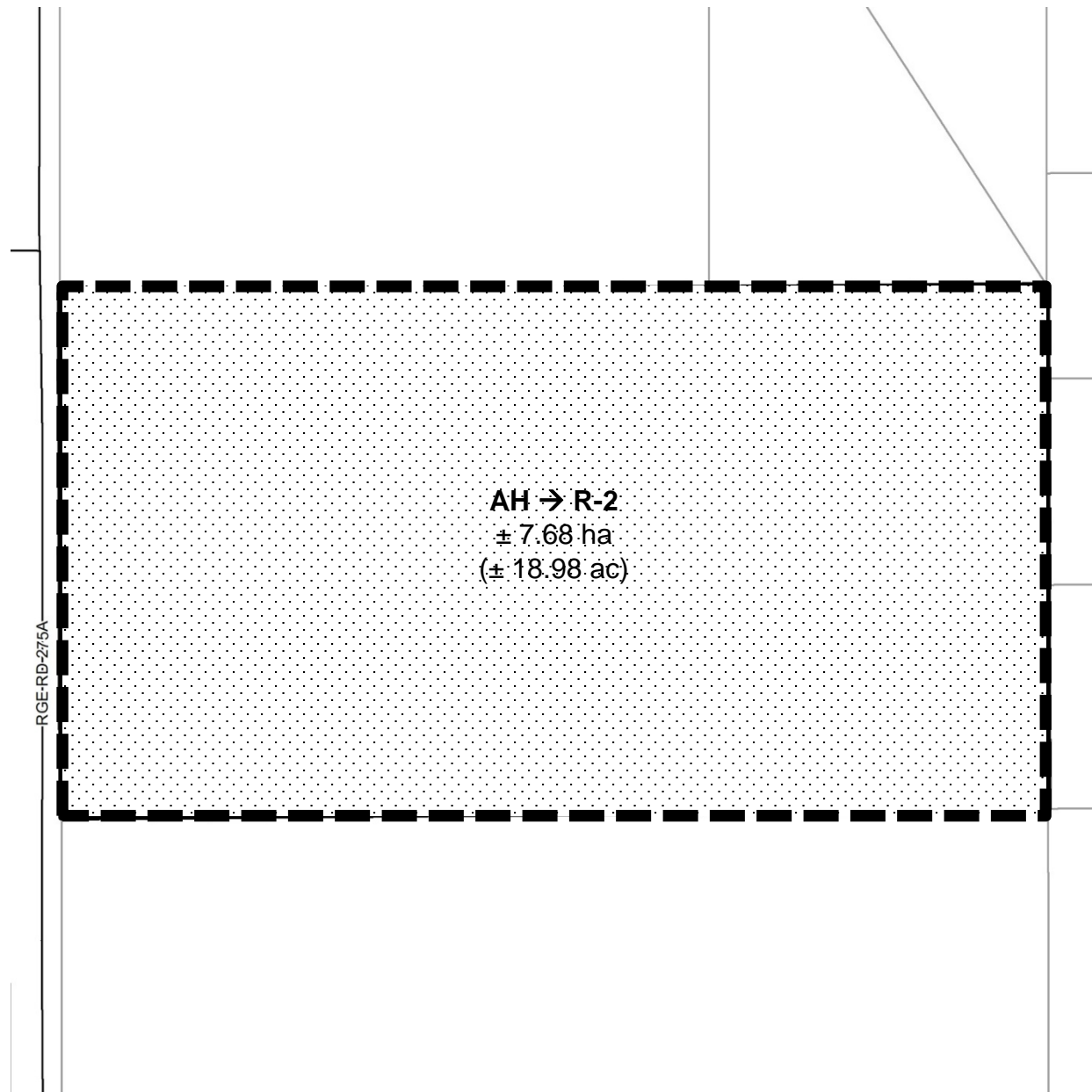
LEGAL DESCRIPTION: Portion of NE-31-23-27-W04M**FILE:** 03231019 - PL20190071**DIVISION: 5****ROCKY VIEW COUNTY**
Cultivating Communities



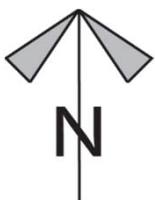
LOCATION PLAN

Date: 30-Dec-19 **Division #** 5 **File:** 03231019

Redesignation Proposal: To redesignate the subject lands from Agricultural Holding District to Residential Two District in order to creation two \pm 3.84 hectare (9.49 acre) parcels.



DEVELOPMENT PROPOSAL

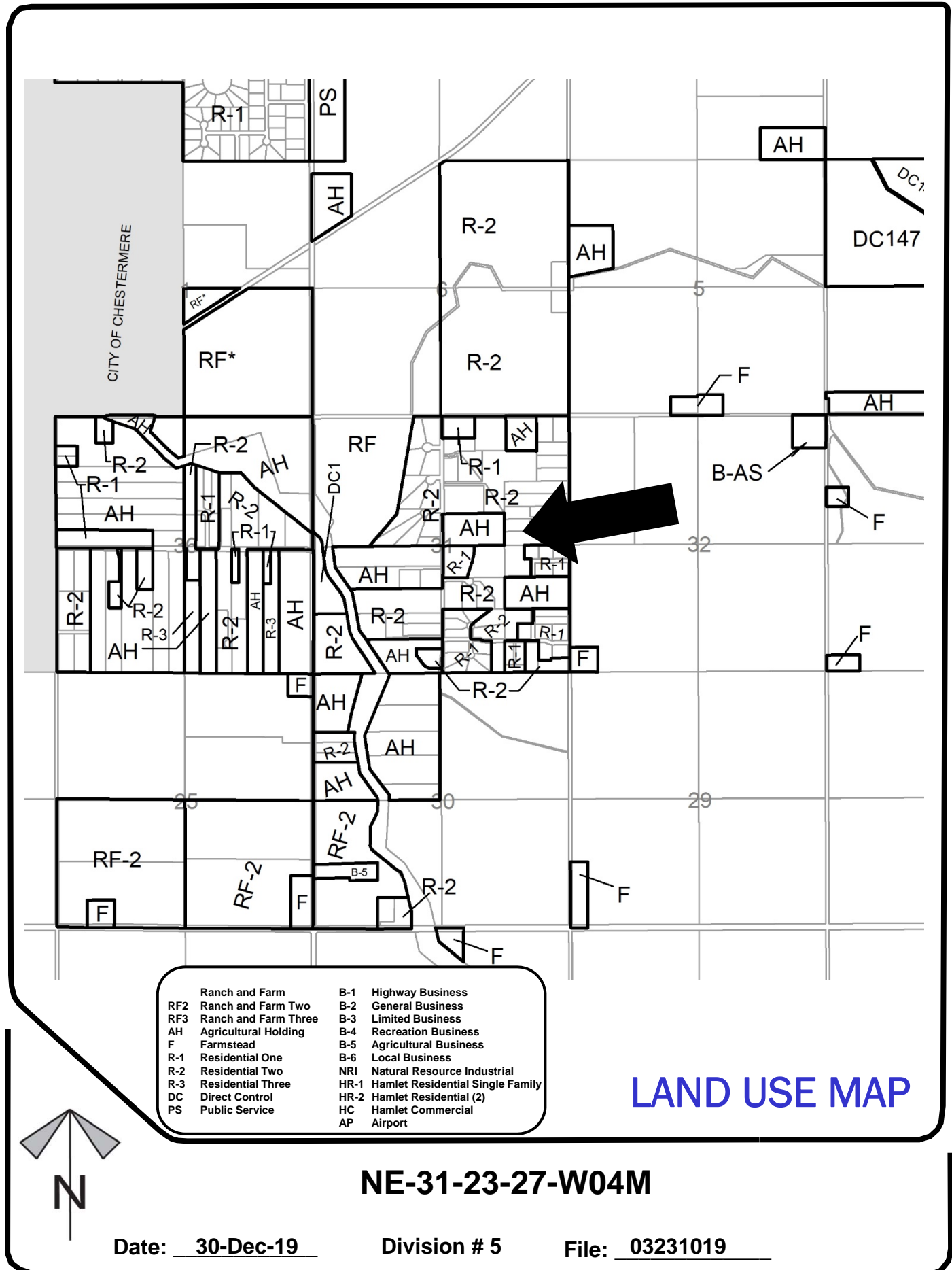


NE-31-23-27-W04M

Date: 30-Dec-19

Division # 5

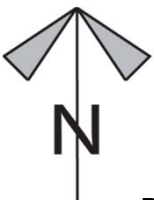
File: 03231019





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-31-23-27-W04M

Date: 30-Dec-19

Division # 5

File: 03231019

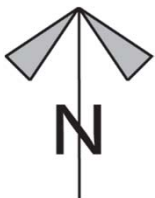
Redesignation Proposal: To redesignate the subject lands from Agricultural Holding District to Residential Two District in order to creation two \pm 3.84 hectare (9.49 acre) parcels.



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

AIR PHOTO

Spring 2018

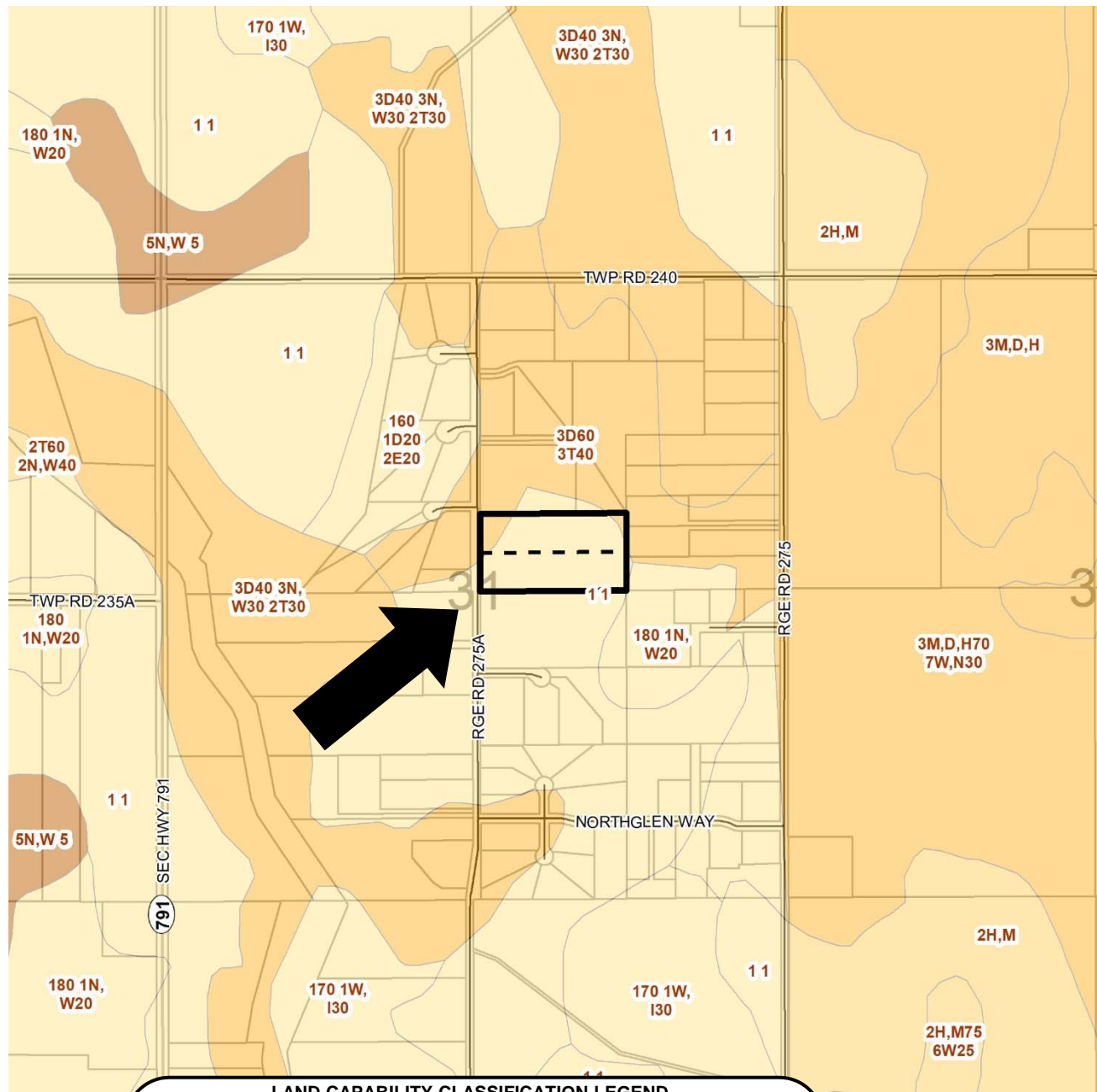


NE-31-23-27-W04M

Date: 30-Dec-19

Division # 5

File: 03231019



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

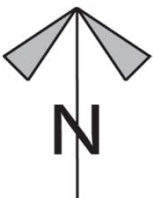
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

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, adverbs

- 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-31-23-27-W04M

Date: 30-Dec-19

Division # 5

File: 03231019

AGENDA
Page 112 of 565



Date: 30-Dec-19 **Division #** 5 **File:** 03231019

July 15, 2019

Attention: Johnson Kwan

Re: File Number: 03231019

Application Number: PL20190071

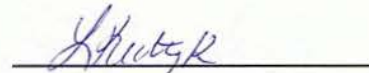
Our concern is the two ponds situated on this property that fill with run off from the acreages to the south. If this property is filled where will this water flow?

A storm management report needs to be done on this property to make sure run off does not damage our two properties.

Regards,

Blair & Linda Kutryk

Locator Number: 235159



Terry Rands

Locator Number: 235155





PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	January 14, 2020	DIVISION: 6
TIME:	Afternoon Appointment	
FILE:	06228005	APPLICATION: PL20180029
SUBJECT:	Redesignation Item – Ranch and Farm to Agricultural Holdings; Range Road 273	

POLICY DIRECTION:

The application was evaluated in accordance with the County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ± 25.25 acre parcel (Lot 1), a second ± 25.25 acre parcel (Lot 2), and a ± 101.02 acre remainder.

Council gave first reading to Bylaw C-7944-2019 on November 26, 2019. Note that Administration is proposing a revision to the proposal that limits redesignation to proposed Lots 1 and 2, which differs from the proposal given at first reading.

The following is a summary of the application assessment:

- The application is partly consistent with policies 8.18 and 8.19 of the County Plan. The proposed parcels at the northern and southern extremities of the quarter section appear to have valid proposals for new or distinct agricultural uses in accordance with the County Plan. However, the applicant has indicated there are no new proposed uses on the central remainder portion, indicating no change in use at this time. As such, the central remainder portion of the quarter is not consistent with the County Plan on this basis;
- Further studies will be required in subsequent subdivision and development permit applications.

ADMINISTRATION RECOMMENDATION:

Administration recommends limiting redesignation to Lots 1 and 2, and retaining the large remainder parcel as Ranch and Farm District. The landowner could, apply for redesignation when a proposal for a new or distinct agricultural use has been developed for these lands. This forms the basis for Administration's recommended Option #2.

Should Council wish to redesignate the entire parcel to Agricultural Holdings for eventual subdivision, this option is provided as Option #1.

DATE APPLICATION RECEIVED:	March 16, 2018
DATE DEEMED COMPLETE:	March 18, 2019

PROPOSAL:	To redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District in order to facilitate the creation of a ± 25.25 acre parcel (Lot 1), a second ± 25.25 acre parcel (Lot 2), and a ± 101.02 acre remainder.
------------------	--

LEGAL DESCRIPTION:	NE 28-26-27-W4M
---------------------------	-----------------

Administration Resources
 Oksana Newmen, Planning and Development Services



GENERAL LOCATION:	Located approximately 3 kilometers north of the hamlet of Kathryn, on the west side of Range Road 273 approximately 0.81 kilometre (1/2 mile) north of Township Road 264.
APPLICANT:	Carswell Planning (Bart Carswell)
OWNERS:	Kathryn NN Ltd, J&N Land Holdings Ltd., Hon's Vyna Carpentry &Flooring
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Agricultural Holdings District (AH)
GROSS AREA:	± 151.52 acres
SOILS (C.L.I. from A.R.C.):	Class 6,T,W,5,H,R – Production not feasible due to adverse topography and excessive wetness/poor drainage, and very severe limitations due to temperature and shallowness to bedrock. Class 2,H,M - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture. Class 2,H,M,7,W,N - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture, and no capability of agriculture due to excessive wetness/poor drainage and high salinity.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 12 adjacent landowners; one response was received (see Appendix 'E'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

HISTORY:

- November 26, 2019** Council granted first reading to Bylaw C-7944-2019 to redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District.
- October 23, 2012** Council approved the redesignation and subdivision of the 8.50 acre adjacent parcel within the quarter section, creating the remainder that is the subject of this redesignation.

POLICY ANALYSIS:

There is no area structure plan applicable to guide development proposals on the subject lands; therefore, the application was evaluated in accordance with the County Plan.

County Plan

New or Distinct Agricultural Operations are defined in the County Plan as follows:

- *New agricultural operations are distinctly different from the existing use of the land in terms of agricultural products, livestock, and/or facilities.*
- *Distinct operations are where two or more different agricultural uses are established on a single agriculture parcel for a period of 5 years or more. Such uses may include agricultural products, livestock, and/or facilities.*



The proposal was evaluated against the Agricultural Policies (Section 8) of the County Plan; specifically Policy 8.18, providing criteria to determine support for redesignation and subdivision to smaller agricultural parcels. The Applicants are joint landowners and seek to divide the land to their respective interests, primarily to establish their own farmer's markets on the smaller parcels (Lot 1 and Lot 2). The remainder portion does not have a new or distinct agricultural use proposed, and the applicant has indicated that no change to the current use is planned at this time.

Land Use Bylaw

The purpose of the Agricultural Holdings District is to provide for a range of parcel sizes for agricultural uses. The minimum parcel size for an Agricultural Holdings parcel is 20.01 acres, and as such, the proposed parcels would meet the Land Use Bylaw requirements. Redesignating the subject land in accordance with the original bylaw could yield four parcels from the central portion of the quarter section. However, the planning application did not include descriptions of additional new or distinct agricultural uses, and the applicant has indicated no change in use is anticipated at this time. It is on this basis, that Administration is recommending option #2, which provides the applicant with land use to proceed with the subdivision and development of two new agricultural uses, but obliges the applicant to return to Council with a planning rationale for any new or distinct agricultural uses should they wish to subdivide the lands further.

CONCLUSION:

The application was reviewed based on the land use strategies and policies of the County Plan. This application is partly consistent with Agricultural Policies of the County Plan. 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-7944-2019 be given second reading. |
| | Motion #2 | THAT Bylaw C-7944-2019 be given third and final reading. |
| Option #2: | Motion #1 | THAT Bylaw C-7944-2019 be amended in accordance with Appendix 'C'. |
| | Motion #2 | THAT Bylaw C-7944-2019 be given second reading. |
| | Motion #3 | THAT Bylaw C-7944-2019 be given third and final reading. |
| Option #3: | That application PL20180029 be refused. | |

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
 Community Development Services

Chief Administrative Officer

ON/ltt



ROCKY VIEW COUNTY

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Applicant Rationale

APPENDIX 'C': Proposed Revision to Bylaw C-7944-2019 Schedule A (Option #2)

APPENDIX 'D': Bylaw C-7944-2019 and Schedule A (Option #1)

APPENDIX 'E': Map Set

APPENDIX 'F': Adjacent Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Health Services	<p>I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. At this time we do not have any concerns with the information as provided. However, the application indicates plans for a farmers' market in the future.</p> <p>AHS-EPH would appreciate an opportunity to review the development application and the finalized building plans for this facility before the building permit is granted and construction takes place. This will ensure that the proposed business meets the requirements of the Public Health Act and its regulations. For more information on the requirements, to arrange for a plan review or to speak directly with a Public Health Inspector for more information, applicants should call (403) 943-2296, or email calgaryzone.environmentalhealth@ahs.ca.</p>
<i>Other External Agencies</i>	
Ember Resources	<p>Further to reviewing the proposed Redesignation & Subdivision, it appears that a portion of Ember's access road as shown on the survey plan (See attached) is within the proposed subdivision. Please put a note on the application as this subdivision impacts us.</p> <p>Accordingly, Ember has concerns that in the future a revised access would need to be surveyed at Ember's expense and an amendment resigned for additional area at our further expense to remove that portion out of the proposed subdivision. Providing our lease roadway was not included in this application, Ember would have no issues or concerns.</p>
<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> Recommend cash-in-lieu be taken.</p>



AGENCY	COMMENTS
Planning and Development Services - Engineering	<p data-bbox="751 310 870 338">General:</p> <ul data-bbox="751 365 1450 495" style="list-style-type: none"> • The application has been reviewed based on the documentation submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="751 516 943 543">Geotechnical:</p> <ul data-bbox="751 569 1450 684" style="list-style-type: none"> • County GIS contours indicates that there are slopes less than 15%. • Engineering have no requirements at this time. <p data-bbox="751 720 967 747">Transportation:</p> <ul data-bbox="751 772 1450 1829" style="list-style-type: none"> • As per Planning Brief and Resignation Proposal, road approaches are provided to proposed lot 1, proposed lot 2 and remainder lot from Range Road 273. As a condition of future subdivision, approaches are to be paved and constructed as per county standards. As a condition of future subdivision, applicant is required to provide a ROW plan and access easement for the existing driveway at proposed lot 2 accessing a building at remainder lot. • As per Planning Brief, Operations supporting the Farmer's Market would be focused on weekends only. The parking at the northern portion would be 36 spaces for the public, 16 spaces for vendors and 8 spaces for loading. The southern portion would have about 14 spaces for public. As a condition of future development permit, the applicant shall submit a Trip Generation Assessment, prepared by a qualified professional, to assess whether any traffic impacts will result from the change of use of the site to have farmer's market. If any upgrades to the road network are identified, the applicant shall be required to enter into a Development Agreement with the County for implementation of said upgrades. • As a condition of future subdivision, the applicant is required to provide a payment of the Transportation Offsite Levy in accordance with the applicable bylaw at time of subdivision approval. • Engineering have no requirements at this time.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> No information was provided. Planning Brief indicated that Septic Suitability through a test pit and design can be completed at Subdivision Stage. As per policy #449 and county standards, the county recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems. However, County permits the use of PSTS and disposal for sewage with typical wastewater strength and volumes as outlined in the Alberta Private Sewage Systems Standard of 2009. As a condition of future subdivision, applicant is required <ul style="list-style-type: none"> To have sewage holding tanks for proposed lot 1, proposed lot 2 and remainder lot in accordance with County Policy #449 and county standards. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> To provide Level 2 PSTS assessment on proposed lot 1, proposed lot 2 and remainder lot demonstrating typical wastewater strength and volumes. Engineering have no requirement at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> A Water Well Drilling Report from M&M Drilling Co.Ltd, dated July 2017 was provided for Proposed Lot 1 confirming flow greater 4.5 L/min (1 igpm). Applicant will require approvals from Alberta Environment if the groundwater from existing water well is to be used for business/commercial purposes for proposed lot 1. No servicing is proposed for proposed lot 2 and remainder land. Engineering recommends the use of cistern with trucked water service for proposed lot 2 and remainder land for future subdivision. Engineering have no requirement at this time. <p>Storm Water Management:</p> <ul style="list-style-type: none"> No impervious areas or significant changes to land is proposed.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none"> Engineering have no requirements as no land disturbance is proposed at this time.
	Environmental
	<ul style="list-style-type: none"> Based on GIS review, wetlands are present on site. No disturbance is proposed at this time. As a condition of future development permit, application is required to obtain Alberta environment approval if any wetlands are to be disturbed. Engineering have no requirements at this time. Applicant to be reminded staff and clientele parking is restricted to onsite only. No parking permitted within the County road allowance. Applicant to be reminded no business signage to be installed within the County Road Allowance
Agricultural & Environmental Services	Applicant to confirm access to development / subdivided lots.
The three components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operations, could also be carried out under the current land use designation.	

Circulation Period: March 25, 2019 to April 15, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.

PLANNING JUSTIFICATION REPORT
J & N Land Holdings Redesignation
-submitted by Carswell Planning

March 12, 2018

Proposal

Amendment to the Land Use Bylaw to redesignate lands from Ranch and Farm (RF) District to Agricultural Holding (AH) District in support of the uses proposed, being a small farmers market, greenhouse and fish farm on approximately 10 ha (25 acres) north of Kathryn.

Location

NE-28-26-27-W04M one-six interest on northern portion of undivided property, being 10.145 ha (25.07 acres), and municipally known as 264173 – Range Road 273, RVC

Introduction

Carswell Planning has been retained to act a agent on behalf of the owners and has prepared this report addressing the requirements of the Redesignation Application New or Distinct Agricultural Use, Part B. The proposal is a new agricultural operation that is distinctly different from the existing use of the land in terms of agricultural products and facilities. Existing use is vacant with some small (<10 sq.m) structures.

Ownership and Legal Description

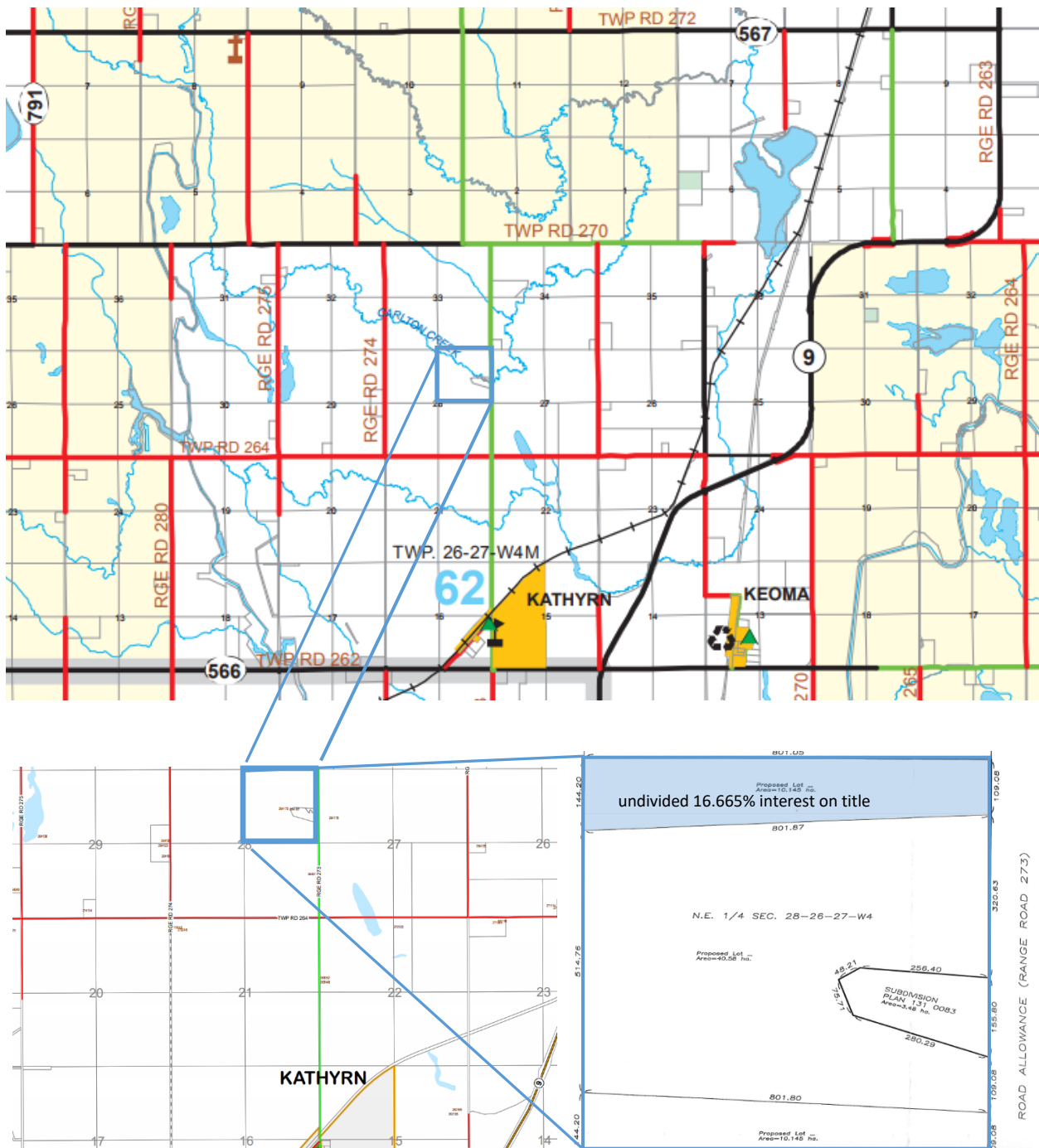
J & N Land Holdings Ltd. (Joanne Nhan and Nancy Vu) have a one-sixth interest on the northern portion, being 10.145 ha (25.07 acres), registered on title 161 158 270 as to an undivided 16.665% interest purchased in 2016. Legal description is Meridian 4, Range 27, Township 26, Section 28, Quarter North East containing 64.7 ha (160 acres) more or less excepting thereout: Plan 1310083, 3.433 ha (8.48 acres). A Plan of Subdivision is expected to follow the Redesignation to recognize the one-six interest currently on title.

The Site

Figure 1: Location Map shows the site in NE-28-26-27-W4M and an accompanying inset of the property itself in the survey of undivided land to the north that is subject to the proposal. The subject lands are approx. 4 km (2.5 miles) north of Kathryn fronting on Range Rd. 273, south of Twp. Rd. 270, north of Twp. Rd. 264, and touching a tributary of Carlton Creek towards the rear of the site.



Figure 1: Location Map in RVC



Policy Rationale

Redesignation from Ranch and Farm (RF) to Agricultural Holding (AH) District is suggested due to lot size. It supports subdividing the land because Section 46.5 (a) has the minimum parcel size at 8.10 ha (20.01 acres) which is less than the one-sixth interest the owners have on title and supports the subdivision of their portion, being 10.145 ha (25.07 acres).

To meet the uses proposed, redesignation from Ranch and Farm (RF) to Agricultural Holding (AH) District is suggested due to permitted uses. AH recognizes a range of parcel sizes for agricultural uses and recognizes emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The proposal is one of those new agricultural uses. Land use definitions that best fit the uses proposed would be Farmers Market (Figure 2: Example of a Typical Farmers Market). This is a discretionary use in the AH District.

"*Farmers Market* means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all of produce, meat, fish, seafood, grains, flowers, and crafts and may include retail stores and restaurants."

Figure 2: Example of a Typical Farmers Market



Similar Pattern of Nearby Small Agricultural Operations

The Gathered

The neighbouring farm raises animals and grows vegetables. They hold venues for weddings and other special events under a tent (www.thegathered.ca).

Prince of Peace

Alberta Aquaponics would like to give Prince of Peace a number of Aquaponics Gardens and therein the ability to grow produce that is of the highest levels of quality that are safe as well as GMO, GHO and pesticide free for the clients of the facility. This also provides educational development opportunities, recreational opportunities, therapeutic opportunities with gardening for seniors, community development, nutritional opportunities for the people within the facilities, cost savings on the food budgets as well as outreach and fellowship opportunities.



Saskaberry Ranch

The Saskaberry Ranch provides: farm fresh saskatoon berries, strawberries and vegetables. They have free range chickens. Have u-pick or we-pick. Offer fun for the whole family and have a picnic area.

Eagle Creek Farms

Eagle Creek Farms offers u-pick strawberry (July), vegetable (August) and flower gardens that are open during the summer for families to enjoy alongside their collection of mazes (August-). The most unique maze is Alberta's only sunflower maze grown from 100,000 sunflowers. They are in transition to organic production.

Demonstrated Need

The mother (Nancy) and daughter (Joanne), owners of J & N Land Holdings, describe their business in their own words.

"Whether you live in a small town or major city, you likely live around people who want to participate in enjoyable, safe recreational activities. Focused on family entertainment, we will concentrate our efforts on developing an open outdoor space that helps build strong, safe, and inclusive communities, that contributes to economic development and promotes environmental sustainability. Our business can also improve the health of people in surrounding areas by encouraging outdoor and physical activities.

The keys to success in our business are:

- Aquaponics farming systems, that are sustainable, environmentally-friendly alternatives to conventional agriculture practices. They reduce the degree of pollution and allow for the conservation of gas, water, and land. In addition, unlike traditional farms, which export produce to far-away markets, many aquaponics farms serve local businesses and restaurants. This brings healthy and fresh foods to neighboring communities, while also reducing the use of gas in transporting vegetables.
- Pick your own fruit farm, that connect adults and kids with nature. This not only gets everyone outside, but it builds a strong foundation for beginning to understand where some of our food comes from. By picking your own, you are fully aware of the where the produce was grown and what practices were used to grow it. It is also an excellent and frugal way to bring the family together for a wholesome & fun time. Being active is not only fun, it also promotes a healthy lifestyle.
- Open outdoor space, for special occasions or just to relax. Nature is filled with intriguing stimuli and natural forces which help humans distress. We invite anyone to come and enjoy our beautifully designed areas filled with flowers and trees. Exposure to trees is said to possibly prevent asthma. Having natural surroundings results in increased immune systems. Spending time outdoors is said to help your vision and a 20-minute walk in a park may improve the ability to concentrate. So, imagine what a serene outdoor space can provide."



Site AssessmentSoil Suitability and Topography

Soils for the proposal are CLI class 2 with slight limitations due to temperature and low moisture holding, adverse texture. The subject lands are within the Fescue Grassland Eco-Region (RVC 2009, *Agricultural Context Study, Map#3 Eco-Regions*).

Topography is relatively level with a gentle slope towards the west as it approaches the creek that traverses diagonally towards the rear of the property. Drilling shows the lithology as: topsoil over gravel 4 m (13 ft.), clay 4.6 m (15 ft.), shale 11.6 m (38 ft.), sandstone 12.8 m (42 ft.), and shale 25.9 m (85 ft.).

Water

Water is to be available in accordance with the Water Act and the Environmental Protection and Enhancement Act. County Servicing Standards, Section 600 -Water Supply states, "when the proposed water supply is from a groundwater aquifer with fewer than 6 lots within a quarter section, a well driller's report will be required.

The Water Well Drilling Report from M& M Drilling Co. Ltd., dated July 2017 was conducted at the site 90 m from the front property line (attached). It shows favourable results with a pump rate of 68 litres per minute (15 igpm) and a static water level of 3.3 m (10.9 ft.). Water intake is at 13.7 m (45 ft.) in the 25.9 m (85 ft.) deep drilled well. Analysis meets Canadian Drinking Water Guideline Maximums with the exception of sodium which can be addressed through treatment at the Subdivision stage.

Sewage Disposal

Septic suitability through a test pit and design can be completed at the Subdivision stage. At that time, a Private Sewage Treatment System (PSTS) – Level 1 is required, given the large parcel subdivision with four (4) or less systems in the surrounding 160 acres. The proposal meets that criteria.

Access

Access to the subject lands are from Range Rd. 273 which connects Kathryn to Twp. Rd. 270 north of the property. Discussions with RVC, suggest a Traffic Impact Analysis (TIA) is not necessary. Further, the proposal would not have an impact on or require any potential upgrades to County infrastructure.

Environment

As previously stated, topography is relatively level with a gentle slope towards the west as it approaches the creek that traverses diagonally towards the rear of the property. The proposal focuses on the front of the property towards the east on Range Road 273. The proposed Farmers Market and associated uses would not have an impact on the environment including air quality, surface water and groundwater. The subject lands are approx. 4 km (2.5 miles) north



of CN Rail, on the northern boundary of Kathryn. The railway would not create noise or vibration that would affect the proposal.

Stormwater

The site is agricultural and necessity of a Storm Water Management Plan is based on the change to the grading or change to the permeability of the soils. RVC does not require a Storm Water Management Plan for a small operation such as this that isn't making any significant changes to the land, as verified through discussions with staff.

Conclusion

After careful consideration of: policies, looking at a similar pattern of nearby small agricultural operations, demonstrated need, and an assessment of the proposed parcel size and design, Carswell Planning supports the new agricultural operation. The Redesignation to Agricultural Holding (AH) District provides for the discretionary use of Farmers Market proposed by the owners. The District also supports a parcel size of 10.145 ha (25.07 acres) in the Plan of Subdivision to follow in recognition of the owners' one-sixth interest in the land currently registered on title.

Respectfully submitted,



Bart Carswell
Carswell Planning

Suite 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7
Carswell@muskoka.com
Mobile 587 437 6750

Attachments:

- Survey
- Aerial Photography
- Topographic Contours
- Soils Mapping
- Land Title Certificate
- Farmers Market Concept
- Driller's Report



J&N Land Holdings Ltd., Hon's Vyna Carpentry & Flooring Ltd., and Kathryn NN Ltd. Redesignation

Planning Brief

NE-28-26-27-W04M: 16.665% interest for J&N Land Holdings Ltd, 66.670% interest for Hon's Vyna Carpentry & Flooring Ltd. and 16.665% interest for Kathryn NN Ltd.

Rocky View County, AB



Prepared for

J&N Land Holdings Ltd.

Hon's Vyna Carpentry & Flooring Ltd.

Kathryn NN Ltd.

Carswell Planning



February 2019

Carswell Planning

*"No Hurdle too high"*

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PLANNING BRIEF

February, 2019

J&N Land Holdings Ltd., Hon's Vyna Carpentry & Flooring Ltd., and Kathryn NN Ltd. Redesignation

-submitted by Carswell Planning Inc.

Introduction

Proposal

Amendment to the Land Use Bylaw to redesignate lands from Ranch and Farm (RF) District to Agricultural Holding (AH) District in support of the uses proposed, being farmer's markets, on approximately 61.32 ha (151.52 acres) north of Kathryn. The intent is later subdivide the lands into three parcels that reflect the percentage ownership of the three parties so that they can continue to invest in agriculture-related pursuits as follows:

16.665% interest – J & N Land Holdings Ltd. on northern portion, being 10.22 ha (25.25 acres)

66.67% interest – Hon's Carpentry & Flooring Ltd. on middle portion, being 40.88 ha (101.02 acres)

16.665% interest – Kathryn NN Ltd. mirrored on southern portion, being 10.22 ha (25.25 acres)

Total 61.32 ha (151.52 acres)

Location

NE-28-26-27-W04M undivided property, being 61.32 ha (151.52 acres), and municipally known as 264173 – Range Road 273, Rocky View County.

Agent

Carswell Planning Inc. has been retained to act as agent on behalf of the owners and has prepared this report addressing the requirements of the Redesignation Application New or Distinct Agricultural Use, Part B. The proposal is a new agricultural operation on the northern and southern portions that are distinctly different from the existing use of the land in terms of agricultural products and facilities.

Ownership and Legal Description

J&N Land Holdings Ltd. and Kathryn NN Ltd. each have a one-sixth interest on the northern and southern portion, being 10.22 ha (25.25 acres) each, registered on title 161 158 270 as to an undivided 16.665% interest purchased in 2016. Hon's Vyna Carpentry & Flooring Ltd. have a two-third interest on the central portion, being 40.88 ha (101.02 acres), registered on title 161 158 270 as to an undivided 66.67% interest also purchased in 2016. Legal description is Meridian 4, Range 27, Township 26, Section 28, Quarter North East containing 64.7 ha (160 acres) more or less excepting thereout: Plan 1310083, 3.433 ha (8.48 acres). A Plan of Subdivision is expected to follow the Redesignation to recognize all interest currently on title.

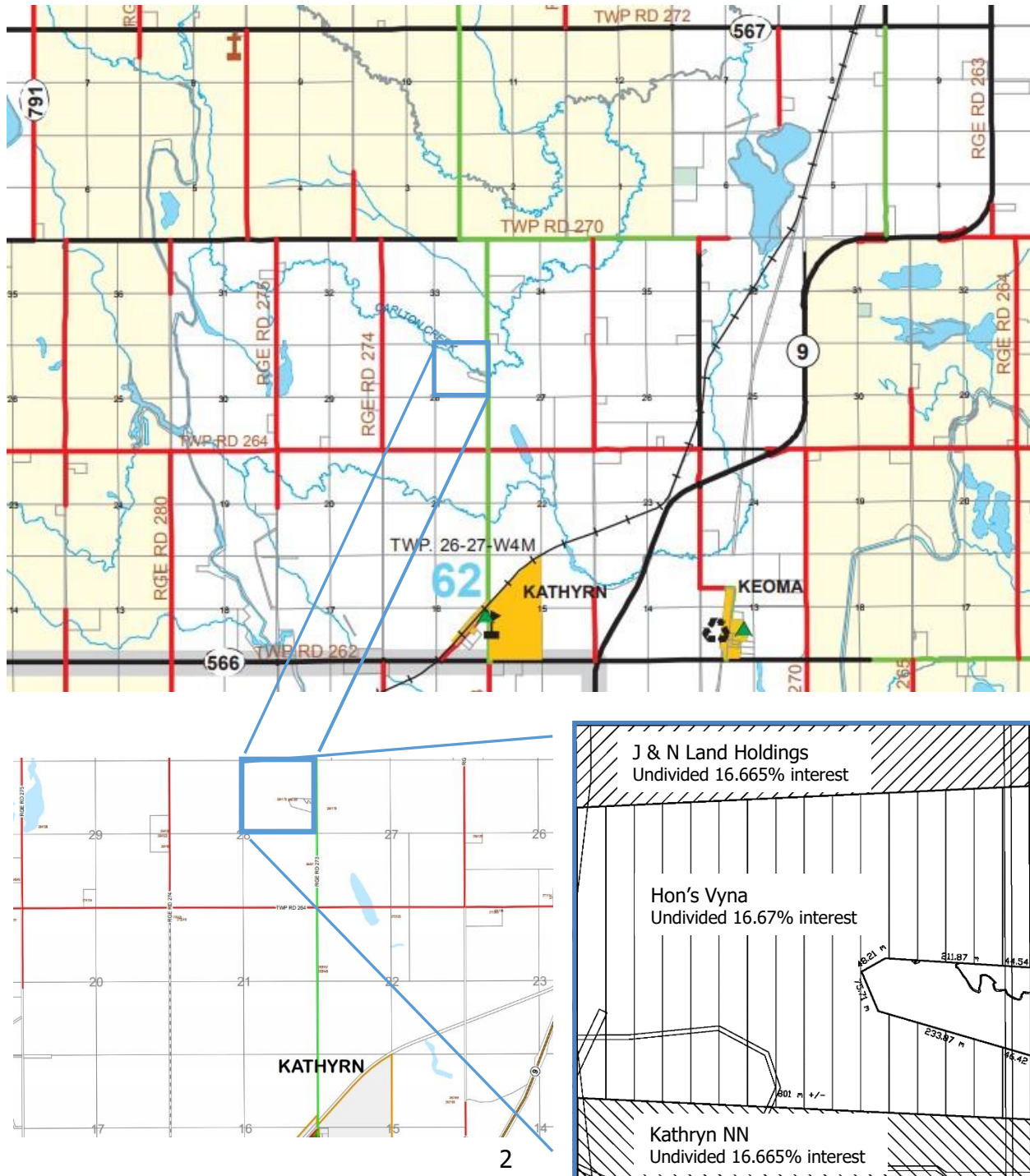


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The Site

Figure 1: Location Map shows the site in NE-28-26-27-W4M and an accompanying inset of the property itself in the survey of undivided land portioned into interests. The subject lands are approx. 3.2 km (2 miles) north of Kathryn fronting on Range Rd. 273. The whole property is proposed to be redesignated to Agricultural Holdings (AH), while still remaining agricultural.

Figure 1: Location Map in RVC





Policy Rationale

Agricultural Master Plan

The County's Agricultural Master Plan (AMP) is a guiding document on the intent of agricultural policies in the County Plan. The Plan's vision is to support both existing agricultural operations and provide new opportunities for diversification of the agriculture industry in the County.

"Rocky View County is a community where agriculture is valued and respected. The agriculture industry is flourishing through innovation and diversification and is promoted and recognized as vital to the County's social, economic and ecological integrity." (RVC, 2012 AMP, Exec. Summary & p.14)

The interests in the subject lands wish to support agriculture on their lands north of Kathryn by having farmer's markets to primarily sell their produce and in the case of the southern interest, game birds as well. They wish to run their portions of the agricultural lands as a small business in support of the future of agriculture in the County.

"Maintaining agriculture means more than preserving land; it requires support for the industry as a whole, including tax reform, research funding, ways to resolve land use conflicts, public education and measures that ensure long-term financial security for farmers." (RVC, 2012 AMP, p. 8)

The idea put forward in this proposal are in keeping with the AMP. "Local markets have been developed to capture some of the new demand for locally grown food. Successful farmers markets have been established, farm-gate direct sale of products puts more money directly into farmer's hands ..." (RVC, 2012 AMP, p. 14). "...new trends for smaller scale, specialty focused, local based food sectors are emerging." (p.16). "One of the fastest growing segments of Canadian agriculture is organic products (food grown naturally without pesticides, and often sold without preservatives or additives)." (p.27). The owners are intending to have organic products grown on site.

The owners are trying to be innovative and have to redesignate their lands, subdivide their interests, then apply for a development permit because farmer's markets are discretionary uses. This results in the owners having to wait two to three seasons before they can run a small agricultural business. The AMP sees the challenge to improve the prospects of agriculture by removing potential barriers. "Open the door for farmers to be innovative on their farms by allowing them to do new things and practice less traditional forms of agriculture. Farmers that try to alter their land to support the growth and sale of new products often come up against land use policy barriers. Currently, the process of challenging these barriers takes patience as well as considerable time and money, and the outcome does not always turn out in the farmers' favour." (p.33).

Agriculture is a business for the owners where the farmer's markets are the first tier of the food system of direct producer to consumer. Due to growing season limitations, as a local food producer, the idea of greenhouses on a small scale and sized for the farmer's market is



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considered. Mechanisms in the AMP, "which can further support the development of a local food sector in Rocky View include:

- Include provision for farmers markets in new community plans
- Support the development of u-pick or market gardening operations
- Encourage direct marketing opportunities through farm-gate direct sales..." (p.51)

Farmer's markets and local food are discussed throughout the AMP., "As discussed earlier, a successfully located, built and managed farmers market is a community draw, creating spinoff effects both from a community interaction perspective as well as positive economic effects. There is a maximum threshold on the number of these which can be viable in the county and it will take time for more producers to transition to local-food sourcing products before these create the type of interaction and positive effects which can be realized. There is long term potential and new community design should account for the possibility of these markets in their design." (policy 3.1.3.4, p.82) Further, the economic development strategy seeks to,

- "Encourage development of farmers market organizations and direct-to-consumer or "gate to plate" agriculture product marketing initiatives."
- Encourage development of niche-market agricultural opportunities such as organic production, greenhouse production, woodlot development, small fruit production, agri-tourism, etc. ..." (policy 4.1, p.94).

The owners are seeking to target the niche-market of organic production, small-scale greenhouse production, small fruit production, and a touch of agri-tourism with families coming to the country to enjoy their farmer's market, have a picnic and participate in the u-pick berry fields.

Land Use Bylaw

Redesignation from Ranch and Farm (RF) to Agricultural Holding (AH) District is suggested due to lot size. It supports subdividing the land because Section 46.5 (a) has the minimum parcel size at 8.10 ha (20.01 acres) which is less than the one-sixth and two-third interest the owners have on title and supports the subdivision of their portion, being 10.22 ha (25.25 acres) for the northern and southern portion and 40.88 ha (101.02 acres) for the central portion.

To meet the uses proposed, redesignation from Ranch and Farm (RF) to Agricultural Holding (AH) District is suggested due to permitted uses. AH recognizes a range of parcel sizes for agricultural uses and recognizes emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land. The proposal is one of those new agricultural uses.

Land use definitions that best fit the uses proposed would be Farmers Market as depicted in Figure 2: Example of a Typical Farmers Market. This is a discretionary use in the AH District.

"Farmers Market means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all of produce, meat, fish, seafood, grains, flowers, and crafts and may include retail stores and restaurants."



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Figure 2: Example of a Typical Farmers Market



Operational Aspects

Similar Pattern of Nearby Small Agricultural Operations

The Gathered

The neighbouring farm raises animals and grows vegetables. They hold venues for weddings and other special events under a tent (www.thegathered.ca).

Prince of Peace

Alberta Aquaponics would like to give Prince of Peace a number of Aquaponics Gardens and therein the ability to grow produce that is of the highest levels of quality that are safe as well as GMO, GHO and pesticide free for the clients of the facility. This also provides: educational development opportunities, recreational opportunities, therapeutic opportunities with gardening for seniors, community development, cost savings, outreach and fellowship opportunities.

Saskaberry Ranch

The Saskaberry Ranch provides: farm fresh saskatoon berries, strawberries and vegetables. It has u-pick or we-pick, free-range chickens and offers fun for the whole family with picnic area.

Eagle Creek Farms

Eagle Creek Farms offers u-pick strawberry (July), vegetable (August) and flower gardens that are open during the summer for families to enjoy alongside their collection of mazes (August-). The most unique maze is Alberta's only sunflower maze grown from 100,000 sunflowers. They are in transition to organic production.



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Demonstrated Need

Northern Portion

The mother (Nancy) and daughter (Joanne), owners of J & N Land Holdings, describe their business in their own words.

"Whether you live in a small town or major city, you likely live around people who want to participate in enjoyable, safe recreational activities. Focused on family entertainment, we will concentrate our efforts on developing an open outdoor space that helps build strong, safe, and inclusive communities, that contributes to economic development and promotes environmental sustainability. Our business can also improve the health of people in surrounding areas by encouraging outdoor and physical activities.

The keys to success in our business are:

- Pick your own fruit farm, that connect adults and kids with nature. This not only gets everyone outside, but it builds a strong foundation for beginning to understand where some of our food comes from. By picking your own, you are fully aware of the where the produce was grown and what practices were used to grow it. It is also an excellent and frugal way to bring the family together for a wholesome & fun time. Being active is not only fun, it also promotes a healthy lifestyle.
- Open outdoor space, for special occasions or just to relax. Nature is filled with intriguing stimuli and natural forces which help humans de-stress. We invite anyone to come and enjoy our beautifully designed areas filled with flowers and trees. Exposure to trees is said to possibly prevent asthma. Having natural surroundings results in increased immune systems. Spending time outdoors is said to help your vision and a 20-minute walk in a park may improve the ability to concentrate. So, imagine what a serene outdoor space can provide."
- Future considerations include Aquaponics farming systems, that are sustainable, environmentally-friendly alternatives to conventional agriculture practices. They reduce the degree of pollution and allow for the conservation of gas, water, and land. In addition, unlike traditional farms, which export produce to far-away markets, many aquaponics farms serve local businesses and restaurants. This brings healthy and fresh foods to neighboring communities, while also reducing the use of gas in transporting vegetables.

Southern Portion

Nghia Bui, the owner of Kathryn NN Ltd., has plans for a small-scaled operation for a farmer's market and intends to have some of the products available for purchased on the southern portion, as well as the northern portion where a more formal farmer's market is proposed. To give an idea of scale, he feels that 14 parking spaces would be sufficient for friends and family to visit his site where he has an orchard and some pheasants. Figure 3: Examples of Haskap, Gooseberries, Saskatoon berries and Pheasants, provides a depiction of the envisioned site.



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Nghia Bui describes his business in his own words. There are between 300 – 400 fruit trees which consists of: plums, pears, cherries, apples and apricots. Kathryn NN Ltd. also has: strawberries, saskatoon berries, blueberries, gooseberries and 3,500 haskap (honey berries) plants. The organization is also an active member of the newly formed "Alberta Haskap Association". Kathryn NN Ltd. has intentions for fruit or berry production which would be good for the U-Pick Farm. In addition, they have plans to grow more vegetables and produce, especially oriental vegetables which will be incorporated into the U-Pick Farm as well. As a specialty, Kathryn NN also has a collection of about 12 breeds of Pheasants and 10 breeds of heritage chickens. This would be good for education activities for school children and also for public awareness.

Figure 3: Examples of Haskap, Gooseberries, Saskatoon berries and Pheasants





Site Aspects

Soil Suitability and Topography

Soils for the proposal are CLI class 2 with slight limitations due to temperature and low moisture holding, adverse texture. The subject lands are within the Fescue Grassland Eco-Region (RVC 2009, *Agricultural Context Study, Map#3 Eco-Regions*).

Topography is relatively level with a gentle slope towards the west as it approaches the creek that traverses diagonally towards the rear of the property. Drilling shows the lithology as: topsoil over gravel 4 m (13 ft.), clay 4.6 m (15 ft.), shale 11.6 m (38 ft.), sandstone 12.8 m (42 ft.), and shale 25.9 m (85 ft.).

Water

Water is to be available in accordance with the Water Act and the Environmental Protection and Enhancement Act. County Servicing Standards, Section 600 -Water Supply states, "when the proposed water supply is from a groundwater aquifer with fewer than 6 lots within a quarter section, a well driller's report will be required.

Northern Portion

The Water Well Drilling Report from M& M Drilling Co. Ltd., dated July 2017 was conducted at the northern site, 90 m from the front property line (attached). It shows favourable results with a pump rate of 68 litres per minute (15 igpm) and a static water level of 3.3 m (10.9 ft.). Water intake is at 13.7 m (45 ft.) in the 25.9 m (85 ft.) deep drilled well. Analysis meets Canadian Drinking Water Guideline Maximums with the exception of sodium which can be addressed through treatment at the Subdivision stage.

Southern and Middle Portion

The Water Well Drilling Report, dated April 1977, for the neighbouring parcel shows favourable results. Similar results are expected on the subject property. It has a pump rate of 22.7 litres per minute (6 igpm) with a static water level of 7.6 m (25 ft.). Water intake is at 13.7 – 17.4 m (45 – 57 ft.) in the 18.3 m (60 ft.) deep drilled well. The subject lands would likely resemble these findings.

Sewage Disposal

Septic suitability through a test pit and design can be completed at the Subdivision stage. At that time, a Private Sewage Treatment System (PSTS) – Level 1 is required, given the large parcel subdivision with four (4) or less systems in the surrounding 160 acres. The proposal meets that criteria.

Access

Access to the subject lands are from Range Rd. 273 which connects Kathryn to Twp. Rd. 270 north of the property. It is not anticipated that the proposal would have an impact on or require any potential upgrades to County infrastructure. An existing entrance services the northern portion.

*"No Hurdle too high"*

Environment

Northern Portion

As previously stated, topography is relatively level with a gentle slope towards the west as it approaches the creek that traverses diagonally towards the rear of the property. The proposal is well away from the riparian area.

Middle Portion

Topography is relatively level and well away from the riparian area. There is a pumping well near the western property boundary with an easement to the southwest and off the property with Ember Resources Inc., as shown on title and accompanying survey. There is a farm building located north of the southern portion on this interest in the land.

Southern Portion

Topography is relatively level with a wetland towards the western property boundary and well away from the proposal.

All interests focus on the front of the property towards the east on Range Road 273. The proposed Farmers Markets and associated uses would not have an impact on the environment including air quality, surface water and groundwater. The subject lands are approx. 4 km (2.5 miles) north of CN Rail, on the northern boundary of Kathryn. The railway would not create noise or vibration that would affect the proposal.

Stormwater

The site is agricultural and necessity of a Storm Water Management Plan is based on the change to the grading or change to the permeability of the soils. RVC does not require a Storm Water Management Plan for a small operation such as this that isn't making any significant changes to the land, as verified through discussions with staff.

Traffic Impact Analysis

Operations supporting the Farmer's Markets would be focused on weekends and not weekdays to avoid peak traffic. The parking provided at the northern portion would be 36 spaces for the public, 16 spaces for vendors and 8 spaces for loading in proximity to the greenhouses proposed. The middle portion would remain as it is for now. The southern portion would have about 14 spaces for the public. Preliminary discussions with RVC, suggest a Traffic Impact Analysis (TIA) may not necessary.



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Conclusion

After careful consideration of: policies, looking at a similar pattern of nearby small agricultural operations, demonstrated need, and an assessment of the proposed parcel size and design, Carswell Planning Inc. supports the new agricultural operation. The Redesignation to Agricultural Holding (AH) District provides for the discretionary use of Farmers Market proposed by the owners. The District also supports a parcel size of 61.32 ha (151.52 acres) in the Plan of Subdivision to follow in recognition of all owners' interest in the land currently registered on title. This would support the separate interests in the land to invest in their own agricultural operations.

Respectfully submitted,

Bart Carswell

Carswell Planning Inc.

Office Address: #205, 525 – 28th Street SE, Calgary, AB T2A 6W9

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

bart.carswell@carswellplanning.ca

Mobile 587.437.6750

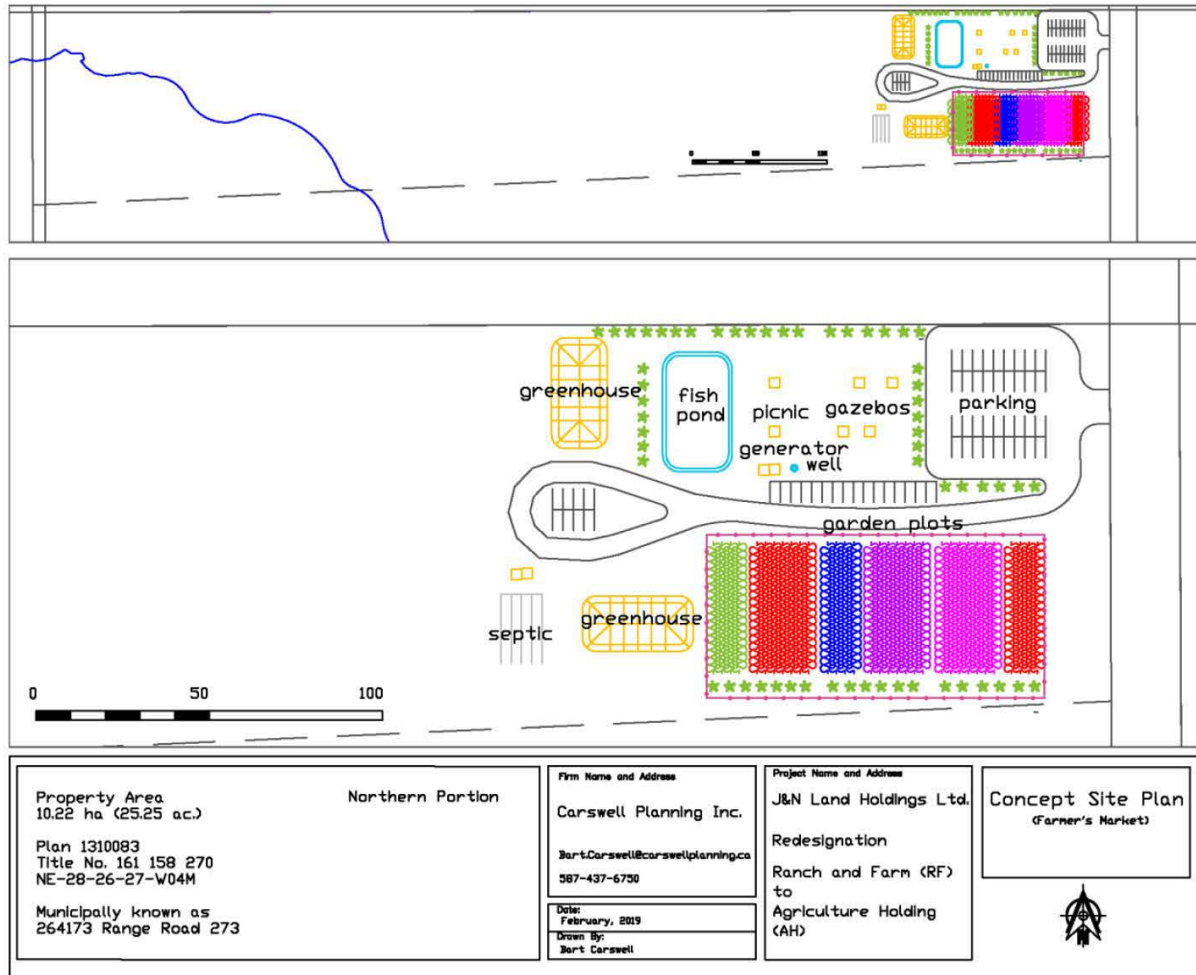
Attachments:

- Aerial Photography
- Aerial Photography (Interpreted)
- Topographic Contours
- Soils Mapping
- Concept Site Plan – J & N Land Holdings
- Concept Site Plan – Hon's Vyna
- Concept Site Plan – Kathryn NN
- Land Interests
- Survey
- Land Title Certificate
- Driller's Report (*northern portion*)



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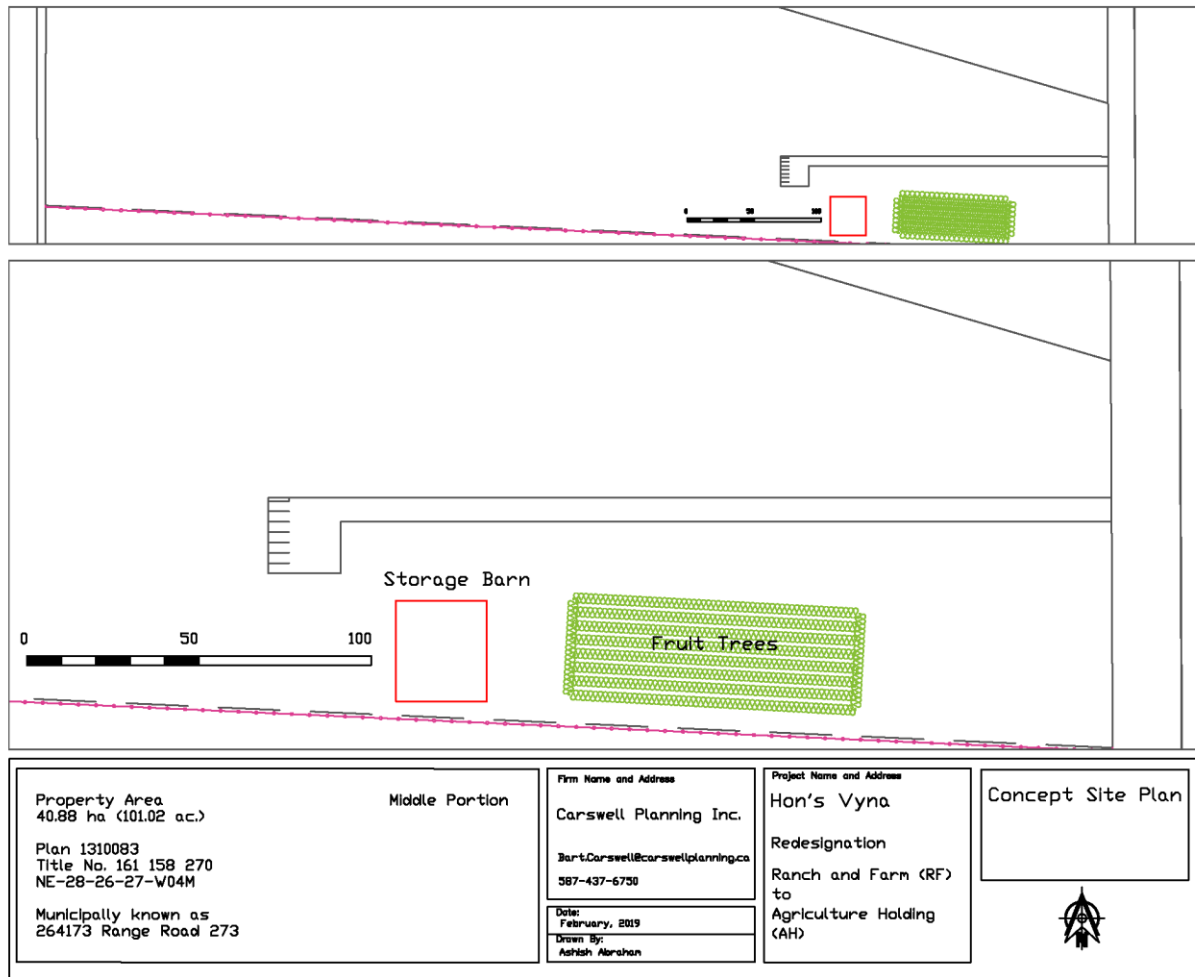
CONCEPT SITE PLAN – J & N LAND HOLDINGS





"No Hurdle too high"

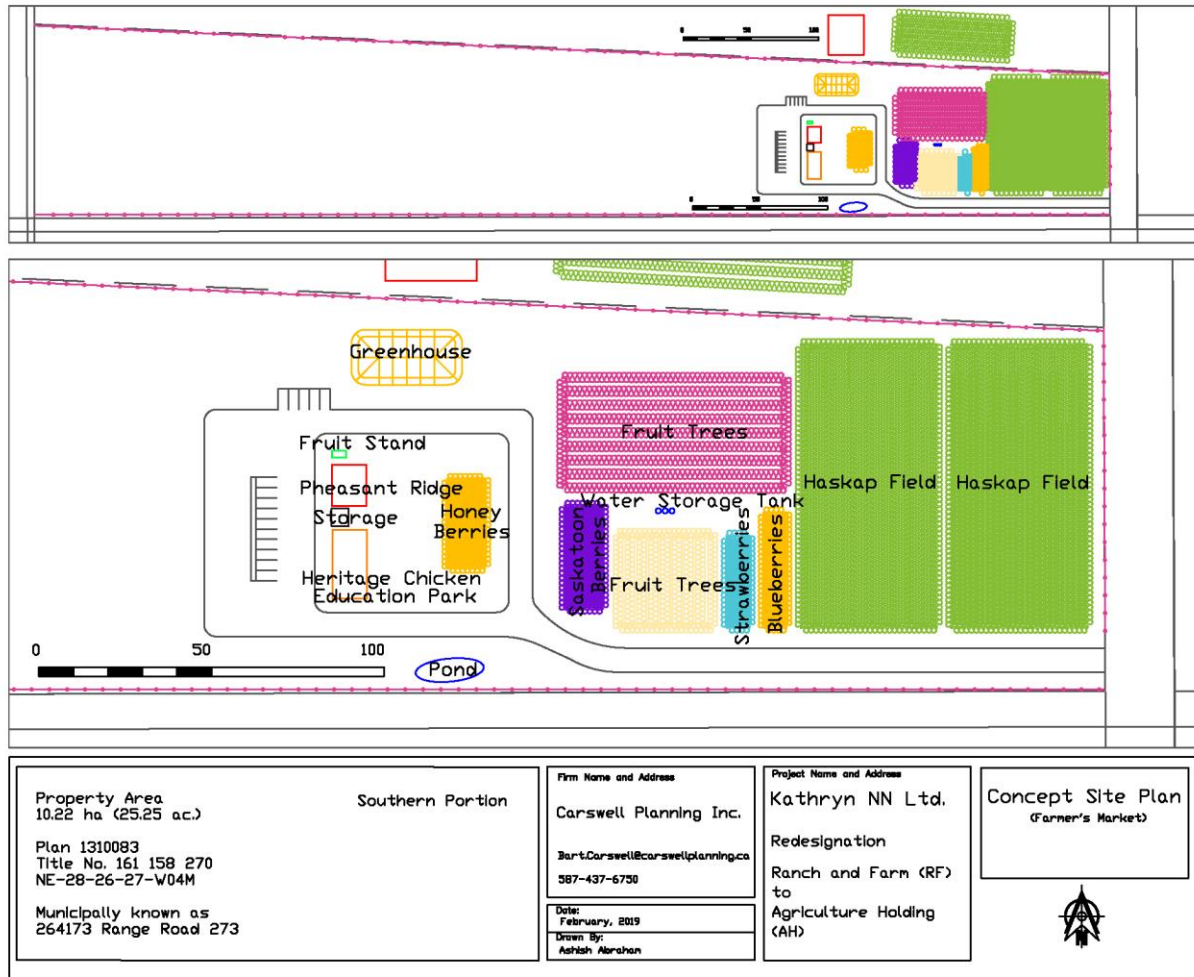
CONCEPT SITE PLAN – HON'S VYNA





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CONCEPT SITE PLAN – KATHRYN NN





APPENDIX C

Bylaw C-7944-2019 to be amended in accordance with the Attached Schedule 'A'.

SCHEDULE "A"**BYLAW:** C-7944-2019**AMENDMENT****FROM** Ranch and Farm District **TO** Agricultural Holdings District

Subject Land _____

LEGAL DESCRIPTION: NE-28-26-27-W4M**FILE:** 06228005 - PL20180029**DIVISION: 6**
ROCKY VIEW COUNTY
 Cultivating Communities



BYLAW C-7944-2019

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-7944-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 62 of Bylaw C-4841-97 be amended by redesignating a portion of NE-28-26-27-W4M from Ranch and Farm District to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-28-26-27-W4M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7944-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 6

File: 06228005 - PL20180029

READ A FIRST TIME IN COUNCIL this 26th day of November , 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-7944-2019

AMENDMENT

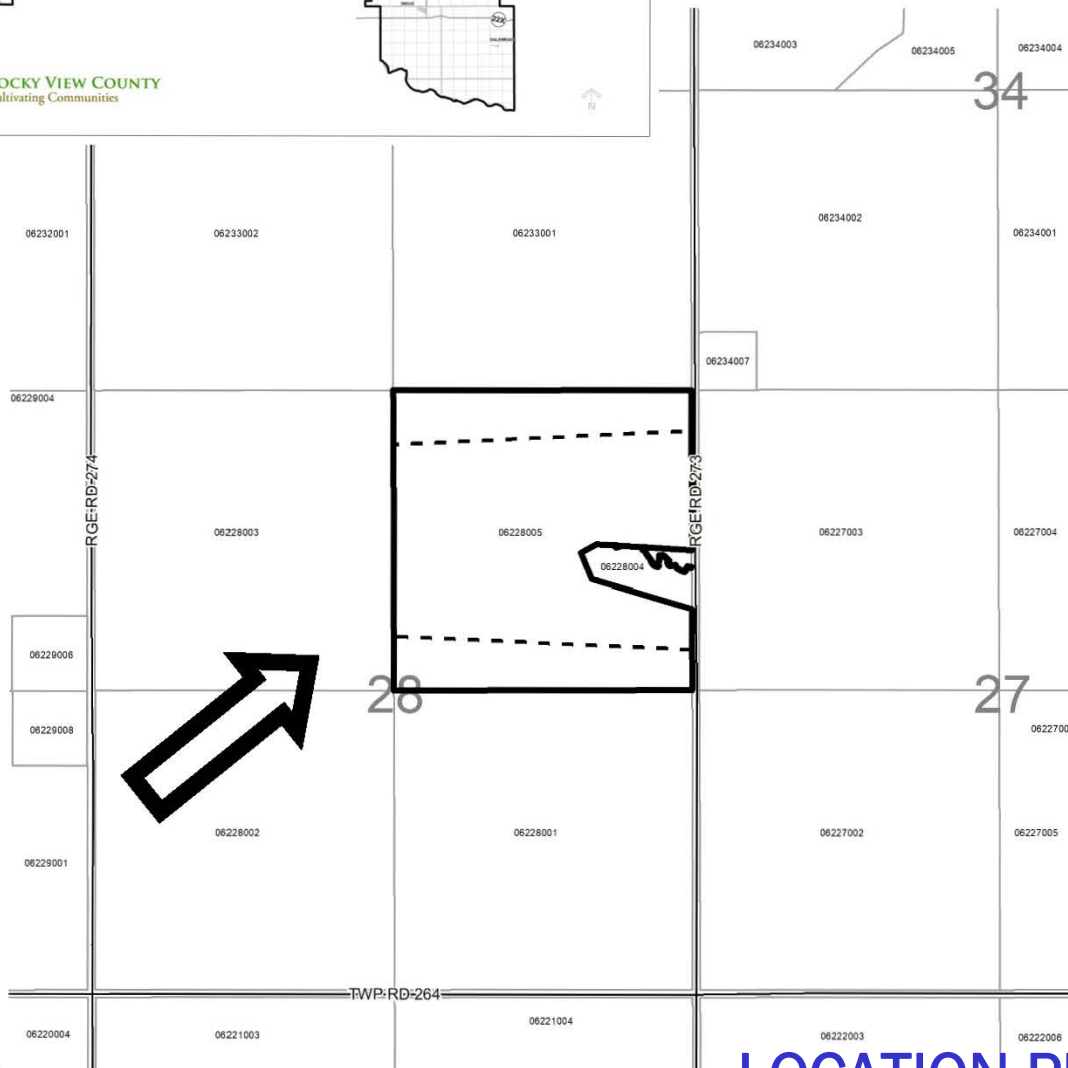
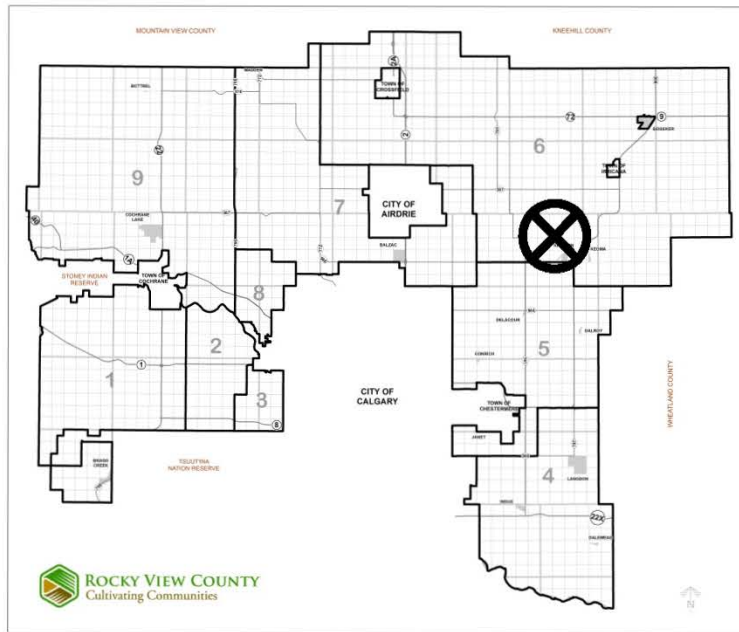
FROM Ranch and Farm District TO Agricultural Holdings District

Subject Land _____

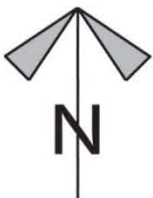
LEGAL DESCRIPTION: NE-28-26-27-W4MFILE: 06228005 - PL20180029

DIVISION: 6

ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN

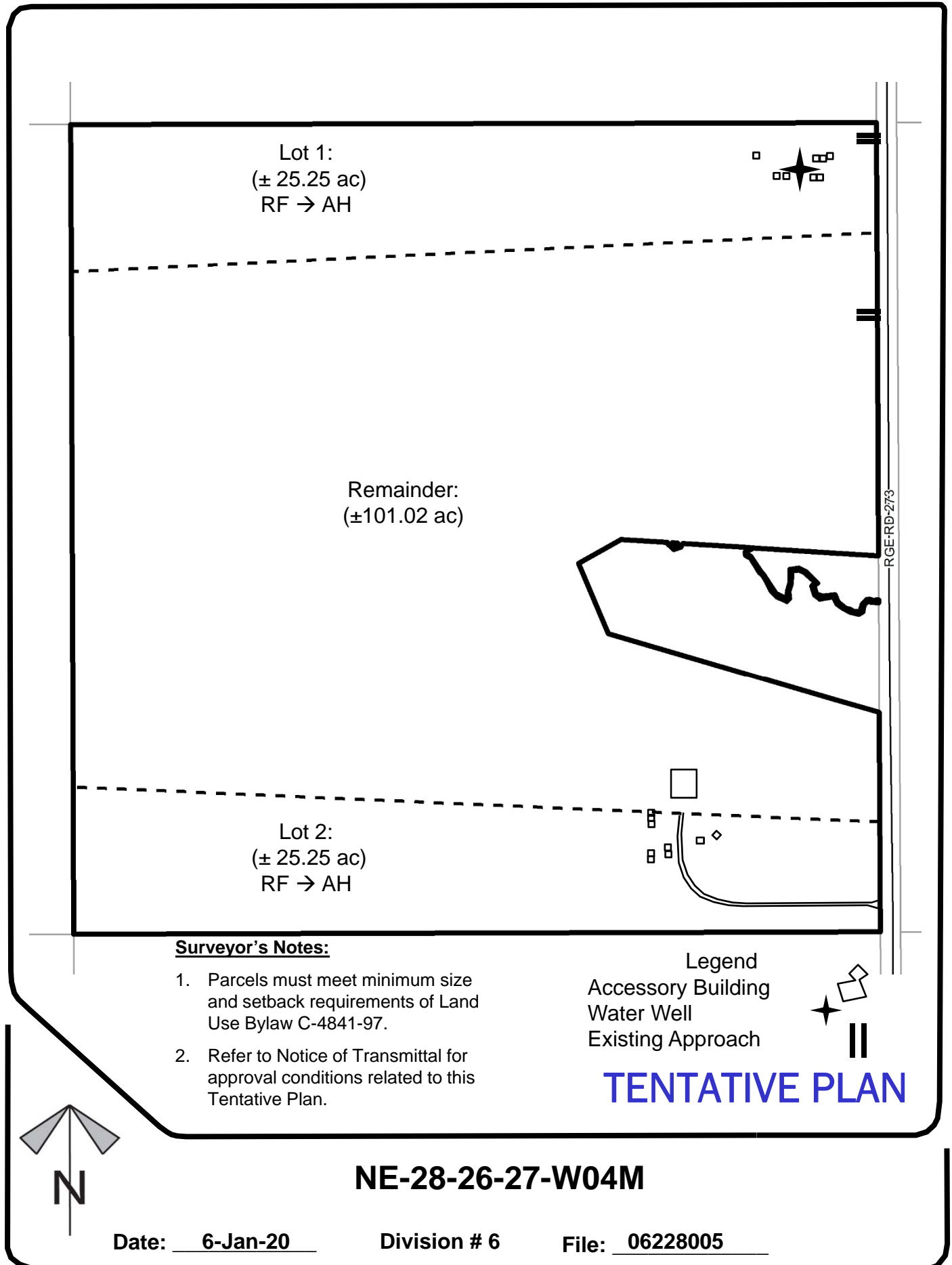


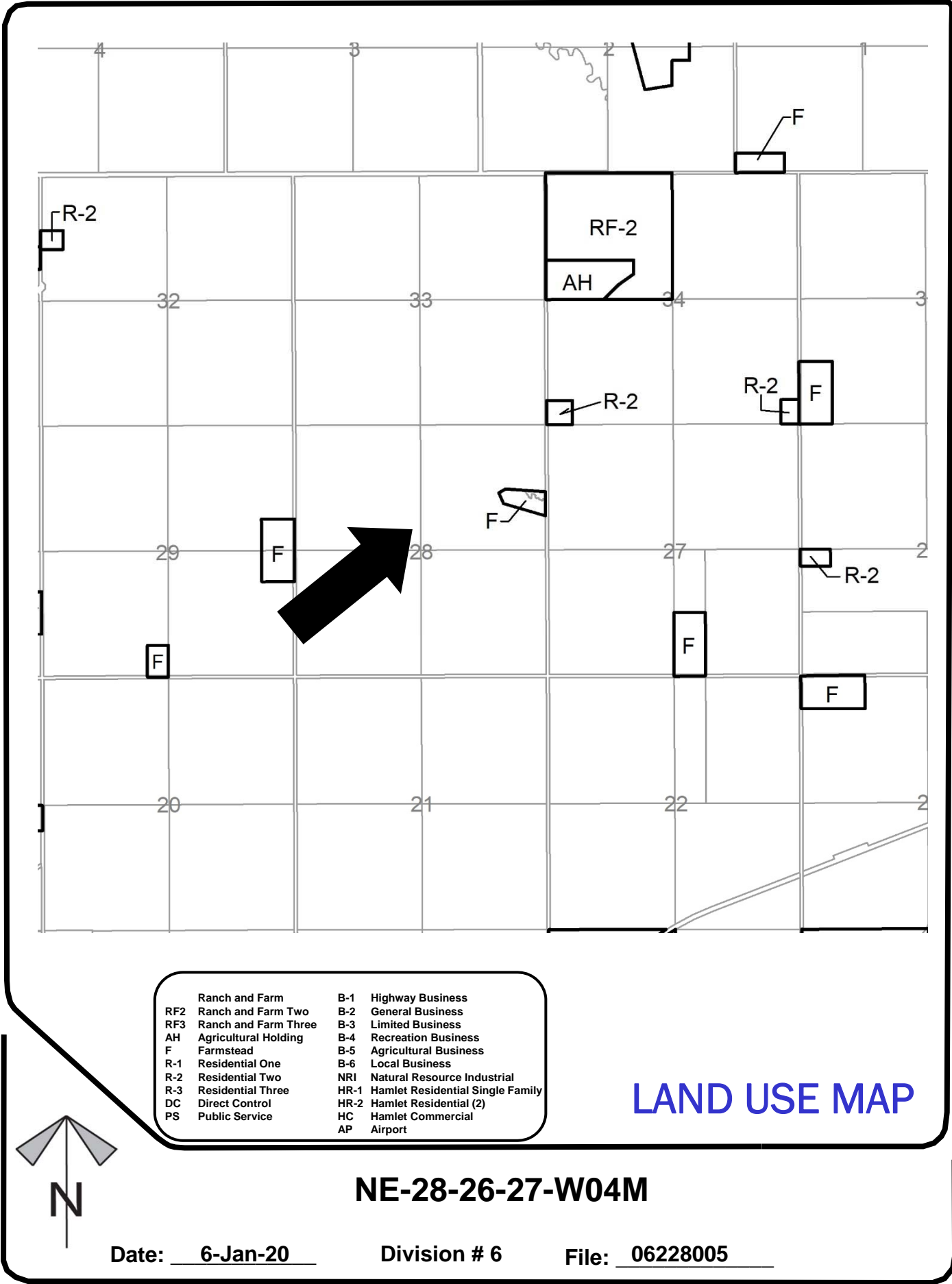
NE-28-26-27-W04M

Date: 6-Jan-20

Division # 6

File: 06228005

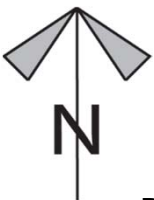






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY
Contour Interval 2 M



NE-28-26-27-W04M

Date: 6-Jan-20

Division # 6

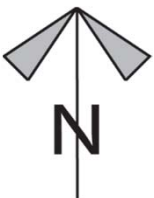
File: 06228005



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

AIR PHOTO

Spring 2018

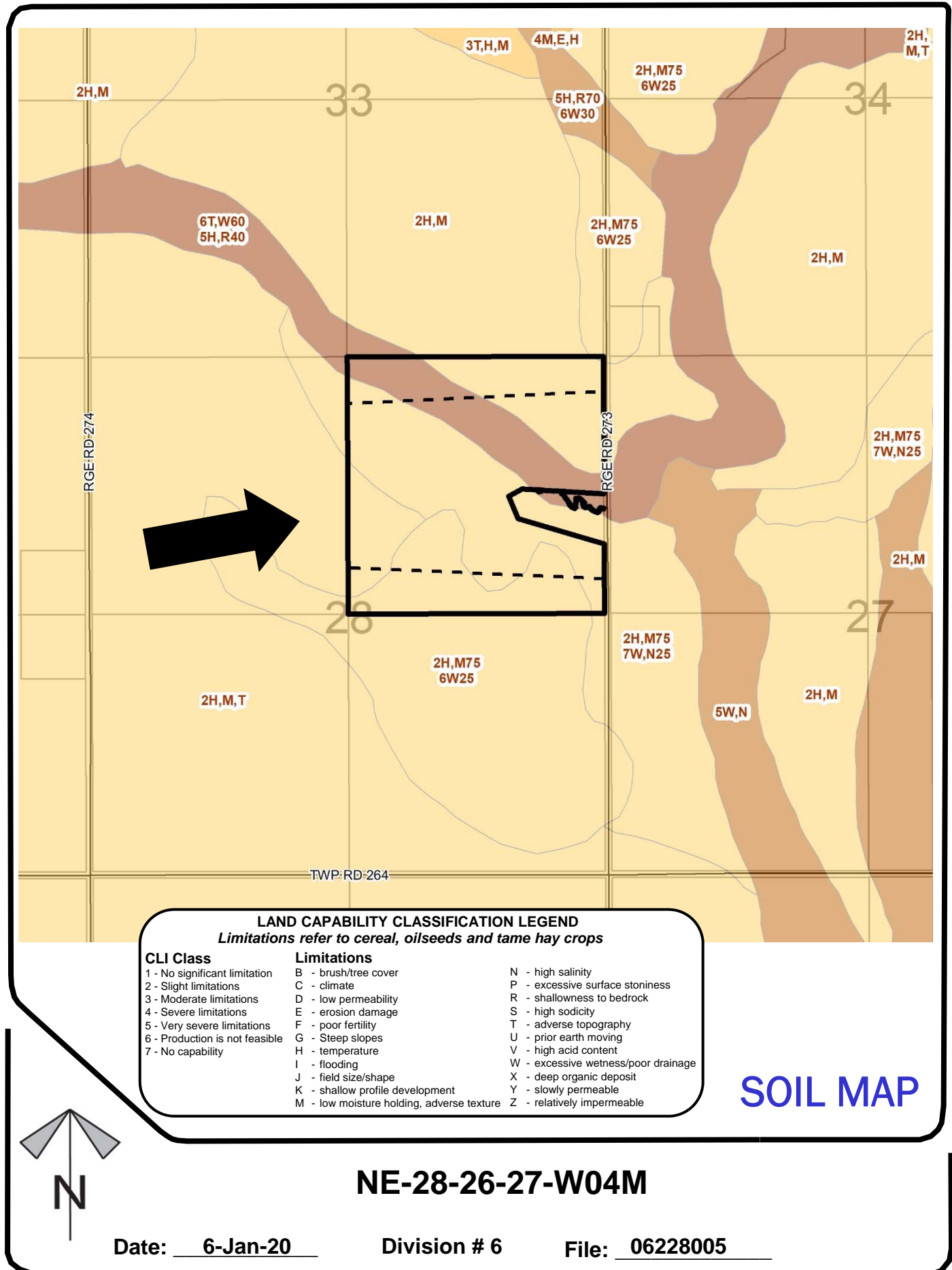


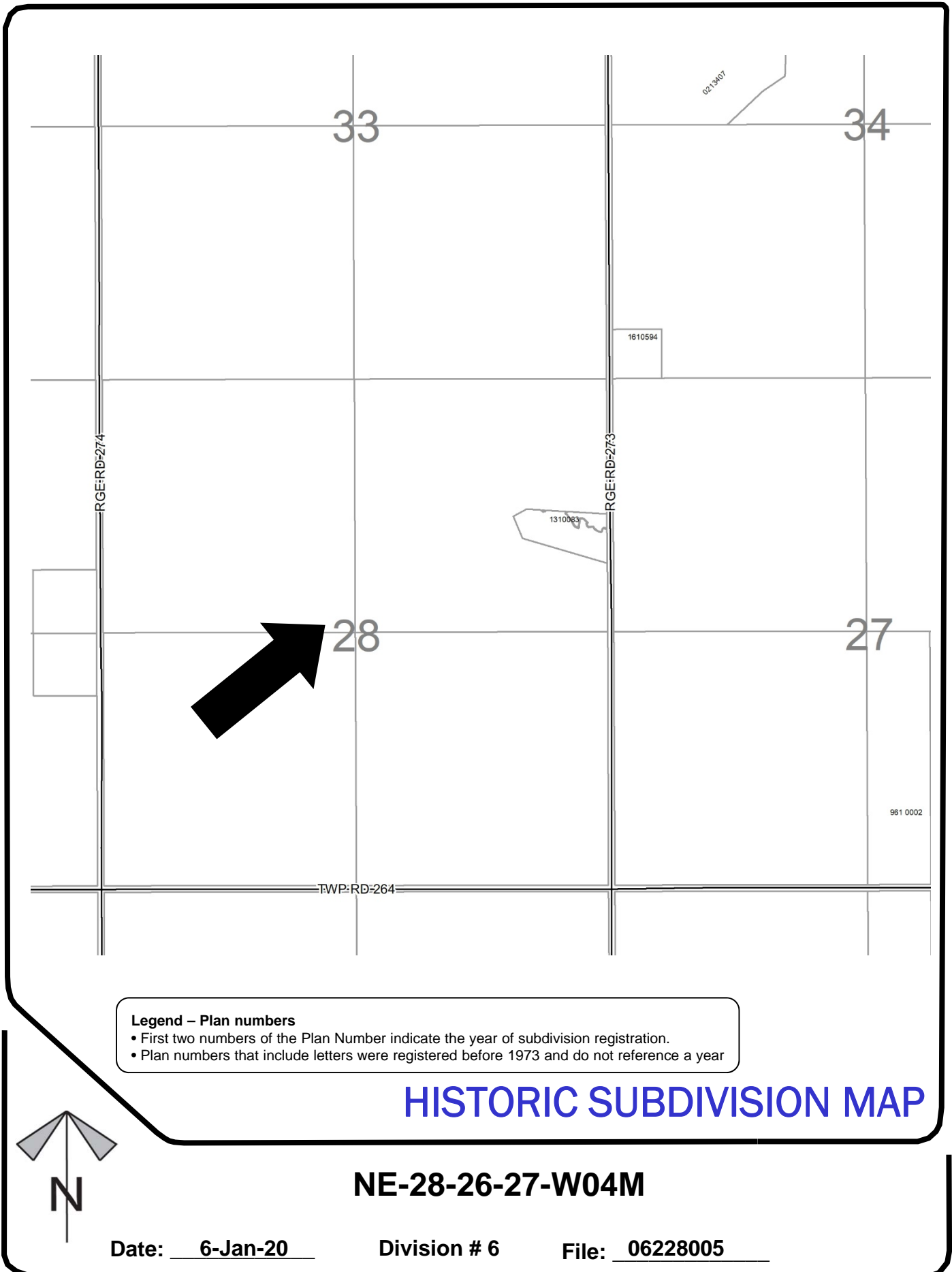
NE-28-26-27-W04M

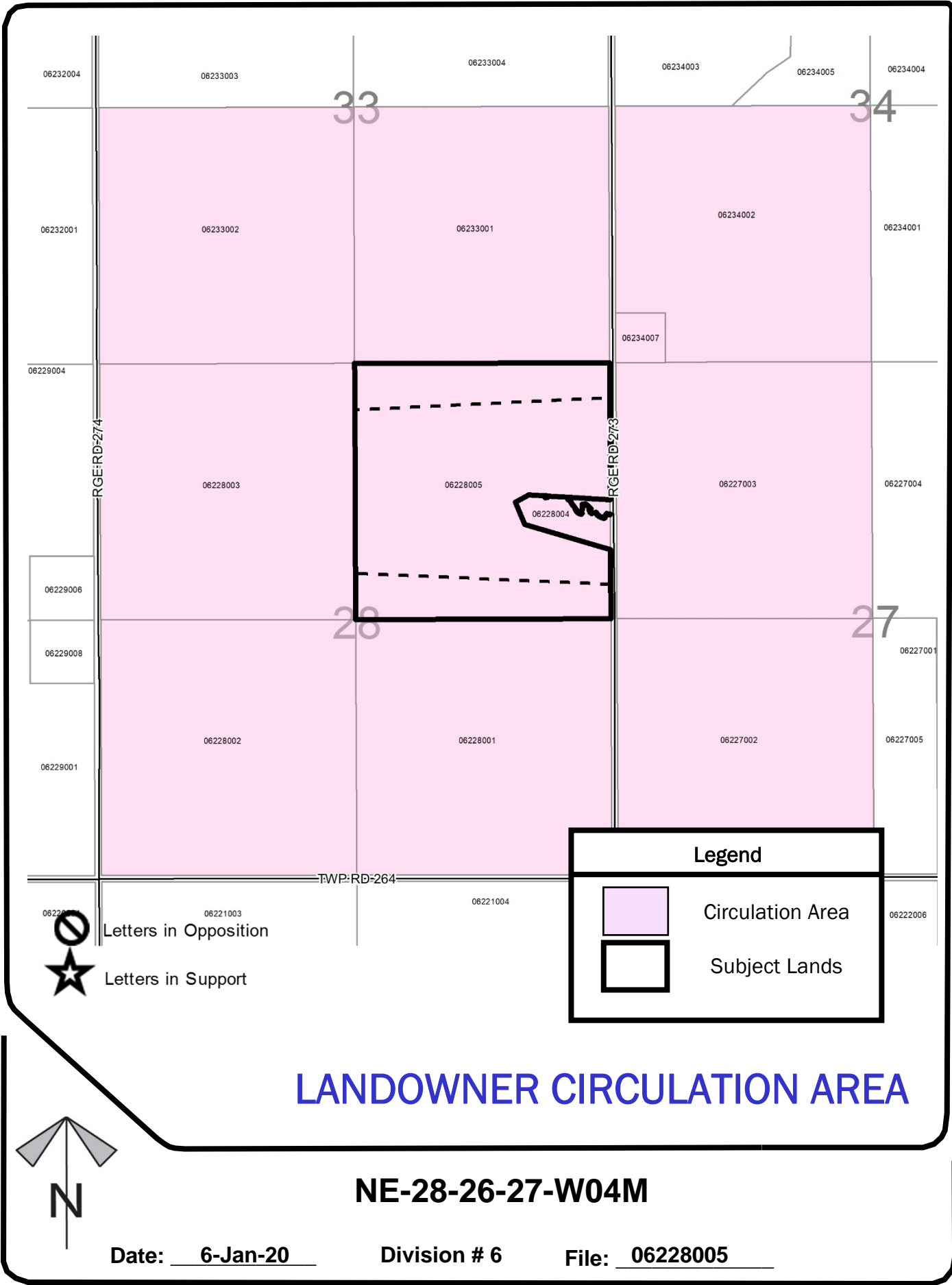
Date: 6-Jan-20

Division # 6

File: 06228005







Oksana Newmen

From: Dave & Quincy Shierman [REDACTED]
Sent: Thursday, May 02, 2019 10:49 AM
To: Oksana Newmen
Subject: Land subdivision opposition

File number: 06228005
Application number: PL20180029
Division: 6

To whom it may concern,

We highly oppose to subdivide the 2 parcels in the proposal. Farm and ranch land is becoming more and more obsolete and by doing so it has a negative impact on agriculture producers in the surrounding area.

The present land owners already cannot seem to keep their garbage under control. Every spring we pick up a truck load from 3 neighboring quarters before we can start seeding our fields. Time and time again this is proving to be a very major problem. On a few occasions our cattle have had to be brought back home because of the impact this has had. We have found plastic bags in our bales that we feed to our animals and that can most definitely lead to mortality. We have also encountered plastic bags floating down the creek that runs through that quarter.

Traffic has increased significantly and of course what seems like the endless amount of crime.

Again, please let us use the land on what it's intended for, this hurts farming and ranching families.

Sorry for the late response to the notice, we've been very busy calving and seeding.

Thankyou,
David and Quincy Shierman



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 6
TIME: Afternoon Appointment
FILE: N/A **APPLICATION:** PL20190084
SUBJECT: Second Reading of Bylaw C-7943-2019 – Kneehill 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 County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Kneehill 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 gave first reading of Bylaw C-7943-2019 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 County Plan;

ADMINISTRATION 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 Kneehill County & Rocky View County.
GENERAL LOCATION:	1 mile on either side of the municipal boundary between Kneehill County and Rocky View County.
APPLICANTS:	Kneehill County & Rocky View County
GROSS AREA:	Approximately 20,480 acres

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to agencies, 45 landowners within Rocky View County, and to additional landowners within Kneehill County. The County has not received any written submissions in response to the circulation.

Administration Resources

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



HISTORY:

October 22, 2019: First reading for Bylaw C-7943-2019 is given.

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.

Intermunicipal Collaboration Frameworks (ICFs)

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. 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 Kneehill 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 has been developed in accordance with the policies of the *Municipal Government Act* (MGA), Interim Growth Plan (IGP), and County Plan.



Municipal Government Act (MGA)

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 Kneehill County and Rocky View County. Considerations regarding growth and development have been deferred to the existing County 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.

County Plan

The principles of the County Plan 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 Kneehill 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 Kneehill 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-7943-2019 be given second reading.
- Option # 2: THAT the Kneehill County and Rocky View County Intermunicipal Development Plan be denied.

Respectfully submitted,
"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,
"Al Hoggan"

Chief Administrative Officer

SK/llt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7943-2019 and Schedule A
APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Pipelines	<ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on remainder of the parcel, 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' facility(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. A pipeline alteration cost estimate has been provided to the developer/owner for this area. <ul style="list-style-type: none"> • Upon receipt of, at minimum, a signed application and a deposit from the developer/owner, the pipeline alteration process can take up to 18 months to complete and is required for this development. 5. 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 or landadmin@atco.com for more information. 6. Road crossings are subject to Engineering review and approval. <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. 7. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.</p> <p>9. Any changes to grading that alter drainage affecting ATCO right-of-way or facilities must be adequate to allow for Pipelines' 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>10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.</p> <p>11. 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. • This process can take up to 18 months to complete.

Circulation Period: November 15, 2019 to December 6, 2019

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



ROCKY VIEW COUNTY

BYLAW C-7943-2019

A Bylaw of Rocky View County to adopt the Kneehill 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 “Kneehill County and Rocky View County Intermunicipal Development Plan”.

PART 2 – EFFECT OF BYLAW

THAT Schedule 'A' of Bylaw C-7943-2019 is adopted as the “Kneehill 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-7943-2019 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: PL20190084

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

Bylaw

Rocky View County and Kneehill County Intermunicipal Development Plan



ROCKY VIEW COUNTY
Cultivating Communities



Revised

September 12, 2019

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I. INTRODUCTION

PURPOSE OF THE PLAN

The purpose of the Kneehill County and Rocky View County Intermunicipal Development Plan (IDP) is to foster a collaborative planning approach for lands along the common border between the two counties (See Map 1). The Municipal Government Act (MGA) mandates municipalities that share a common boundary to develop an Intermunicipal Development Plan.

Municipalities across the Province of Alberta are experiencing unprecedented growth. Local economies based on oil and gas, agriculture and business are thriving, attracting people to live and work in Alberta. More so, rural and regional communities are encountering development pressures.



Shared borders can present potential conflicts if land uses and/or activities are incompatible. When municipalities work in isolation, the land use occurring on one side of the boundary can significantly impact adjacent land uses on the other.

Municipalities are mandated to work together to adopt IDPs to:

- promote consultation, coordination and cooperation regarding planning matters of joint interest within a defined planning area;
- provide a framework for addressing land use concerns with regard to joint planning matters;
- establish procedure for dealing with development proposals within a defined planning area; and
- address any other matters relating to development considered necessary within a joint planning area.

An IDP is a planning tool that can provide numerous benefits to participating municipalities, which may include, but are not limited to the following:

- reinforcing and protecting both municipalities' development philosophies and goals while mitigating the potential for future intermunicipal conflict;
- municipal cost-savings, as a result of infrastructure and service sharing, which also provides residents with a higher quality of life; and
- ensuring development for both municipalities occurs in an orderly, economic, efficient and harmonious manner that is sustainable by considering existing development conditions and future municipal goals.

The Plan contains policy that is to be used as a framework for working cooperatively, communicating and making decisions in each municipality. As such, the IDP must also provide for the following:

- Dispute resolution procedures;
- A process to amend or repeal the Plan; and
- Documentation for administration of the Plan.

These procedures will provide more clarity between the partnering municipalities to ensure the administrative functions required through the Plan are understood. Each municipality is ultimately responsible for making decisions within their own municipal jurisdiction.

II. MUNICIPAL PROFILES

ROCKY VIEW COUNTY

Rocky View County is a municipality located in southern Alberta. With clear views to the Rocky Mountains to the west, it is a desirable location to live. Rocky View County is the most populous municipal district in Alberta, with a population of 39,407. It surrounds most of the City of Calgary and is home to 13 hamlets.

KNEEHILL COUNTY

Kneehill County is located in south-central Alberta, situated between Red Deer County to the north, Mountain View County to the west, and Starland County to the east. The majority of the land is zoned for agricultural uses, allowing the population of 5,001 to enjoy a rural way of life. Oil and gas is the second major industry in the region. The eastern border of Kneehill County runs along the

Red Deer River valley down to the heart of the Canadian Badlands, making tourism a viable market opportunity.

III. LEGISLATIVE REQUIREMENTS

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
- Provision 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. Rocky View County falls 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”, Rocky View County is required to comply with the regulations of this plan.

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 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, Kneehill County is not. Regardless, Kneehill County and Rocky View County IDP has been drafted in consideration of the principles of the regional plan.








IV. PLAN AREA

PLAN AREA CHARACTERISTICS

The Plan Area consists of an area approximately 1.6 km (1 mile) on either side of the shared municipal border. This Plan Area includes approximately 34 sections of land or 8806 hectares (21,760 acres) and is illustrated on Map 2

Key characteristics of the Plan Area include the following:

AGRICULTURE & SOIL	
	<ul style="list-style-type: none"> Agriculture is the primary land use of the area There is a mix of agricultural operations including grazing and crops The region contains a variety of soil characteristics from CLI level 1-3
NATURAL LANDSCAPE	
	<ul style="list-style-type: none"> There are limited areas of natural habitat remaining due to agricultural activity There are no Environmentally Significant Areas noted in the subject lands
TRANSPORTATION INFRASTRUCTURE	
	<ul style="list-style-type: none"> Highway 806 runs through the Plan Area from north to south Highway 9 runs east/west, south of the Plan Area in Rocky View County
RESIDENTIAL DEVELOPMENT	
	<ul style="list-style-type: none"> There is minimal residential development within the Plan Area, primarily farmsteads and acreages.

ENERGY	
	<ul style="list-style-type: none"> There are numerous well sites and pipelines within the Plan Area

LAND USE DESIGNATIONS

The existing land use designations are determined by each county's land use bylaw and are predominantly agricultural.

V. INTERMUNICIPAL LAND USE POLICIES

The land use policies contained in this Plan are intended to provide direction to Rocky View County and Kneehill County administration, subdivision and development authorities and Councils to encourage and manage the future development of lands contained within the Plan Area.

GENERAL LAND USE POLICIES

INTENT

The general land use policies address matters that apply to the entire Plan Area and are intended to provide an overall guiding direction for the IDP. Each municipality will still maintain complete jurisdiction on lands within their own boundaries.

POLICIES

1. The primary land use in the Plan Area is predominantly agriculture and grazing. Non-agricultural uses should be aligned with each municipality's municipal development plan and should consider interface or transition tools such as fencing, controlled access and site design, environmental stewardship, and environmental education.
2. The municipalities, as per this Plan, shall strive to engage in effective dialogue when considering land use in the Plan Area while still maintaining complete jurisdiction on lands within their own boundaries.
3. The municipalities may collaborate and investigate methods of giving support to projects that may mutually benefit or enhance the quality of life of residents from both municipalities. This could be in the form of in-kind donations, materials, municipal letters of support, unified government lobbying, application for grants, or other more permanent arrangements upon mutual agreement.
4. Both municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.

REFERRALS

INTENT

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.

POLICIES

1. Where required by the 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.
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. 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
4. 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.

AGRICULTURE**INTENT**

Agriculture and grazing will continue to be the primary land use in the Plan Area, and non-agricultural uses should be considered only in such areas where they will not negatively impact agriculture and grazing.

POLICIES

1. Agriculture and grazing are the primary use in the Plan Area.
2. Both municipalities will strive to work cooperatively to encourage good neighbour farming practices, such as dust, weed and insect control, adjacent to developed areas through best management practices and Alberta Agriculture guidelines.
3. If disputes or complaints in either municipality should arise between ratepayers and agricultural operators, the municipality receiving the complaint shall strive to direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever necessary.



RESOURCE EXTRACTION & RENEWABLE ENERGY DEVELOPMENT

INTENT

Resource extraction is recognized as important to the local economy and to the maintenance of transportation routes and other infrastructure. However, impacts from resource extraction operations may affect nearby lands and must be addressed through proper siting and operation practices.

POLICIES

1. Applications for a new or expanded aggregate extraction operation within the Plan Area shall be referred to the adjacent municipality.
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. Either municipality may require an agreement regarding the construction, repair, and maintenance of any municipal roads which may be impacted by natural resource extraction development, when the development requires access to come from the other municipality's road.
3. Necessary agreements will be required prior to an application being 'deemed complete'.



4. 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, and hydro-electric facilities
5. Applications for new or expanded telecommunications towers within the Plan Area shall be referred to the adjacent municipality. Applicants shall be requested to co-locate telecommunications facilities on existing towers where feasible.



ENVIRONMENTAL & OPEN SPACE POLICIES

INTENT

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.



POLICIES

1. Applications affecting wetlands and/or riparian areas located within the Plan Area shall be circulated to the adjacent municipality.

2. 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. The municipalities will encourage the preservation of environmentally significant areas within the Plan Area.
4. Development on slopes and river valleys within natural areas is generally discouraged. However, where development is proposed on these natural features, it will proceed only in accordance with the respective municipality's statutory plans, applicable bylaws, and other municipal policies and regulations.
5. Either municipality shall refer to the other municipality any new or amended municipal bylaw or policy pertaining to environmental or biophysical matters within the Plan Area.
6. The municipalities support the alignment and connection of open space pathways in the defined plan area.

TRANSPORTATION

INTENT

It is important that each municipality take into consideration the impact of development on municipal roads located within the Plan Area that for the area's transportation infrastructure.

POLICIES

1. Each municipality shall be notified of any subdivision or development proposal in the other municipality that will result in access being required from a road under its control or management. The affected municipality may request to obtain any associated traffic studies and must give its' comments in writing within the notification period. If

comments are not received within the notification period, it will be determined the municipality has no concerns.

2. Each municipality shall be notified of any road closure or development of an undeveloped road that will result in the potential for access to be increased, decreased or removed for a road under the control or management of the adjacent municipality. The affected municipality may request to obtain any associated traffic studies and must give its comments in writing within the notification period. If comments are not received within the notification period, it will be determined the municipality has no concerns.
3. Either municipality may require a developer to enter into a road use agreement to control traffic, manage dust control or maintenance issues if access to the development is required from a road under its' control or jurisdiction.
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.



VI. PLAN ADMINISTRATION & IMPLEMENTATION

The administration and implementation of this Plan is intended to be an ongoing process to ensure it is maintained and remains applicable. This will assist Rocky View County and Kneehill County administrations, subdivision and development authorities and Councils with the initial and ongoing execution of this Plan over its lifespan.

Intermunicipal Committee

INTENT

The implementation of this Plan is intended to be an ongoing process to ensure it is maintained and remains applicable. A committee with joint representation will ensure continued dialogue and cooperation, as the purpose of this committee is to promote active cooperation and conflict resolution through a consensus-based approach.

POLICIES

1. For the purposes of administering monitoring of the IDP, Rocky View County and Kneehill County will establish the Intermunicipal Committee (the Committee) as defined in accordance with the Intermunicipal Collaboration Framework.
2. Meetings of the Committee shall be held on an “as needed basis”, or at the request of either municipality. Committee meetings should be held as soon as possible if any conflict arises, or if any matter is brought before it.

3. The municipality that called the meeting of the Committee shall host and chair the meeting and is responsible for preparing and distributing agendas and minutes.
4. Both Councils agree the Committee is not a decision making body and that the Committee shall issue a written response in the form of comments and/or recommendations to the appropriate decision making body.

FUNCTIONS OF THE COMMITTEE

INTENT

Both municipalities agree that the main functions of the Committee are the following:

1. Create a forum for dialogue on issues of common interest and concern;
2. Address concerns regarding the policies of the Plan;
3. Address proposed amendments to the Plan;
4. Engage in resolving any conflicts or disputes which arise from this Plan – both municipalities will equally share costs associated with using outside assistance to resolve a dispute; and
5. Address any other land use issues deemed appropriate, but which are not explicitly identified in the Plan.

ADOPTION, AMENDMENT, & REPEAL PROCESS

INTENT

This section acknowledges the adoption of the plan, and provides requirements for ongoing monitoring. Additionally, the policies recognize that periodic amendments may be required.

POLICIES

1. The policies of this Plan apply to the lands located within the Plan Area.
2. This plan comes into effect following adoption by the respective Councils of Rocky View County and Kneehill County.
3. The municipalities agree to comply with the adopted relevant regional plan strategies.
4. Rocky View County is a member municipality in the Calgary Metropolitan Regional Board (CMRB), and is therefore subject to the requirements of the CMRB and the Interim Regional Growth Plan (IGP). Participation with Rocky View County in the adoption of this IDP does not subject Kneehill County to the requirements of the CMRB and the IGP.
5. Amendments to the IDP shall receive direction from both Councils prior to proceeding and shall be jointly prepared by both administrations.
6. 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.
7. 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.

DISPUTE RESOLUTION**INTENT**

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.

POLICIES

In order to ensure that the relationship between the two municipal neighbours remains strong, Kneehill County and Rocky View County agree to the following:

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

PROCESS

1. It is the desire of both municipalities to promote public confidence in the leadership of both municipalities by encouraging intermunicipal cooperation and self-directed dispute resolution processes.
2. 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 administration level.
3. Rocky View County and Kneehill County have a mutual commitment to resolve any disputes brought forward and shall make a good faith attempt at resolving perceived disputes prior to mediation.

4. Prior to any meeting to discuss a potential dispute, each municipality through its administration, will ensure the facts of the issue have been investigated and clarified, and information is made available to both parties.
5. Any matter of Intermunicipal concern between the municipalities shall first be informally discussed by relevant administrative officials employed by Rocky View County and Kneehill County, culminating with discussions between the Chief Administrative Officers with the goal of resolving the concern.
6. Should the Chief Administrative Officers fail to resolve the dispute, the dispute will be referred to the Committee.
7. The Committee will convene to consider and attempt to resolve the dispute by consensus. In the event a resolution is not achieved by the 30th day following the first meeting of the Committee, either municipality may refer the dispute to mediation.
8. The formal dispute resolution process may only be initiated by either County Councils.
9. The services of a mutually agreed upon Mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between both municipalities.
10. 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.
11. Notwithstanding the above, the appeal may be withdrawn prior to the Municipal Government Board hearing should an agreement be reached to the satisfaction of the municipalities.

12. If the matter of Intermunicipal concern is not resolved through third party mediation, either municipal Committee may recommend to their respective Council to pursue arbitration.



VII. DEFINITIONS

Adjacent Land(s): Land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway or similar feature and any other land identified in the land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act, Revised Statutes of Alberta 2000, M-26* with amendments.

Agricultural Areas: means 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).

Agricultural Operation: If not defined in the municipality's Land Use Bylaw, it is an agricultural activity conducted on agricultural land for gain or reward or in the hope of expectation of gain or reward, and can include, but is not limited to:

- a. the cultivation of land;
- b. the raising of livestock, including game-production animals within the meaning of the “*Livestock Industry Diversification Act*” and poultry;
- c. the raising of fur-bearing animals, pheasants or fish;
- d. the production of agricultural field crops;
- e. the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- f. the production of eggs and milk;
- g. the production of honey (apiaries);
- h. the operation of agricultural machinery and equipment, including irrigation pumps on site;
- i. the application of fertilizers, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- j. the collection, transportation, storage, application, use transfer and disposal of manure;
- k. the abandonment and reclamation of confined feeding operations and manure storage facilities.
- l. does not include cannabis cultivation production for either medical or recreational use.

Alberta Land Stewardship Act (ALSA): The *Alberta Land Stewardship Act Statutes of Alberta, 2009 Chapter A-26.8*, as amended.

Arbitration: A process to resolve disputes outside the courts. An arbitration decision is legally binding on both sides and enforceable in the courts.

Area Structure Plan (ASP): A statutory plan in accordance with the Municipal Government Act (MGA) for the purpose of providing a

framework for subsequent subdivision and development of an area of land in a municipality. The Plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), stormwater drainage, fire protection and other utilities across the entire Plan Area.

Conservation Easement: A voluntary agreement between a landowner and a conservation organization or government agency. The intent of the Conservation Easement is to protect the ecological, scenic, and or agricultural values of the land. The agreement is placed on title, and the landowner continues using the land subject to the specific restrictions in the easement.

Council(s): The Council of Kneehill County and the Council of the Rocky View County in the Province of Alberta.

Development: As defined by the *Municipal Government Act* in Part 17, section 616, means

- a) an excavation or stockpile and the creation of either of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- c) 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
- d) a change in the intensity of the 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.

Discretionary Use: The use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.

Dispute Resolution Process: Includes a wide range of processes, including mediation and arbitration or various forms of, with each being an alternative to litigation, designed to meet the unique needs of the parties involved or the dispute at hand.

Environmental Reserve: Regulated through the *Municipal Government Act (MGA)*, it is the transference of land from the landowner to the municipality through the subdivision process. The lands can consist of water bodies, steep slopes, gullies, or drainage courses, and would be required to remain in its natural state.

Environmental Reserve Easement: Similar to an Environmental Reserve, the ERE however allows the title to remain under the landowner, instead of with the Municipality. Similar restrictions apply with an easement, such that the land would be left in its natural state.

Environmentally Significant Areas (ESA): Meaning as defined in each subject Land Use Bylaw.

Extensive Agriculture: The general raising of crops and grazing of livestock in a non-intensive nature.

Intermunicipal Border: The shared border between Rocky View County and Kneehill County.

Intermunicipal Committee: Those members from both municipalities appointed by resolution of Council to represent their municipality on matters relating to the Intermunicipal Development Plan and the Intermunicipal Collaboration Framework.

Intermunicipal Development Plan (IDP): A statutory document, adopted by bylaw in accordance with section 631 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

May: Is an operative word that means that there is a choice, with no particular direction or guidance intended.

Municipalities (the Municipalities): The municipalities of Rocky View County and Kneehill County.

Municipal Government Act (MGA): The Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Municipal Development Plan (MDP): A statutory plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act* and used by municipalities as a long-range planning tool.

Outline Plan: means a detailed Land Use plan for an area of land that is typically smaller than the land covered by an Area Structure Plan and which conforms to all Statutory Plans. An Outline Plan is adopted by resolution of Council, Pursuant to Part 17 of the Act, and is otherwise equivalent to a “Conceptual Scheme” as described in the Act.

Permitted Use: The use of land or a building in a land use district for which a Development Authority shall issue a development permit with or without conditions providing all other provisions of the Bylaw are conformed with.

Plan: The Rocky View County and Kneehill County Intermunicipal Development Plan.

Plan Area: The lands defined in this document to which the policies of this document pertain.

Ratepayer: A land owner within the municipality who pays taxes to the respective municipality and is considered a stakeholder in public matter relating to the municipality.

Renewable Resource/Energy: means a Development whose Principal Use is the generation of energy for commercial or residential use, from wind, solar, geothermal or other sources that do not depend on finite, non-renewable resources such as fossil fuels.

Shall: In an operative word that means the action is mandatory.

Should: In an operative word that means that in order to achieve the Plan's objectives, it is strongly advised that the action be taken.

Soil Classification: The classification of soils in accordance with the Canadian Land Inventory on the basis of soil survey information, and are based on intensity, rather than kind, of their limitations for agriculture.

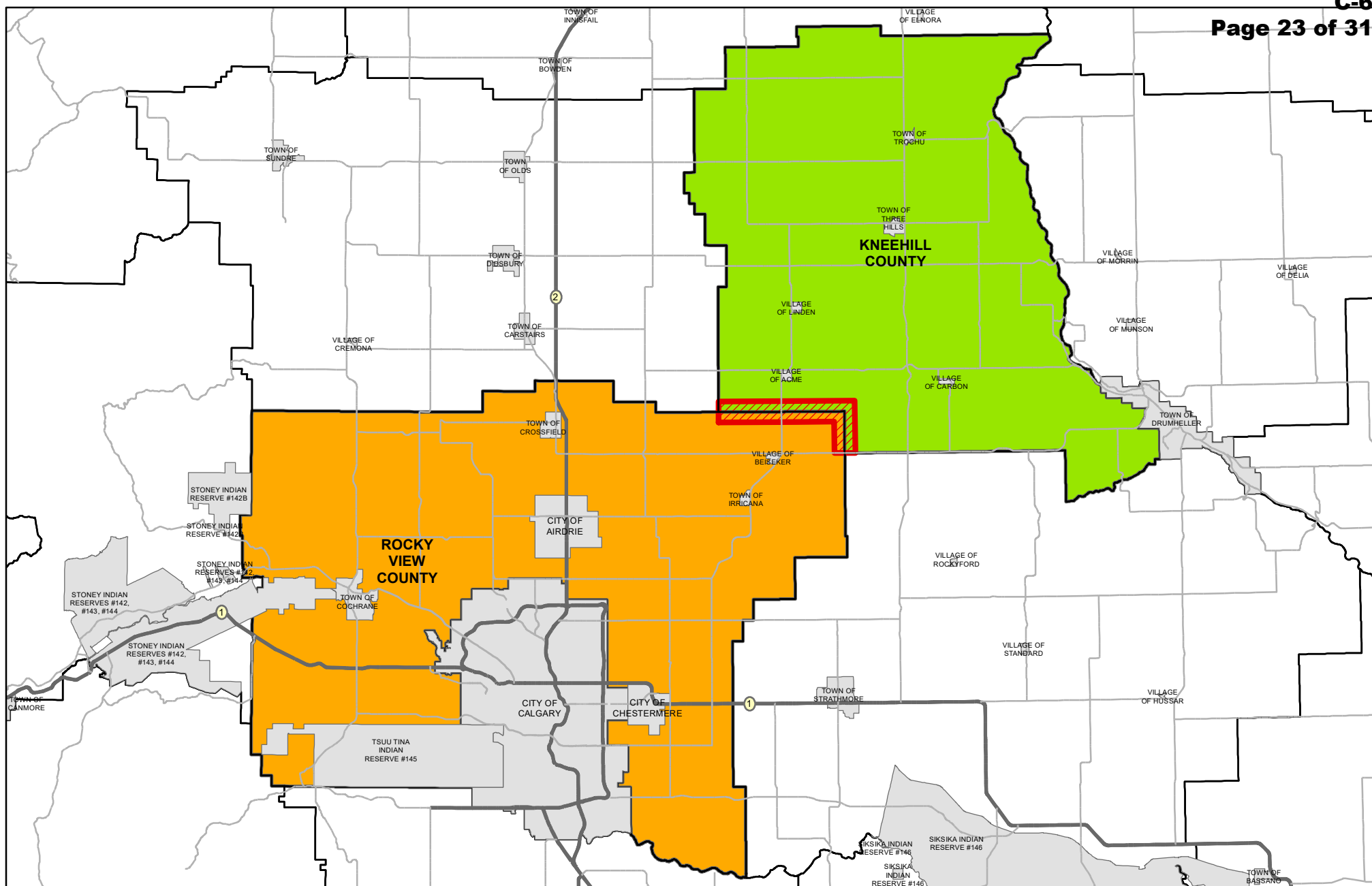
Stakeholder: A person with an interest or concern in matters pertaining to this Plan.




Statutory Plan: As per Part 17 of the *Municipal Government Act*, is an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan adopted by a municipality under Division 4 of the *Municipal Government Act*.

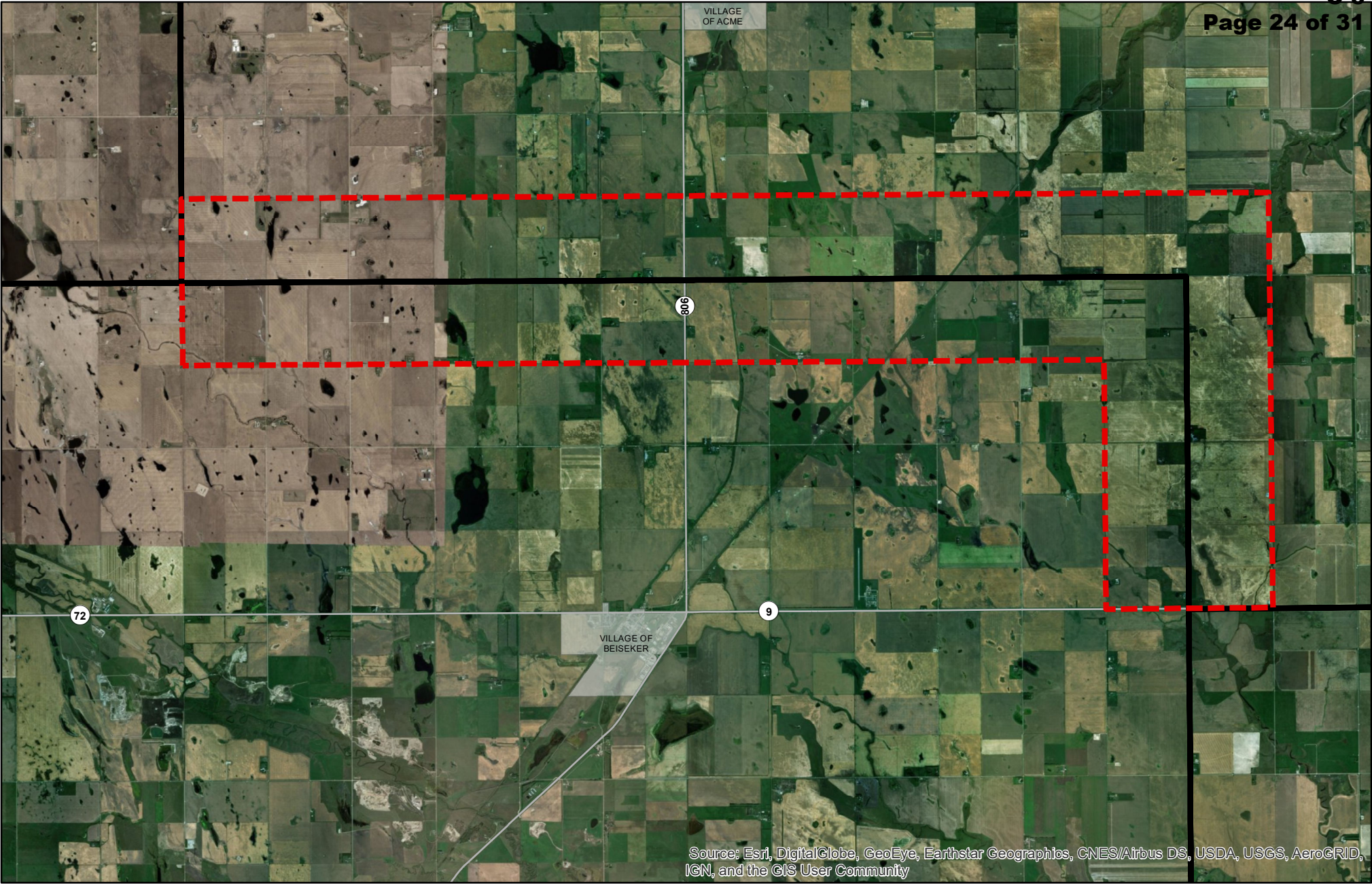
Subdivision and Development Authority: Within the boundary of Rocky View County means the Rocky View County Subdivision and Development Authority, and within the boundary of Kneehill County


means the Kneehill County Subdivision and Development Authority.




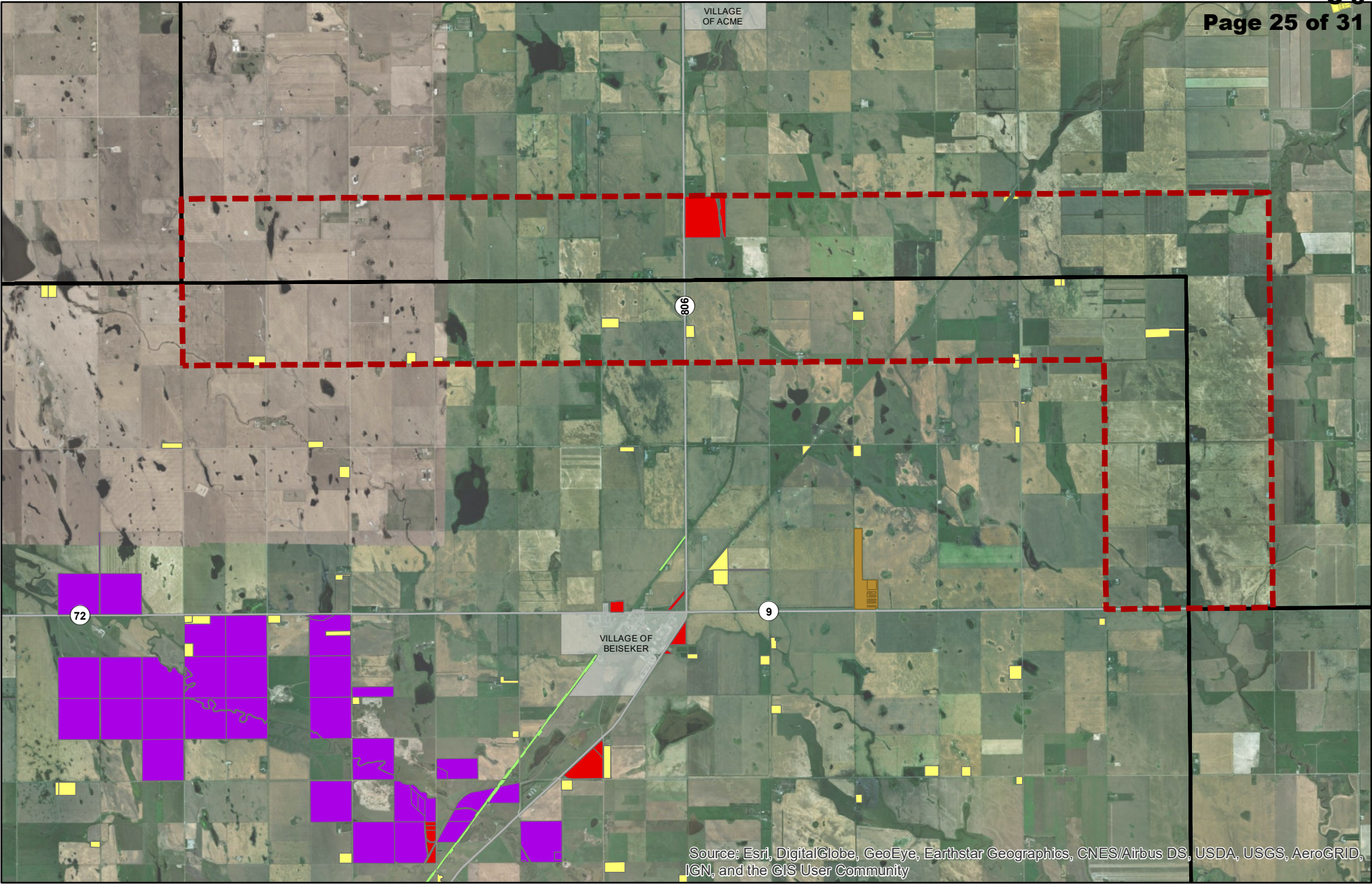


-  IDP PLAN AREA
-  ROCKY VIEW COUNTY
-  KNEEHILL COUNTY

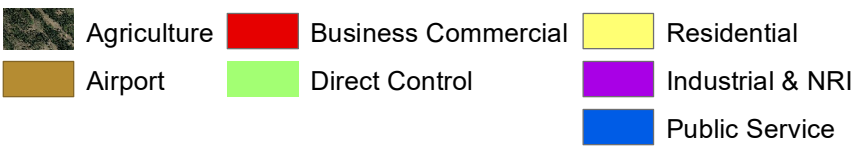


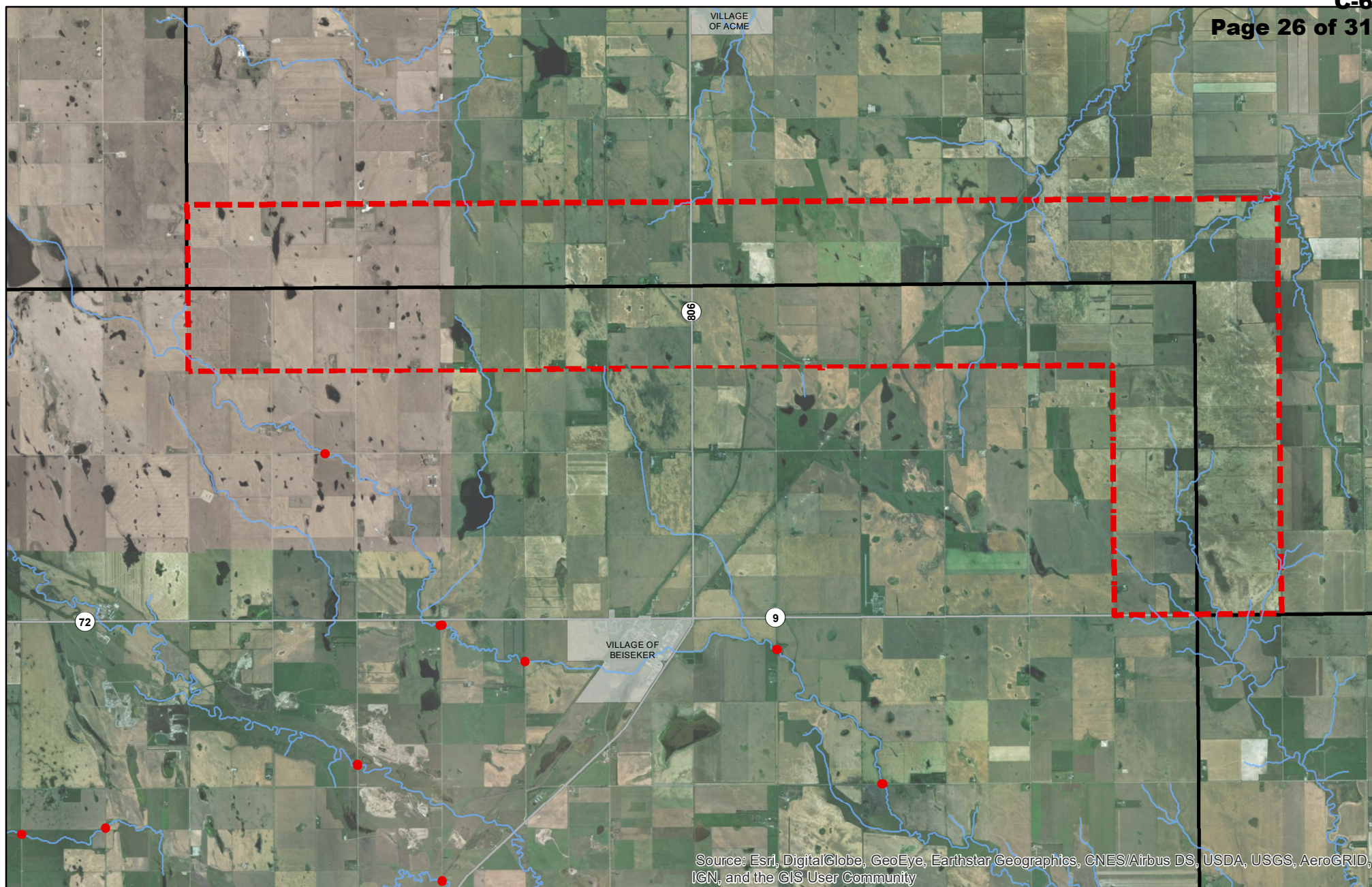
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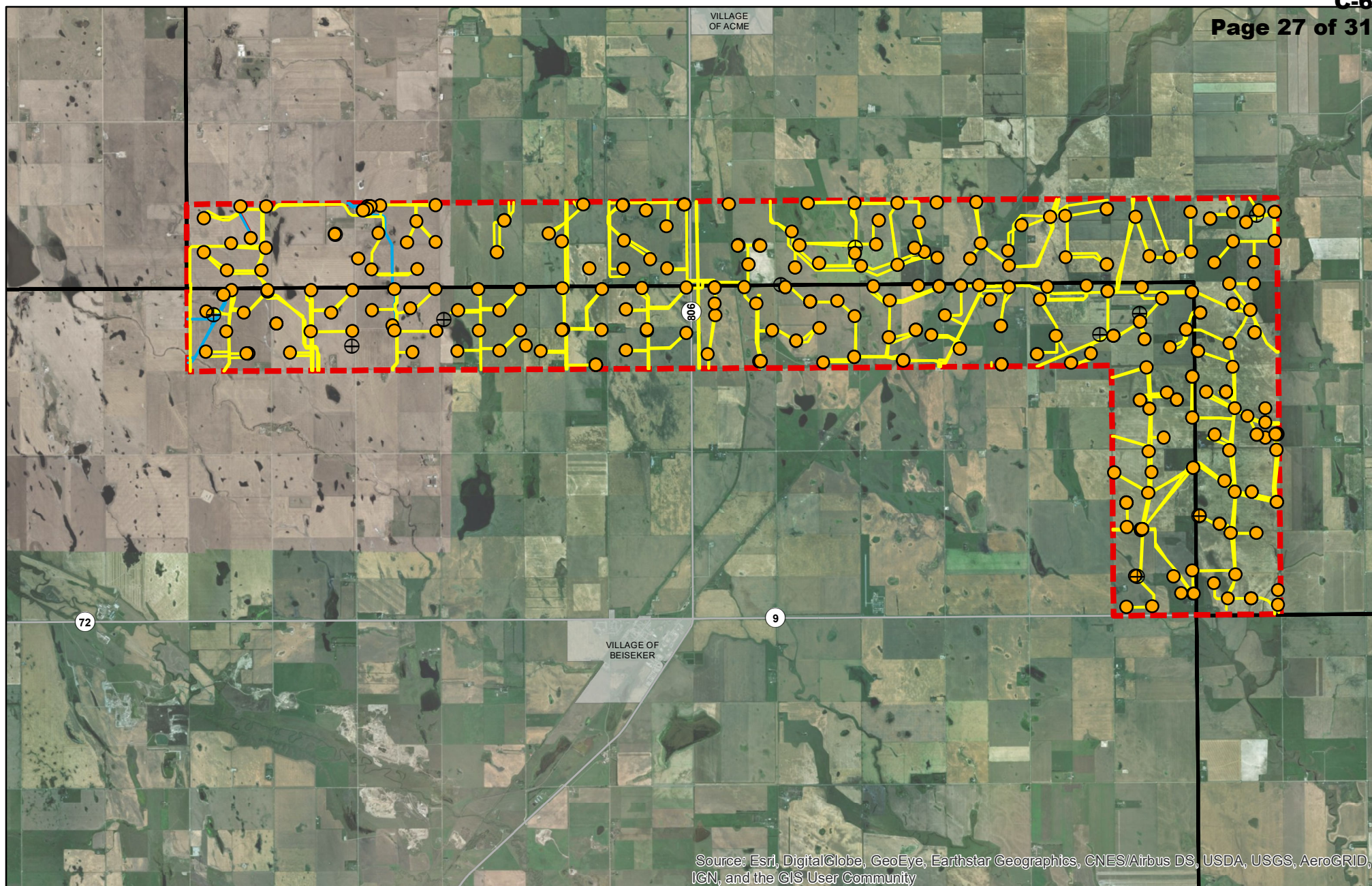
 Municipal Boundary



Land Use













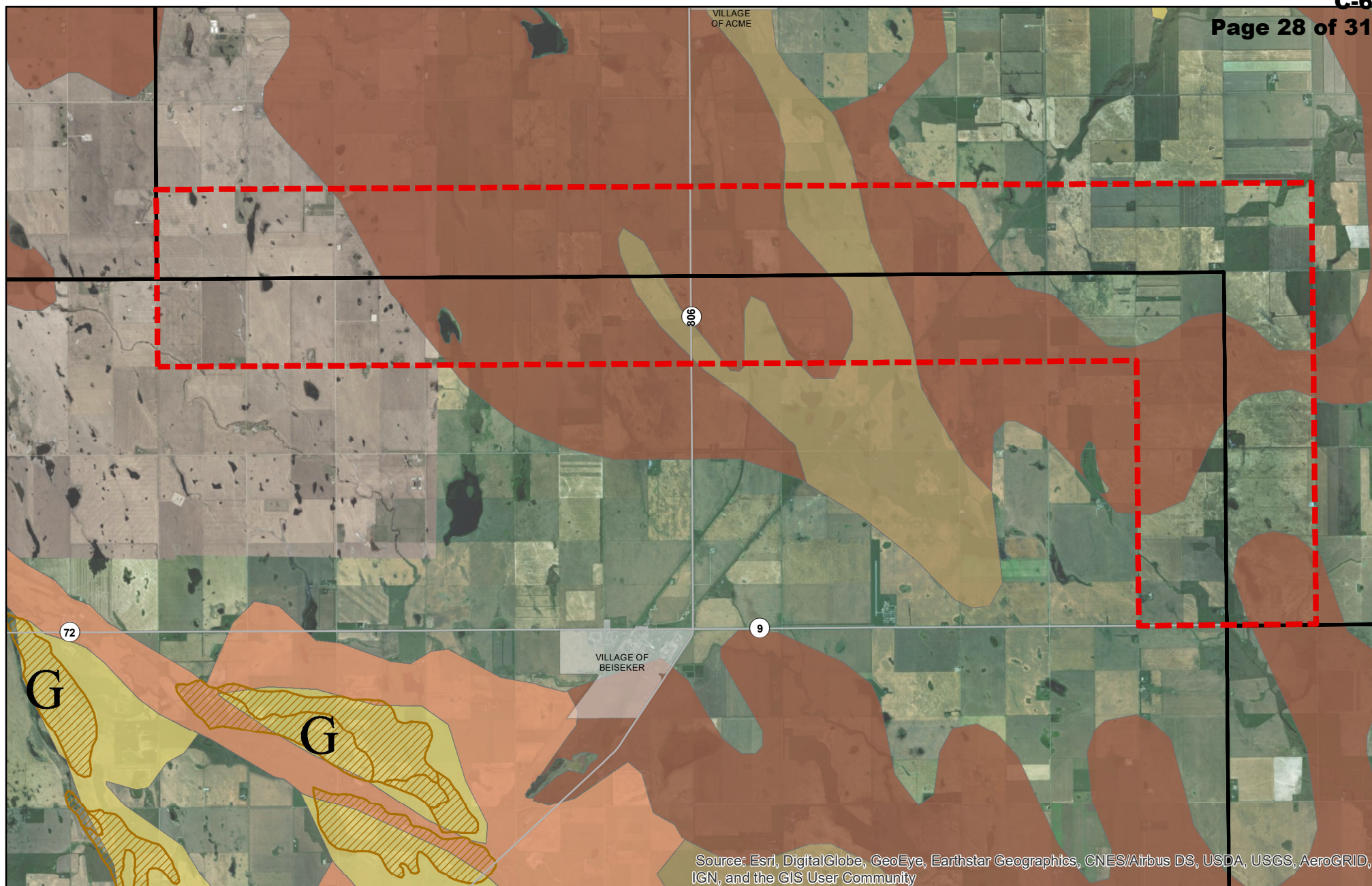
 IDP PLAN AREA
 Municipal Boundary

Wells

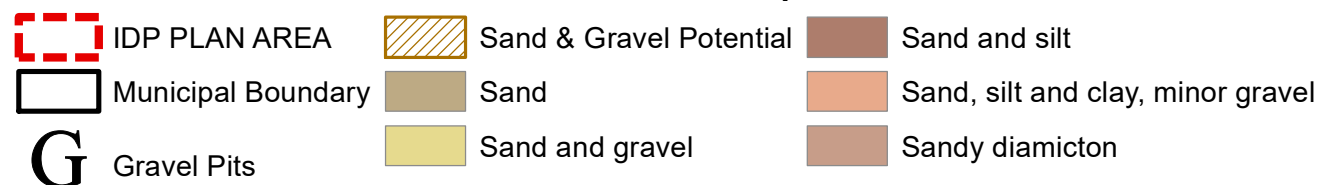
 All Other Values
 Abandoned

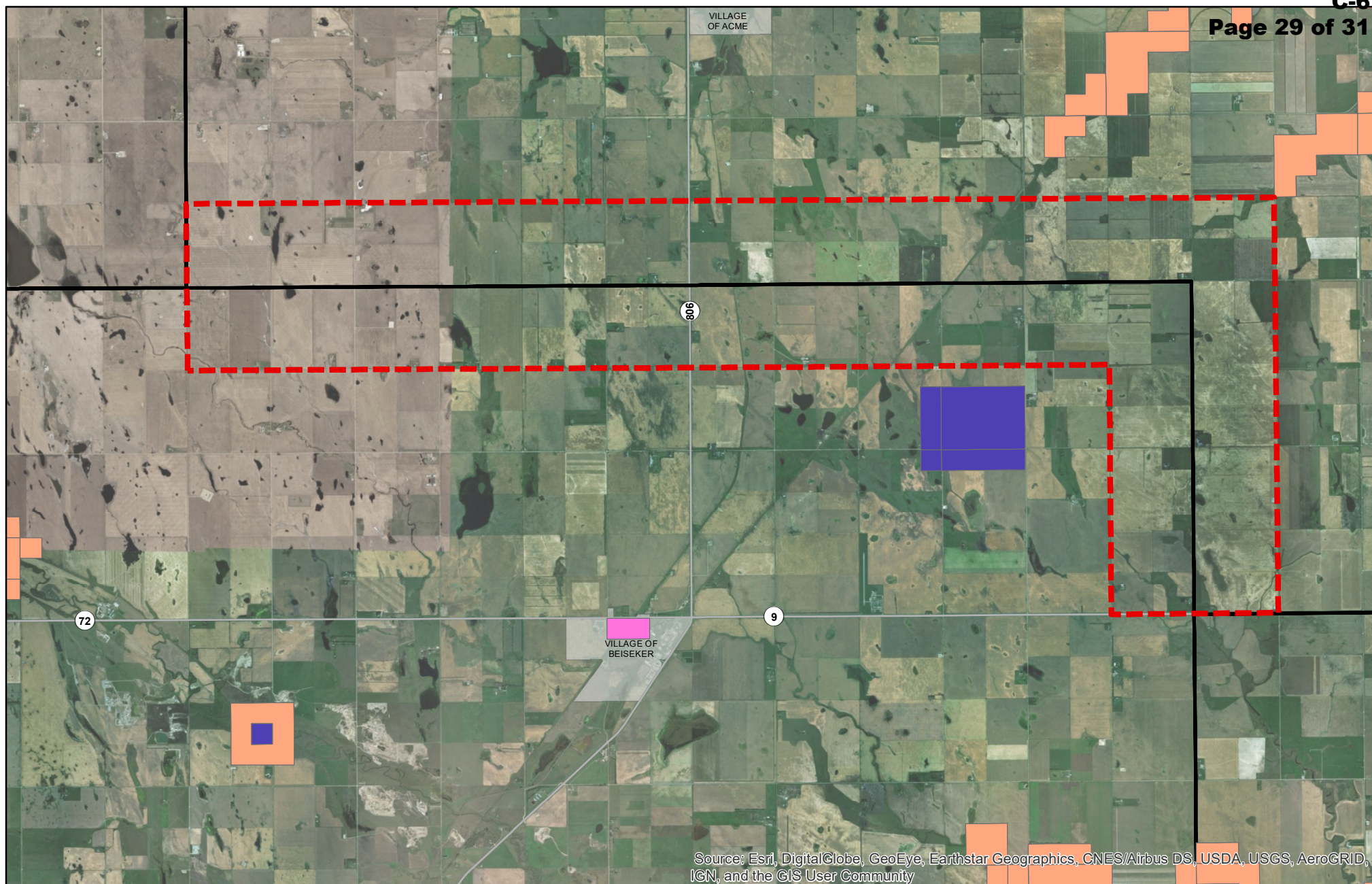
Pipes

 Crude Oil
 Other
 Natural Gas
 Sour Natural Gas



Surficial Sand & Gravel Deposits





IDP PLAN AREA



Municipal Boundary

Historic Resource Value (HRV)

1 - Provincial Historic Resource



2 - Registered Historic Resource



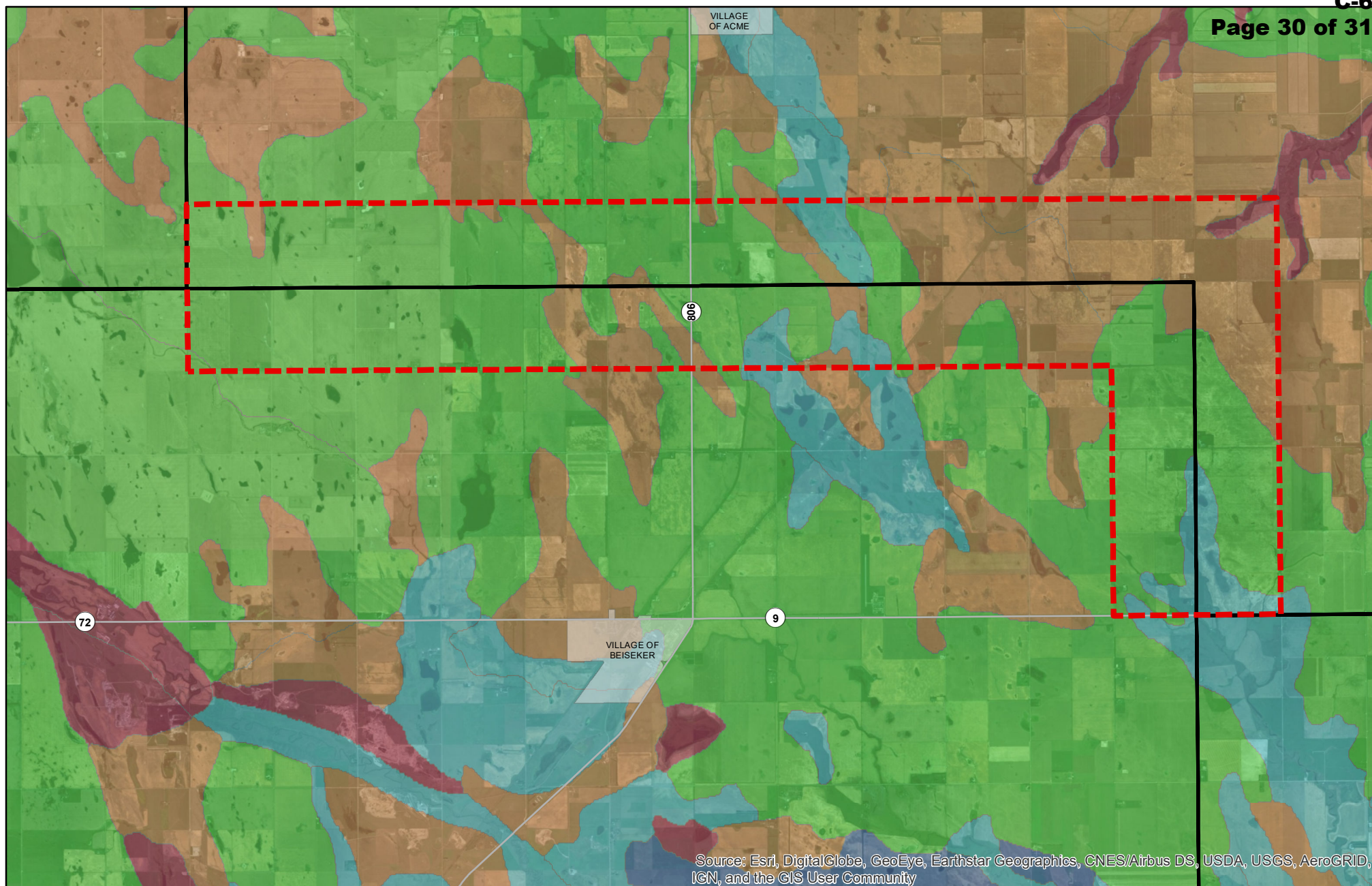
3 - Significant historic resource that will likely require avoidance



4 - Historic resource that may require avoidance



5 - Potential to contain a historic resource



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



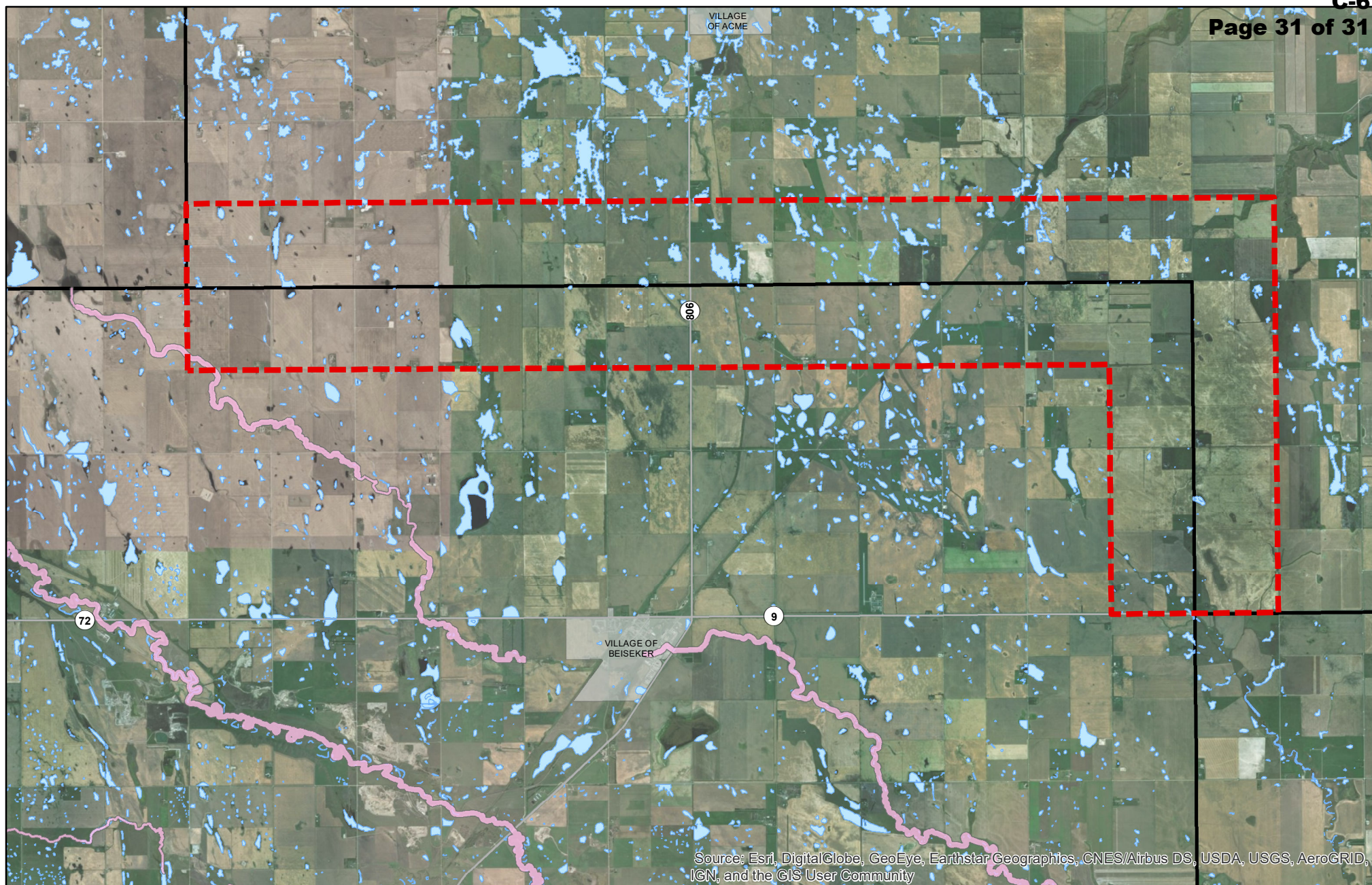
6 - Capable of producing perennial crop only



7 - No crop capability or permanent pasture land



O - Organic Soils



IDP PLAN AREA



Municipal Boundary



Key Wildlife & Biodiversity Zones



Riparian Policy Areas



Alberta Merged Wetland Inventory



MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: January 14, 2020 **DIVISION:** All
FILE: N/A
SUBJECT: Amendments to the *Subdivision Authority Bylaw* and *Land Use Bylaw*

EXECUTIVE SUMMARY:

At its November 26, 2019 meeting, Council established a Municipal Planning Commission to make decisions on certain subdivision and development applications, as well as provided first reading to Bylaw C-7968-2019 to amend the *Subdivision Authority Bylaw* and *Land Use Bylaw*:

- Bylaw C-7968-2019 would amend the *Subdivision Authority Bylaw* to make the Municipal Planning Commission the subdivision authority for applications that are currently considered by Council; and
- Bylaw C-7968-2019 would amend the *Land Use Bylaw* to remove variance restrictions of the development authority to provide more flexibility to the Municipal Planning Commission when considering applications.

Subsequent to first reading of Bylaw C-7968-2019, Administration identified an additional amendment to the *Land Use Bylaw* that is required to fully implement the Municipal Planning Commission. The proposed amendment would remove variance restrictions on setback relaxations and the size of accessory buildings in Direct Control districts. Administration recommends that the bylaw be amended prior to approval.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

N/A

OPTIONS:

- Option #1:
- | | |
|-----------|--|
| Motion 1: | THAT Schedule 'A' of Bylaw C-7968-2019 be amended in accordance with Attachment 'A'. |
| Motion 2: | THAT Bylaw C-7968-2019 be given second reading as amended. |
| Motion 3: | THAT Bylaw C-7968-2019 be given third and final reading as amended. |
- Option #2: THAT alternative direction be provided.

Administrative Resources

Tyler Andreasen, Municipal Clerk's Office
Sean MacLean, Planning and Development Services



Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Proposed Amendment to Bylaw C-7968-2019

Attachment ‘B’ – Bylaw C-7968-2019

Amendment to Schedule 'A' of Bylaw C-7968-2019

Add the following to the end of Schedule 'A' of Bylaw C-7968-2019:

67.5 Variance

Where a **development** ~~debuilding constructed pursuant to County approvals~~ does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighborhood nor materially interfere with or affect the use, enjoyment, or value of neighboring properties, issue a Development Permit granting a variance.:

- ~~(a) regarding any or all of the minimum front yard, side yards, and rear yard setback requirements, such that the variance does not exceed 20% or 1.00 m, whichever is the greater; and~~
- ~~(b) regarding accessory building size and maximum building height, such that the variance does not exceed 20%;~~

~~from the DC Direct Control regulations and complies with all Alberta Building Code requirements.~~



BYLAW C-7968-2019

A Bylaw of Rocky View County, in the Province of Alberta, to amend the *Land Use Bylaw* and the *Subdivision Authority Bylaw*.

WHEREAS section 191 of the *Municipal Government Act* allows Council to amend bylaws;

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

Title

- 1 This Bylaw may be cited as Bylaw C-7968-2019.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
 - (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its *jurisdictional* boundaries, as the context requires;
 - (5) **“Subdivision Authority”** means a Subdivision Authority as defined and contemplated in the *Municipal Government Act*, and
 - (6) **“Subdivision Authority Bylaw”** means Rocky View County Bylaw C-7546-2015, being the *Subdivision Authority Bylaw*, as amended or replaced from time to time.

Amendments to the *Land Use Bylaw* and *Subdivision Authority Bylaw*

- 3 Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*, is amended in accordance with Schedule ‘A’ of this bylaw.
- 4 Rocky View County Bylaw C-7546-2015, being the *Subdivision Authority Bylaw*, is amended in accordance with Schedule ‘B’ of this bylaw.

Severability

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

Effective Date

- 6 Bylaw C-7968-2019 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

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-7968-2019

Schedule 'A' – Amendments to the *Land Use Bylaw***SECTION 9 DEVELOPMENT AUTHORITY***Add the following sections:***9.6 The Development Authority shall:**

- a) Receive, process and make decisions on all Development Permit applications;
- b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee; and
- c) Keep a register of all Development Permit applications, and the decisions rendered on them, for a minimum of seven (7) years.

9.7 The Development Authority may:

- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority it deems necessary for comment;
- b) Provide a written time extension agreement, in alignment with the Bylaw;
- c) Allow a variance, in alignment with the Bylaw.

SECTION 12 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS**12.1 Use, Permitted Applications:***Delete the following sections:*

~~Upon review of a completed application for a Development Permit for a use, permitted, the Development Authority shall:~~

- ~~(a) approve unconditionally or subject to such conditions as considered appropriate under the terms of this Bylaw, an application for a use, permitted where the proposed use conforms to this Bylaw, and may require as a condition of issuing a Development Permit, that the Applicant enter into a Development Agreement with the County. This agreement shall contain such terms and conditions as considered necessary by the County and may include the requirement to construct or pay for the construction and/or upgrading of public roadways, public utilities, other than telecommunications systems or works that are necessary to serve the development, pedestrian walkways, parking and loading facilities, and any off-site levy or redevelopment levy imposed by Bylaw. Such agreement shall be executed prior to the commencement of the development and shall be secured by the Developer in an amount satisfactory to the County;~~
- ~~(b) decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear~~

~~or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority the granting of a variance would not:~~

- ~~(i) unduly interfere with the amenities of the neighbourhood;~~
- ~~(ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building, or does not exceed 10% of the required maximum floor area for Accessory Dwelling Unit;~~
- ~~(iii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required yard, front or yard, side, if adjacent to or fronting on a paved road.~~

~~(c) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policies.~~

~~(d) impose any condition that:~~

- ~~(i) is consistent with the regulations of the Bylaw;~~
- ~~(ii) ensures the purpose and intent of the Land Use District is met;~~
- ~~(iii) ensures that the Servicing Standards are implemented; and~~
- ~~(iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policy are met.~~

Add the following sections:

The Development Authority, in making a decision on a Development Permit application for:

(a) A Use, Permitted that meets all requirements:

(i) Shall approve the application, with or without conditions.

(b) A Use, Permitted that does not meet all requirements:

(i) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:

(1) the proposed development would not:

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(2) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

(ii) May refuse the application if the proposed development does not conform to the Bylaw.

12.2 Use, Discretionary Applications:

Delete the following sections:

Upon receipt of a completed application for a Development Permit for a use, discretionary, the Development Authority may:

~~(a) approve a time-limited Development Permit for a specified limited time period where it is the opinion that the use is of a temporary nature, or should only be approved on a temporary basis;~~

~~(b) approve conditionally a Development Permit under the terms of this Bylaw, an application for a use, discretionary where the proposed use conforms to this Bylaw. Conditions may include, among other things that the Applicant enter into a Development Agreement with the County. This agreement shall contain such terms and conditions as considered necessary by the County and, without limiting the generality of the foregoing, may include the requirement to construct or pay for the construction and/or upgrading of public roadways, pedestrian walkways, parking and loading facilities, and any off-site levy or redevelopment levy imposed by Bylaw. Such agreement shall be executed prior to the commencement of the development;~~

~~(c) decide upon an application for a Development Permit, notwithstanding that the proposed development does not comply with required yard, front, yard, side, yard, rear or building height dimensions set out in this Bylaw, if, in the opinion of the Development Authority, the granting of the variance would not:~~

~~(i) unduly interfere with the amenities of the neighbourhood;~~

~~(ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum building area for an accessory building or does not exceed 10% of the required maximum floor area for an Accessory Dwelling Unit;~~

~~(iii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required yard, front or yard, side if adjacent to or fronting on a paved road;~~

~~(iv) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policies.~~

~~(d) Impose any condition that:~~

~~(i) is consistent with the regulations of the Bylaw;~~

- ~~(ii) ensures the purpose and intent of the Land Use District is met;~~
- ~~(iii) ensures that the Servicing Standards are implemented; and~~
- ~~(iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and County Policy are met.~~

Add the following sections:

The Development Authority, in making a decision on a Development Permit application for:

c) A Use, Discretionary:

- (i) May approve the application, with or without conditions, if the proposed development conforms with the Bylaw;
- (ii) May approve the application, with or without conditions, if the proposed development does not conform with the Bylaw, if:
 - (1) the proposed development would not:
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (2) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.
- (iii) May refuse the application even though it meets the requirements of the Bylaw.

d) A Use, Discretionary in a Direct Control District:

- i. May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority.

12.3 In reviewing a Development Permit application for a Use, Permitted with a proposed variance or a Use, Discretionary, the Development Authority shall have regard to:

- (a) The purpose and intent of the applicable District;
- (b) The purpose and intent of any Statutory Plan adopted by the County;
- (c) The purpose and intent of any other plan and pertinent policy adopted by the County; and
- (d) The circumstances and merits of the application.

12.4 Notwithstanding the provisions of the Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with, and complementary to, surrounding land use and other planning considerations.

12.5 In reviewing a Development Permit application for a parcel not serviced by a piped sewer system, the Development Authority must be satisfied with the method of disposal.

Renumber the following sections:

~~12.3~~ 12.6 Application acceptance and decision:

(a) The Development Authority shall not accept a Development Permit application where the proposed use is neither permitted nor discretionary;

(b) The Development Authority shall refuse a Development Permit for a use, discretionary if it does not meet the purpose and intent of the Land Use District.

Delete the following sections:

~~12.4 Applications within Direct Control Districts:~~

~~Unless otherwise directed by Council in a Direct Control District, its associated Regulation, or as provided for in Section 65.5. Council shall be the sole decision making authority on Development Permit applications within a Direct Control District. In those instances where Council has taken upon itself sole jurisdiction to deal with an application, the Development Authority shall forward the application directly to Council.~~

SECTION 14 VALIDITY OF DEVELOPMENT PERMITS

Delete the following sections:

~~14.1 A Development Permit shall come into effect fifteen (15) days after the date of the issue of the Notice of Decision, subject to compliance with conditions in Notice of Decision, unless an appeal is made to the Subdivision and Development Appeal Board.~~

~~14.2 If an appeal is made, the effective date of the permit shall be the date that the permit is finally issued.~~

Add the following sections:

14.1 Barring an appeal to the SDAB, a Development Permit does not come into effect until twenty-one (21) days from the date on which public notice was issued.

Delete the following sections:

~~14.3 A permit shall not be issued if conditions of approval set out in the Notice of Decision or in an Order of the Subdivision and Development Appeal Board have not been met within 12 months of the date of the applicable Notice of Decision or Order.~~

~~14.4 The Development Authority may impose a condition or conditions that the proposed development be permitted on a time limited permit basis. When a time limited permit expires, the permit is from that date null and void.~~

Add the following sections:

14.2 Where a proposed development is for a use, discretionary, the Development Authority may issue a temporary Development Permit for that development if:

- (a) The proposed development is of a temporary nature; or
- (b) The Development Authority wishes to ensure that the development authorized by the permit will cease by a specified date.

14.3 The Development Authority may create limits on the duration of any development.

14.4 When a development is approved with a limited duration the Development Authority:

- (a) Shall require the cessation of use and removal of the development at the expiration of the time period stated in the development permit;
- (b) Shall impose a condition that removes the County from any liability regarding costs related to cessation of the development.
- (c) Shall impose a condition that requires the site to be restored to a condition acceptable to the Development Authority.
- (d) May require the applicant to post a security.

14.5 When a Development Permit with a limited duration expires the permit is void and a new application shall be required before the limited duration development permit expires.

Delete the following sections:

~~14.5 The Development Authority may, prior to the expiry date of a time limited permit accept an application for a new Development Permit to:~~

- ~~(a) renew/extend the time duration of an existing Development Permit provided that the Applicant has submitted a duly signed, written application with the appropriate fee.~~

Add the following sections:

14.6 A Development Permit shall lapse after one (1) year from the date of issuance unless development has commenced on the site, or as otherwise identified in the conditions of approval.

14.7 A Development shall be completed to the satisfaction of the Development Authority within twenty-four (24) months of the Development Permit approval or as otherwise identified in the conditions of approval.

14.8 Time Extension Agreement

- (a) The Development Authority may request up to a three (3) month extension of the review period of a Development Permit application from the applicant;
- (b) The Development Authority may grant up to a three (3) month extensions of the review period of a Development Permit Application at the request of the applicant;
- (c) 'Time Extension Agreements' shall be agreed to by both parties in writing;
- (d) 'Time Extension Agreements' on any Prior to Issuance conditions related to an approved Development Permit may be granted by the Development Authority for a period of twelve (12) months to a maximum of three (3) extensions;
- (e) 'Time Extension Agreements' for the Commencement or Completion periods of a Development may be granted by the Development Authority.

Delete the following sections:

~~14.6 Unless otherwise specified in the Development Permit and/or its conditions of approval, if the development authorized by a Development Permit is not, in the judgment of the Development Authority, commenced and diligently pursued within twelve (12) months from the effective date of the permit, and completed within twenty four (24) months from the effective date of the permit, such permit approval ceases and the permit is deemed null and void.~~

Bylaw C-7968-2019

Schedule 'B' – Amendments to the *Subdivision Authority Bylaw*

Add the following sections:

2.14 "Municipal Planning Commission" has the same meaning as defined in the Act.

3.1 The Subdivision Authority shall consist of:

- a) ~~Council~~ Municipal Planning Commission; and
- b) the Chief Administrative Officer, in circumstances prescribed in this Bylaw.

Revise the following sections:

3.2 ~~Council~~ Municipal Planning Commission and the Chief Administrative Officer are authorized to exercise subdivision powers and duties on behalf of the County in accordance with the Act and the provisions of this Bylaw.

4.4 Notwithstanding Section 4.1 and 4.2, the Chief Administrative Officer may refer any subdivision application to the ~~Council~~ Municipal Planning Commission to render a decision.

4.5 In all circumstances where the subdivision application does not satisfy Section 4.1 or 4.2 criteria or where the Chief Administrative Officer otherwise refers the application to ~~Council~~ Municipal Planning Commission, ~~Council~~ Municipal Planning Commission shall consider the subdivision application and render the decision with respect to the application in accordance with the Act.

4.6 ~~Council~~ The Municipal Planning Commission may attach conditions to a subdivision approval issued by ~~Council~~ the Municipal Planning Commission in accordance with ~~Section 655 of the Act.~~

Delete the following sections:

~~5.2 When Council is acting Authority on subdivision applications, five (5) members shall constitute a quorum.~~



BUSINESS AND ECONOMIC DEVELOPMENT

TO: Council

DATE: January 14, 2020 **DIVISION:** All

FILE: N/A

SUBJECT: Presentation from Canadian Badlands Tourism Association and request for membership

EXECUTIVE SUMMARY:

Since December 2014, Rocky View County's Business & Economic Development Department has been promoting tourism opportunities in the Bragg Creek area through a regional tourism association called *Cool Little Towns*. As of November 2019, *Cool Little Towns* was disbanded leaving a void in our promotion of tourism in Rocky View County.

Rocky View County also has significant and growing tourism investment potential beyond just Bragg Creek: in Langdon, Balzac, and Springbank, and rural attractions throughout the County such as Pioneer Acres Museum near Beiseker, and North Bow Lodge near Dalemead. Proposed membership in *Canadian Badlands Tourism Association* would serve the entire County and would augment investment attraction and economic prosperity in the County's growing tourism, retail, and entertainment sector.

With the absence of a current tourism promotion provider, Rocky View County is considering membership with *Canadian Badlands Tourism Association*. Today's presentation will provide Council with a background on the organization and the proposed benefits to the County.

ADMINISTRATION RECOMMENDATION:

Administration recommends that membership be obtained with *Canadian Badlands Tourism Association*, in accordance with Option #1.

BACKGROUND:

Rocky View County's Business & Economic Development Department had been assessing membership in *Canadian Badlands* since July 2010. Now that Rocky View has established a foundation of successful tourism-related businesses (for example: CrossIron Mills, Century Racetrack & Casino, Days Inn, plus a spectrum of small businesses in Balzac and Langdon), the Business & Economic Development Department felt this was an opportune time to explore membership in the *Canadian Badlands Tourism Association*.

Today's presentation will be made by the Executive Director of *Canadian Badlands*, Lonna Hoggan. In our commitment to full transparency, please note that Lonna Hoggan is the wife of Rocky View County's CAO, Al Hoggan.

BUDGET IMPLICATIONS:

The cost of membership in *Canadian Badlands Tourism Association* for 2020 will be approximately \$20,000. The Business & Economic Development Department has budget for this proposed expenditure.

Administration Resources

David Kalinchuk, Manager, Economic Development



OPTIONS:

- Option 1: Motion #1: THAT the presentation by Canadian Badlands Tourism Association be received as information.
- Motion #2: THAT Administration be directed to pursue Rocky View County's membership in the Canadian Badlands Tourism Association.
- Option #1: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"David Kalinchuk"

"Al Hoggan"

Manager, Economic Development

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' –Presentation: Canadian Badlands Tourism

CANADIAN BADLANDS TOURISM



INTRO/HISTORY

- Canadian Badlands Tourism (CBT) founded in 2006
- Largest municipal tourism partnership in Canada, incorporated with over 60 municipal shareholder members throughout East Central and Southeastern Alberta, in approximately a 95,000 square km region
- Primary goal: To establish the Canadian Badlands as an Iconic Tourist Destination

VIDEO TO PLAY

TOURISM

- Fastest growing, most resilient sector in the World
- In Alberta: - direct & indirect spending: \$9.2 Billion (2013)
 - supports approximately 19,000 businesses, employs approximately 127,000 people

CANADIAN BADLANDS TOURISM

- 4.4 million visitors
 - \$557 million in direct spending
 - 7700 jobs supported
 - \$245 million tax revenue generated
- (2012 Alberta Tourism stats)

WHAT WE DO

- Facilitate collaboration between the Government of Alberta Economic Development, Trade and Tourism, member municipalities, Travel Alberta, private operators, local attractions & tourism groups
- Support tourism development opportunities
- Promote local tourism
- Leverage funding & partnership opportunities

WHAT WE DO – YOUR COMMUNITIES

- Pheasant festivals
- Icons of the Canadian Badlands concerts
- Canadian Badlands Scenic Route (Tyrell Museum to Dinosaur Prov. Park) and beyond
- Tourism Development Conference for members & industry
- Ambassador program
- Tom Jackson - Spirit of the Badlands tours
- And hundreds of other projects throughout the Canadian Badlands region

REGIONAL MARKETING CAMPAIGN

- Promotion of extended stays
- Brand awareness
- Event promotion - Our website analytics: 1.2 Million total events, 548,055 unique events
- **#MYBADLANDS IS...**
- Marketing objectives:
 - raise awareness of the Canadian Badlands region
 - engage & unify smaller communities

CHALLENGES

- Government of Alberta budget reductions
- Creation of a sustainable funding model to support member services

QUESTIONS ...

THANK YOU



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FINANCIAL SERVICES

TO: Council

DATE: January 14, 2020 **DIVISION:** All

FILE: 2020-250

SUBJECT: 2020 Tax Recovery Sale Properties – Tax Sale Conditions

POLICY DIRECTION:

In accordance with Section 419 of the *Municipal Government Act* (MGA), “Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale”. Further, Section 421(1) (a) of the MGA details the required time frame for the advertisement of public auction in the Alberta Gazette.

EXECUTIVE SUMMARY:

Properties with outstanding tax arrears for three years are subject to Rocky View County’s 2020 Tax Sale. The purpose of this request is for Council to consider the conditions that apply to the 2020 Tax Sale.

Section 419 of the MGA requires that Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale. Due to the time frame for advertising in the Alberta Gazette as required by Section 421(1) (a) of the *Municipal Government Act*, Administration is requesting that only the tax sale conditions be set at this time; Administration will present a report to Council regarding the reserve bid(s) prior to the tax sale in April 2020.

Administration requests to authorize the 2020 tax sale conditions as follows:

TERMS: Cash or certified cheque.
DEPOSIT: 10% of bid at the time of the sale on April 17, 2020
BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes

In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction.

This tax sale will only proceed if the outstanding tax arrears as of December 31, 2019, remain unpaid as of 2:00 p.m. on April 17, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATION(S):

In addition to paying outstanding taxes, a 5% administration fee would be collected by the County.

Administration Resources

Lois Stark, Team Lead, Tax Representative



ROCKY VIEW COUNTY

OPTIONS:

Option #1 THAT the 2020 Tax Sale conditions be approved as follows:

TERMS: Cash or certified cheque.

DEPOSIT: 10% of bid at the time of the sale on April 17, 2020.

BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer



FINANCIAL SERVICES

TO: Council

DATE: January 14, 2020

DIVISION: 5

FILE: 0785

SUBJECT: Penalty Cancellation Request – Tax Roll 04306054

POLICY DIRECTION:

This request was evaluated in accordance with the Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

On December 5, 2019 Administration received a request from the owner of Roll 04306054 regarding late payment penalty cancellation in the amount of \$7,894.47. The County received payment on July 10, 2019. This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the request for late tax payment penalty cancellation in the amount of \$7,894.47 be denied.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT 'A' – Copy of Email

ATTACHMENT 'B' – Policy C-204

Administration Resources

Lois Stark, Team Lead, Tax Representative

December 5, 2019

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

Attention: Tax Department

In regards to Tax Roll #04306054 we would like to request the reversal of the 12% tax penalty of \$7,894.47. As a small company during these tough economic times this has a significant impact to our financials. Plus, the accounting position within the company was vacant until early June 2019, at which time I tried to get all the payables caught up. Due to this vacancy the payment for the taxes was made to the bank on July 8th, only one week late.

We hope you take into consideration our request due to the vacancy in accounting and only being one week late.

Thanks in advance.



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2019 November 26
Date Last Reviewed:	2019 November 20

Purpose

- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



Policy Statement

- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant section 347(1) of the *Municipal Government Act*. *Municipal Government Act* section 203 prohibits Council from delegating this power to administration.
- 3 Council recognizes the need to be fair and equitable to all County taxpayers in its effort to address late tax payment penalty cancellation requests.
- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

- 5 Council considers and balances the interests of County's property owners when responding to any penalty cancellation request.
- 6 The County must provide sufficient notice of property tax payment due date, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
- 7 The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes.



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- 8 Property owners seeking late tax payment penalty cancellation must submit a written request to the County within 120 days of the date when the related penalty was applied to the tax account.
- 9 Administration must present late tax payment penalty cancellation requests during public meetings of Council, as Council's decisions on these matters have an impact on all property owners. The report regarding the request includes the information provided by the requesting property owner.

Tax Relief Categories

- 10 When Council grants a late tax payment penalty cancellation request, the late tax payment penalty cancellation is only available for the penalties in the current taxation year:
 - (1) where a death in the immediate family of the property owner occurred within seven days prior to the due date;
 - (2) where the tax notice has been sent to an incorrect address as a result of the County's error in recording an address change on the tax roll; or
 - (3) where a late tax payment has been processed by a financial institution and either the Financial Institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax Relief Not Available

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



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

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

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards
- 2011 November 01 – Amended by Council
- 2009 December 15 – Amended by Council
- 2004 September 07 – Amended by Council
- 2003 October 07 – Amended by Council

Review Date(s) – Review Outcome Description

- 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



Definitions

13 In this policy:

- (1) “administration” means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer;
- (2) “Council” means the duly elected Council of Rocky View County;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (3) "County" means Rocky View County;
- (4) "immediate family" means spouse, a parent, child, or sibling;
- (5) "*Municipal Government Act*" means the Province of Alberta's *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



FINANCIAL SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 9
FILE: 0785
SUBJECT: Penalty Cancellation Request – Tax Roll 06703036

POLICY DIRECTION:

This request was evaluated in accordance with Late Tax Payment Penalty Cancellation Policy C-204, which establishes a uniform and consistent approach for Council to address late tax payment cancellation requests in Rocky View County (the County).

EXECUTIVE SUMMARY:

In October 2019, prior to the amended Policy C-204, a property management company submitted a penalty cancellation review to the Administration committee requesting that the penalty of \$923.11 be waived. Administration reviewed the late penalty cancellation and denied the request based on the criteria of Policy C-204, and that the payment was received after the June 30, 2019, due date.

The property management company stated that they mailed the tax levy payment prior to the due date, which was returned to their office by Canada Post stating an incorrect address for the County. The property management company said they called the County, confirmed the address was correct, and resent the payment. The County received the payment on July 17, 2019.

The property owner is requesting a review of the circumstances for the payment delay and that the late payment penalty be waived. This request is not in compliance with the criteria in Policy C-204 (see Attachment 'B'); Administration therefore recommends that the request be denied.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the request be denied in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the request for late tax payment penalty cancellation in the amount of \$923.11 be denied.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Executive Director
Corporate Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

Administration Resources

Lois Stark, Team Lead, Tax Representative



ATTACHMENTS:

ATTACHMENT 'A' – Copy of Email

ATTACHMENT 'B' – Policy C-204

From: [REDACTED]
Sent: Sunday, December 01, 2019 4:17 AM
To: Questions
Cc: [REDACTED]
Subject: Late Tax Payment Penalty Cancellation Request - Tax Roll No. 06703036

Good Morning,

This email is with regards of our property 140 Grizzly Rise, Cochrane, AB T4C 0B5.

This property was under the management of Power Properties until we took possession on October 5th, 2019.

Power Properties was responsible for the management of this property because I was working overseas and could not look after the house. Power Properties took care of the house which included weekly visits of the property and payment of all bills including property taxes.

In August of 2019, Power Properties informed me of the late payment penalty of 12% due to the non-payment of the property taxes on time. Power Property advised me that due to an address mix up, the check for the property taxes was returned back to their offices, hence the taxes were not paid on time even though the effort was made and, after confirmation of the address, a check was sent to the right address.

However, despite Power Properties' explanation for the delay and requesting a cancellation of the penalty, unfortunately, the request was denied (letter from Rocky View County letter dated October 29th, 2019).

I believe the penalty is quite harsh under the circumstances and I request that you please reconsider it. I understand that the Power Properties made a real effort to rectify the situation and made the payment as soon as it was possible.

Since I am the owner of the property, ultimately I have to pay the price for the mix up and not the Power Properties. Therefore, I request a review of the circumstances for the payment delay and to request cancellation this time with assurance that a delay in the future will not happen.

I would have come in person to discuss this matter with you but I am currently away from Canada for some job leads.

Again, I will really appreciate your consideration and do assure you that in the future the property taxes will be paid in time now that I will be taking care of it myself.

Thank You,

[REDACTED]



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

Policy Number:	C-204
Policy Owner:	Financial Services
Adopted By:	Council
Adoption Date:	2003 October 07
Effective Date:	2003 October 07
Date Last Amended:	2019 November 26
Date Last Reviewed:	2019 November 20

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- 1 This policy establishes a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County).



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- 2 Council may cancel, reduce, refund, or defer property tax if it is equitable to do so pursuant section 347(1) of the *Municipal Government Act*. *Municipal Government Act* section 203 prohibits Council from delegating this power to administration.
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- 4 This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.



Policy

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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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 - (3) where a late tax payment has been processed by a financial institution and either the Financial Institution or the property owner provides documentation indicating the payment was processed on or before the due dates.
- 11 Council may consider penalty adjustments or cancellations for types of requests not set out in this policy.

Tax Relief Not Available

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 - (3) amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:
 - (a) charges arising from the tax recovery process;
 - (b) unpaid violation charges;



LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

- (c) utility consumption or installation charges; or
- (d) any penalties, interests or other charges related to those amounts.



References

Legal Authorities

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

Related Plans, Bylaws, Policies, etc.

- Rocky View County Tax Penalty Bylaw C-4727-96

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2019 November 26 – Council amended to reflect changes to the MGA, keep penalty cancellations to current tax year, set consideration criteria, and align with new policy standards
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Review Date(s) – Review Outcome Description

- 2019 November 20: Minor changes recommended in light of MGA amendments and current County processes and standards



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LATE TAX PAYMENT PENALTY CANCELLATION

Council Policy

C-204

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- (6) "Rocky View County" means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.



INFORMATION TECHNOLOGY SERVICES

TO: Council
DATE: January 14, 2020
FILE: N/A
SUBJECT: Road Renaming - Range Road 31

DIVISION: 3
APPLICATION: N/A

POLICY DIRECTION:

The County's Road Naming Policy (C-701) provided a framework for this application.

EXECUTIVE SUMMARY:

The County has received an application to rename a portion of Range Road 31. The proposed road name is Glencoe Club Gate.

ADMINISTRATION RECOMMENDATION:

Administration recommends refusal in accordance with Option #2.

BACKGROUND:

Applicants representing the Glencoe Golf & Country Club have requested that approximately 140 meters of Range Road 31 be renamed to Glencoe Club Gate. The proposal covers the road north of Highway 8 to Elbow River Drive, and is shown in Attachment A.

The applicants believe the renaming would provide clear and distinct signage to visitors and guests identifying the roadway to the entrance gate to the private golf club.

The portion of the road proposed for renaming also serves residents in the immediate area. Other roads north of Highway 8 currently follow the protocol of using "Elbow River" as the prefix (drive, gate, road, and court), not Glencoe.

The renaming proposal was circulated to adjacent landowners and agencies. Two letters of opposition were received, from an individual landowner and from a community association representing over 60 area landowners. The City of Calgary also sent feedback, calling attention to an existing road in the City with a Glencoe in the name. The letters are shown in Attachment B.

BUDGET IMPLICATIONS:

There are no County budget implications at this time.

COMMUNICATIONS PLAN:

Council's decision will be communicated to area residents and stakeholders.

Administration Resources

Lora Plante, Information and Technology Services



OPTIONS:

- Option #1 THAT the request to rename a portion of Range Road 31 to Glencoe Club Gate be approved.
- Option #2 THAT the request to rename a portion of Range Road 31 to Glencoe Club Gate be refused.
- Option #3 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Lora Plante"

"Al Hoggan"

Manager

Chief Administrative Officer

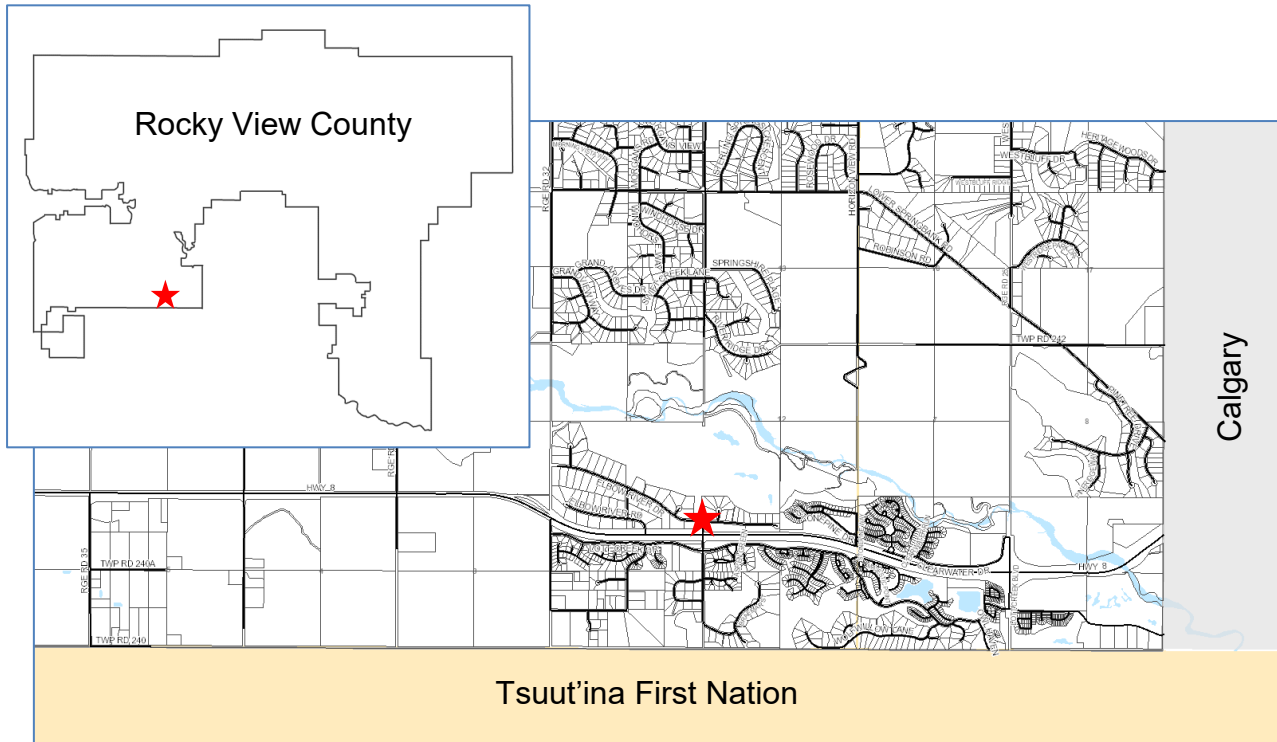
Information and Technology Services

APPENDICES:

Attachment 'A' – Location maps

Attachment 'B' – Letter of concern from (Anna) Louise Lang; letter of concern from the Elbow River Estates Community Association; and response from the City of Calgary

Attachment A – Location Maps



Proposed Road Renaming
Range Road 31 North of Highway 8



Attachment B – Circulation Feedback

From: [REDACTED]
Sent: December 17, 2019 10:15 PM
To: Konrad Goral
Cc: Gordon Lang; [REDACTED]
Subject: Re: Renaming Application

Hello Konrad,

The issue of the name change for Range Road 31 for the portion from Highway 8 to Elbow River drive was discussed at length at the Elbow River Estates (ERE) Community Association AGM this evening. The membership made the following points:

- 1) The ERE community predates the Glencoe and as such has first right of refusal re the renaming,
- 2) In most communities the names line up with the street names. For example we Elbow River Drive, Elbow River Road and so on. The new name should be consistent with existing nomenclature and the communities name as per the sign on the NW corner of the Highway 8 / Range Road 31 intersection..
- 3) The Glencoe operates primarily in summer given it is a golf course whereas our ERE Community residents reside here year round and as such the name should follow what the community is most comfortable with.

The ERE Community overwhelming supported the name of Elbow River Gate and would strenuously oppose the name of Glencoe Club Gate as it has nothing to do with the residential acreage community.

Should you have any question please contact the myself at [REDACTED]

On Behalf of the Elbow River Estates Community Association,

Michael Zubkow, Director



From: Louise Lang [REDACTED]
Sent: November 29, 2019 12:11 PM
To: GIS Solutions
Subject: Road Renaming Application - Glencoe Club Gate

Dear Sirs,

The renaming of a portion of Range Road 31 to Glencoe Club Gate is a ridiculous idea. This portion of RR31 also serves over 60 houses in The Elbow River Estates development. Why not call it "The Elbow River Estates" road? That would make more sense. I disagree with this application.

Yours truly,

(Anna) Louise Lang
31096 Elbow River Dr.
Calgary, Alberta T3Z 2T8

Sent from my iPad

From: Nielsen, Jeff A. <Jeff.Nielsen@calgary.ca>
Sent: November 22, 2019 2:37 PM
To: Konrad Goral
Subject: RE: Road Renaming - RGE RD 31 to Glencoe Club Gate

Please be advised there is a Glencoe RD SW in Calgary.

Thank you.

Jeff Nielsen
Senior Planning Technician, North Planning Area
Community Planning
Planning, Development & Assessment
The City of Calgary | Mail Code #8076

T| 403.268.2729 F| 403.268.3636 E| Jeff.Nielsen@calgary.ca
Calgary Municipal Building, 800 Macleod Trail SE
P.O. Box 2100 Station M, Calgary AB, T2P 2M5



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council

DATE: January 14, 2020

DIVISION: All

FILE: N/A

SUBJECT: Terms of Reference – Recreation and Parks Master Plan

POLICY DIRECTION:

At the July 23, 2019, meeting, Council approved the creation of a new County-wide Recreation Governance Model with the intent of increasing efficiency, enhancing transparency and communication, and providing fiduciary responsibility for recreation in the County. The newly approved model aims to improve service delivery, strategic alignment, and collaboration amongst communities.

EXECUTIVE SUMMARY:

As part of the implementation plan of the newly approved Recreation Governance Model for the County, RVC will be seeking and retaining the services of a consulting firm, or firms working in partnership, to carry out a comprehensive Recreation and Parks Master Plan to provide vision, guidance, and an implementation plan for recreational development in the County for the next 20 years.

The purpose of this report is to present Council with a Terms of Reference to guide the development of the Recreation and Parks Master Plan project. The proposed Terms of Reference, included as Attachment “A”, describes the scope of work, goals, objectives, and phases for this project.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Increased expectations for recreation service provision as well as population changes over the last 40 years necessitated a thorough review of the state of recreation governance and needs in the County. In addition, in the next 20 years, transformational change will be required to ensure the County can manage the diverse and growing needs for recreation, parks, and community support.

Consequently, long-term strategic planning is required, needs for future services and facilities need to be prioritized, and funding strategies must be defined. In order to meet those needs and to plan for future growth, in July of 2019, Council approved the new County-wide Recreation Governance Model.

As part of the proposed Recreation Governance Model, a series of process steps outlined in the implementation plan include the development and achievement of the following phases:

- Phase I Establishment of the Recreation Governance Committee and associated terms of reference. Residents of the County were informed through various channels of the changes in the Recreation Governance Model.
- Phase II County-wide needs assessment. Currently underway, this study aims, through the engagement of our residents, community groups and recreation service providers, to better understand, serve, and prioritize all our residents’ recreational needs, and to inform the Recreation and Parks Master Plan.

Administration Resources

Ines Cortada, Recreation, Parks & Community Support



Phase III Development of a comprehensive Recreation and Parks Master Plan. The plan will serve as a directive for Council and Administration by outlining the types of services, programs, and facilities to be provided, prioritized, and supported for the County as a whole. The Community will again have the opportunity to provide input on the draft master plan through open houses before the Plan is finalized.

The Recreation and Parks Master Plan is critical and advantageous as the County continues to grow and develop. This strategic plan should be as unique as the County, a “made in Rocky View solution” that should examine county-wide recreational needs and assist with prioritizing programs, funding frameworks, and capital development in the County.

The Recreation and Parks Master Plan would define the path forward to recreation, parks, and community facilities in the County. It would involve extensive research and review of related studies and plans; policy writing; short, middle, and long-term planning; and grant allocation strategies that should guide the decision-making process for recreation planning and funding allocations in the County. Should the proposed Terms of Reference be adopted, the project would be initiated in the first quarter of 2020.

BUDGET IMPLICATIONS:

No budget implications, as the Recreation and Parks Master Plan is part of the 2020 County Operating Budget.

OPTIONS:

- Option #1 THAT the Recreation and Parks Master Plan Terms of Reference be approved as per Attachment ‘A’.
- Option #2 THAT Council provide alternative direction.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

Attachment ‘A’ – Recreation and Parks Master Plan Terms of Reference



Recreation and Parks Master Plan

Terms of Reference

TOR #X-XXX

Introduction

- 1 Comprised of farms, residential acreages, rural hamlets, as well as industrial and urban developments, Rocky View County is a unique municipality in the province of Alberta. The County also envelops a number of urban centres such as the cities of Airdrie and Chestermere, and the towns of Cochrane, Irricana, and Crossfield. It has a land area of 986,683.22 acres, and a total household population of approximately 40,705 (2018 County Census).
- 2 Currently, the County does not provide direct recreational programs or facilities, and depends on non-profit community groups and municipal partners to provide recreational opportunities to residents. RVC supports recreational services by providing funding opportunities to these community groups and recreational facilities, as well as adjacent municipalities by shared agreements.
- 3 As part of the implementation plan of the newly approved Recreation Governance Model for the County, RVC has taken the following steps:
 - (1) Established the Recreation Governance Committee as the approving authority to all recreation related matters in the County, including grant allocations and long-term planning, and developed the associated terms of reference.
 - (2) Conducted, in 2019, a Recreation Needs Assessment study to better understand, serve, and prioritize the residents' recreational needs, and to inform the Recreation Master Plan.
 - (3) Planned for the development of a comprehensive Recreational Master Plan to provide guidance and implementation plans for the recreational development in the County for the next 20 years.
- 4 Preparation of a County-wide Recreation Master Plan is critical and advantageous as the County continues to grow and develop. This strategic plan should examine County-wide recreational needs and assist with prioritizing programs, funding frameworks, and capital development in the County.
- 5 The Plan should serve as a directive for Council and the Recreation, Parks and Community Support office by outlining the types of services, programs, and facilities to be provided or supported for the community. It is essential that this plan:
 - (1) Defines the path forward for recreation, parks and community facilities in RVC;
 - (2) Considers RVC's role in the delivery of recreational services;
 - (3) Identifies and prioritizes recreational needs of Rocky View residents based on the 2019 Recreation Needs Assessment study;
 - (4) Defines a grant allocation framework, and informs grant policy development;
 - (5) Determines an appropriate level of infrastructure relative to population;



Recreation and Parks Master Plan

- (6) Informs annual capital and operational budgets;
 - (7) Identifies interface opportunities with adjacent municipalities; and
 - (8) Prioritizes capital projects, facility lifecycle analysis, and action plans.
- 6 To mitigate the current and future recreation challenges, RVC is moving forward by taking a strategic and active role in community recreation development. It is essential that a comprehensive Recreation Master Plan and a funding model be developed together as the success of implementing the Master Plan is tied to potential funding processes and opportunities.

Scope of work

- 7 The Master Plan should provide a definition of a path forward for the delivery of recreation and cultural opportunities for our residents, prioritization of community needs, allocation of funds, partnership opportunities, and a planning system for the region.
- 8 The Recreation Master Plan should include:
- (1) Consideration of the County's role in the delivery of recreational services;
 - (2) Prioritization of County-wide recreational needs;
 - (3) Regional recreation opportunities;
 - (4) Current state analysis - inventory of existing assets and services;
 - (5) Short, middle and long-term planning;
 - (6) Desired state; and
 - (7) Funding vehicles and opportunities.
- 9 Deliverables and supporting documents to the Recreation Master Plan are as follows:
- (1) Strategic framework: vision, mission, prioritization of County-wide recreational needs, facility provision strategy, and partnership frameworks.
 - (2) Grant allocation strategies: current state, funding allocation criteria and framework, and partnership opportunities and agreements.
 - (3) Implementation plans: short, medium, and long-term implementation plans.
 - (4) Regional recreation plan: opportunities for shared-service delivery; a framework and criteria for funds allocation with neighboring municipalities should be identified.
 - (5) Current capital assets plan and capital replacement plan: prioritizes capital projects, facility lifecycle analysis, and action plans.
 - (6) Funding strategies: identification of different funding alternatives, and possible sources of revenue.



Recreation and Parks Master Plan

- (7) Review cycle: A systematic approach for evaluating, reviewing, and revising recreational priorities in the County including the funding framework.
- (8) Communication and Engagement plans.

Background

- 10 As the landscape of recreation in the County evolves, as our population grows and demographics change, and as our residents and stakeholders request a wider range of recreational opportunities in their communities, a new model for recreation in the County is needed.
- 11 Rocky View County Council approved significant changes to the County's recreation model at the July 23, 2019, Council meeting to better support, plan, and manage the diverse and growing needs for recreation, parks, and community support.
- 12 A clear path forward on the County's role for the delivery of recreation and cultural services for our residents as well as long-term strategic planning is required, and consideration for future development of facilities, parks, and pathways needs to be prioritized as many requested amenities are beyond what can be sustained by the current or anticipated tax base.
- 13 A comprehensive Recreation Master Plan and a funding process will provide conditions for sustainable and responsible growth in alignment with:
 - (1) County Plan principles, by growing in a fiscally sustainable and responsible manner, while providing a variety of well-designed parks, pathways, and recreation opportunities for our residents, and enhancing their quality of life by providing access to a variety of recreational, social, and cultural opportunities.
 - (2) Council's Strategic Plan, which outlines the importance of setting priorities in order to achieve a moderate level of growth while maintaining fiscal sustainability, improving service delivery, and enhancing transparency. This will be achieved by having a comprehensive Recreation Master Plan that guides the development of recreation, parks and community facilities and provides a methodology for the allocation of funding.
 - (3) The Municipal Government Act and Calgary Metropolitan Region Board, which mandate that neighboring municipalities must work together and plan for growth. As part of the Recreation Master Plan, regional planning will be evaluated, regional facilities will be identified, and shared-agreements with neighboring municipalities will be reviewed, with a regional focus that will identify, where possible, opportunities to share municipal services as it relates to recreation.

Recreation and Parks Master Plan Objectives

- 14 Prioritize current and future recreation and cultural demands of current and future facilities for recreational services and programs in the County as a whole.
- 15 Prioritize opportunities for sustainable recreational development in the County for the next five, ten, and twenty years to address the service gaps identified.

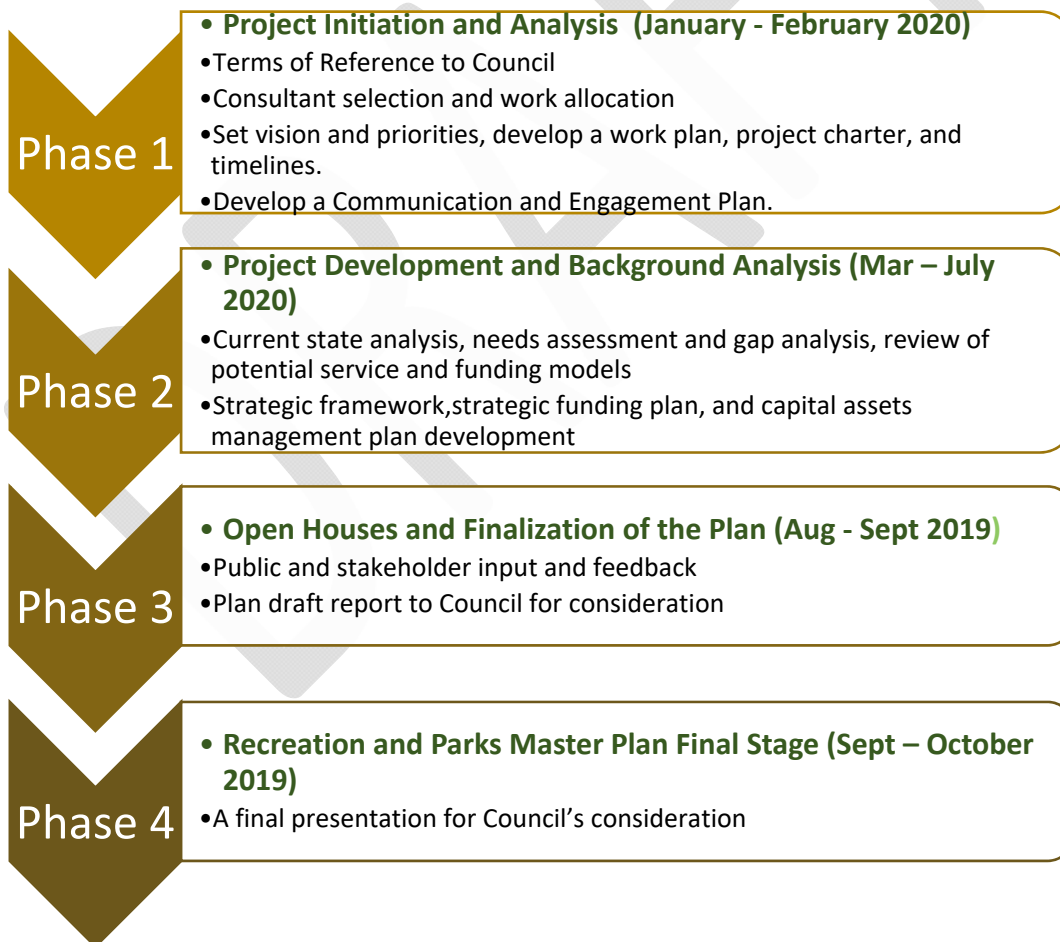


Recreation and Parks Master Plan

- 16 Develop an assets management program: a lifecycle assessment of County-owned facilities - this could include repurposing or recommending divestment of facilities or services if appropriate, and identification and implementation plan for future facilities.
- 17 Develop funding models to support recreation, which could include tax, levies, debt financing, among others.
- 18 Define recreation service level framework (regional and divisional) with grant allocation criteria, partnerships proposal, and multi-year agreements, with a methodology to evaluate projects and allocate funds according to the prioritization plan. Identify opportunities for collaboration with other municipalities where appropriate.
- 19 A strategy to communicate and engage our residents with the Recreation and Parks Master Plan during and throughout the implementation process.

Work Program

- 20 The Work Program is anticipated to occur in four phases as follows:





Recreation and Parks Master Plan

Phase 1 – Project Initiation and Analysis (Jan – Feb 2020)

- 21** The initial phase of the project includes the development of the RFP and consultant selection as well as the project initiation and background analysis, including:
- (1) Confirmation of goals and objectives of the project;
 - (2) Creation of the Terms of Reference;
 - (3) RFP development;
 - (4) Work plan development, milestones establishment, and timelines development to guide overall project management; and
 - (5) Communication and engagement strategy development.
- 22** Phase 1 deliverables:
- (1) Council's endorsement of the Terms of Reference;
 - (2) Publication of the RFP;
 - (3) Consultant selection;
 - (4) Work plan development; and
 - (5) Community communication and engagement strategy.

Phase 2 – Project Development and Background Analysis (Mar – July 2020)

- 23** This phase includes extensive research, analysis, and plan preparation. Key aspects include:
- (1) Research, best practices analysis, and workshops to define the County's role in the delivery of recreation services, and to define the mission and vision for recreation in alignment with the County Plan;
 - (2) Review and analysis of the County's plans, studies, and supporting documents.
 - (3) Identify and prioritize recreational needs of County residents based on the 2019 Recreation Needs Assessment study:
 - (a) Current state of recreation analysis;
 - (b) Needs assessment analysis and gap analysis; and
 - (c) Informing of annual capital and operational budgets.
 - (4) Strategic framework, Capital Asset Management Plan development:
 - (a) Prioritizes capital projects, facility lifecycle analysis, and action plans;
 - (b) Determines an appropriate level of infrastructure relative to population; and



Recreation and Parks Master Plan

- (c) Identifies interface opportunities with adjacent municipalities.
- (5) Develop a grant allocation model that will consider:
 - (a) The prioritization of the recreational needs in the County;
 - (b) A funding allocation methodology;
 - (c) Multi-year agreements with service providers;
 - (d) Shared-agreements with neighboring municipalities; and
 - (e) Definition of regional and divisional facilities.
- (6) Discussions with key stakeholders shall occur throughout the process.
- 24 Phase 2 Deliverables:
 - (1) County's role in recreation considered;
 - (2) Draft of mission and vision statement;
 - (3) Draft prioritization of County-wide recreational needs and funding models;
 - (4) Draft Strategic framework, Capital Asset Management Plan; and
 - (5) Draft methodology for the allocation of recreational funding.

Phase 3 – Open Houses and Finalization of the Plan (Aug - Sept 2019)

- 25 This phase marks the official public launch of the project. It shall begin with public open houses to gather stakeholder and community member input and feedback on the Draft Plan, and finishes with the completion of the Final Draft plan. Stakeholder engagement will be conducted as per the engagement plan determined at the onset of the project.
- 26 Phase 3 – Deliverables:
 - (1) Open houses to be conducted to share the Master Plan draft;
 - (2) A report summarizing public and stakeholder input and feedback; and
 - (3) A final draft of the Master Plan.

Phase 4 – Recreation and Parks Master Plan Final Stage (Sept – October 2019)

- 27 This is the final phase of the project, where all the research, analysis and engagement pieces come together to present a final Recreation Master Plan.
- 28 Phase 4 – Deliverables:
 - (1) Final version of the Recreation Master Plan with supporting strategic planning documents;
 - (2) Presentation to Council of the final version of the Recreation Master Plan;
 - (3) Release of the final Recreation Master Plan with Council's amendments to the public; and



Recreation and Parks Master Plan

- (4) Circulate the plan to key stakeholders.

Conclusions

- 29** As the County grows, so too does an increased demand in community recreational programs, amenities, and services it provides. To ensure that the County is keeping up with the current needs of its residents while also considering future plans, it is critical to have a plan established.
- 30** A comprehensive Recreation Master Plan will provide conditions for sustainable and responsible growth, establishing the County-wide priorities and setting the stage for how recreation services will be provided moving forward.
- 31** The Recreation Master Plan aims to inform long-term strategies for the County while also prioritizing recreational amenity and programming needs for current residents.
- 32** A funding plan and associated processes will ensure that the Recreation Master Plan can be implemented and will lay out the County's fiscal responsibilities for recreational service provision. Furthermore, a funding plan allows residents to understand how and why their money is spent, and recognizes that the needs of the County as a whole are to be considered in the planning and development of future recreation facilities and amenities.
- 33** The Recreation Master Plan will establish a framework to create livable communities where people can stay, play, and work as a reference for current and future developments.
- 34** The Recreation Master Plan shall align with Council's strategic vision and mission, and will serve as a tool for Council to make strategic decisions to support the unique and diverse recreation needs across RVC.



Approval Date	<ul style="list-style-type: none"> January 14, 2020
Replaces	<ul style="list-style-type: none"> n/a
Lead Role	<ul style="list-style-type: none"> Chief Administrative Officer
Committee Classification	<ul style="list-style-type: none"> Council
Last Review Date	<ul style="list-style-type: none"> n/a
Next Review Date	<ul style="list-style-type: none"> n/a



RECREATION, PARKS AND COMMUNITY SUPPORT

TO:	Council	
DATE:	January 14, 2020	DIVISION: 04
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Langdon Quad Diamond Complex Budget Adjustment	

POLICY DIRECTION:

In accordance with the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget.

EXECUTIVE SUMMARY:

The purpose of this report is to request approval for a budget adjustment towards the Langdon Quad Diamond project. The North Bow Community Facility Board has provided additional funding in the amount of \$56,348.81. As these funds are not part of the original project budget, Administration requests an adjustment to include this additional revenue.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Langdon Quad Diamond Complex is located at the Langdon Joint Use Site on the south side of Railway Avenue in the hamlet of Langdon. The project scope consists of the construction of four baseball diamonds with associated civil work. The County is project managing the construction, which is proposed to begin in 2020 with an anticipated opening of spring 2021.

The project budget is currently \$2,639,686.95; this consists of the \$2.25 million awarded by Council at the July 23, 2019, meeting, and previously committed funding. The County received additional funds from the North Bow Community Facility Board in the amount of \$56,348.81, and a budget adjustment is required to put these funds towards the project.

BUDGET IMPLICATIONS:

A budget adjustment in the amount of \$56,348.81 is required to be transferred to the project account.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT the budget adjustment of \$56,348.81 be approved, as per Appendix 'A', to put towards the construction of the Langdon Quad Diamonds. |
| Option #2 | THAT alternative direction be provided. |

Administration Resources

Althea Panaguiton, Recreation, Parks and Community Support



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

AP/

APPENDICES:

APPENDIX ‘A’ –Langdon Quad Diamond Complex Budget Adjustment Form

Description		Budget Adjustment
EXPENDITURES:		
Langdon Quad Diamond Complex Project		56,400
TOTAL EXPENSE:		56,400
REVENUES:		
Other Funding - North Bow Community Facility Board		(56,400)
TOTAL REVENUE:		(56,400)
NET BUDGET REVISION:		0
REASON FOR BUDGET REVISION:		
The budget adjustment for Langdon Quad Diamond Complex Project		
AUTHORIZATION:		
Chief Administrative Officer:	_____	Council Meeting Date: _____
Executive Director	Al Hoggan	
Corporate Services:	_____	Council Motion Reference: _____
	Kent Robinson	
Manager:	_____	Date: _____

Posting Date:



LEGAL AND LAND ADMINISTRATION

TO: Council
DATE: January 14, 2020
FILE: N/A
SUBJECT: Response to Motion Arising: Development Potential of Fee-Simple County Lands

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

On September 24, 2019, The following Motion Arising was carried:

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

In response, Administration completed some preliminary research and respectfully submits that the County should assess the development potential of their fee-simple lands on a case-by-case basis when the lands are being considered for disposal, and consider the mechanism to facilitate the development at that time.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Administration has conducted some preliminary research into how other municipalities in Alberta have addressed the issue of considering development potential of municipally-owned fee-simple lands.

One example that is well known in the Calgary region is the Calgary Municipal Land Corporation (CMLC). CMLC was formed in 2007 and it is a wholly owned subsidiary of the City of Calgary. It was initially formed to implement the Rivers District Community Revitalization Plan. The mandate of the CMLC is “to achieve the City's objectives for urban densification and community renewal, infrastructure investment and placemaking”. CMLC has multiple projects either completed or underway.

Creating an arms-length development corporation is a significant undertaking and, in the City of Calgary's case, it was done for a specific purpose. In the County's case, the direction provided by Council was related to an offer to purchase on a parcel of County owned lands. When assessing whether the County should develop these lands, either through a Municipal Corporation or as the County, Administration considered the resources required compared to the potential benefits. This assessment included informal conversations with the development community and a review of the County's land inventory.

Subsequent to the direction received on September 24, Administration presented a list of all fee-simple lands to Council at their November 26 meeting. As demonstrated by the list of lands, the County's inventory of fee-simple lands with development potential is limited, which in turn limits the potential benefits to the County through development of these lands.

Based on the review conducted, Administration is respectfully submitting that the County assess the development potential of their fee-simple lands on a case-by-case basis when the lands are being considered for disposal, and consider the mechanism to facilitate the development at that time.

Administration Resources

Kent Robinson, Corporate Services



BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT Administration be directed to assess the development potential of County-owned fee-simple lands when the lands are being considered for disposal.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

KR/rp



MUNICIPAL CLERK'S OFFICE

TO: Council

DATE: January 14, 2020

DIVISION: All

FILE: N/A

SUBJECT: Municipal Planning Commission Appointments and Remuneration

POLICY DIRECTION:

Section 7 and 8 of the *Municipal Planning Commission Bylaw* provide for the appointment of members by resolution of Council. Section 9 of the *Municipal Planning Commission Bylaw* provides for the remuneration of members through *Board and Committee Remuneration Policy C-221*. Section 10 of the *Municipal Planning Commission Bylaw* provides for the appointment of the Chair and Vice Chair by resolution of Council.

EXECUTIVE SUMMARY:

At its November 26, 2019 meeting, Council established a Municipal Planning Commission to make decisions on certain subdivision and development applications. The *Municipal Planning Commission Bylaw* provides for the appointment of members by resolution, appointment of the Chair and Vice Chair by resolution, and for the remuneration of members by policy.

Administration has prepared two options for Council to consider when appointing the membership of the Municipal Planning Commission:

- Option #1 provides for the appointment of all of Council to the Municipal Planning Commission; and
- Option #2 provides for the appointment of all of Council to the Municipal Planning Commission, excluding those councillors appointed to the Subdivision and Development Appeal Board.

Another option that Council may consider, but that Administration is not recommending at this time, is for a combination of Councillors and members at large. At least until the Municipal Planning Commission is up and running, and the types of applications it will see are determined, Administration recommends that initially it be comprised of only Councillors.

Administration has also prepared an amendment to *Board and Committee Remuneration Policy C-221* to remunerate members of the Municipal Planning Commission at the same rate as members of the Subdivision and Development Appeal Board.

¹ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

¹**Administrative Resources**

Tyler Andreasen, Municipal Clerk's Office



BACKGROUND:

Appointment of the Commission:

Section 7 and 8 of the *Municipal Planning Commission Bylaw* provide for the appointment of members of the Commission by resolution of Council, and section 10 provides for the appointment of the Chair and Vice Chair by resolution of Council.

Administration conducted a review of eleven municipalities and found that six of eleven had Municipal Planning Commissions (Kneehill County, Lacombe County, City of Lethbridge, City of Red Deer, Red Deer County, and Wheatland County). Five of the six Municipal Planning Commissions were comprised of a combination of Councillors and members at large.

Section 627(4)(c) of the *Municipal Government Act* states that members of the Municipal Planning Commission cannot also be members of the Subdivision and Development Appeal Board. Councillor Henn is currently appointed as Chair of the Subdivision and Development Appeal Board and Councillor McKylor is currently appointed as an alternate.

Should Councillor Henn and Councillor McKylor wish to be appointed to the Municipal Planning Commission, amendments to the *Appeal and Review Panel Bylaw* would be required and additional members at large would need to be appointed. Option #1 provides for this.

Should Councillor Henn and Councillor McKylor not wish to be appointed to the Municipal Planning Commission, they may remain on the Subdivision and Development Appeal Board. Option #2 provides for this.

Appointment of the Chair and Vice Chair of the Commission:

Section 10 of the *Municipal Planning Commission Bylaw* provides for the appointment of the Chair and Vice Chair of the Commission by resolution of Council. Council must determine the appointment of the Chair and Vice Chair from amongst the membership of the Commission.

Remuneration of the Commission:

Section 9 of the *Municipal Planning Commission Bylaw* provides for the remuneration of members of the Commission through *Board and Committee Remuneration Policy C-221*. Of the six municipalities review by Administration with Municipal Planning Commissions, two of the six received remuneration for their duties.

Administration has prepared an amendment to *Board and Committee Remuneration Policy C-221* to remunerate members of the Municipal Planning Commission at the same rate as members of the Subdivision and Development Appeal Board.

Section 3 of *Board and Committee Remuneration Policy C-221* has been amended to include the Municipal Planning Commission in the policy scope, and the corresponding remuneration rates have been added to the policy as section 5 of Schedule 'A'.

Should Council not wish to remunerate members of the Municipal Planning Commission, Administration recommends that the policy not be amended.

BUDGET IMPLICATIONS:

Remunerating members of the Municipal Planning Commission will have an impact on the budget, depending on how many meetings are held each year.



OPTIONS:

Option #1: All of Council appointed

- Motion 1: THAT all of Council be appointed to the Municipal Planning Commission for a term to expire in October 2020.
- Motion 2: THAT _____ be appointed as Chair and _____ be appointed as Vice Chair of the Municipal Planning Commission for a term to expire in October 2020.
- Motion 3: THAT Administration be directed to bring back amendments to the *Appeal and Review Panel Bylaw* for consideration at the January 28, 2020 Council meeting.
- Motion 4: THAT Administration be further directed to advertise for two additional member at large positions on the Subdivision and Development Appeal Board and Enforcement Appeal Committee.
- Motion 5: THAT *Board and Committee Remuneration Policy C-221* be amended in accordance with Attachment 'B'.

Option #2: All of Council appointed (excluding those appointed to the Subdivision and Development Appeal Board and Enforcement Appeal Committee)

- Motion 1: THAT all of Council, excluding those councillors appointed to the Subdivision and Development Appeal Board and Enforcement Appeal Committee, be appointed to the Municipal Planning Commission for a term to expire in October 2020.
- Motion 2: THAT _____ be appointed as Chair and _____ be appointed as Vice Chair of the Municipal Planning Commission for a term to expire in October 2020.
- Motion 3: THAT *Board and Committee Remuneration Policy C-221* be amended in accordance with Attachment 'B'.

Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – *Municipal Planning Commission Bylaw C-7967-2019*

Attachment 'B' – Proposed Amended *Board and Committee Remuneration Policy C-221*



BYLAW C-7967-2019

A Bylaw of Rocky View County, in the Province of Alberta, to establish a Municipal Planning Commission.

WHEREAS section 626(1) of the *Municipal Government Act* authorizes Council to establish a Municipal Planning Commission by bylaw;

AND WHEREAS section 623(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Subdivision Authority to exercise subdivision powers and duties on behalf of Rocky View County;

AND WHEREAS section 624(1) of the *Municipal Government Act* provides that Council must establish by bylaw a Development Authority to exercise development powers and duties on behalf of Rocky View County;

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

Title

- 1 This Bylaw may be cited as the *Municipal Planning Commission Bylaw*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act*, except as follows:
 - (1) **“Administration”** means the operations and staff of Rocky View County under the direction of the Chief Administrative Officer.
 - (2) **“Council”** means the duly elected Council of Rocky View County;
 - (3) **“Councillor”** means a duly elected Councillor of Rocky View County;
 - (4) **“Chief Administrative Officer”** means the Chief Administrative Officer of Rocky View County pursuant to the *Municipal Government Act* or their authorized delegate;
 - (5) **“Development Authority”** means a Development Authority as defined and contemplated in the *Municipal Government Act*;
 - (6) **“Land Use Bylaw”** means Rocky View County Bylaw C-4841-97, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (7) **“Member”** means a person appointed to the Municipal Planning Commission and includes either a Councillor or a Member at Large.

- (8) **“Member at Large”** means a person appointed to the Municipal Planning Commission who is a member of the public and not a Councillor.
- (9) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time;
- (10) **“Procedure Bylaw”** means Rocky View County Bylaw C-7295-2013, being the *Procedure Bylaw*, as amended or replaced from time to time;
- (11) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its *jurisdictional* boundaries, as the context requires;
- (12) **“Subdivision Authority”** means a Subdivision Authority as defined and contemplated in the *Municipal Government Act*; and
- (13) **“Subdivision Authority Bylaw”** means Rocky View County Bylaw C-7546-2015, being the *Subdivision Authority Bylaw*, as amended or replaced from time to time.

Municipal Planning Commission Authority

- 3 The Municipal Planning Commission:
 - (1) is the Development Authority for any development application referred to the Municipal Planning Commission under an applicable bylaw, policy, or procedure of Rocky View County or by the Chief Administrative Officer; and
 - (2) is the Subdivision Authority for any subdivision application referred to the Municipal Planning Commission under any applicable bylaw, policy, or procedure of Rocky View County or by the Chief Administrative Officer.
- 4 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.
- 5 When acting as the Subdivision Authority, the Municipal Planning Commission exercises the requisite subdivision powers and duties under the *Municipal Government Act* and its applicable regulations.
- 6 The Municipal Planning Commission may consider and make recommendations on any other matter referred to it by Council, Administration, or another board or committee of Rocky View County.

Membership, Appointments, and Remuneration

- 7 The membership of the Municipal Planning Commission may consist of councillors and/or members at large as determined by Council.

- 8 Members of the Municipal Planning Commission are appointed by resolution of Council and serve at the pleasure of Council. Members serve for a term of office as determined by Council.
- 9 Members of the Municipal Planning Commission are remunerated in accordance with applicable Rocky View County policies and procedures.

Chair and Vice Chair

- 10 Council must appoint a Chair and Vice Chair of the Municipal Planning Commission by resolution for a term of office as determined by Council.
- 11 The Chair presides over all Municipal Planning Commission meetings while in attendance and has all the requisite powers of a Chair under the *Procedure Bylaw*.
- 12 The Vice Chair performs the duties of the Chair when the Chair is unable to perform those duties.

Meetings

- 13 Municipal Planning Commission meetings are held on dates and times determined by Council at its annual organizational meeting.
- 14 Additional meetings may be held on dates and times determined by the Municipal Planning Commission as required to fulfil its duties.
- 15 Municipal Planning Commission meetings are advertised in accordance with the *Municipal Government Act* and any applicable Rocky View County bylaw, policy, or procedure.
- 16 Applications to be considered at Municipal Planning Commission meetings are circulated in accordance with the *Municipal Government Act* and its applicable regulations and any applicable Rocky View County bylaw, policy, or procedure.
- 17 The Chief Administrative Officer is responsible for the following:
 - (1) Preparing agendas and minutes for each Municipal Planning Commission meeting;
 - (2) Providing notice of each Municipal Planning Commission meeting and each application to be considered at a Municipal Planning Commission meeting;
 - (3) Preparing and issuing notices of decision on behalf of the Municipal Planning Commission; and
 - (4) Signing decisions and instruments required for endorsements, easements, caveats, development permits, and other documents that are required for development and subdivision

Meeting Procedures

- 18 Municipal Planning Commission meetings are conducted in accordance with Rocky View County's *Procedure Bylaw*.

- 19 Decisions of the Municipal Planning Commission are determined by simple majority vote.
- 20 Quorum is a simple majority of the Members of the Municipal Planning Commission.

Severability

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

Amendment and Effective Date

- 22 Rocky View County Bylaw C-7840-2019, being the *Boards and Committees Bylaw*, is amended as follows:
- (1) Add a new section 9(6) and 31(5) with the following wording: "Municipal Planning Commission."
- 23 Bylaw C-7967-2019, being the *Municipal Planning Commission Bylaw*, is passed when it receives third reading and is signed in accordance with the *Municipal Government Act*.
- 24 Bylaw C-7967-2019, being the *Municipal Planning Commission Bylaw*, comes into full force and effect on February 1, 2020.

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

READ A SECOND TIME IN COUNCIL this 26th day of November, 2019

UNANIMOUS PERMISSION FOR THIRD READING this 26th day of November, 2019

READ A THIRD TIME IN COUNCIL this 26th day of November, 2019


Reeve


Chief Administrative Officer or Designate

November 26, 2019
Date Bylaw Signed



Board and Committee Remuneration

Council Policy

C-221

Policy Number:	C-221
Policy Owner:	Municipal Clerk's Office
Adopted By:	Council
Adoption Date:	2015 April 28
Effective Date:	2015 April 28
Date Last Amended:	2019 September 10
Date Last Reviewed:	2019 August 14

Purpose

- 1 This policy establishes the remuneration rates for members appointed to Rocky View County's (the County's) boards and committees, as well as for members appointed to external boards and committees.



Policy Statement

- 2 The County recognizes the importance of remunerating members for time spent attending meetings, training, and other official activities or events.



Policy Scope

- 3 This policy applies to members appointed to the following internal boards and committees:
 - (1) Agricultural Service Board/ALUS Partnership Advisory Committee;
 - (2) Assessment Review Boards;
 - (3) Family and Community Support Services Board;
 - (4) Subdivision and Development Appeal Board/Enforcement Appeal Committee;
 - (5) Municipal Planning Commission;
 - (6) Bragg Creek FireSmart Committee; and
 - (7) recreation boards.



Board and Committee Remuneration

Council Policy

C-221

- 4 This policy applies to members appointed to the following external boards and committees:
 - (1) Calgary Airport Authority Board of Directors; and
 - (2) Marigold Library System.
- 5 If there is a discrepancy or conflict between this policy and another policy, bylaw, or terms of reference, the other policy, bylaw, or terms of reference takes precedence.



Board and Committee Remuneration

- 6 The County remunerates boards and committee members with the rates established in Schedule "A" of this policy upon receipt of an expense claim from a member.
- 7 The following rules apply to the rates established in Schedule "A":
 - (1) Meeting per diem rates include all regular or special meetings of a board or committee;
 - (2) Training per diem rates include any conferences, workshops, or other training activities authorized by the board or committee or by the chair of the board or committee;
 - (3) Mileage rates include travel to and from meetings, training, and other official activities or events authorized by the board or committee or by the chair of the board or committee; and
 - (4) The remuneration rates provided for the Assessment Review Boards do not include provincially-appointed members.
- 8 Members of the following boards and committees are not remunerated by the County:
 - (1) Family and Community Support Services Board (Members are ineligible for remuneration as per the *Family and Community Support Services Regulation*);
 - (2) recreation boards (Members are volunteers);
 - (3) Bragg Creek FireSmart Committee (Members are volunteers); and
 - (4) Calgary Airport Authority Board of Directors (Members are remunerated by the Calgary Airport Authority).



Board and Committee Remuneration

Council Policy

C-221

- 9 Members submit expense claims to the administrative representative of their board or committee for processing in accordance with applicable County policies and procedures.
- 10 The County remunerates Councillors appointed to boards and committees not listed in section 3 in accordance with County policy C-195, Council Compensation & Expense Reimbursement.
- 11 Members of boards and committees not listed in section 3 may be remunerated in accordance with that board or committee's terms of reference approved by Council.



References

Legal Authorities

- *Family and Community Support Services Regulation, AR 218/1994*

Related Plans, Bylaws, Policies, etc.

- Rocky View County policy C-195, Council Compensation and Expense Reimbursement

Related Procedures

- N/A

Other

- N/A



Policy History

Amendment Date(s) – Amendment Description

- 2019 September 10 – Council amended to update formatting and compensation rates

Review Date(s) – Review Outcome Description

- 2019 August 14 – Minor updates needed to align with current County practices and best practices across Alberta



Definitions

- 12 In this policy:
 - (1) “administrative representative” means the staff member responsible for the administrative aspects of a board or committee;
 - (2) “board” means an internal or external board with members appointed by Council;
 - (3) “Council” means the duly elected Council of Rocky View County;



Board and Committee Remuneration

Council Policy

C-221

- (4) "Councillor" means a duly elected member of Rocky View County Council;
- (5) "County" means Rocky View County;
- (6) "committee" means an internal or external Committee with Members appointed by Council;
- (7) "*Family and Community Support Services Regulation*" means the Province of Alberta's *Family and Community Support Services Regulation*, AR 218/1994 as amended or replaced from time to time;
- (8) "meeting" means a regular or special meeting of a board or committee;
- (9) "member" means a person, including a Councillor, appointed by Council to a board or committee, including an ad hoc committee;
- (10) "recreation boards" means the following as a whole:
 - (a) Bearspaw Glendale Recreation District Board;
 - (b) Beiseker Recreation District Board;
 - (c) Bow North Recreation District Board;
 - (d) Chestermere-Conrich Regional Recreation District Board;
 - (e) Crossfield Recreation District Board;
 - (f) Madden and District Recreation Board;
 - (g) Ranch Lands Recreation District Board;
 - (h) Rocky View Central Recreation District Board;
 - (i) Rocky View East Recreation District Board; and
 - (j) Rocky View West Recreation District Board;
- (11) "training" means conferences, workshops, or other training activities authorized by the board or committee or by the chair of the board or committee;
- (12) "Rocky View County" means Rocky View County as a municipal corporation and the area within its jurisdictional boundaries.



Board and Committee Remuneration

Council Policy

C-221

Schedule "A"

1 Agricultural Service Board / ALUS Partnership Advisory Committee

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Mileage	Current County rate	Current County rate	N/A

2 Assessment Review Boards

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Writing and reviewing board decisions	\$50.00 / hour	\$50.00 / hour	N/A
Mileage	Current County rate	Current County rate	N/A

3 Subdivision and Development Appeal Board / Enforcement Appeal Committee

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Mileage	Current County rate	Current County rate	Current County rate



Board and Committee Remuneration

Council Policy

C-221

4 Marigold Library System Board

	Members at Large (Paid by Rocky View County)	Members at Large (Paid by Marigold Library System)
Board meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Committee meeting per diem	\$125 – up to 4 hours \$250 – up to 8 hours	\$50
Annual Alberta Library Conference	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Annual presentation to the County	\$175 – up to 4 hours \$300 – up to 8 hours	N/A
Mileage	Current County rate only for the following: <ul style="list-style-type: none"> Travel to and from the County Hall for annual report to the County Travel to and from the charter bus location for attendance at the Alberta Library Conference 	Current Marigold Library System Rate only for the following: <ul style="list-style-type: none"> Travel to and from board and committee Meetings

5 Municipal Planning Commission

	Chair	Members at Large	Councillors
Meeting per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Training per diem	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours	\$175 – up to 4 hours \$300 – up to 8 hours
Mileage	Current County rate	Current County rate	Current County rate



MUNICIPAL CLERK'S OFFICE

TO: Council
DATE: January 14, 2020 **DIVISION:** All
FILE: N/A
SUBJECT: Livestreaming Board and Committee Meetings

POLICY DIRECTION:

Section 84 of the *Procedure Bylaw* states that Council meetings are recorded and livestreamed to the public, and section 85 of the *Procedure Bylaw* states that board and committee meetings may be recorded and livestreamed to the public.

EXECUTIVE SUMMARY:

Rocky View County currently livestreams its Council and Governance and Priorities Committee meetings. Administration is requesting direction from Council on livestreaming board and committee meetings.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

As required under the *Procedure Bylaw*, meetings of Rocky View County Council are recorded and livestreamed to the public. Board and committee meetings, however, are not required to be recorded or livestreamed under the *Procedure Bylaw*.

Administration analyzed viewership statistics and found that the average Council meeting recording receives around 224 views, and the average Governance and Priorities Committee meeting recording receives around 80 views. A large amount of these views comes from the post-meeting recording rather than the livestream.

Livestreams of Council and Governance and Priorities Committee meetings average around 5-15 viewers at any given time. Administration is unable to determine how many of the livestream views are from the public and how many are from staff, but estimates that a large amount of the views comes from staff and not the public.

Given the viewership statistics from an average livestream compared to post-meeting recordings, Administration recommends that board and committee meetings should be recorded and uploaded following the meeting rather than livestreamed.

The table below outlines each of Rocky View County's boards and committees, and whether their meetings are currently recorded and livestreamed:

Board or Committee	Recorded	Livestreamed
Agricultural Service Board	No	No
ALUS Partnership Advisory Committee	No	No

Administrative Resources

Tyler Andreasen, Municipal Clerk's Office



Assessment Review Boards	Yes (audio only)	No
Bragg Creek FireSmart Committee	No	No
Enforcement Appeal Committee	Yes (audio only)	No
Family and Community Support Services Board	No	No
Governance and Priorities Committee	Yes	Yes
Municipal Planning Commission	TBD	TBD
Recreation Governance Committee	Yes	No
Subdivision and Development Appeal Board	Yes (audio only)	No

Administration is requesting direction from Council on livestreaming board and committee meetings, and is recommending the following:

Meetings Recorded and Livestreamed:

- Council

Council meetings are required to be recorded and livestreamed under the *Procedure Bylaw*. Administration is proposing no changes at this time.

Meetings Recorded and Uploaded following the Meeting:

- Governance and Priorities Committee
- Municipal Planning Commission
- Recreation Governance Committee

Board and committee meetings may be recorded and livestreamed under the *Procedure Bylaw*. These boards and committees hold their meetings in the Council chambers and their meetings are therefore able to be recorded.

Governance and Priorities Committee meetings are currently livestreamed, but Administration is proposing that their meetings instead be recorded and uploaded after the meeting.

The Municipal Planning Commission has yet to hold a meeting, and Administration is proposing that its meetings be recorded and uploaded after the meeting.

Recreation Governance Committee meetings are currently recorded and uploaded after the meeting, and Administration is proposing no changes at this time.

Authorizing Meetings to be Recorded and Uploaded following the Meeting:

- Assessment Review Boards
- Enforcement Appeal Committee
- Subdivision and Development Appeal Board

Board and committee meetings may be recorded and livestreamed under the *Procedure Bylaw*. These boards and committees hold their meetings in the Council chambers and their meetings are therefore able to be recorded.

Meetings of the Assessment Review Boards, Enforcement Appeal Committee, and Subdivision and Development Appeal Board are currently recorded (audio only), but Administration is proposing that they instead be authorized to record (full video) their meetings and upload them following the meeting. It would be up to the individual board and committee to determine whether they wish to record and upload their meetings, or continue with audio-only recordings.



Meetings not Recorded nor Livestreamed:

- Agricultural Service Board
- ALUS Partnership Advisory Committee
- Bragg Creek FireSmart Committee
- Family and Community Support Services Board

Board and committee meetings may be recorded and livestreamed under the *Procedure Bylaw*. These board and committees do not currently record nor livestream their meetings, and Administration is proposing no changes at this time. These boards and committees hold their meetings outside of the Council chambers and their meetings are therefore unable to be recorded or livestreamed.

BUDGET IMPLICATIONS:

Livestreams are required to be operated by staff in the Municipal Clerk's Office, and are arranged and monitored by staff in Marketing and Communications. Not livestreaming board and committee meetings would remove the need for staff to arrange and monitor livestreams.

OPTIONS:

- Option #1: Motion 1: THAT meetings of the following boards and committees be recorded and uploaded following the meeting:
- Governance and Priorities Committee
 - Municipal Planning Commission
 - Recreation Governance Committee
- Motion 2: THAT the following boards and committees be authorized to record their meetings and upload the recordings following the meeting should they wish to do so:
- Assessment Review Boards
 - Enforcement Appeal Committee
 - Subdivision and Development Appeal Board
- Motion 3: THAT meetings of the following boards and committees continue not to be recorded or livestreamed:
- Agricultural Service Board
 - ALUS Partnership Advisory Committee
 - Bragg Creek FireSmart Committee
 - Family and Community Support Services Board
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director

Chief Administrative Officer



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 5
FILE: 03332014/03332017 **APPLICATION:** PL20190131
SUBJECT: First Reading Bylaw – Canna Park Conceptual Scheme

PURPOSE: The purpose of this application is to adopt the Canna Park Conceptual Scheme to provide a policy framework and guide to evaluate industrial development. The subject lands already hold the appropriate designation to support business development.

GENERAL LOCATION: Located approximately 1 mile north of Highway 560 (Glenmore Trail) and on the west side of Range Road 284.

APPLICANT: ARJ Consulting

OWNERS: Rocco Terrigno, Jaroc Holdings

POLICY DIRECTION: Relevant policies for this application include the Municipal Development Plan, the Janet Area Structure Plan, and the City of Calgary/Rocky View County Intermunicipal Development Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7977-2020 be given first reading.
 Option #2: THAT application PL20190131 be denied.

APPLICATION REQUIREMENTS:

This application requires:

1. Standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
 Community Development Services
 AB/lt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7977-2020 & Schedule A
 APPENDIX ‘B’: Map Set

Administration Resources

Andrea Bryden, Planning and Development Services



BYLAW C-7977-2020

A Bylaw of Rocky View County known as the Canna Park Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7977-2020.

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-7977-2020, being the “Canna Park Conceptual Scheme,” affecting SE-32-23-28-W04M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7977-2020 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: 03332014/03332017 / PL20190131

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'

FORMING PART OF BYLAW C-7977-2020

A Conceptual Scheme affecting SE-32-23-28-W04M, herein referred to as the Canna Park Conceptual Scheme.

Conceptual Scheme

Part of SE 1/4 Sec. 32-23-28-W4M

Canna Park Development

Prepared at the request and as a requirement of:

Rocky View County
262075 Rocky View Point
Rocky View County, Ab. T4A 0X2

Sept.13 , 2019

Submitted to Rocky View County by:

**ARJ Consulting
124 Maitland Pl. NE
Calgary, Ab. T2A 5V5**

on behalf of

**Jaroc Holdings Ltd
213-10a Street NW
Calgary, AB T2N 1W6**

Part One
Conceptual Scheme - Part of SE 1/4 Sec. 32-23-28-W4M

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13.0 Exhibits

- 13.1** Planning Area
- 13.2** Development Cells
- 13.3** Subdivision and Development Concept
- 13.4** Proposed ingress/egress Plan

List of Tables

Table 1 – Development Cells within the Planning Area

Table 2 – Land Use Designations within the Planning Area by Development Cell

Part Two - Development Cells**Development Cell B (Phase 1) - Portion of the SE ¼ Sec. 32-23-28-W4M**

Detailed planning for subsequent phases of Development in Cell B and Development of Cells A,C and D Portion of the SE ¼ Sec. 32-23-28-W4M to be completed and appended to this Conceptual Scheme at a future date:

Development Cell A-

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell C -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell D -

Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

1.0 Introduction

This Conceptual Scheme was prepared at the request and as a requirement of Rocky View County. This Conceptual Scheme is characterized by the Municipality as a “Limited-Scope Conceptual Scheme” and applies to lands within a portion of the SE 1/4 Sec. 32-23-28-W4M. These lands are collectively referred to in this Conceptual Scheme as the Planning Area in Cell B.

2.0 Conceptual Scheme Purpose and Objectives

This Conceptual Scheme provides:

- ☐ A description of all lands contained within the Conceptual Scheme Area;
- ☐ A description of the existing and future road network within the entire Conceptual Scheme boundary; including its relation to main transportation routes.
- ☐ Proposed development and Phasing Plan

3.0 Conceptual Scheme Planning Area

3.1 Municipal Location

The Conceptual Scheme Planning Area is located within Division 5 of Rocky View County, approximately two (2) kilometers north of Glenmore Trail, adjacent and west of Range Road 284 and approximately one (1) kilometer South of TWP RD 240

3.2 Planning Area

The Planning Area for this Conceptual Scheme is defined as Residential Transition within the Janet Area Structure Plan Approved November 11, 2014. The Planning Area is 25 acres contained within the 160 acre area (SE ¼ Sec.). This ¼ Sec. is comprised of eleven (11) titled parcels under separate and individual land ownership.

Exhibit 13.1 - Conceptual Scheme Planning Area describes the Planning Area.

Conceptual Scheme Policy: Conceptual Scheme Planning Area

Policy 3.2.1 Policies contained in this Conceptual Scheme shall apply to lands identified in Exhibit 13.1 – Conceptual Scheme Planning Area.

3.3 Planning Area - Development Cells

In order to recognize individual landowner expectations respecting the future subdivision and development of their lands, the Planning Area is divided into four (4) Development Cells. Exhibit 13.2 - Development Cells and Table 1 - Development Cells within the Planning Area provide a description of this Conceptual Scheme's Development Cells.

Table 1 – Development Cells within the Planning Area

Development Cell	Land Description	Area (acres)	Area (Hectares)	Percentage of Planning Area
Development Cell B	Portion of the SE ¼ Sec. 32-23-28-W4M	40	16.19	24.4
Development Cell A	Portion of the SE ¼ Sec. 32-23-28- W4M	44	17.81	26.8
Development Cell C	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
Development Cell D	Portion of the SE ¼ Sec. 32-23-28- W4M	40	16.19	24.4
	Planning Area Total	164	66.4	100.00

Table Notes:

1. Table information current as per Rocky View County Map
2. Totals may not equal due to rounding and metric conversion.
3. All areas should be considered more or less.

Conceptual Scheme Policy: Development Cells

Policy 3.3.1 Detailed planning which responds to the common planning issues and those specific to the individual Development Cells will follow independently and be appended to this Conceptual Scheme as required by the M.D. of Rocky View.

3.4 Planning Area - Community Context and Land Use

Country Residential and Industrial land uses characterize the community in which the Planning Area is located. Land use districts within the Planning Area by Development Cell are provided in Table 2 – Land Use Designation within the Planning Area by Development Cell

Table 2 – Land Use Designations within the Planning Area by Development Cell

Development Cell	Land Use Designation
Development Cell A	Residential Two District (R-2)
Development Cell B	Residential Two District (R-2) and Industrial (I-IA)
Development Cell C	Residential Two District (R-2)
Development Cell D	Residential Two District (R-2)

Table Notes:

1. Table information current as per

This Conceptual Scheme concludes:

- ☐ Industrial land uses exist on lands within and adjacent to the Planning Area.
- ☐ Existing Industrial land supply is limiting development opportunities
- ☐ Residential land uses within the planning area will be transitioning to Industrial land uses in the very near future do to increased demand and landowner expectations.
- ☐ The adjacent Industrial development is of a quality and character consistent with the Industrial development throughout the Janet Area Structure Plan area.
- ☐ the Planning Area should establish appropriate subdivision design principles, site development standards and architectural controls consistent with adjacent Industrial Development
- ☐ Site Specific Stormwater Plan conclusions and executive summary provided by Stormwater Solutions

Site Specific Stormwater Plan – 235077 Range Road 284

The proposed project includes the development of 25 acres (10.1 hectares) of land in Rocky View County on the west side of Range Road 284, and 1.1 km south of TWP Rd 240.

The attached report by Stormwater Solutions provides a proposed stormwater management system for this parcel.

This report was designed according to the “Janet Master Drainage Plan, by MPE Engineering Ltd., June 2016”, which states that post-development runoff volume must be equal to pre-development to preserve the integrity of the existing wetland.

From the **Wetland Assessment and Impact Report (WAIR) from Omnia, July 2019, (see attached)** the Site contains two wetlands; one semi-permanent wetland and one seasonal wetland. A third possible wetland has been confirmed as a man-made dugout. The semi-permanent wetlands straddles the

south property line. One of the goals of the stormwater management plan is to allow the wetlands to attain approximately the same amount of runoff volumes and peak flows to preserve them. If the portion of this wetland on the property is removed, the on-site stormwater management system will ensure there is no impact on the remaining portion.

All design items in the attached report from **Stormwater Solutions**, conform to the current City of Calgary Stormwater Management Design Manual, dated September 2011 and the Alberta Environment and Sustainable Resource Development (AESRD) - Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems - Stormwater Management Guidelines 2013.

(Note: The above are Conceptual Scheme conclusions not policies.)

3.5 Planning Area - Physical Characteristics

Physical Characteristics of Cell B in this Concept Scheme have been a

Conceptual Scheme Policy: Terrain

Policy 3.5.1 All future land use scenarios, subdivision and development concepts prepared for individual Development Cells within the Planning Area should be prepared in response to the existing terrain.

Policy 3.5.2 Alterations in the existing terrain of the Planning Area should proceed in accordance with a "Master Drainage Plan", a detailed "Storm Water Management Plan" and an attendant "Grading Plan".

Conceptual Scheme Policy: Predevelopment Drainage Pattern

Policy 3.5.3 Alterations in the existing drainage pattern of the Planning Area to accommodate subdivision and development should proceed in accordance with the requirements of the Rocky View County.

Conceptual Scheme Policy: Subsurface Conditions

Policy 3.5.4 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake a geotechnical assessment prepared by a qualified professional engineer in support of a proposal for subdivision and/or development, solely as approved by Rocky View County.

Conceptual Scheme Policy: Environmental Assessment

Policy 3.5.5 The Municipality at its discretion may require the Developer of Development Cells within the Planning Area to undertake an “Environmental Assessment or Overview” for individual Development Cells within the Planning Area prior to their development to the satisfaction of the Municipality.

Policy 3.5.6 Where an “Environmental Assessment or Overview” is required by the Municipality it shall be at a minimum a Phase 1 Environmental Assessment or Overview.

Conceptual Scheme Policy: Vegetation

Policy 3.5.7 Future subdivision and development of the Planning Area should maintain native vegetation where possible.

Existing Development

The Planning Area contains 10 existing residences and accessory buildings as follows:

- ☐ Development Cell A contains 3 single family residences and accessory buildings.
- ☐ Development Cell B contains four (4) single family residences and accessory buildings. The house on the South East corner of the Cell will be removed to allow phase one of the proposed development to proceed.
- ☐ Development Cell C is undeveloped farm land .
- ☐ Development Cell D contains four single family residences and accessory buildings.

4.0 Conformity to the Janet Area Structure Plan

This Conceptual Scheme has been prepared in accordance with the objectives and policies of the Janet Area Structure Plan.

5.0 Future Land Use

Land Use Change

Conceptual Scheme Policy: Land Use Changes and Subsequent Subdivision

Policy 5.0.1

Policy 5.0.2 Proposals for the redesignation of lands within the Planning Area to

Industrial or Commercial districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:

- a) Recognizes and responds to the physical characteristics and attributes of the Planning Area;
 - b) Will result in a sustainable Industrial development area at a scale appropriate and sensitive to the adjacent developments;
 - c) Accommodates the full potential of these lands for Industrial subdivision and development; and
 - d) Conforms to the policies of this Conceptual Scheme, the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County.
- e) Locate storage, service, loading areas and most parking to the side and /or rear of the main building. These areas should have additional screening if adjacent to public roadways and /or residential

6.0 Subdivision and Development Concept

Exhibit 13.3 – Subdivision and Development Concept is a conceptual subdivision design for the Planning Area. The Subdivision and Development Concept is comprised of four Development Cells (Development Cells A to D).

Development Cell A

Development Cell A comprises 44 acres (17.81 ha) contained under three (3) separate titles. Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit

Development Cell B

Development Cell B comprises 40 acres (16.19 ha) contained under 3 separate titles. Exhibit 13.3 – Subdivision and Development Concept contemplates no additional subdivision within this Development Cell. This Concept Scheme includes detailed analysis of 25 acres in this Cell and provides direction on the Development within this Cell and guidance in the Residential Transition Area. The remaining 15 acres (6.07 ha) in this Cell will require an amendment to this Concept Scheme prior to Land Use change or Development Permit application.



Eastern portion of Subject lands
(buildings to be removed)



Neighboring property North East section of cell B

Development Cell C

Development Cell C comprises 40 acres (16.19 ha) contained under one title. This parcel is currently being used for agricultural purposes.

Exhibit 13.3— Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.

Development Cell D

Development Cell D comprises 40.0 acres (16.19 ha) contained under four (4) separate titles.

Exhibit 13.3 – Subdivision and Development in this Cell is not referred to in this Concept Scheme and will have to be appended to this plan prior to Land Use Change or Development Permit.



View of Cell D looking through Cell C

Conceptual Scheme Policy: General Subdivision Design

- Policy 6.0.1 Proposals for the subdivision of land within the Planning Area should be generally in accordance with subdivision design of Exhibit 13.3 – Subdivision and Development Concept.
- Policy 6.0.2 Lot layouts illustrated in Exhibit 13.3 – Subdivision and Development Concept are conceptual only and may not reflect the final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Janet Area Structure Plan and other relevant policies and regulations of Rocky View County

Conceptual Scheme Policy: Subdivision Design Principles

- Policy 6.0.3 The following Subdivision Design Principles should be applied to subdivision proposed for the Planning Area:
- a) Commercial and Industrial design which is compatible with land uses adjacent and in proximity to the Planning Area.
 - b) A Business community design which is sustainable, and responsive to the natural characteristics of the Planning Area.
 - c) A Business community design which offers a wide range of lot sizes to provide for a wide range of small and medium sized businesses reflective of market demand.
 - d) A Business community design that when developed will achieve a high standard of architectural and site development that retains the historical character of the surrounding community.
 - e) Integrate stormwater design with landscaping. Use stormwater ponds as amenity as well as a utility
 - f) Security Fencing should be limited to side and rear yards and visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or the adjacent parcels. Fencing in front yards should be limited to decorative use unless it can be demonstrated that it is required for security reasons.

Conceptual Scheme Policy: Lot Size

- Policy 6.0.4 Lots provided within the Planning Area should be designed to be a minimum of (1.2) acres or greater in size (more or less) to provide options for a variety of Business types.

Conceptual Scheme Policy: Municipal Reserve

- Policy 6.0.5 Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves shall be in accordance with the provisions of the Municipal Government Act.

Conceptual Scheme Policy: Pedestrian Pathways

Policy 6.0.6 Where appropriate, pedestrian pathways should be developed within each Development Cell of this Conceptual Scheme in order to provide pedestrian linkages to the municipal reserve parcels and the developing regional pathway system.

7.0 Road System

The Planning Area is accessible to Rocky View County municipal road network and the Provincial Highway network via Range Rd 284. This road connects to TWP Rd 240 approximately 1Km to the North and to Glenmore Trail approximately 2 kms to the South.

Conceptual Scheme Policy: Road System Design

- Policy 7.0.1 Access to developments proposed within the planning area shall be in accordance with Rocky View County policies and to the satisfaction of the municipality
- Policy 7.0.2 All public internal roads are proposed as local public roads with development in accordance with Rocky View County policies and standards.
- Policy 7.0.3 Internal roads within individual Development Cells shall be constructed to municipal standards in accordance with the current Rocky View County policies and standards.
- Policy 7.0.4 The Municipality may require road widening agreements or road widening at such time as lands within the individual Development Cells are proposed for subdivision approval.
- Policy 7.0.5 Linear pathways will not be permitted within the road right of way.

Policy 7.0.6 A Transportation Off-Site Levy shall be paid by the Developer to the Municipality in accordance with the Transportation Off-Site Levy Bylaw as amended.

Policy 7.0.7 No Development Permit will be issued for parcels fronting a new or upgraded road until a Development Agreement has been entered into and the required Road System has been constructed and received a Construction Completion Certificate (C.C.C.) from the Municipality.

Policy 7.0.8 This Conceptual Scheme contemplates that future ingress and egress to the development concept which is proposed to be 3 buildings constructed over 2-3 phases and will be industrial agricultural facilities.

The primary access will continue to be from Range Road 284 in approximately the same location as the existing driveway.

This access will not be a public roadway. The site will not be subdivided so the access roadway will be internal to the site and will be constructed to the appropriate industrial standard with its junction with Rge 284 being between a driveway and public roadway, not a full intersection between public roadways.

There are now proposed to be 2 accesses to the site, the primary access will be referred to as the 'middle access'

A new south access is proposed which will be along the south side of the site, as well as a north access on the north side of the site; both are shown on the attached site plan (Exhibit 13.2) along with the middle access.

The north access will provide access to the west residential property that is surrounded by the subject site, similar to how that residential property is currently accessed with a driveway from Rge 284, and emergency only access for the subject site should the primary access be blocked.

The south access is needed to assist trucks with circulating around Building A, it is proposed to be restricted to a right-in/out configuration. The result is that the middle access will be used by almost all of the trips generated by the site on a typical day, the north access will only be used in emergencies and the south access only used for convenience by large trucks and some employees.

Details on trip generation and Road classification requirements are included in the attached TIA completed by JCB Engineering LTD on July 3, 2019

8.0 Utility Servicing Strategy

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area in accordance with Janet Area Structure Plan.

Conceptual Scheme Policy: Shallow Utilities

Policy 8.0.1 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the Developer.

Policy 8.0.2 The Developer of individual Development Cells will provide easements to any utility company requiring them to provide services to the Planning Area.

Solid Waste Management

Conceptual Scheme Policy: Solid Waste Management

Policy 8.0.3 A “Solid Waste Management Plan” should be considered at the first phase of subdivision approval for all Development Cells within the Planning Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Developer.

9.0 Development Concept

Industrial development proposed for the Development Cell will comprise three (3) independent detached structures at full build out.

9.1 Suitability to Accommodate Development

Conceptual Scheme Policy: Building Envelope

Policy 9.1.1 Proposals for subdivision within the Planning Area shall provide a suitable development that compliments the adjacent developments and is consistent with architectural design within the Janet Area Structure Plan.

9.2 Population Densities and Projections

It is anticipated that upon full build out of the Planning Area, the number of jobs per hectare will be consistent with the surrounding area.

9.3 Architectural and Site Development Standards

Architectural standards should be developed at the time of subdivision of the individual Development Cells and registered against individual titles by restrictive covenant. Management and enforcement of the architectural standards will be the responsibility of each

Development Cell Developer and following subdivision and development, subsequent landowners.

Conceptual Scheme Policy: Architectural and Site Development Standards

Policy 9.3.1 Architectural and site development standards proposed for developments within each Development Cell should be considered at the time of subdivision approval and be registered by caveat or restrictive covenant at the time of plan approval.

Policy 9.3.2 Enforcement of the architectural and site development standards shall be the responsibility of the Developer and following subdivision and development, subsequent landowners.

Policy 9.3.3 Architectural and site development standards should identify and encourage the use of high quality finishing materials.

10.0 Community Considerations

Public Consultation

Consultation with affected property owners within the Planning Area and other adjacent affected parties within the Residential Transition area occurred prior to and during the preparation of this Conceptual Scheme. This consultation involved direct communication with affected parties and an open house held Feb 13, 2019 in the board room of Hill Bros Expressways. Seven people attended the open house.

Conceptual Scheme Policies: Historical Context

Policy 10.0.1 All proposals for subdivision within the Planning Area should consider the integration of any features of cultural landscapes into the subdivision design.

Policy 10.0.2 All local road names should incorporate the names of settlement families, historical events or locations.

11.0 Subdivision and Development Phasing

Conceptual Scheme Policies: Phasing

Policy 11.0.1 The potential for future subdivision is limited by the densities and policy provisions of this Conceptual Scheme and the provisions of Rocky View

County Land Use Bylaw as it applies to individual Development Cells within the Planning Area.

Policy 11.0.2 Subdivision and development within the Planning Area should be matched to a logical progression of servicing. Subdivision and development within Development Cell B may proceed in multiple phases without amendment to this Conceptual Scheme provided the required infrastructure or an acceptable alternative to sustain the planned subdivision and development is in place and/or available at the time of approval.

12.0 Conceptual Scheme Implementation

This Conceptual Scheme is in conformity to the Janet Area Structure Plan and no amendment to the ASP is required prior to adoption of this Conceptual Scheme.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by Rocky View County

Conceptual Scheme Policies: Implementation

Policy 12.0.1 Pursuant to the provisions of the Janet Area Structure Plan, this Conceptual Scheme shall be appended to the Area Structure Plan specifically in relation to the Residential Transition Area. The Residential Transition areas are near or adjacent to future industrial development areas. This Plan recognizes that the existing residential areas are ready to transition to Business uses as determined by the existing Industrial land supply in the area and landowners desire to redesignate to Industrial Land Uses. This is further supported by the existing uses on numerous sites within this zone which are mixed use industrial residential. The County Council also concluded at it's meeting on April 30th that the transition to Industrial land uses is deemed appropriate at this time.

. 8.1 Residential uses on lands identified as Residential Transition area (Map 5) will be allowed to continue until such time as a transition to industrial use is deemed appropriate, a local plan has been prepared, and the proposals for new land uses address the policies of this Plan.

8.2 Applications for industrial and commercial uses adjacent to a Residential Transition area shall: a. demonstrate how the proposed land use is compatible with the adjacent residential use by considering the

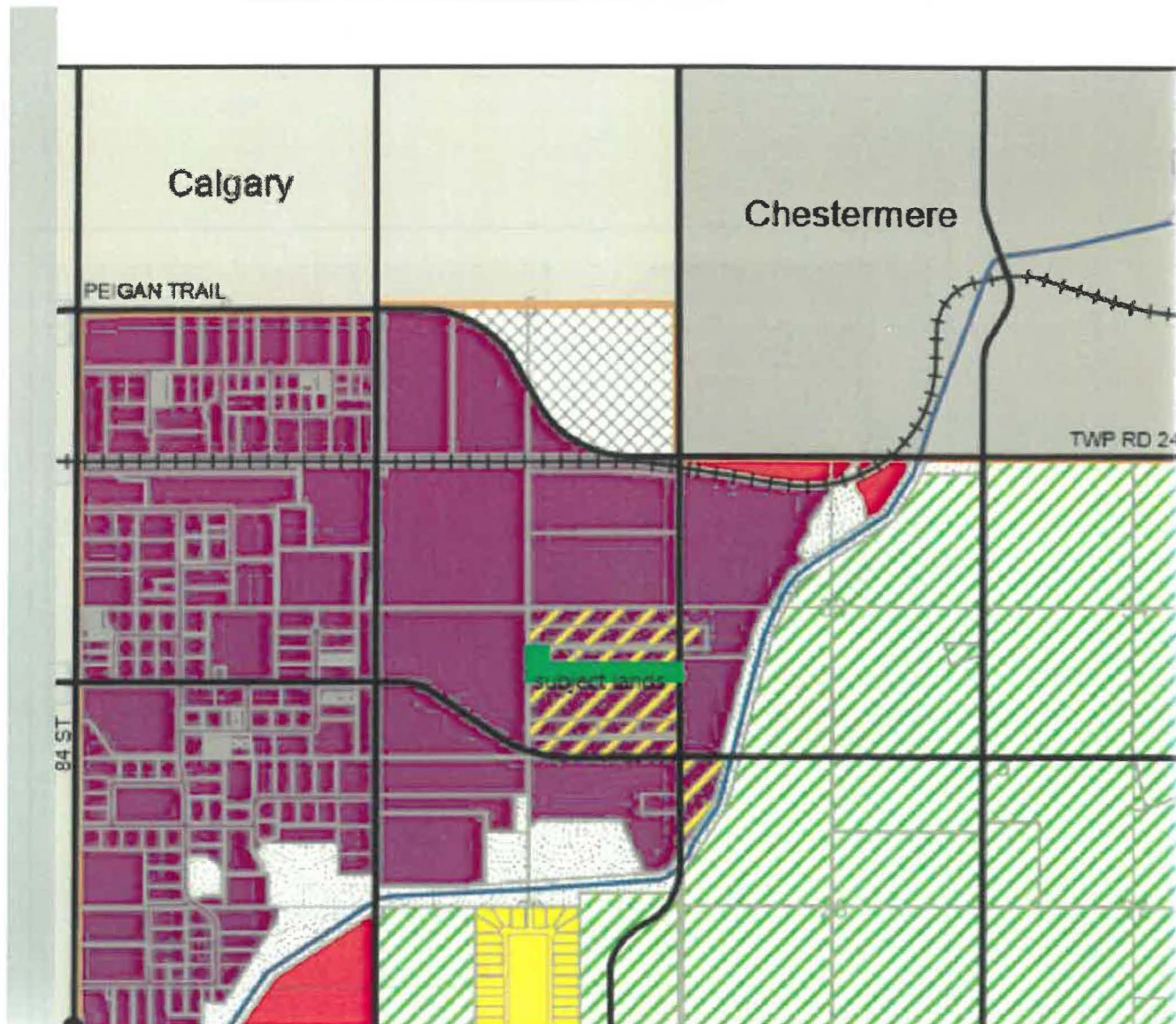
Business-Residential Interface area policies and the requirements of Section 10 of Janet Area Structure Plan; and b. include screening, buffering, and landscaping measures to mitigate the impact on the Residential Transition area.

Policy 12.0.2 Rocky View County shall implement the policies of this Conceptual Scheme through the land use and subdivision approval process.

13.0 Exhibits

- 13.1** Planning Area
- 13.2** Development Cells
- 13.3** Development Concept
- 13.4** Proposed ingress/egress plan

Planning Area exhibit 13.1



-19-

Development Cells [Exhibit 13.2]



Exhibit 13.3

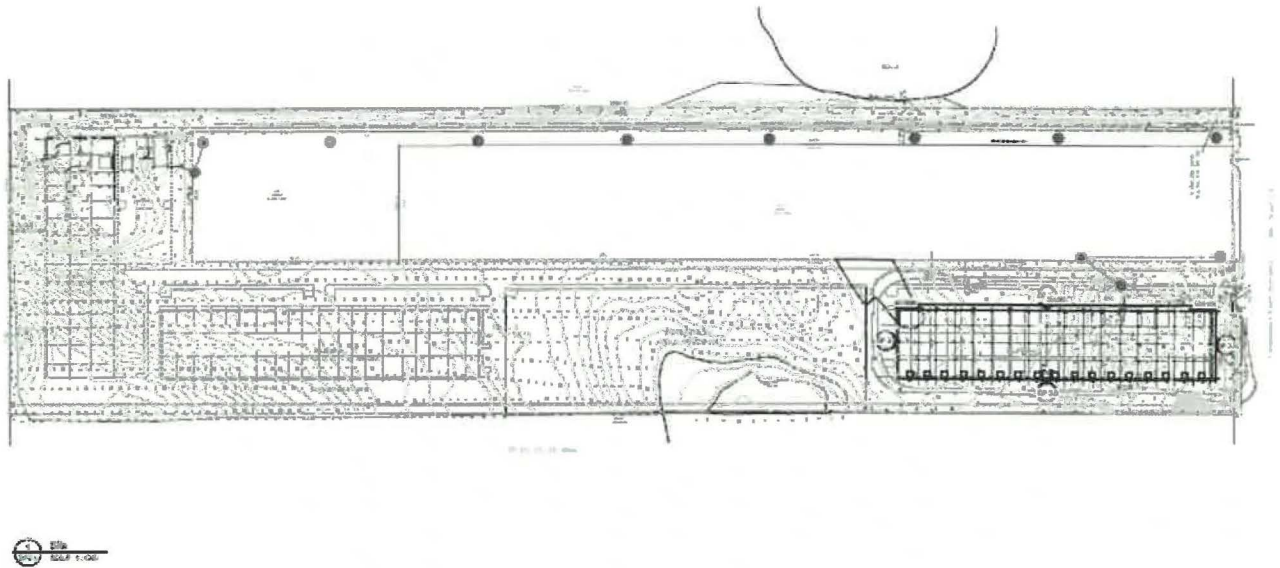
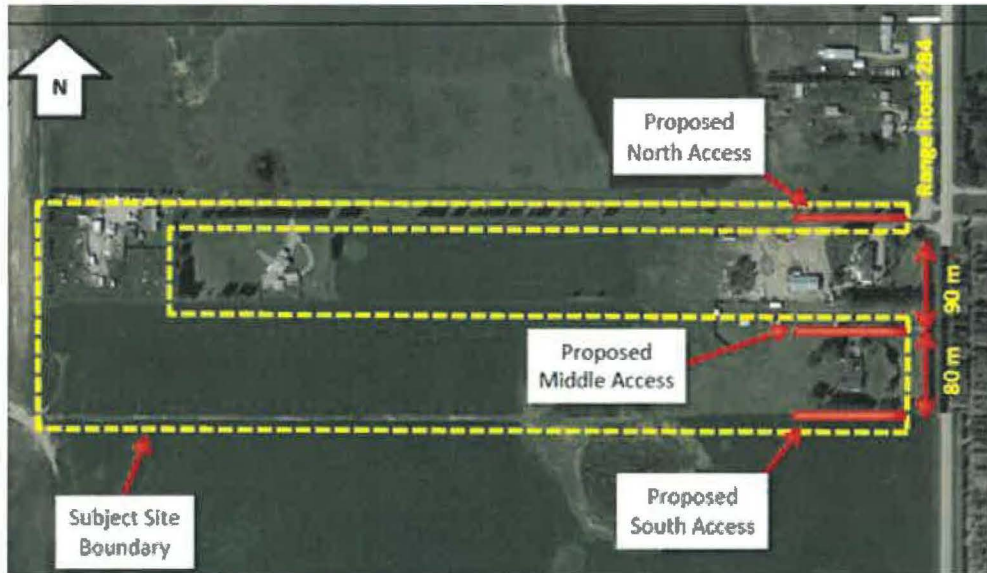


Exhibit 13.4 Proposed ingress/egress to Range Road 284 Plan



Part Two - Development Cells

- Appendix 1 - Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 2 - Development Cell A - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 3 - Development Cell C - Portion of the SE ¼ Sec. 32-23-28-W4M
- Appendix 4 - Development Cell D - Portion of the SE ¼ Sec. 32-23-28-W4M

Development Cell labels do not indicate progression of phasing.

Appendix 1

Development Cell B - Portion of the SE ¼ Sec. 32-23-28-W4M

Phase 1 Redesignation and Subdivision of Development Cell B

Phase 1 of Development Cell B proposes to redevelop a portion of the SE 1/4 Sec. 32-23-28-W4M in a 11.93 acre portion of the 25 acres with the balance of the site to be developed as a separate 13.07 acre in one or two phases.

The objective of the Landowner to develop will proceed contiguously in order to accommodate the sharing of an existing access driveway and approach to Range Road 284

Appendix Exhibit 1.0: Phase 1 parcelling out the 11.93 acres is attached and forms part of this appendix. The following table provides the land use statistics for Appendix Exhibit 1.0:

Proposed Lot	Area (Acres)	Area (Hectares)	Percent
Phase 1	11.93	4.83	47.7
Balance Parcel Phase 2	13.07	5.29	52.3
Total	25	10.12	100.00

Table Notes:

1. Areas are approximate and require verification by legal survey.
2. All areas should be considered more or less.
3. Totals may not equal due to rounding or metric conversion.

The subject lands are currently designated Industrial-Industrial Activity (I-IA) by Rocky View County Land Use Bylaw.

Currently, no subdivision of Development Cell B is contemplated by the Landowner. At such time as future phases in Development Cell B are proposed, they will follow the provisions and policies of this Conceptual Scheme.

Physical Characteristics of Development Cell B**Terrain**

Development Cell B has an east west aspect. The subject land contains no areas of terrain which would impair its development within Development Cell B.

Vegetation

Development Cell B is believed to contain no environmentally significant areas of vegetation and/or wildlife habitat. Native and domestic grasses comprise the dominant plant communities found on the subject lands.

Existing Development

Development Cell B contains four (4) Residential properties one of which will be removed prior to Phase 1 Development.

Berms and other landscaping measures may be implemented to minimize the Industrial residential interface to the satisfaction of Rocky View County.

Historical Resources

The Planning Area is believed to contain no important historical resources. Notwithstanding, where sites of historical importance are identified during the development of separate phases within Development Cell B, these sites will be identified and removed and or preserved or avoided prior to development to the satisfaction of Rocky View County.

Details about the planning area are provided by an environmental assessment provided by

Hans Skatter, P.Biol. Cand. Scient.

Omnia Ecological Services

722 27 Ave NW

Calgary, AB, T2M 2J3

Omnia Project ID: 1905-03

July 19, 2019

The report is attached to this concept Scheme for information.

Site Development and Architectural Standards

Architectural standards will be developed at the time of development permit application for Phase 1 of Development Cell B and registered against title by restrictive covenant. Management of the architectural standards will be the responsibility of the Developer.

Potable Water

Potable water is supplied to the existing residence by an existing well. Potable water is

proposed to be provided to the proposed Phase 1 development by connection to a tank system combined with the existing well.

- 25 -

Sewage Treatment

Sewage management for development on proposed Phase 1 will be via private sewage systems (septic tank and field) installed in accordance with the Alberta Sewage Systems Standard of Practice and Municipal policies.

Storm water Management

The proposed development will compliment the natural drainage patterns found within Development Cell B. Post development drainage from Development Cell B will continue to flow towards the centre of the site to an existing depression located within Development Cell B. The management of storm water shall be in accordance with best management practices and M.D. of Rocky View policies and standards.

A Stormwater Management Plan has been developed by Stormwater Solutions and is attached to this Plan.

Shallow Utilities

Shallow utilities are currently provided to Development Cell B and additional service connections will be provided by the appropriate service provider in the area. Where required, easements will be provided as required by the utility service provider.

Access Management

Access to proposed Phase 1 and the Balance of the Parcel will be via an all turns approach and existing driveway to Range Rd. 284.

This Conceptual Scheme (pursuant to Policy 7.0.8) contemplates that further phases of Development in Cell B will require ingress and egress to the Municipal Road system to be via an internal road system.

Municipal Reserve

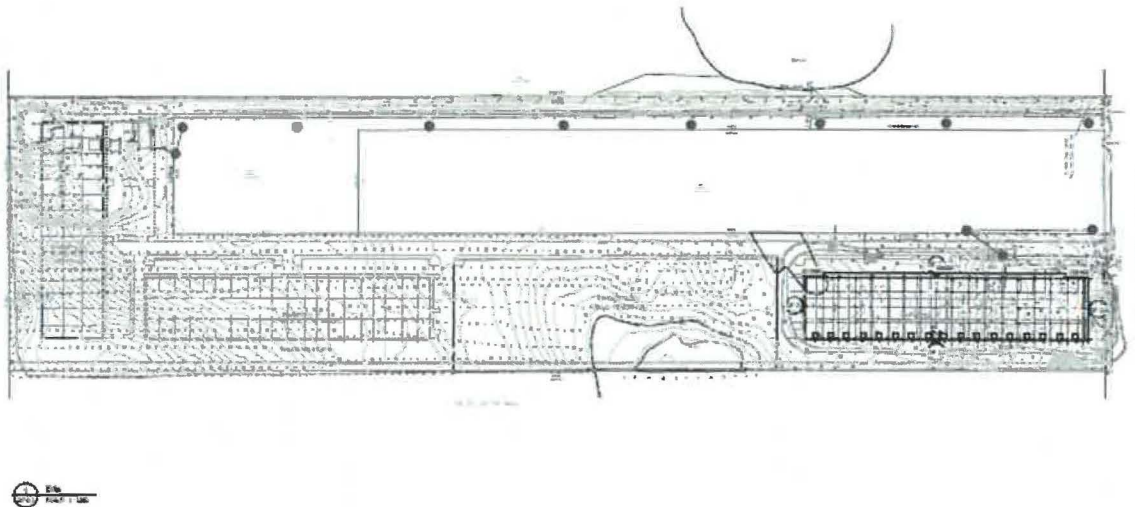
Disposition of Municipal Reserve owed as the result of the subdivision of Development Cell B shall be in accordance with Section 666 of the Municipal Government Act. .

Conceptual Scheme - Pt. SE 1/4 Sec. 32-23-28-W4M
Appendix 1 Exhibit 1.0:
Phases 1-3 of Development in Cell B

Development portion of Cell B comprises 25 acres (10.12 h) and is outlined.

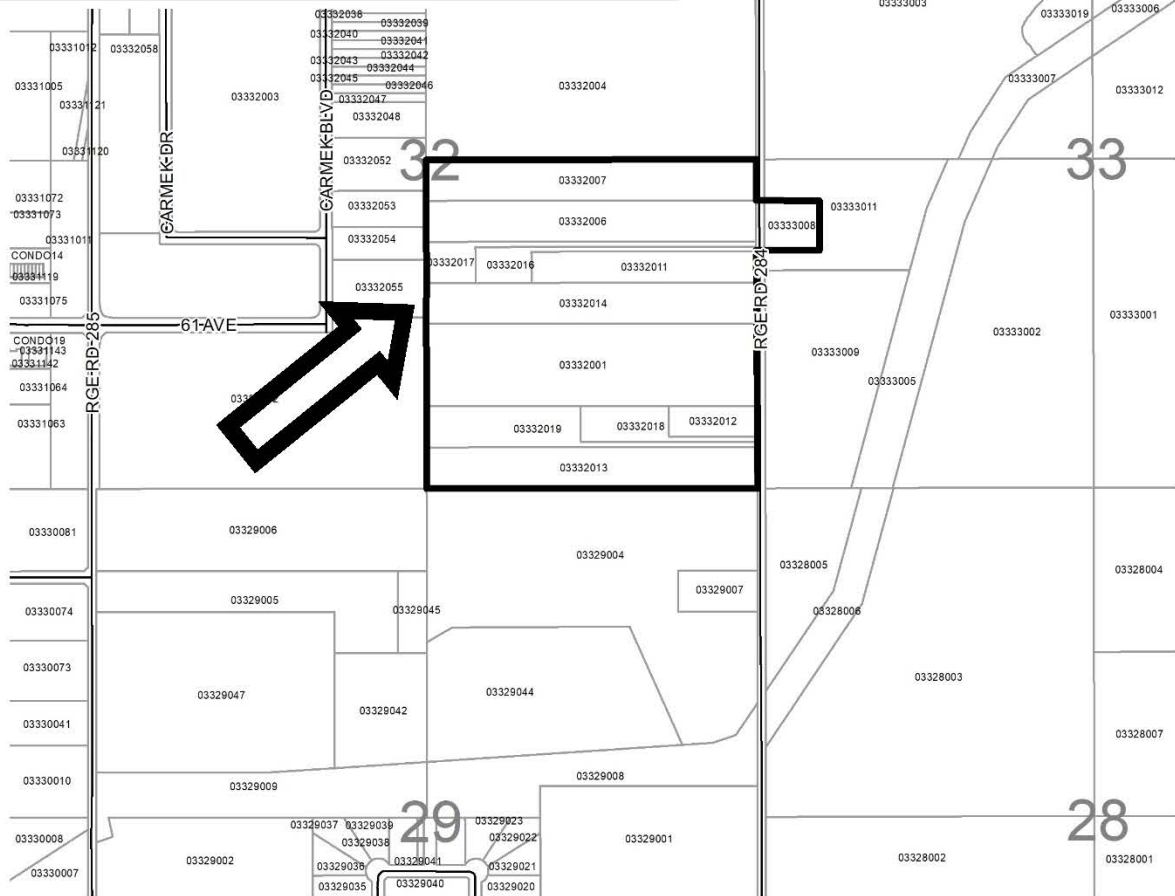
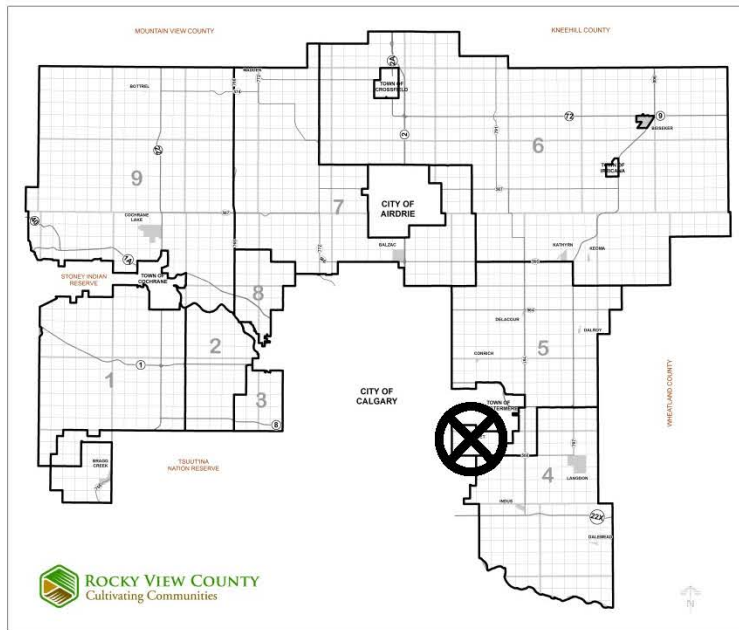


Exhibit is not to scale.
August 2005

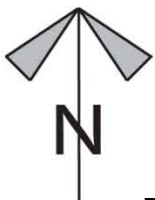


Attachment # 1- Omnia report

Attachment # 2 Transportation impact assessment



LOCATION PLAN



SE-32-23-28-W04M

Block: 3 Plan: 7410673

Lot: 3 Block: 2 Plan: 9210992

Date: Sept 23, 2019

Division # 5

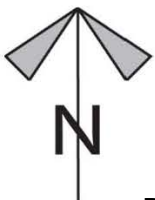
File: 03332014/03332017

Conceptual Scheme Proposal: To adopt a conceptual scheme that provides a policy framework to guide future redesignation, subdivision, and development proposals within SE 1/4 32-23-28 W4M and Lot 1, Plan 0111882.

32

RGE:RD-284

DEVELOPMENT PROPOSAL



SE-32-23-28-W04M

Block: 3 Plan: 7410673

Lot: 3 Block: 2 Plan: 9210992

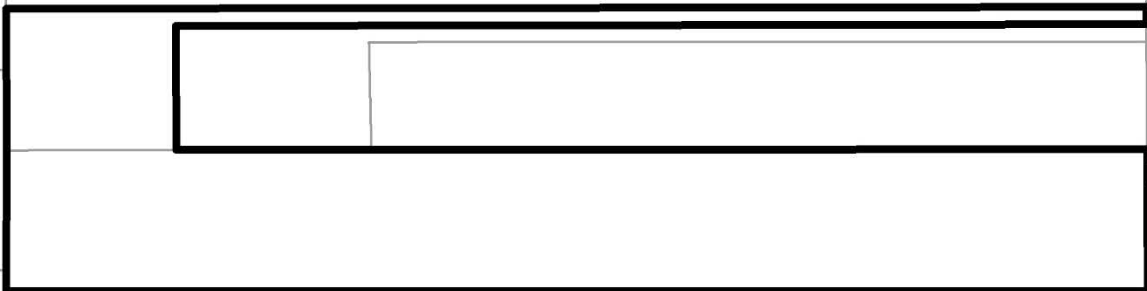
Date: Sept 23, 2019

Division # 5

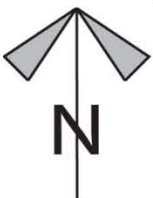
File: 03332014/03332017

Conceptual Scheme Proposal: To adopt Appendix 1 of the Conceptual Scheme to guide the future development within Lot 3, Block 2, Plan 9210992 and Block 3, Plan 7410673.

32



DEVELOPMENT PROPOSAL



SE-32-23-28-W04M

Block: 3 Plan: 7410673

Lot: 3 Block: 2 Plan: 9210992

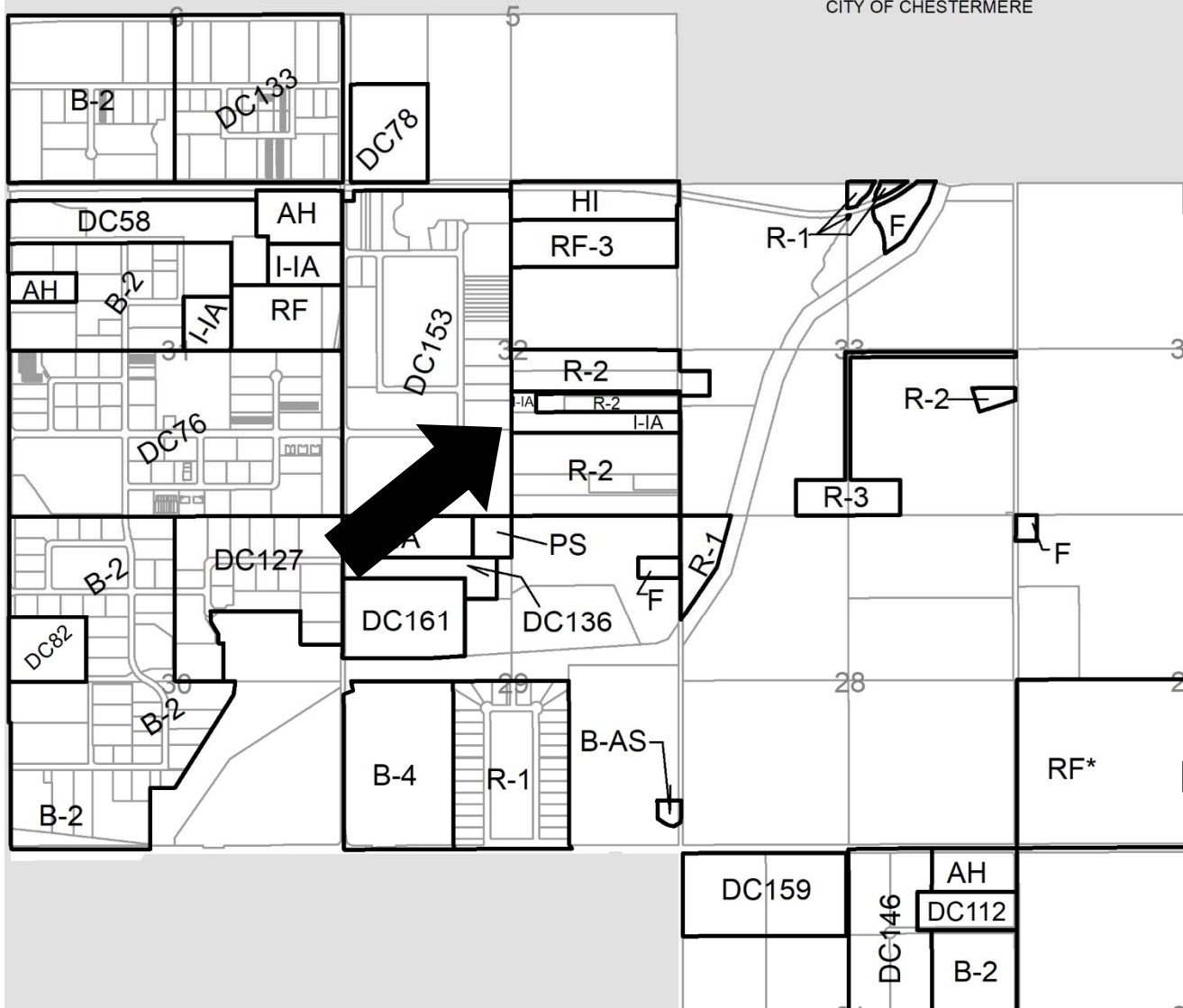
Date: Sept 23, 2019

Division # 5

File: 03332014/03332017

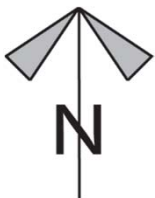
CITY OF CALGARY

CITY OF CHESTERMERE



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

LAND USE MAP



SE-32-23-28-W04M

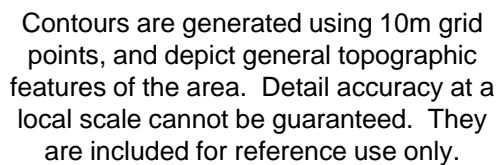
Block: 3 Plan: 7410673

Lot: 3 Block: 2 Plan: 9210992

Date: Sept 23, 2019

Division # 5

File: 03332014/03332017



Contour Interval 2 M





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

AIR PHOTO

Spring 2018



SE-32-23-28-W04M

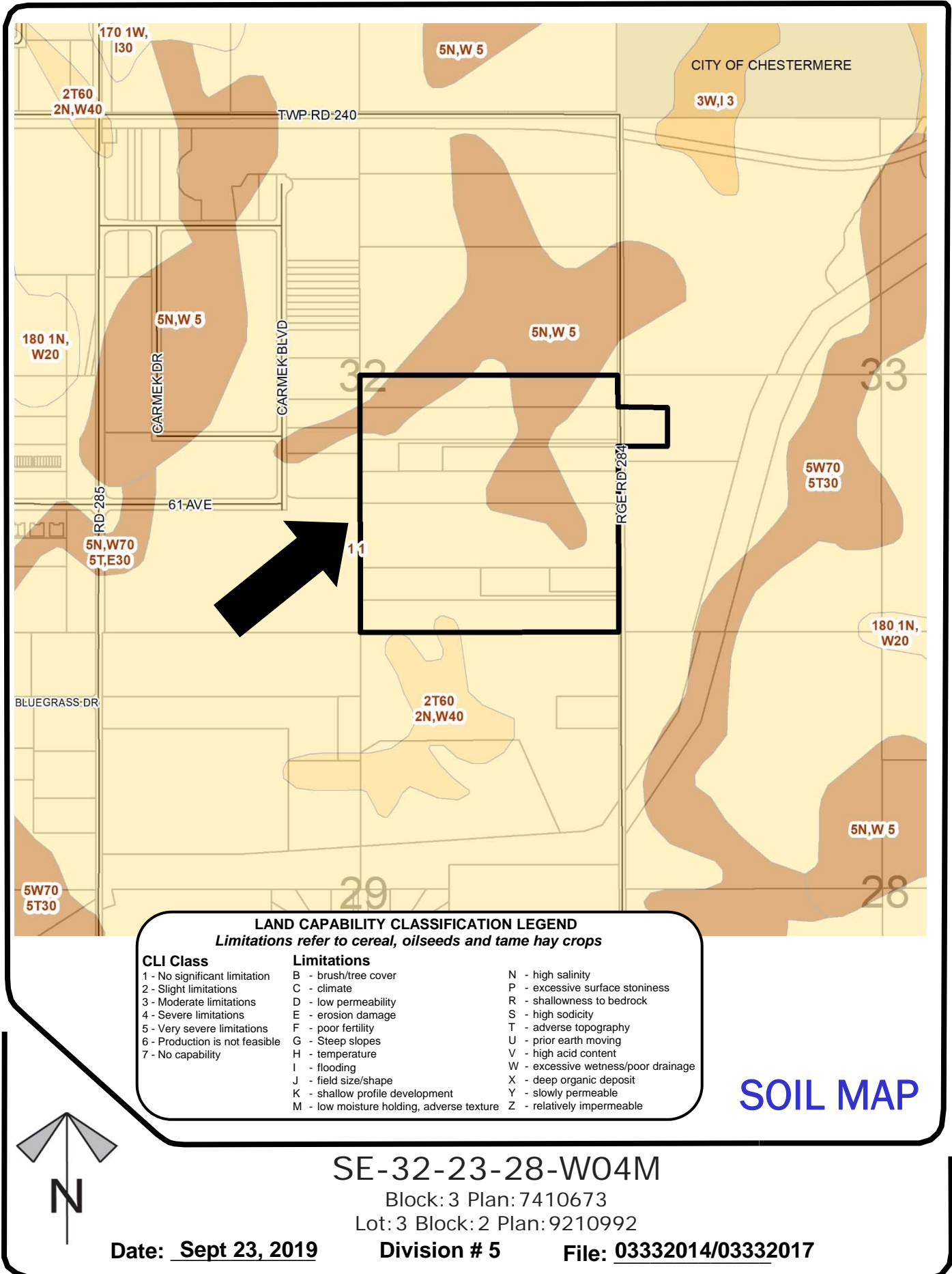
Block: 3 Plan: 7410673

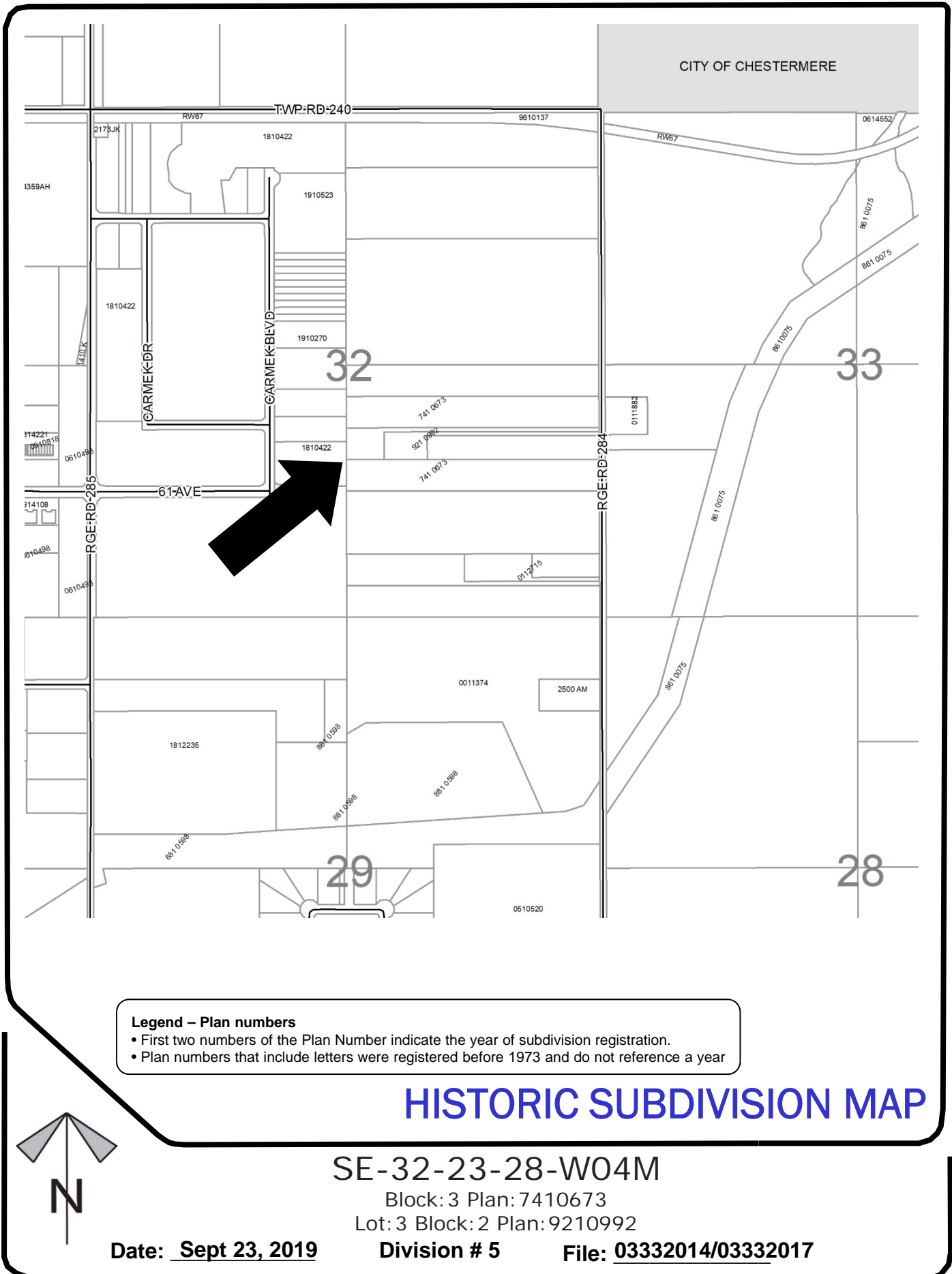
Lot: 3 Block: 2 Plan: 9210992

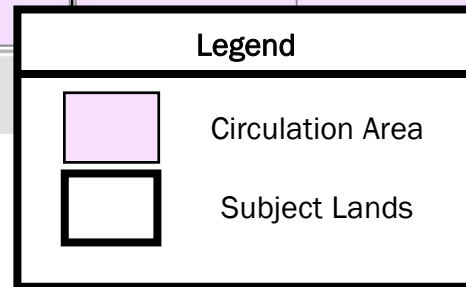
Date: Sept 23, 2019

Division # 5

File: 03332014/03332017









PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 5
FILE: 05326001 **APPLICATION:** PL20190152
SUBJECT: First Reading Bylaw - Residential Redesignation

PURPOSE: The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District to Live-Work District in order to facilitate the creation of a ± 14.76 acre with a ± 144.07 acre remainder.
GENERAL LOCATION: Located at the northwest junction of Hwy 564 and Rge Rd 281.
APPLICANT: Planning Protocol 3 Inc.
OWNERS: Heidy Baisi
POLICY DIRECTION: Relevant policies for this application include the County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7978-2020 be given first reading.
 Option #2: THAT application PL20190152 be denied.

APPLICATION REQUIREMENTS:

This application requires:

1. Standard technical requirements under policy.

Respectfully submitted,

"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer

AB/lt

APPENDICES:

APPENDIX 'A': Bylaw C-7978-2020 & Schedule A
 APPENDIX 'B': Map Set

Administration Resources

Andrea Bryden, Planning and Development Services



BYLAW C-7978-2020

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 know as Bylaw C-7978-2020.

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 a portion of SE-26-25-28-W04M from Ranch and Farm District to Live-Work District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT SE-26-25-28-W04M is hereby redesignated to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7978-2019 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: 05326001/PL20190152

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

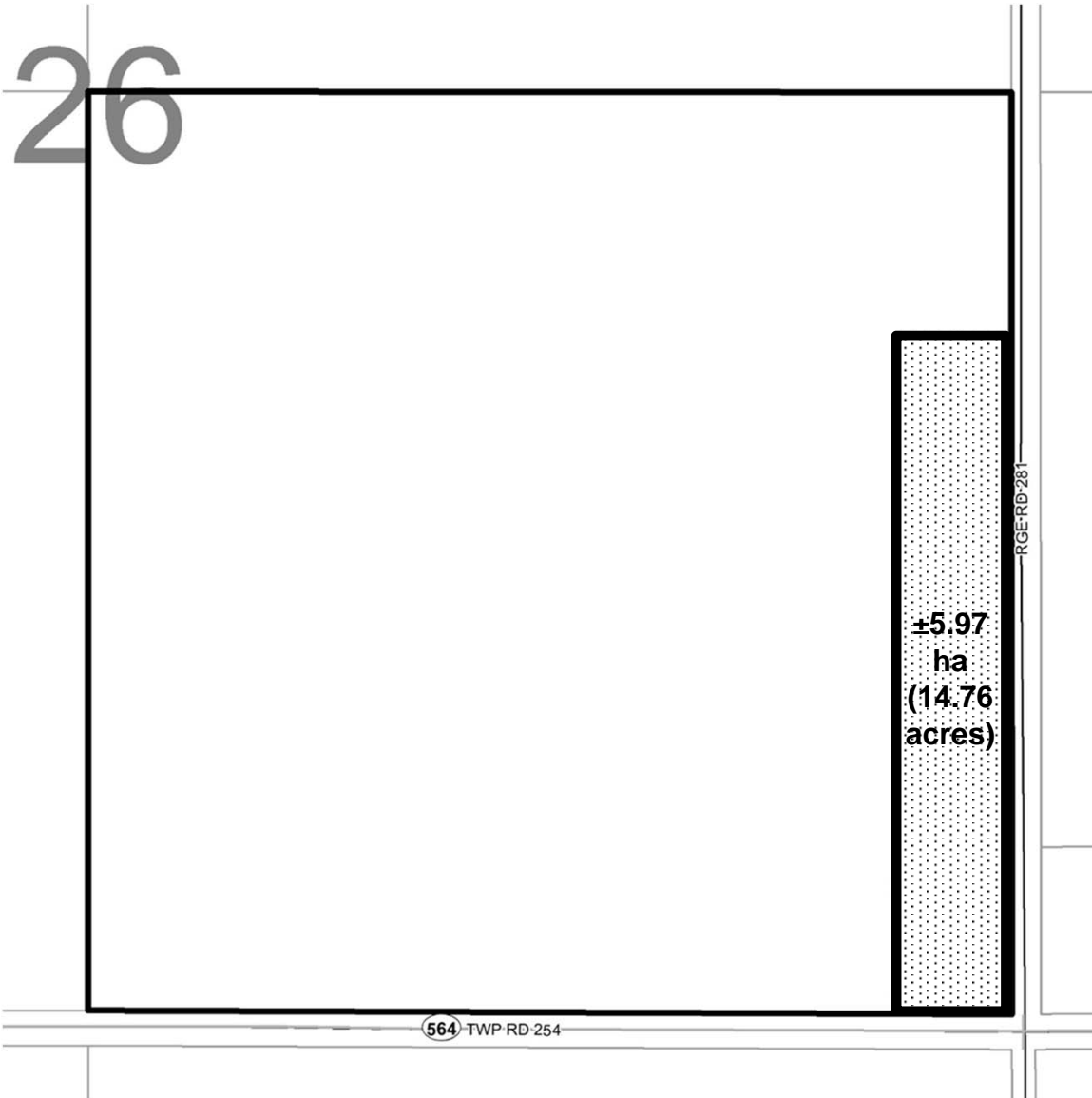
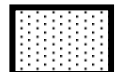
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

CAO or Designate

Date Bylaw Signed

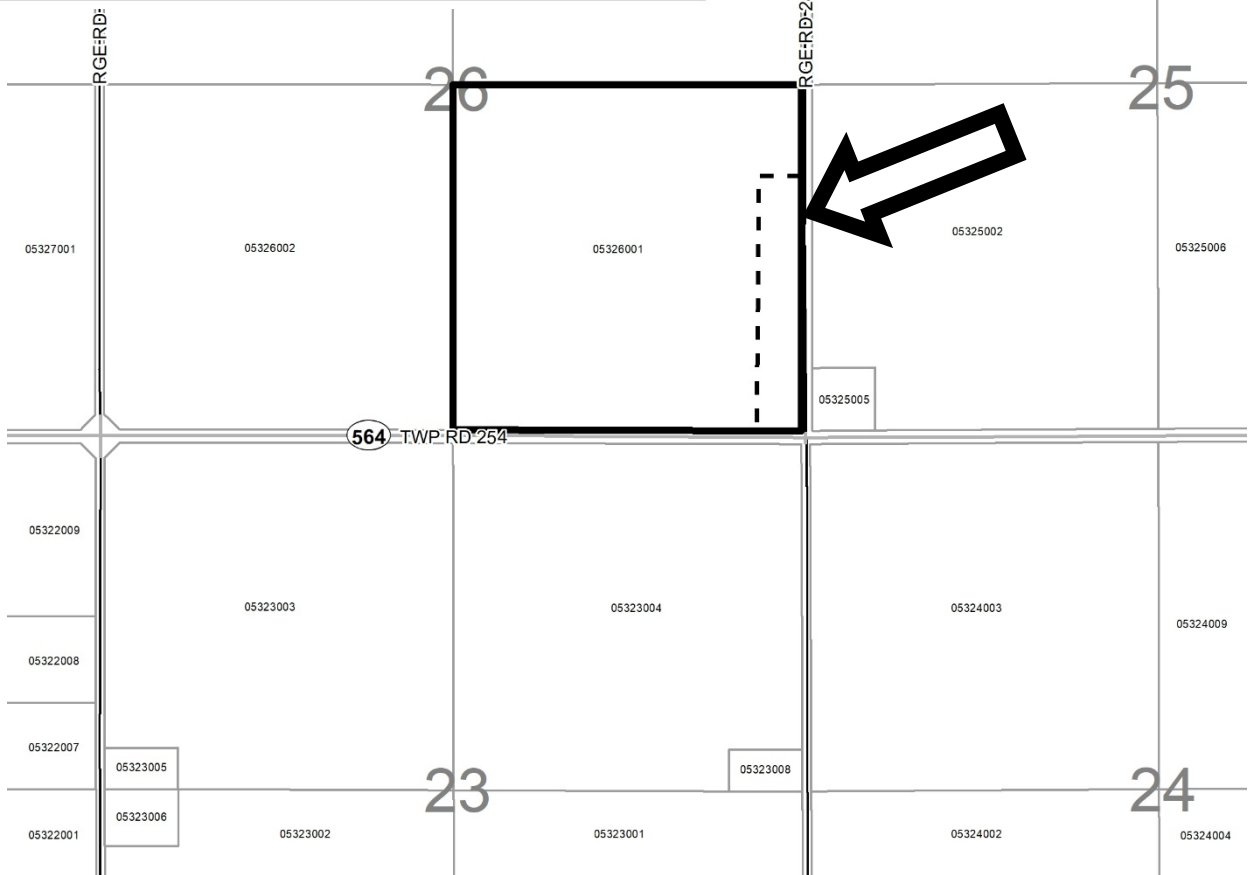
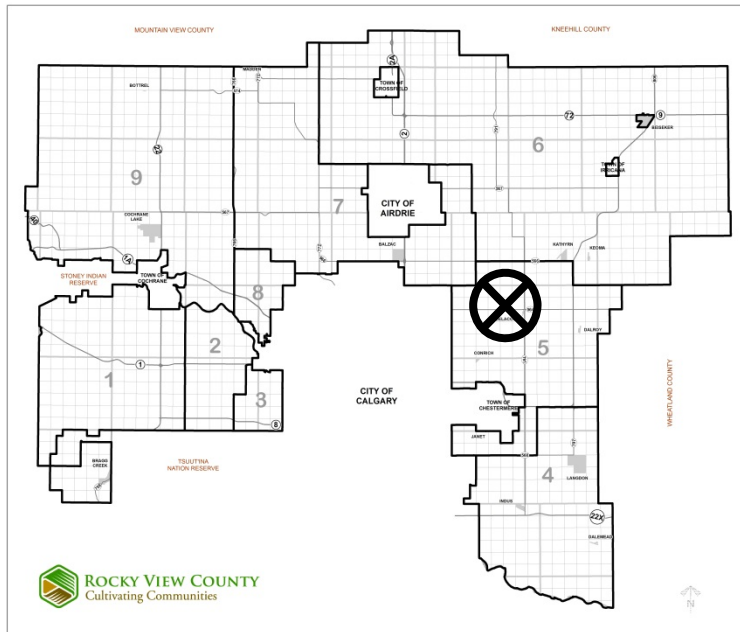
SCHEDULE "A"

BYLAW: C-7978-2020**AMENDMENT**FROM Ranch and Farm District TO Live-Work District

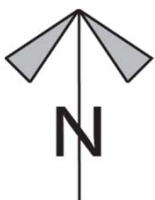
Subject Land _____

LEGAL DESCRIPTION: SE-26-25-28-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 05326001 PL20190152

DIVISION: 5



LOCATION PLAN



SE-26-25-28-W04M

Date: Oct 28, 2019

Division # 5

File: 05326001

Development Proposal: To redesignate a portion of the subject lands from Ranch and Farm District (RF) to Live-Work District (LW) in order to facilitate the creation of a ± 5.97 ha (± 14.76 acre) parcel with a ± 58.3 ha (± 144.07 acre) remainder.

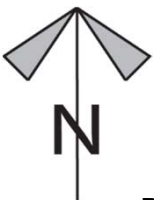
26

RF→LW
 ± 5.97 ha
 (± 14.76
 acre)

564 TWP RD 254

RGE RD 281

DEVELOPMENT PROPOSAL

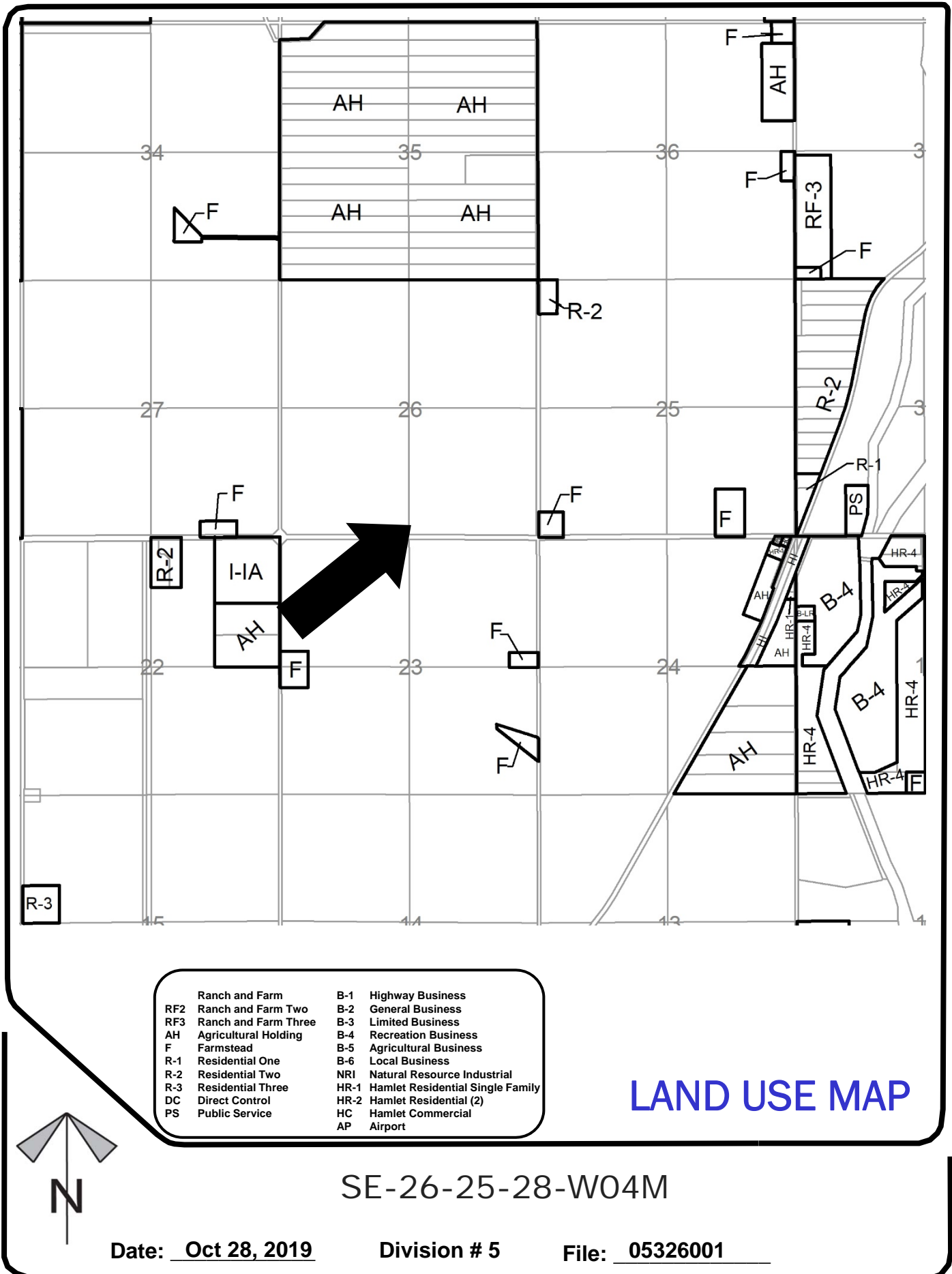


SE-26-25-28-W04M

Date: Oct 28, 2019

Division # 5

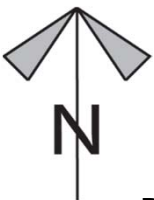
File: 05326001





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-26-25-28-W04M

Date: Oct 28, 2019

Division # 5

File: 05326001



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

AIR PHOTO

Spring 2018

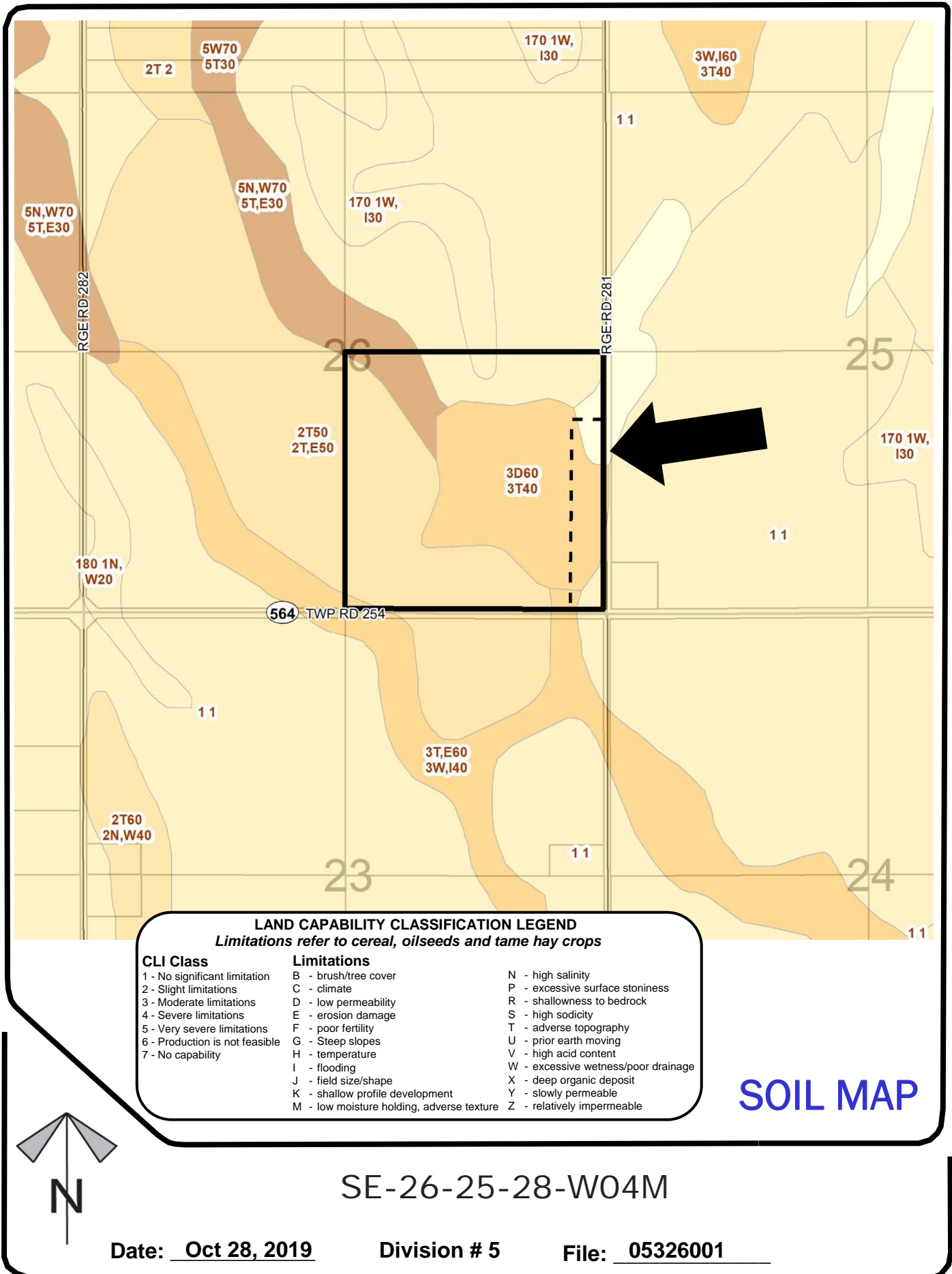


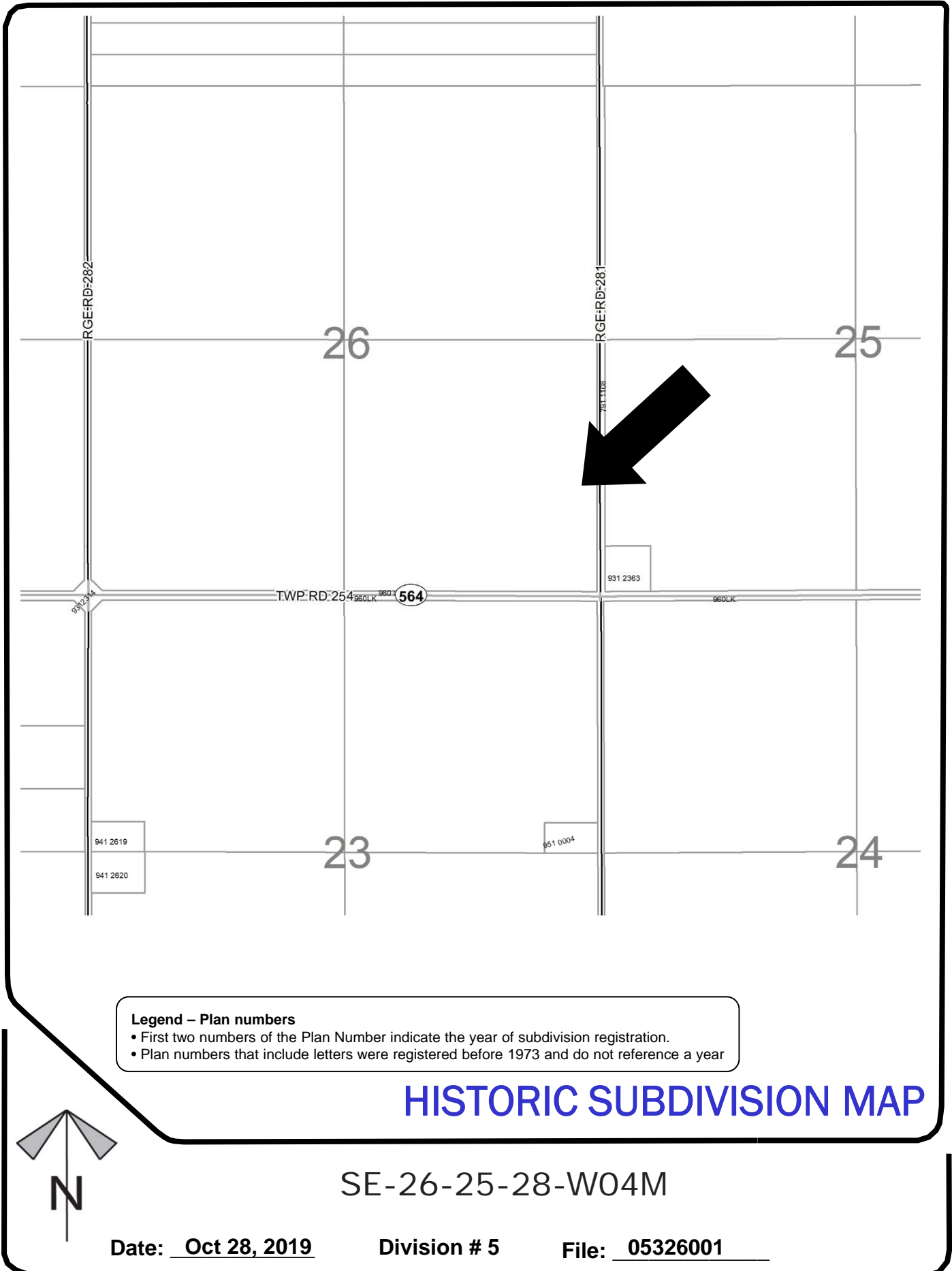
SE-26-25-28-W04M

Date: Oct 28, 2019

Division # 5

File: 05326001







Letters in Opposition



Letters in Support

LANDOWNER CIRCULATION AREA

SE-26-25-28-W04M

Date: Oct 28, 2019Division # 5File: 05326001



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 4
FILE: 03221001 **APPLICATION:** PL20190179
SUBJECT: First Reading Bylaw - Industrial Redesignation

PURPOSE: The purpose of this application is to redesignate a portion of SE-21-23-27-W04M from Ranch and Farm District to Business - Industrial Campus District for an unknown development.
GENERAL LOCATION: Located at the northwest junction of Twp Rd 233 and ValeView Rd
APPLICANT: Ashdown Distributors & Consultants Ltd. (Rolly Ashdown)
OWNERS: 1297833 Alberta Inc.
POLICY DIRECTION: Relevant policies for this application include the Municipal Development Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7979-2020 be given first reading.
 Option #2: THAT application PL20190179 be denied.

APPLICATION REQUIREMENTS:

This application requires:

1. Standard technical requirements under policy.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
 Community Development Services
 AB/ltt

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Bylaw C-7979-2020 & Schedule A
 APPENDIX 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-7979-2020

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 know as Bylaw C-7979-2020.

PART 2 - DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 32 and Land Use Map No. 32-NW of Bylaw C-4841-97 be amended by redesignating a portion of SE-21-23-27-W04M from Ranch and Farm District to Business Industrial Campus District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT SE-21-23-27-W04M is hereby redesignated to Business Industrial Campus District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7979-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 4
File: 03221001/PL20190179

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

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

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

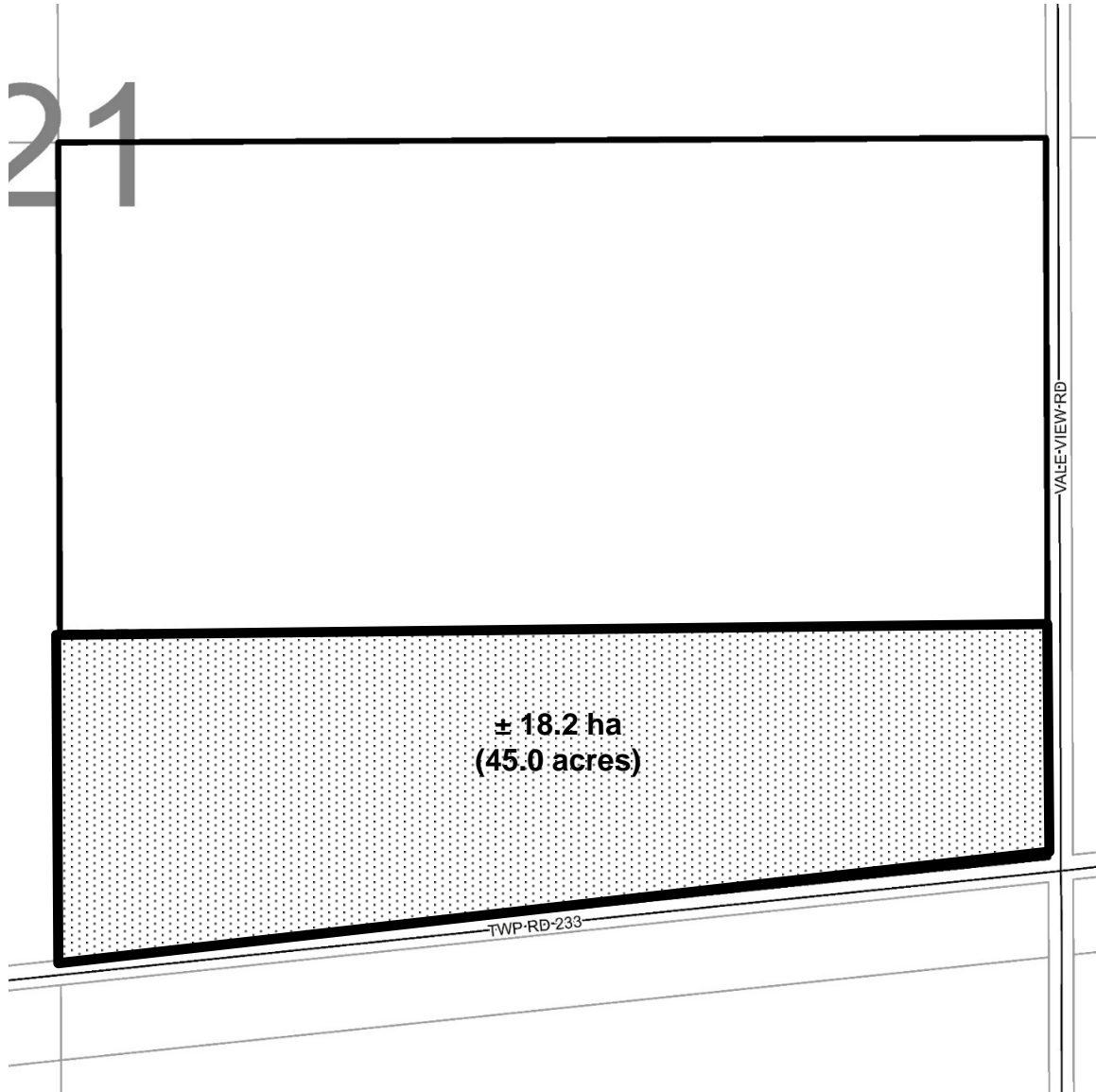
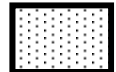
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

CAO or Designate

Date Bylaw Signed _____

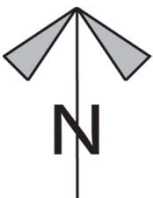
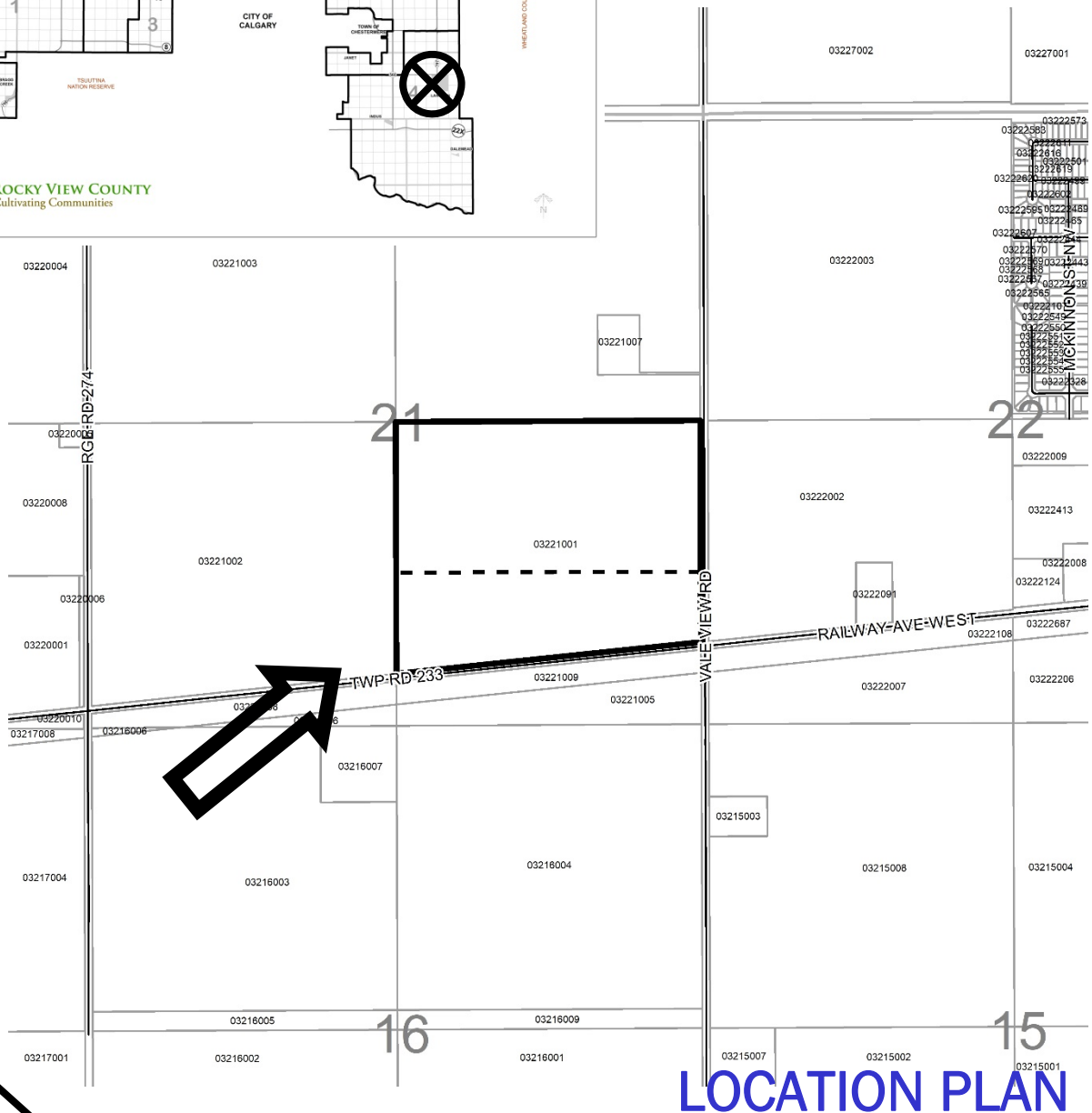
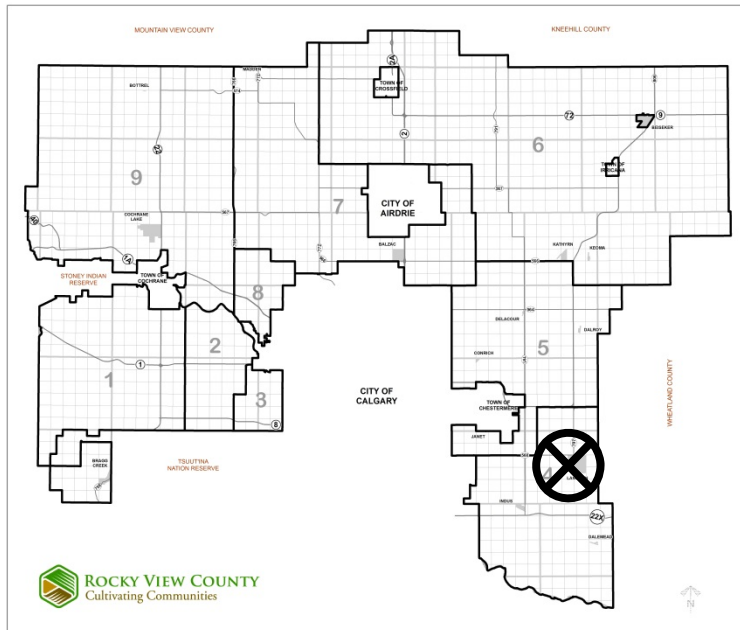
SCHEDULE "A"

BYLAW: C-7979-2020**AMENDMENT**FROM Ranch and Farm District TO Business - Industrial Campus District

Subject Land _____

LEGAL DESCRIPTION: SE-21-23-27-W04MROCKY VIEW COUNTY
Cultivating CommunitiesFILE: 03221001 PL20190179

DIVISION: 4



SE-21-23-27-W04M

Date: Nov 22, 2019Division # 4File: 03221001

Redesignation Proposal: To redesignate a portion of the subject lands from Ranch and Farm District (RF) to Business - Industrial Campus District (B-IC) to accommodate an unknown development.

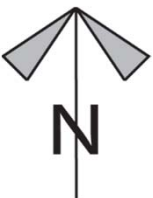
21

RF → B-IC
± 18.2 ha
(45.0 acres)

TWP RD-233

VALEVIEW RD

DEVELOPMENT PROPOSAL

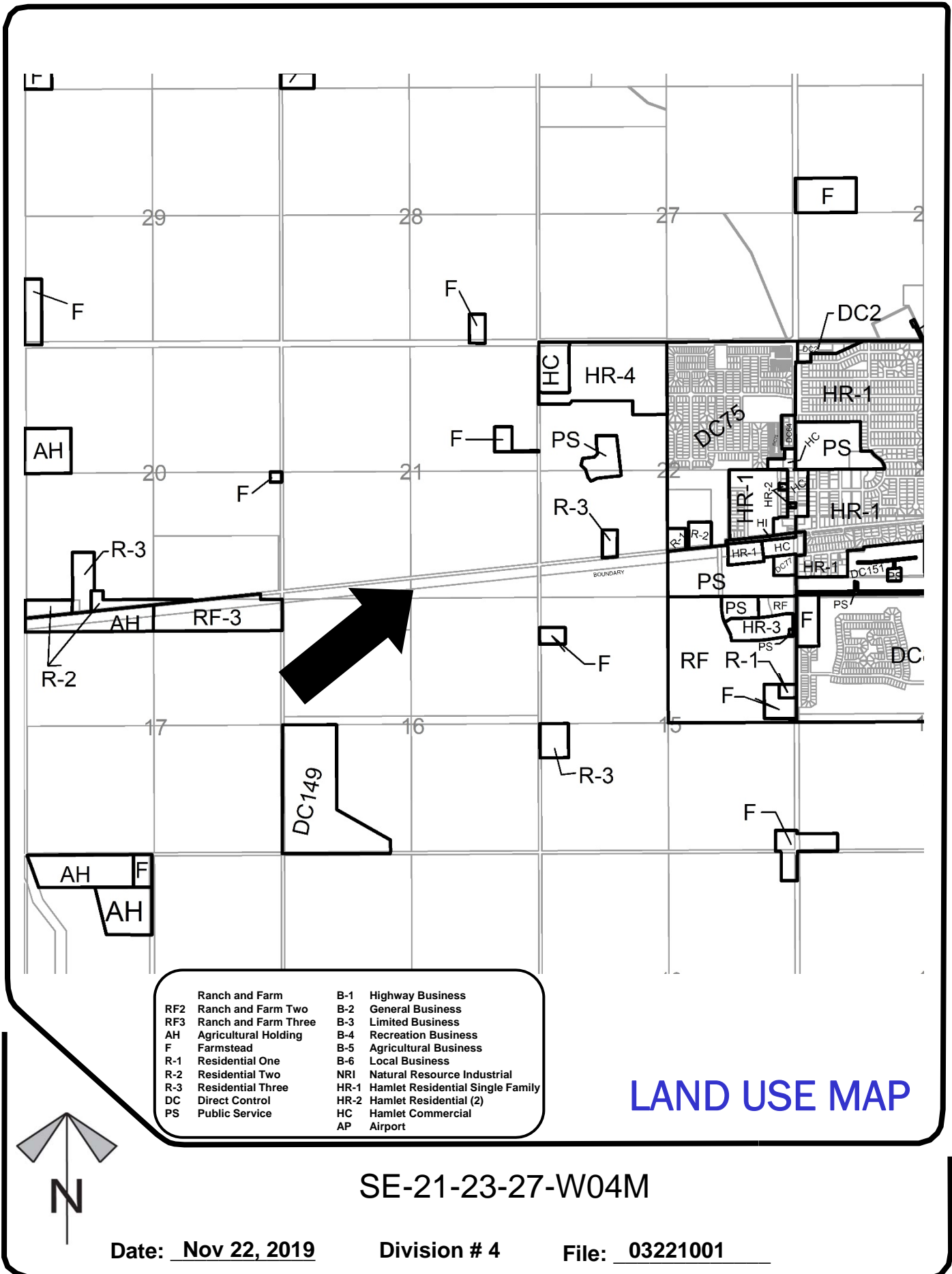


SE-21-23-27-W04M

Date: Nov 22, 2019

Division # 4

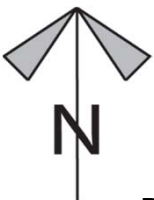
File: 03221001





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

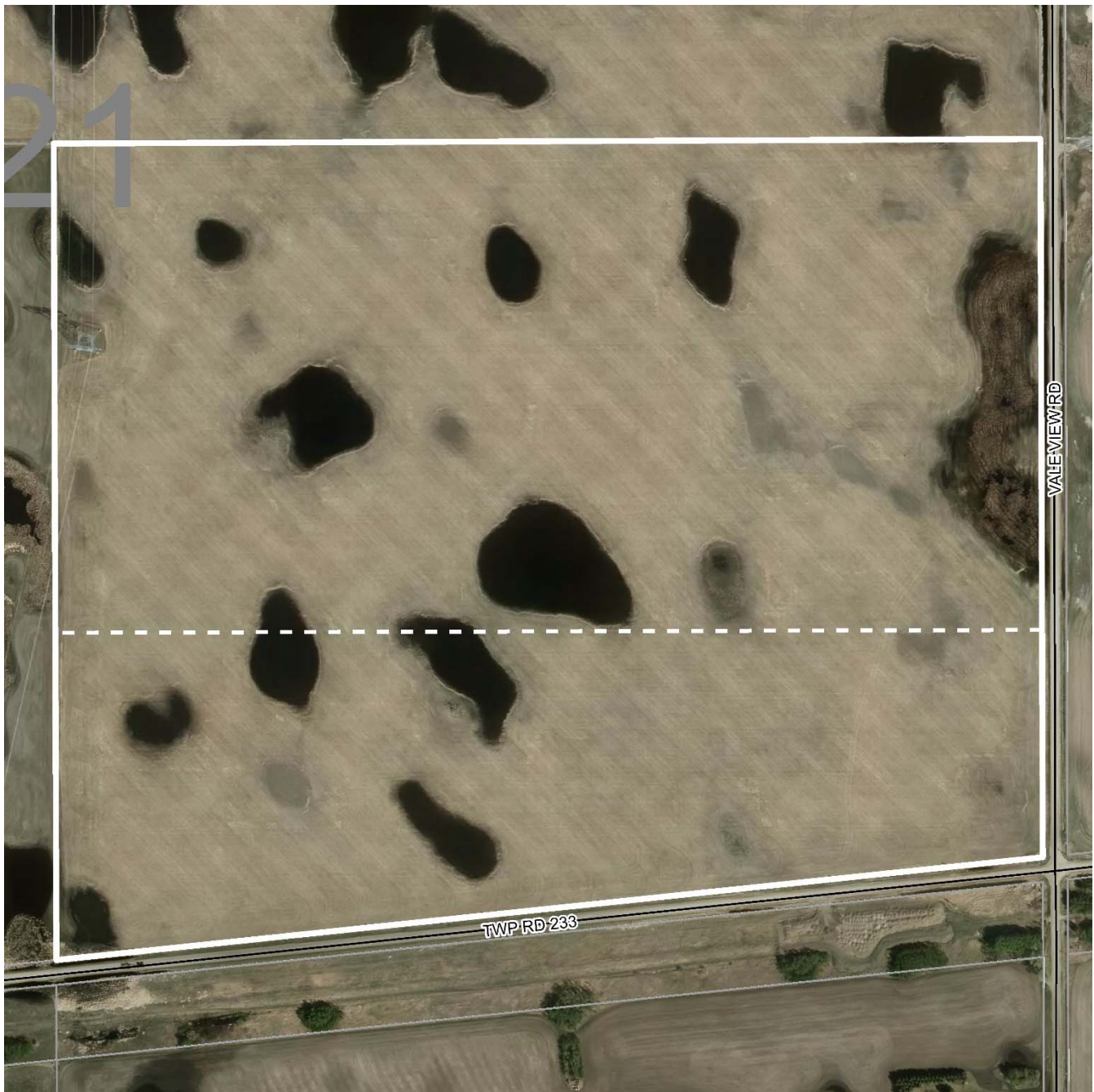


SE-21-23-27-W04M

Date: Nov 22, 2019

Division # 4

File: 03221001



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

AIR PHOTO

Spring 2018

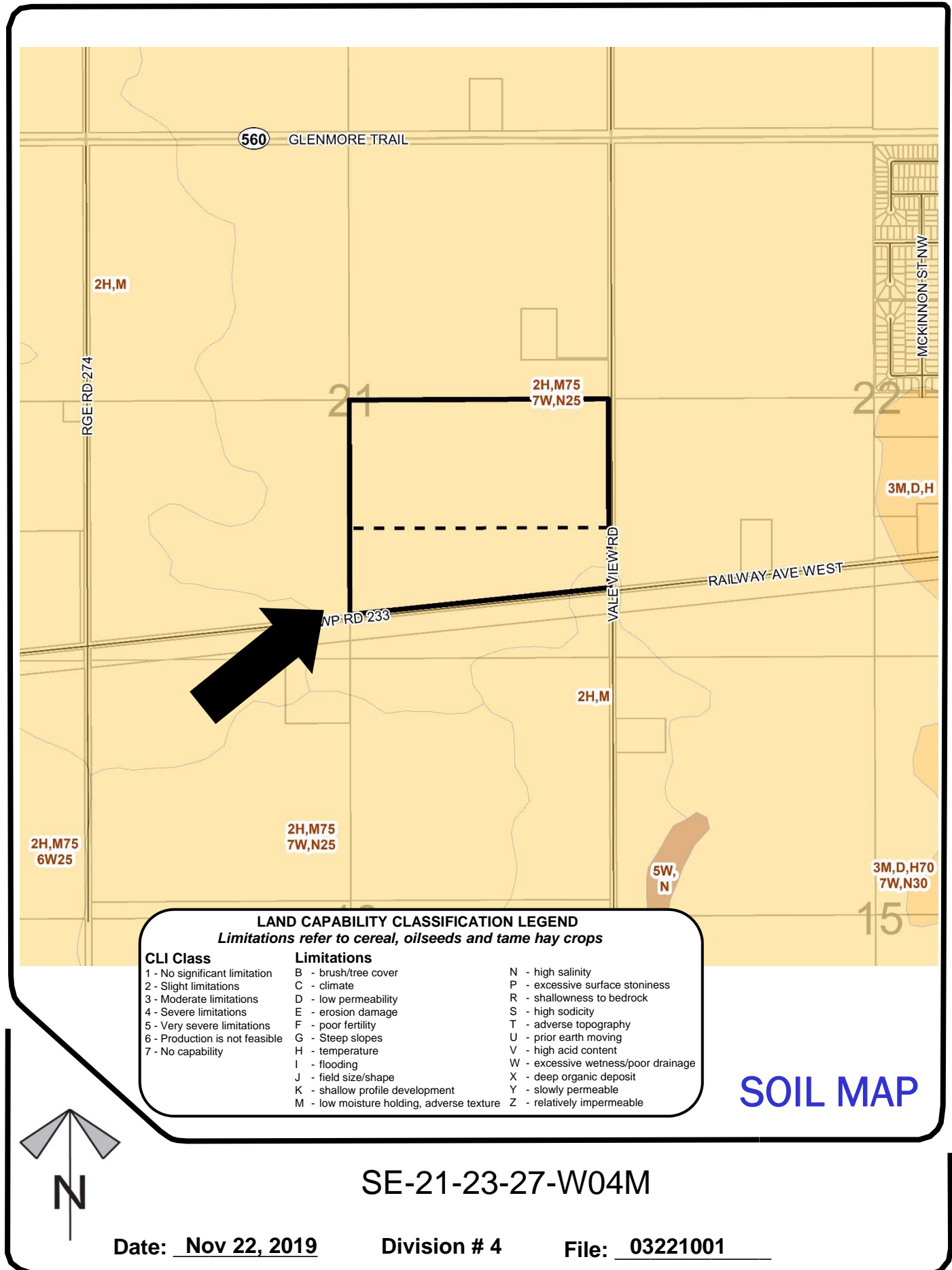


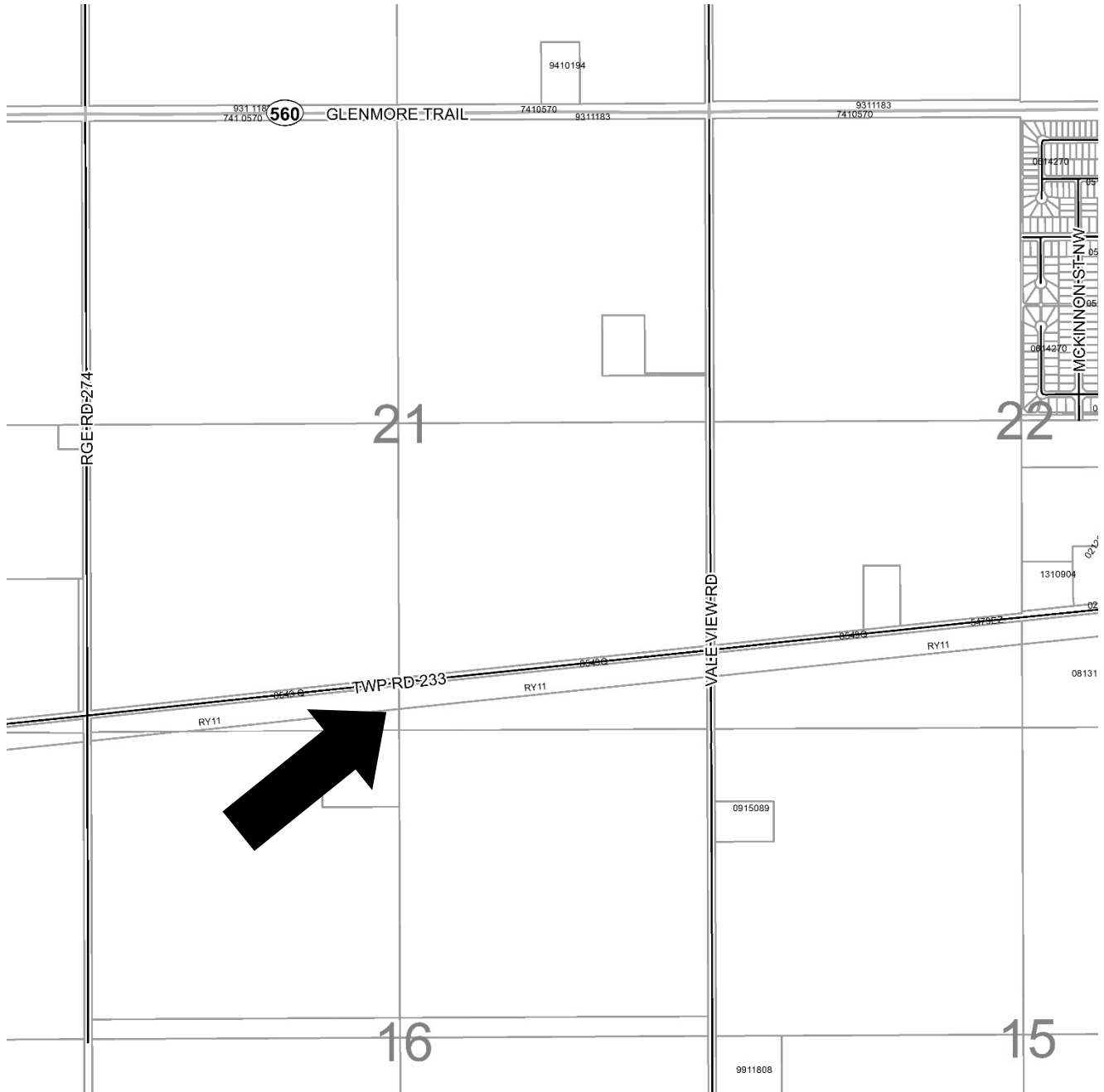
SE-21-23-27-W04M

Date: Nov 22, 2019

Division # 4

File: 03221001



**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-21-23-27-W04M

Date: Nov 22, 2019Division # 4File: 03221001





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 07104002
SUBJECT: First Reading Bylaw – Agriculture Redesignation

DIVISION: 6
APPLICATION: PL20190164

PURPOSE: The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District to Agricultural Holdings District to facilitate future subdivision of the subject land.

GENERAL LOCATION: Located approximately 3 miles south of the town of Irricana, on the west side of Highway 9, just north of Township Road 270A.

APPLICANT: John W. Bushfield

OWNERS: Archie Bushfield

POLICY DIRECTION: Relevant policies for this application include the Municipal Development Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7983-2019 be given first reading.
Option #2: THAT application PL20190164 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services
JKwan/ltt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7983-2019 & Schedule A
APPENDIX ‘B’: Map Set



BYLAW C-7983-2019

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-7983-2019.

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. 69 of Bylaw C-4841-97 be amended by redesignating a portion of SE-04-27-26-W04M 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 SE-04-27-26-W04M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7983-2019 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: 07104002 – PL20190164

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20XX

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 20XX

READ A SECOND TIME IN COUNCIL this _____ day of _____, 20XX

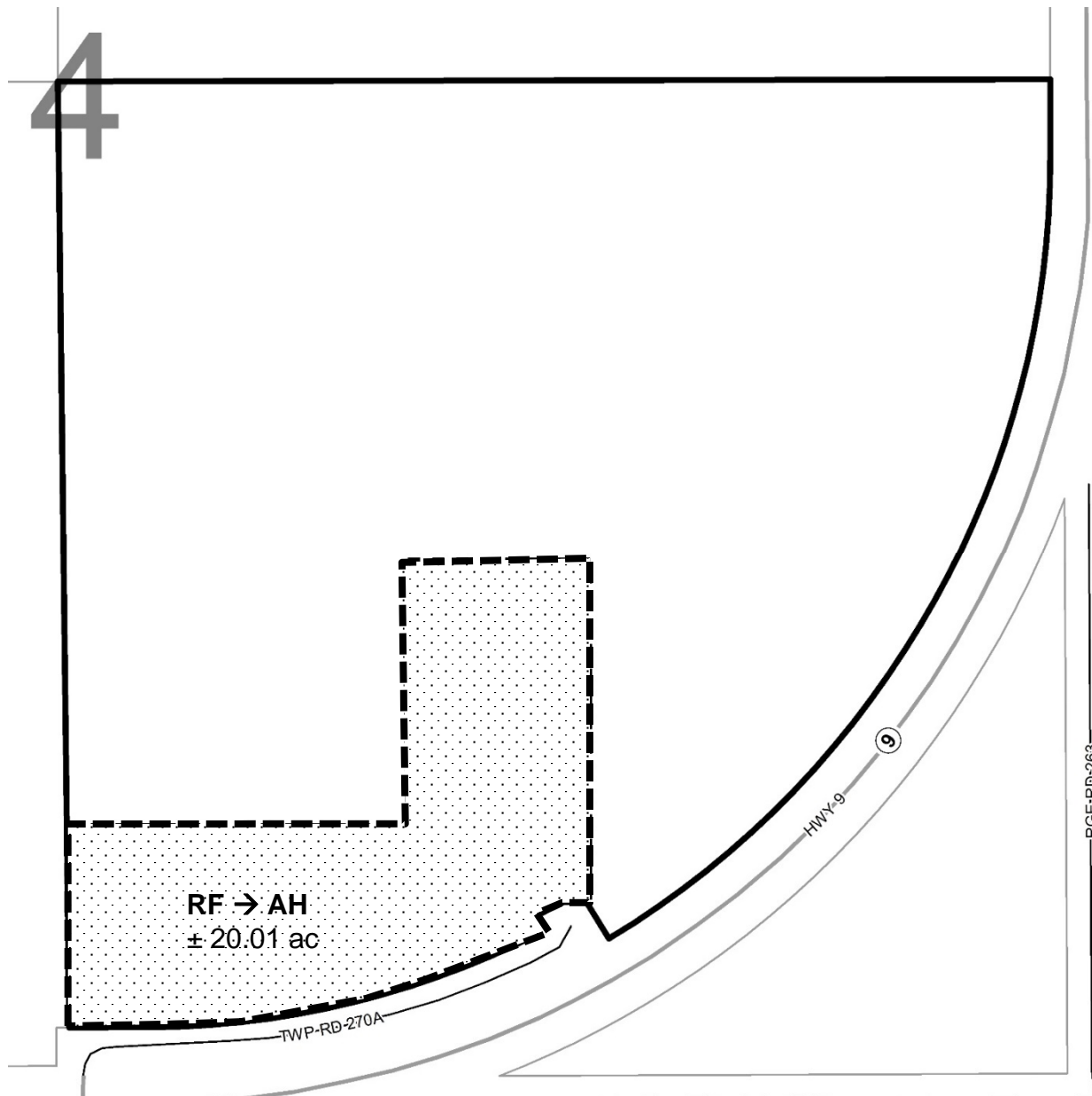
READ A THIRD TIME IN COUNCIL this _____ day of _____, 20XX

Reeve

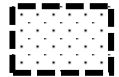
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7983-2019

AMENDMENT

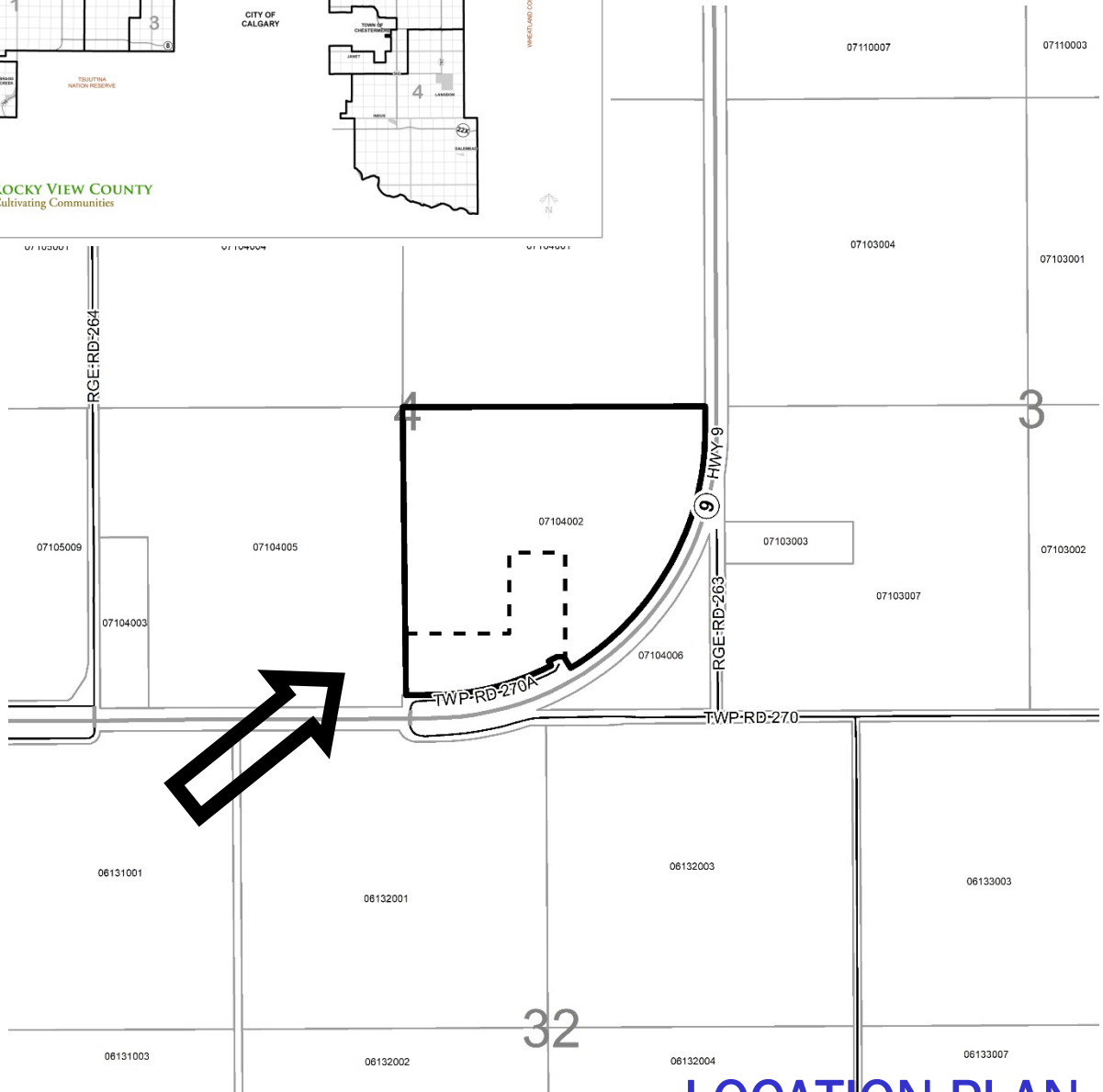
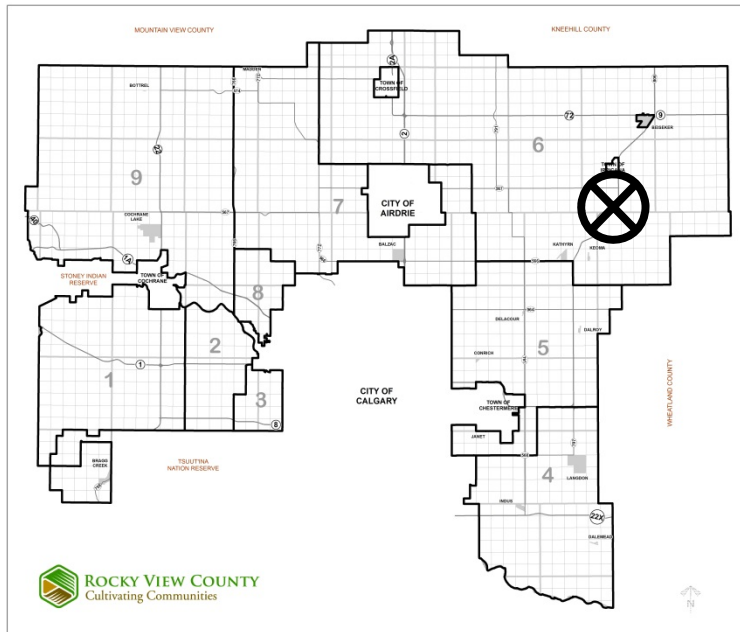
FROM Ranch and Farm District TO Agricultural Holdings District

Subject Land _____

LEGAL DESCRIPTION: A portion of SE-04-27-26-W04MFILE: 07104002 - PL20190164

DIVISION: 6

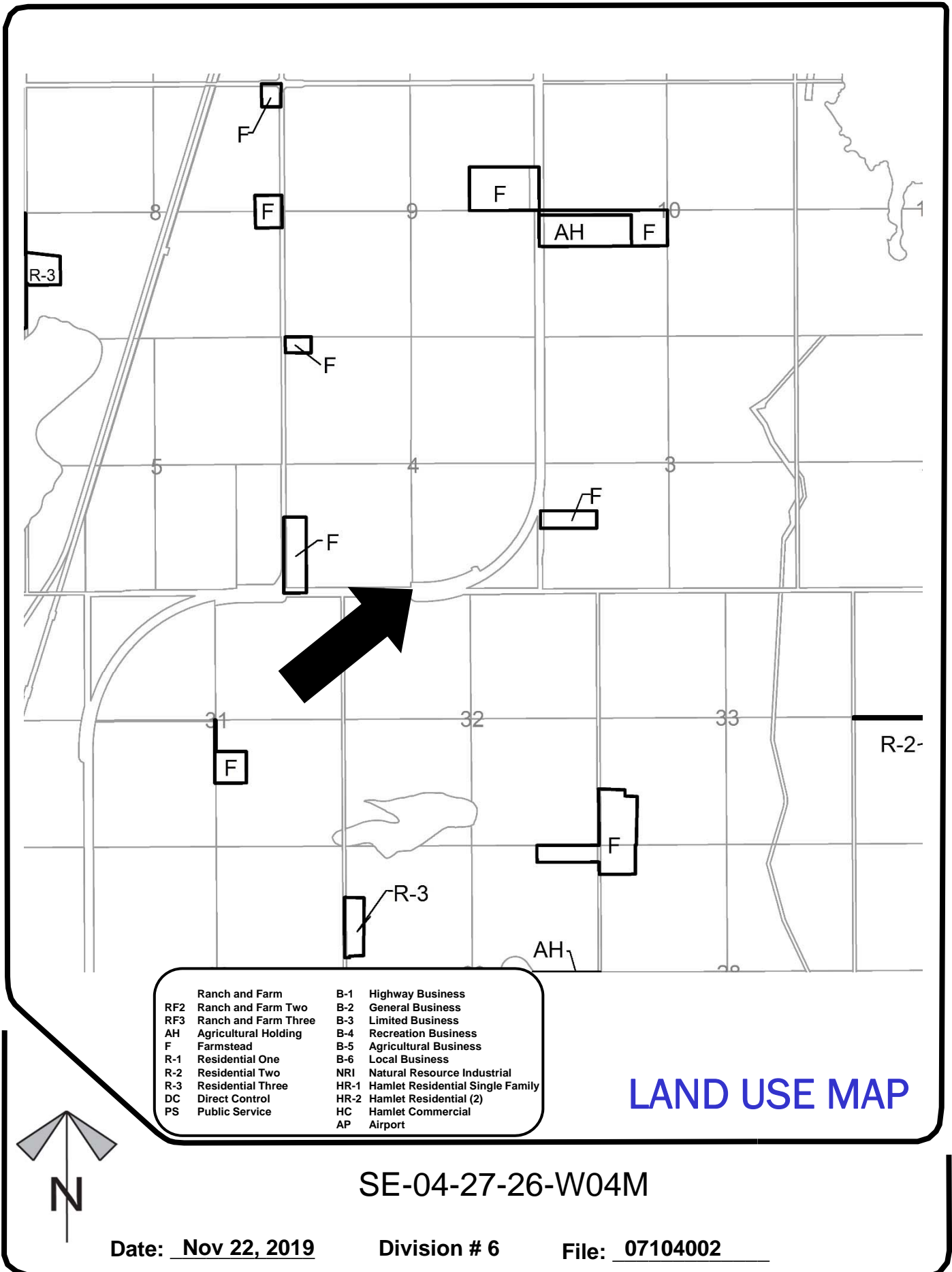
ROCKY VIEW COUNTY
Cultivating Communities



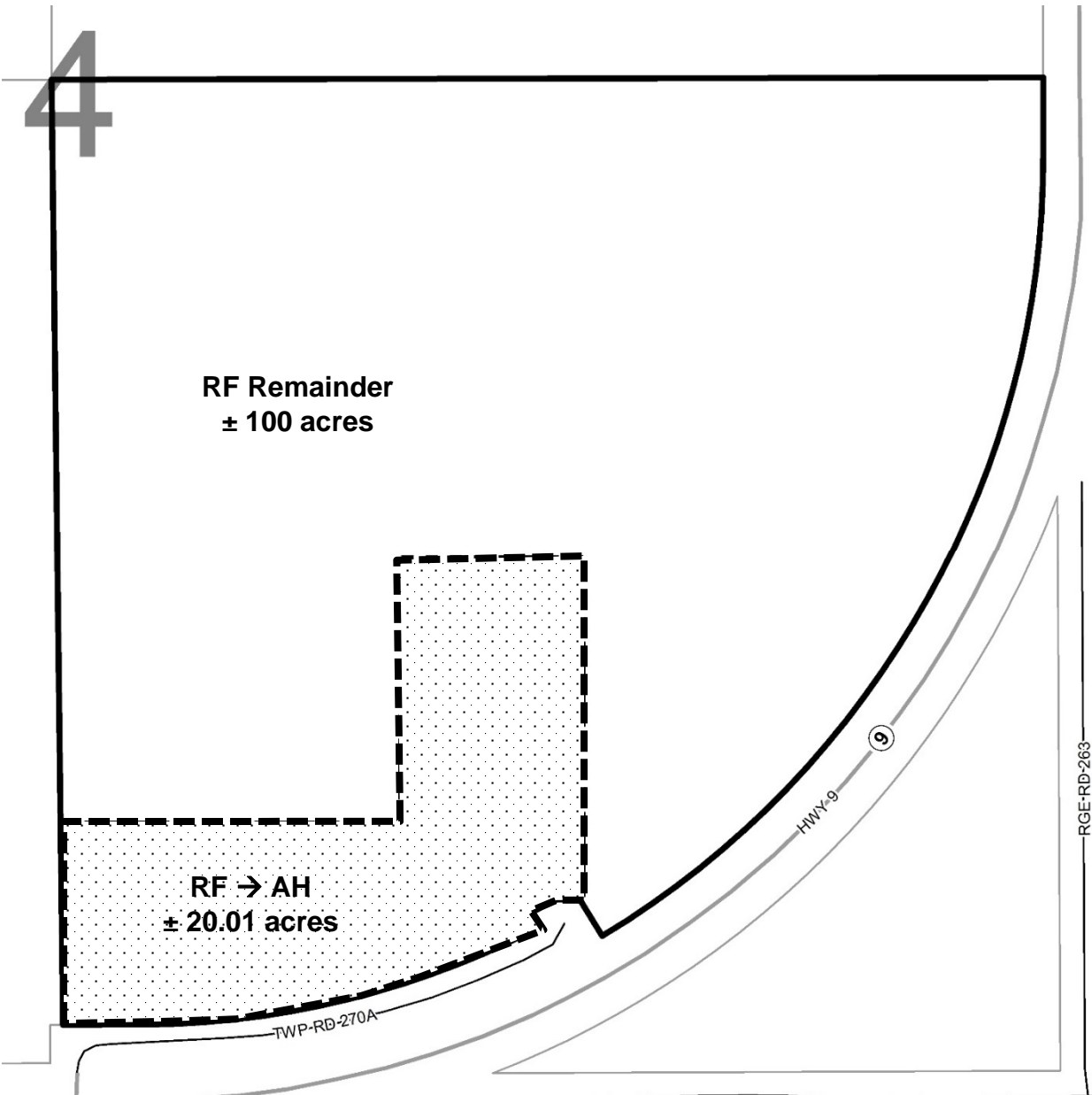
LOCATION PLAN

SE-04-27-26-W04M

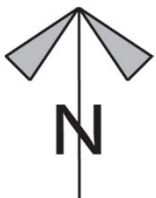
Date: Nov 22, 2019Division # 6File: 07104002



Redesignation Proposal: To redesignate a portion of the subject land from Ranch and Farm District to Agricultural Holdings District to facilitate subdivision of a ± 20.01 acre parcel with a ± 100 acre remainder.



DEVELOPMENT PROPOSAL



SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

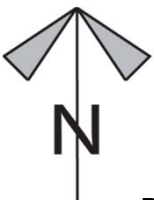
File: 07104002



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

AIR PHOTO

Spring 2018



SE-04-27-26-W04M

Date: Nov 22, 2019

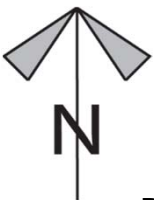
Division # 6

File: 07104002



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

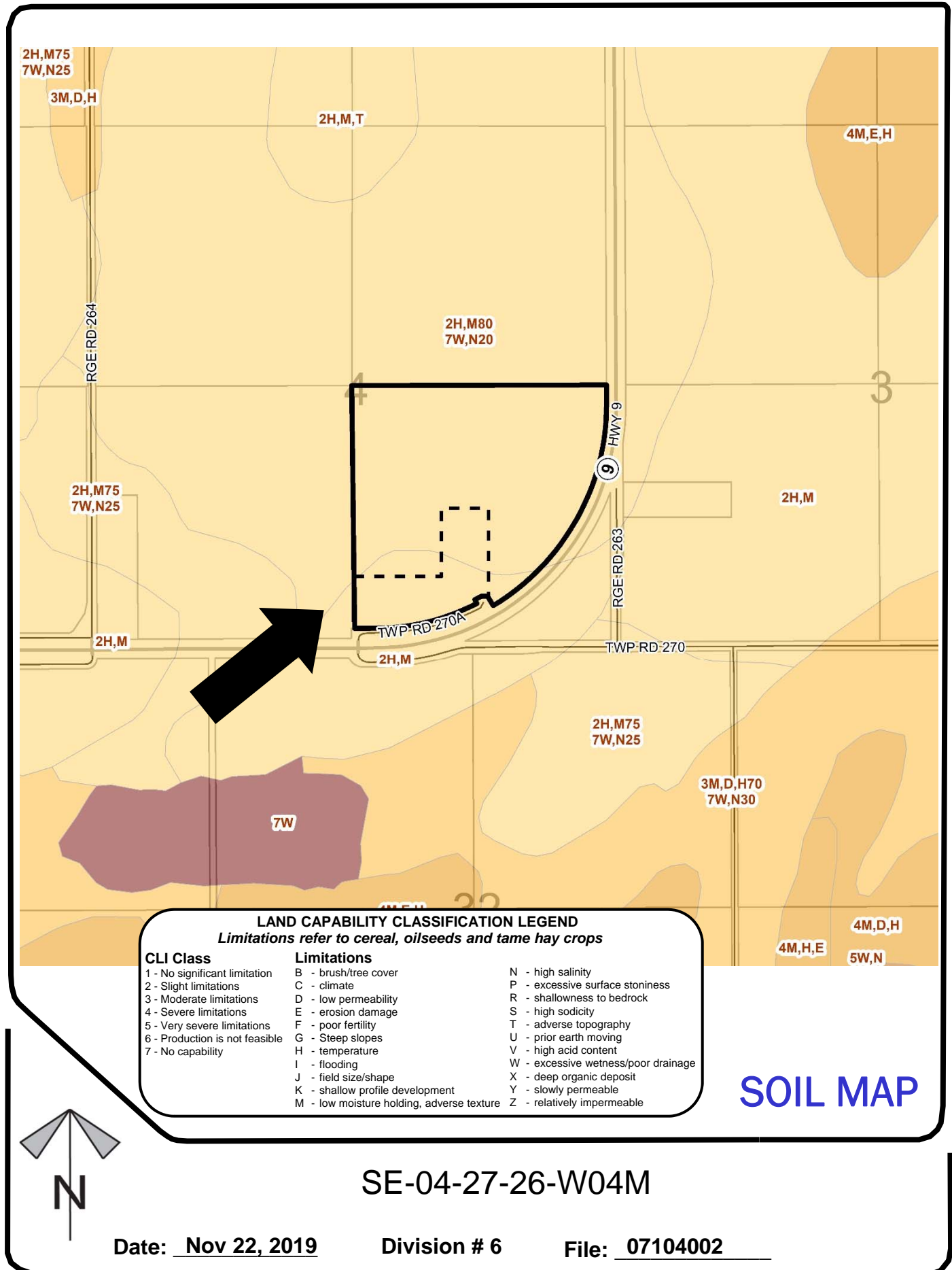


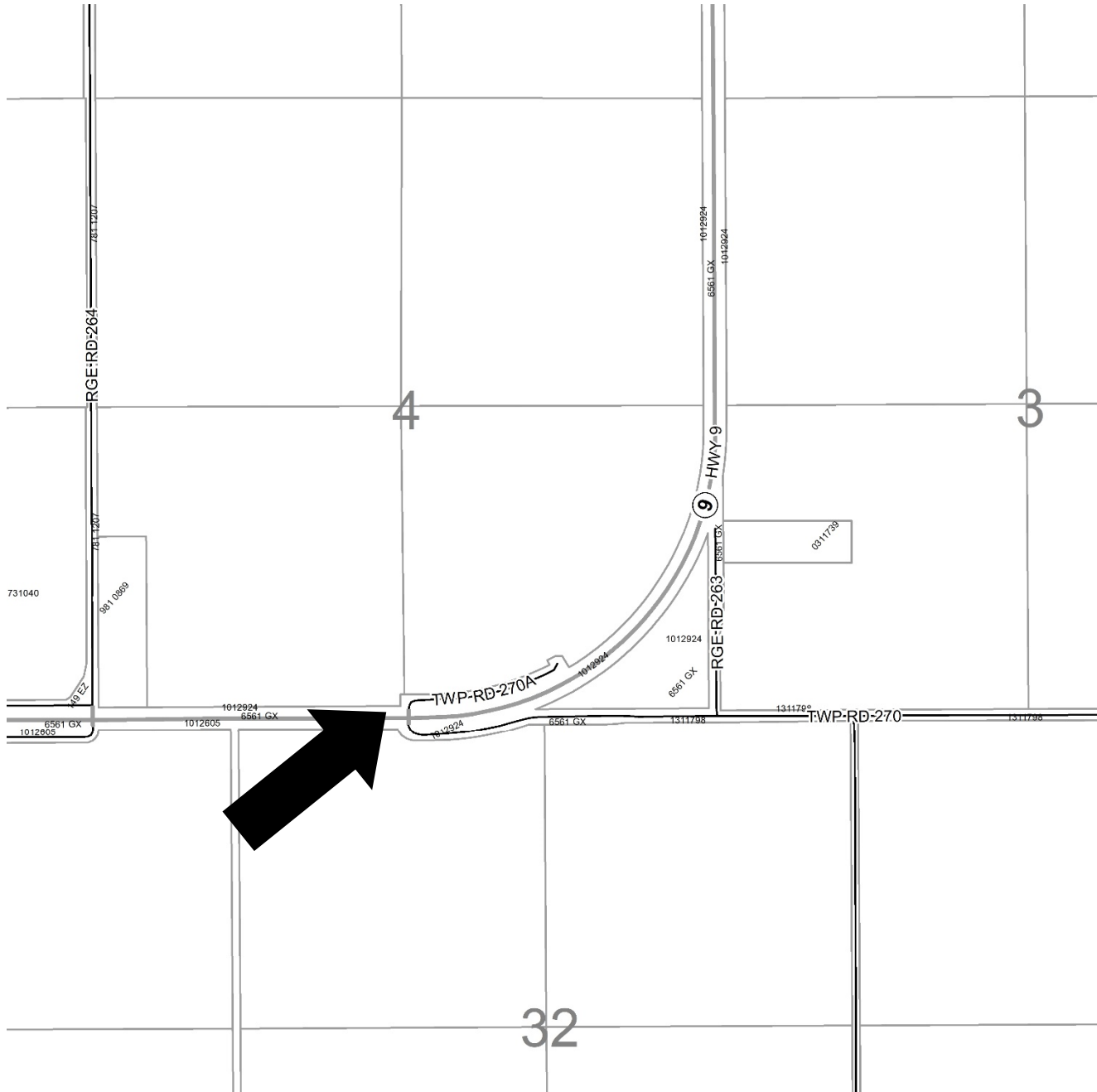
SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002





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

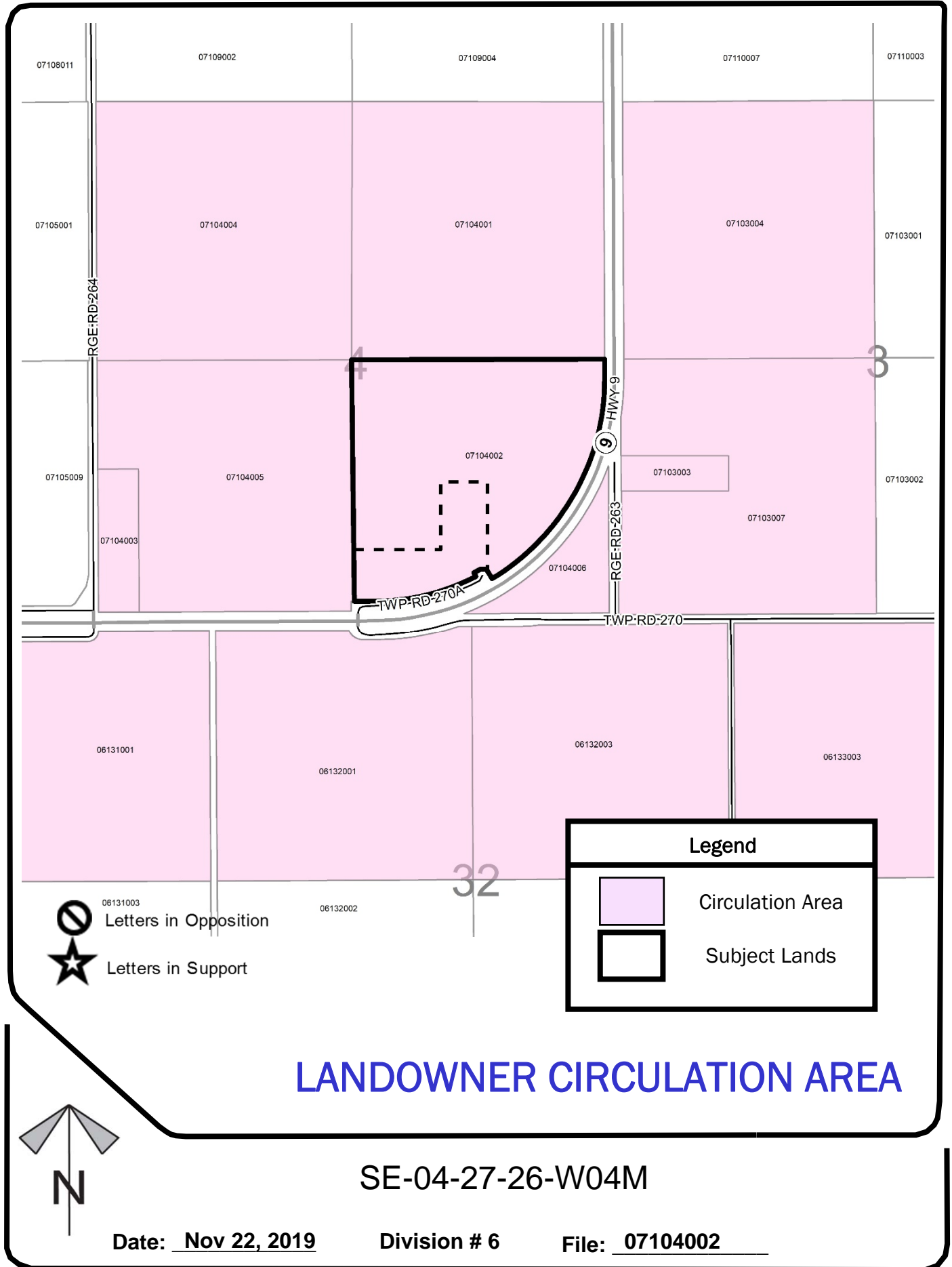
HISTORIC SUBDIVISION MAP

SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 02315006
SUBJECT: First Reading Bylaw – Agricultural Redesignation

DIVISION: 4
APPLICATION: PL20190171

PURPOSE: The purpose of this application is to redesignate a portion of the land from Ranch and Farm District to Agricultural Holdings District in order to create two ± 20.11 acre) parcels with a ± 44.42 hectare (± 109.77 acre) remainder.

GENERAL LOCATION: Located approximately 2.5 miles south of Highway 22 X and immediately west of Range Road 282.

APPLICANT: Larry Marshall

OWNERS: James Marshall

POLICY DIRECTION: The application was evaluated against the County Plan and and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7981-2019 be given first reading.
Option #2: THAT application PL20190171 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/lt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7981-2019 & Schedule A
APPENDIX ‘B’: Map Set



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 4
FILE: 02315006 **APPLICATION:** PL20190171
SUBJECT: First Reading Bylaw – Agricultural Redesignation

PURPOSE: To redesignate a portion of the land from Ranch and Farm District to Agricultural Holdings District in order to create two ± 20.11 acre) parcels with a ± 44.42 hectare (± 109.77 acre) remainder.
GENERAL LOCATION: Located approximately 2.5 miles south of Highway 22 X and immediately west of Range Road 282.
APPLICANT: Larry Marshall
OWNERS: James Marshall
¹POLICY DIRECTION: The application was evaluated against the County Plan and and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7981-2019 be given first reading.
 Option #2: THAT application PL20190171 be denied.

APPLICATION REQUIREMENTS:

None.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/llt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX 'A': Bylaw C-7981-2019 & Schedule A
 APPENDIX 'B': Map Set



BYLAW C-7981-2019

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-7981-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.23 of Bylaw C-4841-97 be amended by redesignating a portion of NE-15-22-28-W04M from Ranch and Farm District (RF) to Agricultural Holdings District (AH), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-15-22-28-W04M, is hereby redesignated to Agricultural Holdings District (AH), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7981-2019 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: 02315006/ PL20190171

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

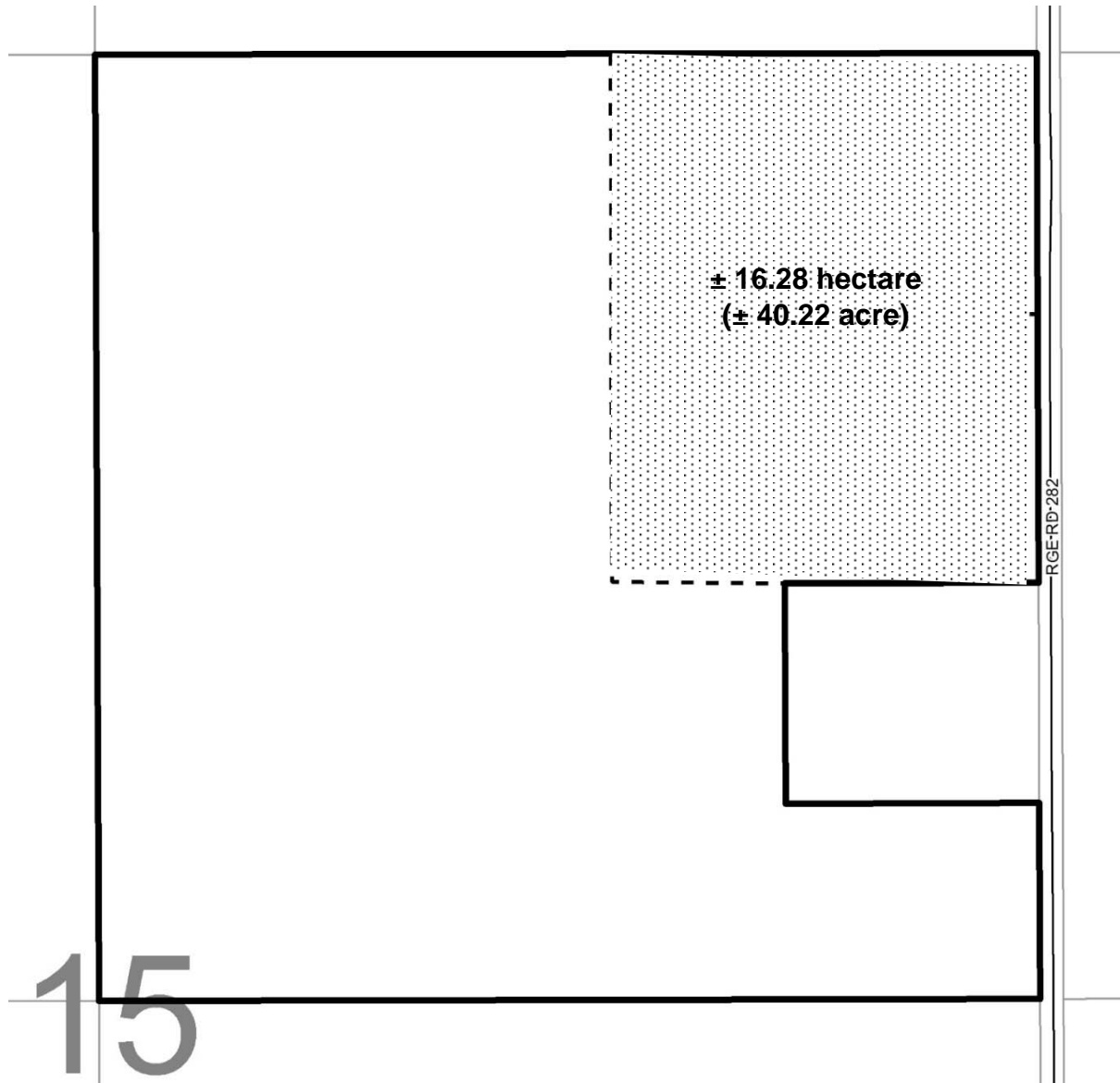
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7981-2019

AMENDMENT

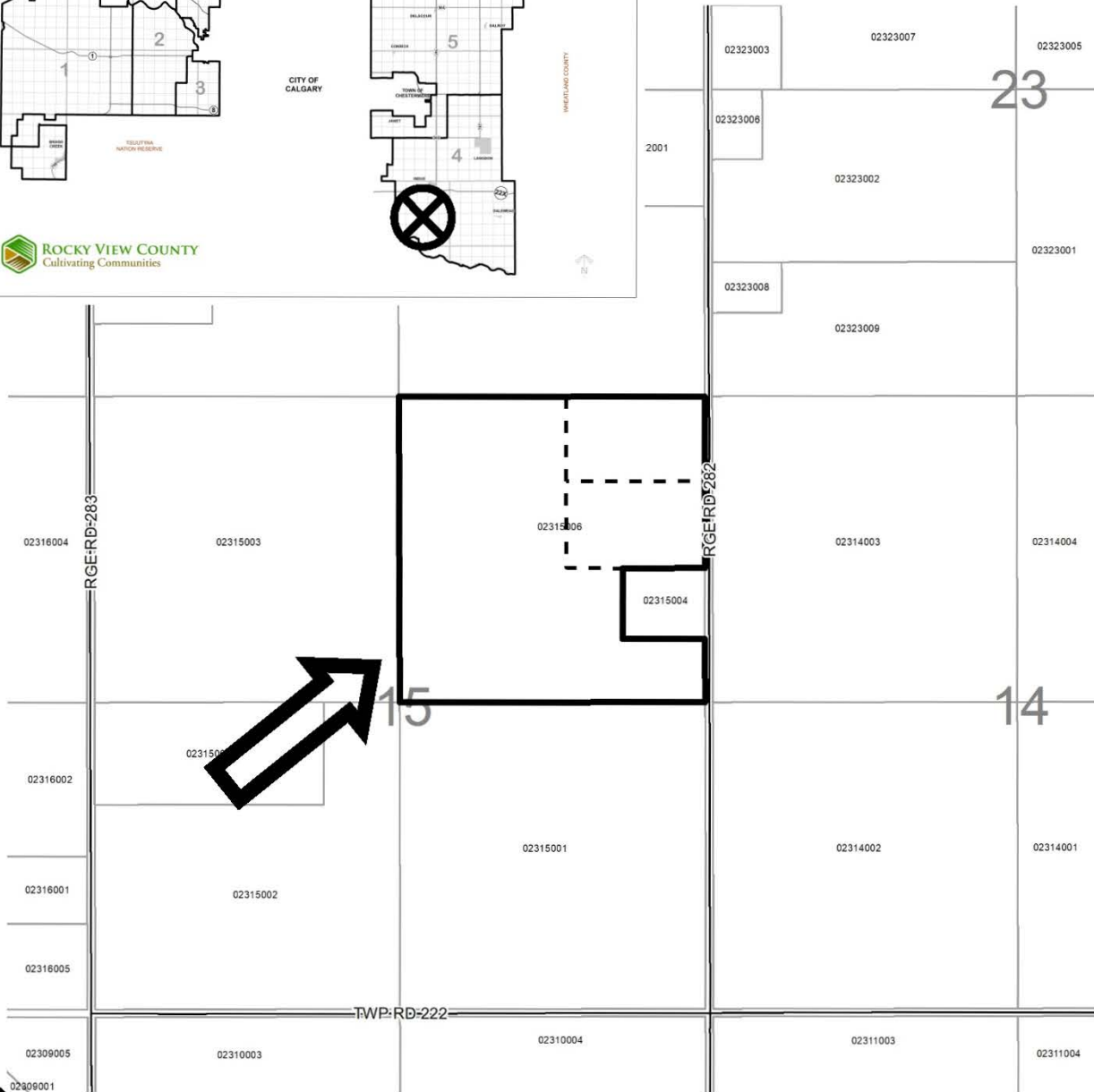
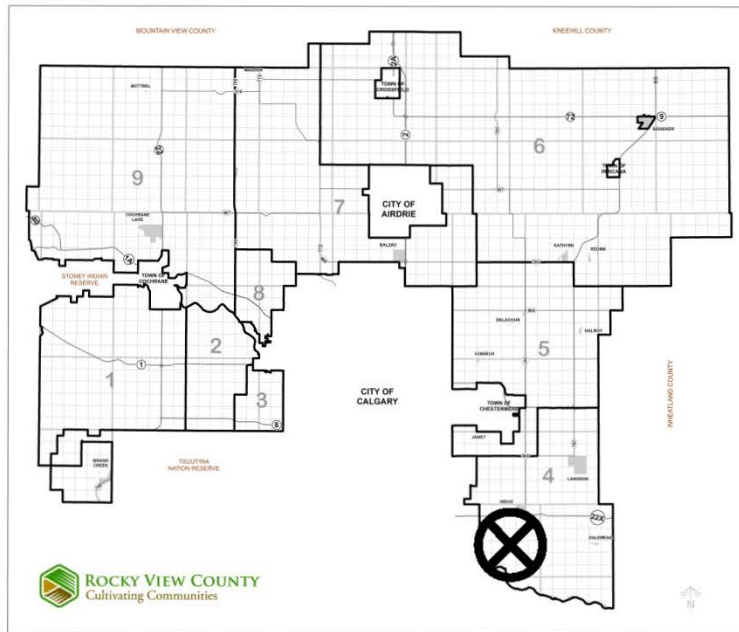
FROM Ranch and Farm District TO Agricultural Holdings District

Subject Land _____

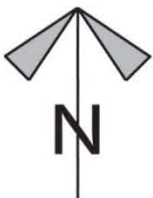
LEGAL DESCRIPTION: A Portion of NE-15-22-28-W04MFILE: PL20190171- 02315006

DIVISION: 04





LOCATION PLAN



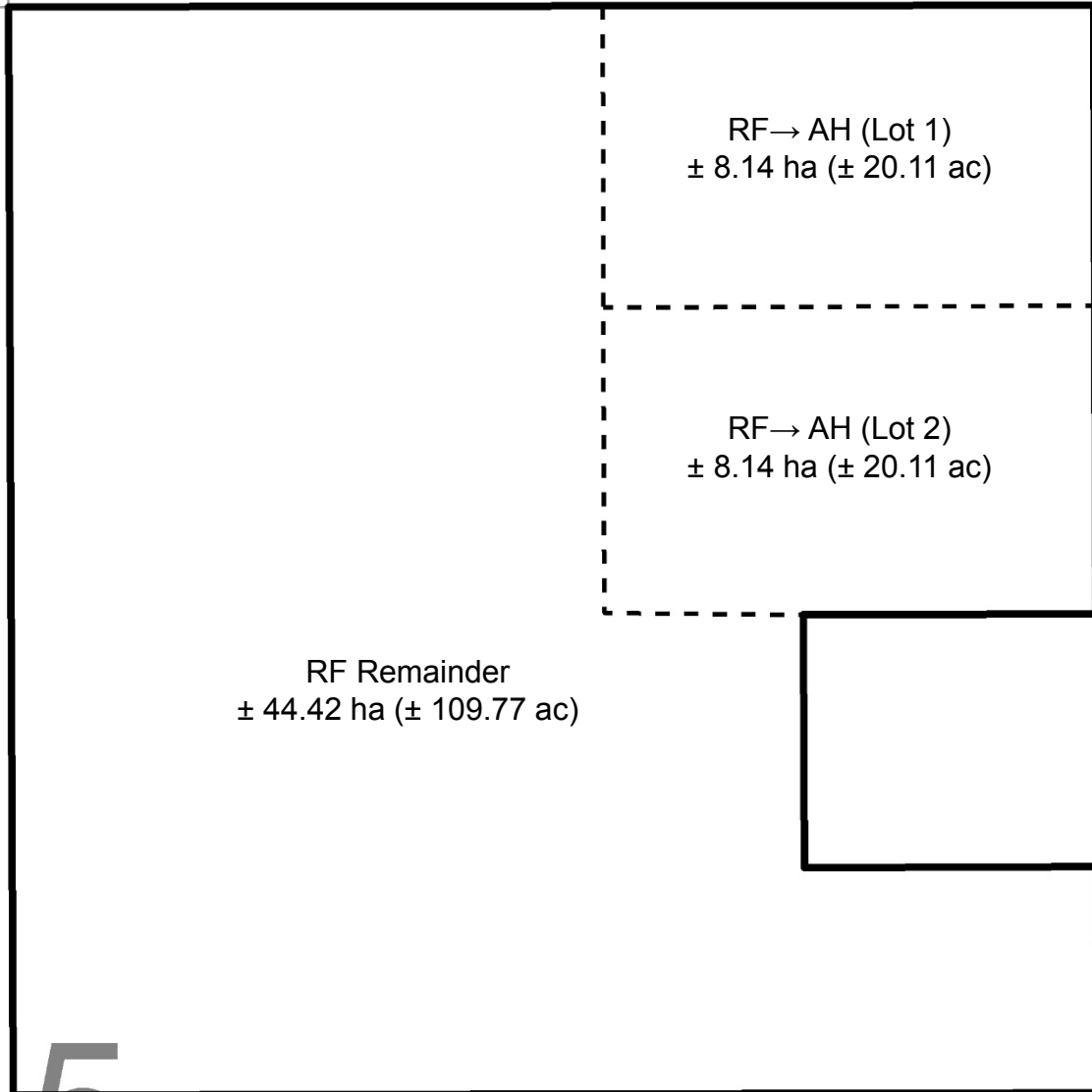
NE-15-22-28-W04M

Date: Nov 20, 2019

Division # 4

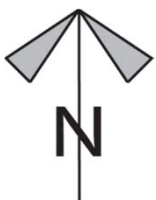
File: PL20190171 - 02315006

Redesignation Proposal: To redesignate a portion of the land from Ranch and Farm District (RF) to Agricultural Holdings District (AH), in order to create two ± 8.14 hectare (± 20.11 acre) parcels with a ± 44.42 hectare (± 109.77 acre) remainder.



DEVELOPMENT PROPOSAL

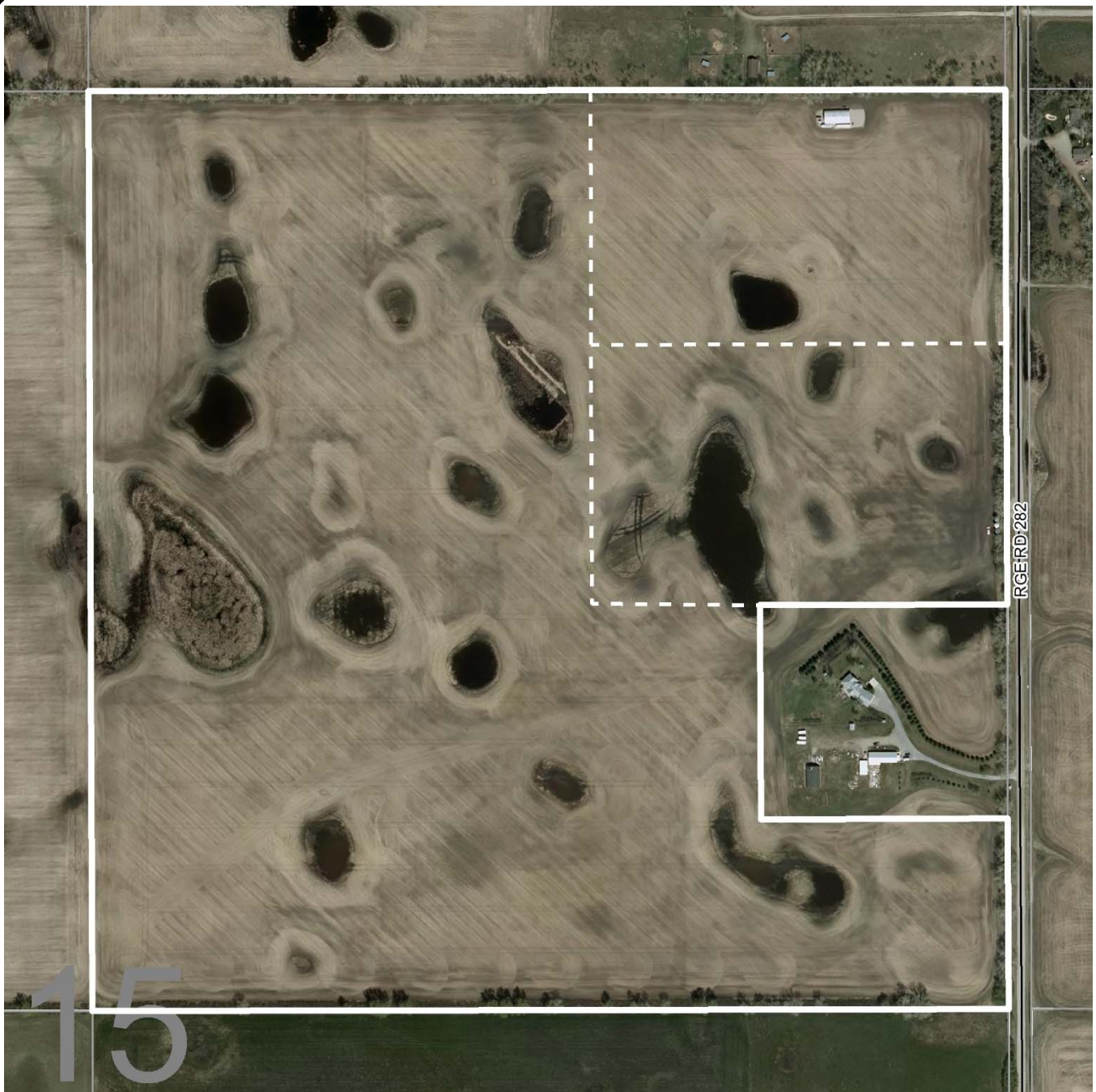
NE-15-22-28-W04M



Date: Nov 20, 2019

Division # 4

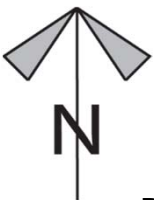
File: PL20190171 - 02315006



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

AIR PHOTO

Spring 2018

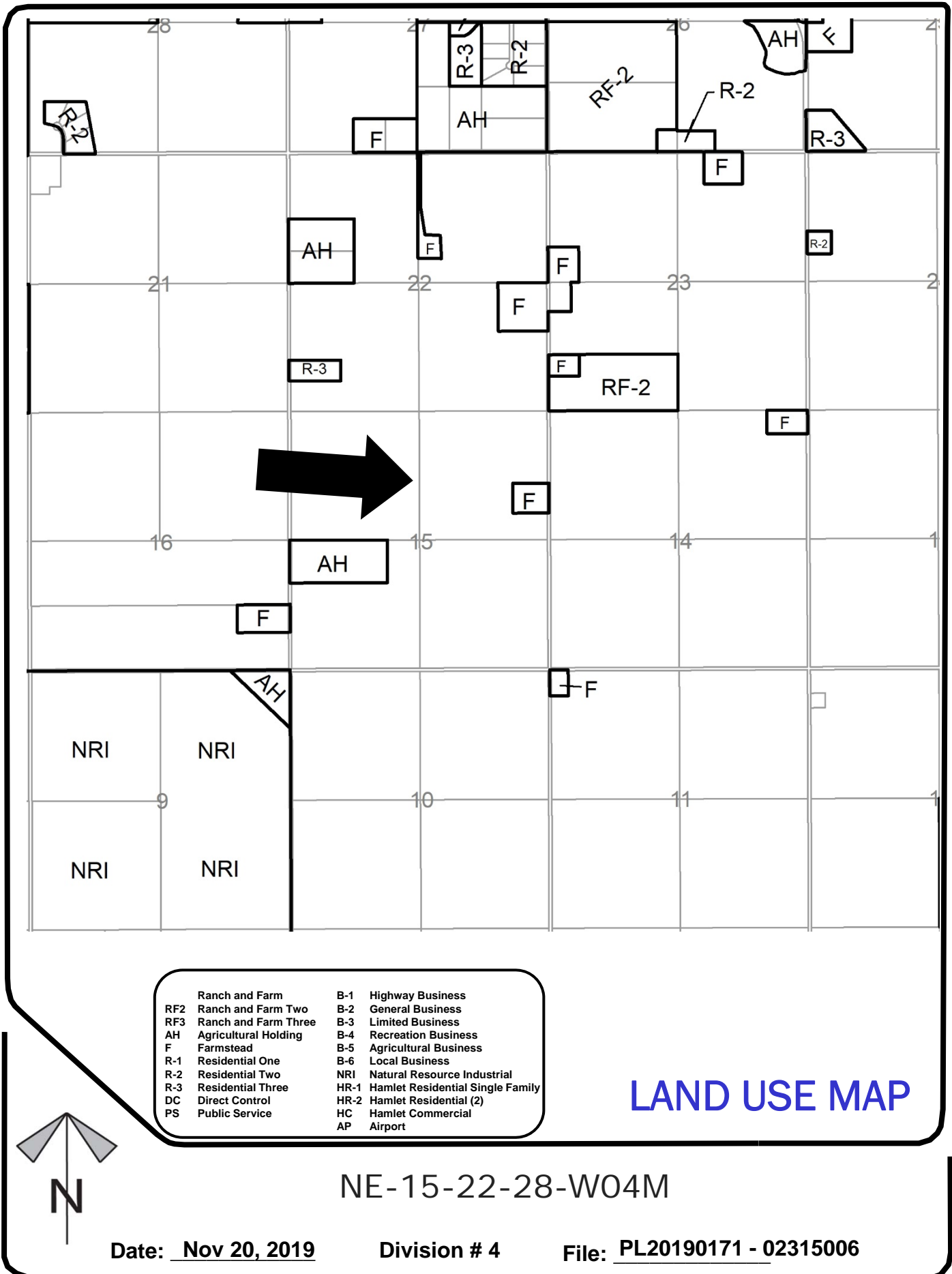


NE-15-22-28-W04M

Date: Nov 20, 2019

Division # 4

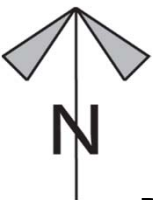
File: PL20190171 - 02315006





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

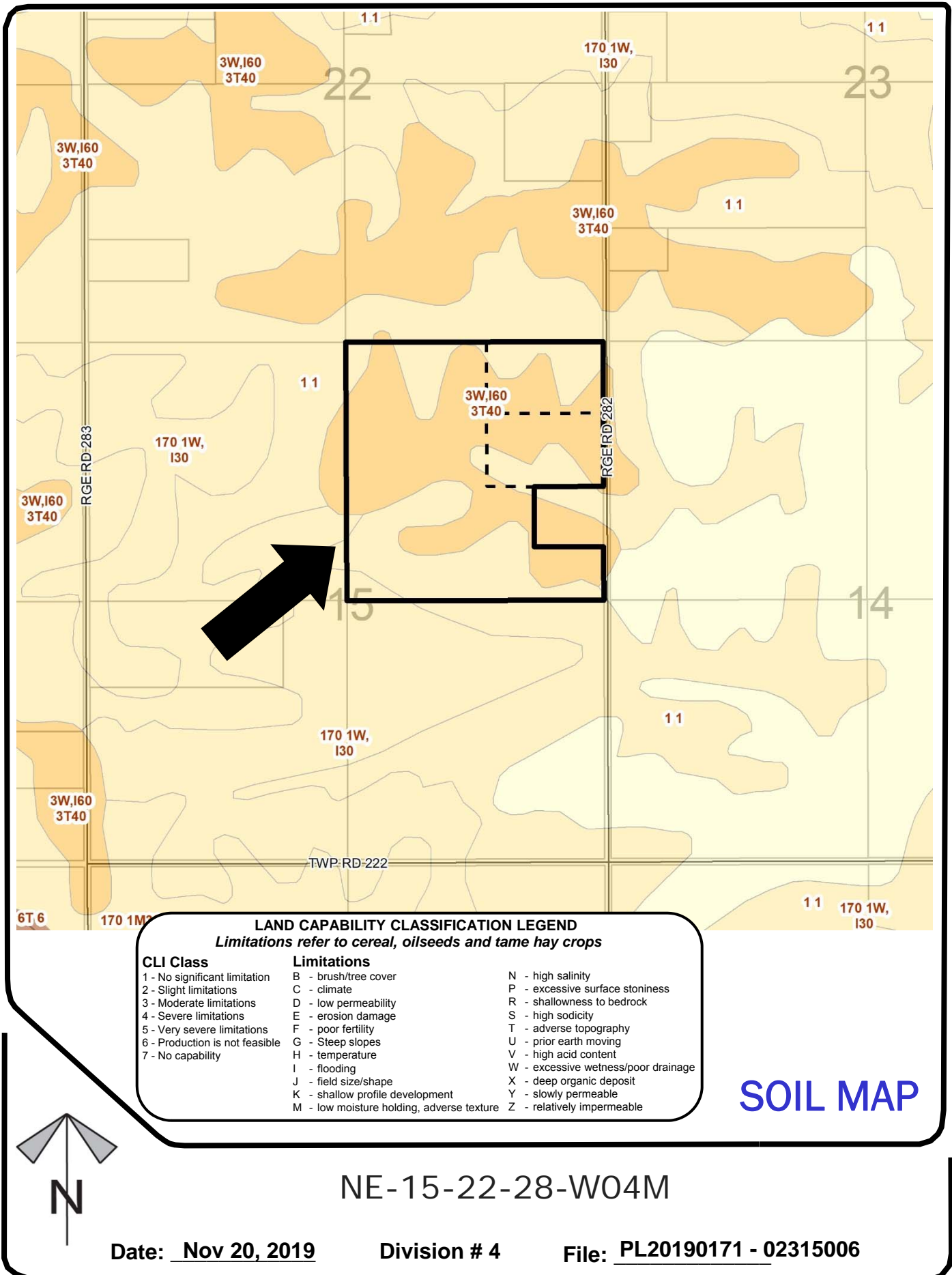


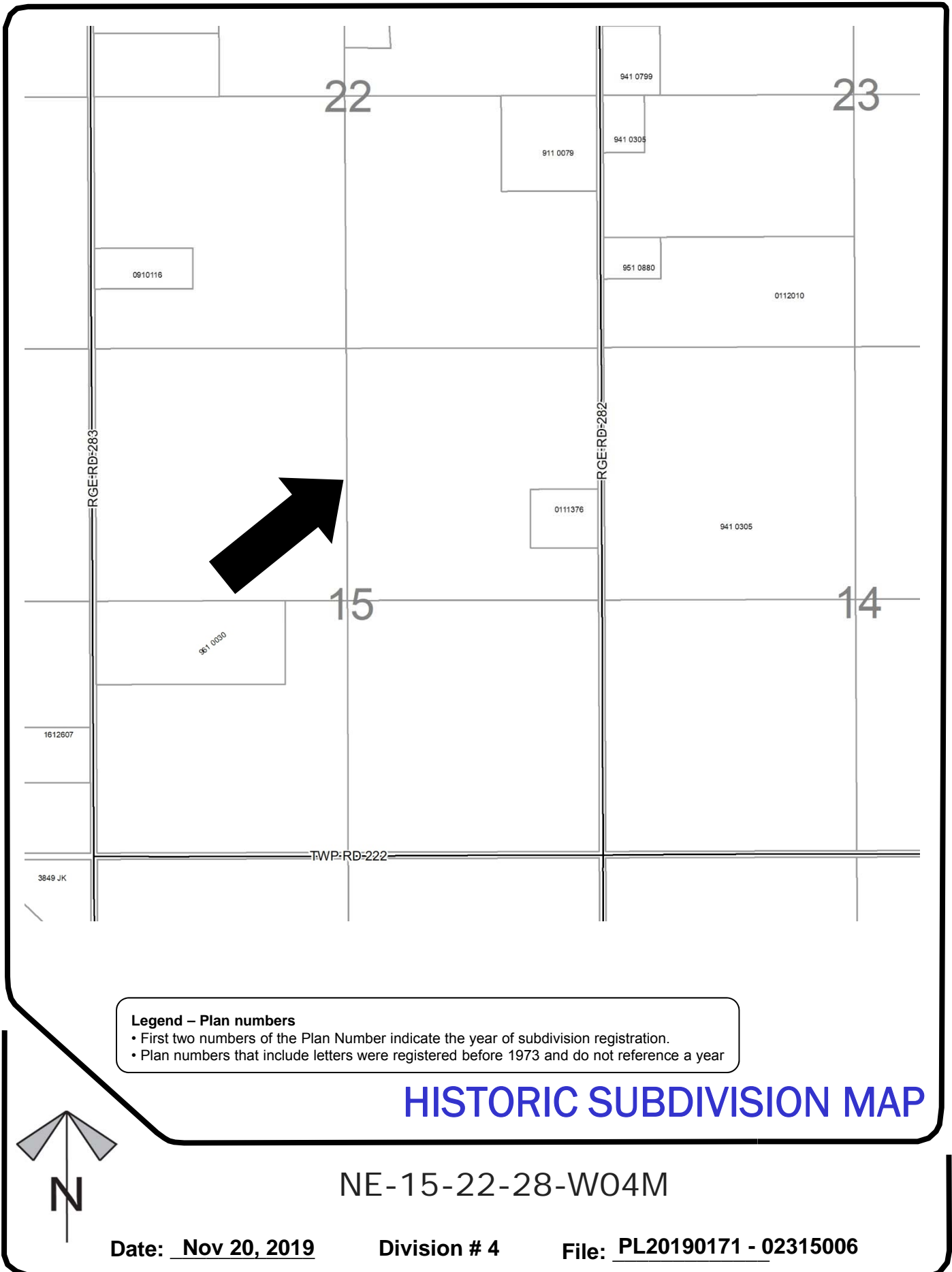
NE-15-22-28-W04M

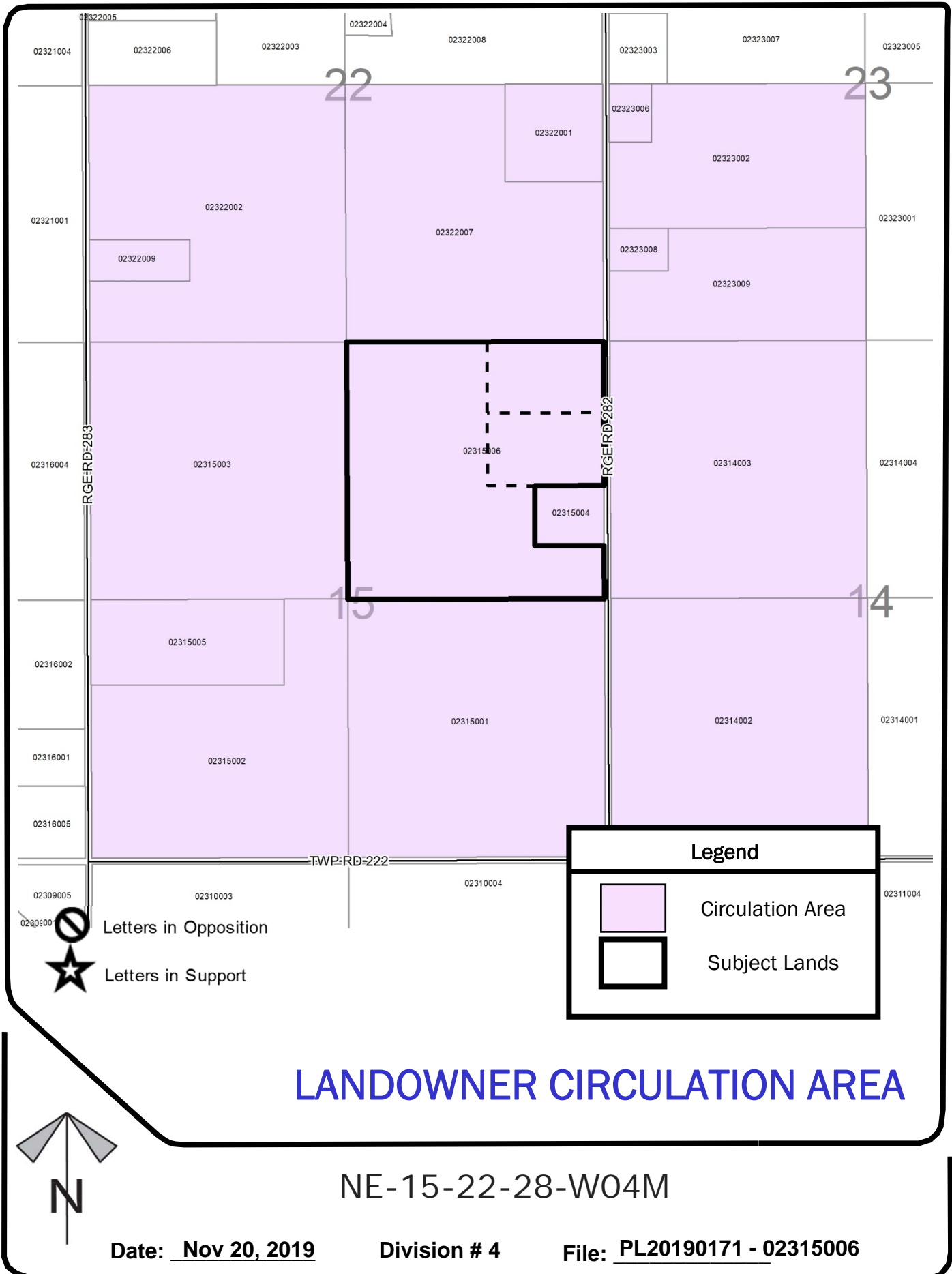
Date: Nov 20, 2019

Division # 4

File: PL20190171 - 02315006







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 05308014
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 5
APPLICATION: PL20190180

PURPOSE: The purpose of this application is to redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business.

GENERAL LOCATION: Located approximately 1 mile east of City of Calgary, 0.5 miles south of Township Road 252 and immediately west of Sunshine Road.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Harpal & Jatinder Atwal

POLICY DIRECTION: The application was evaluated against the County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7982-2019 be given first reading.
Option #2: THAT application PL20190180 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

XD/ltt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’: Bylaw C-7982-2019 & Schedule A
APPENDIX ‘B’: Map Set



BYLAW C-7982-2019

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-7982-2019.

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 5, Block 4, Plan 0412583, NW-8-25-28-W04M from Residential Two District (R-2) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 5, Block 4, Plan 0412583, NW-8-25-28-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-7982-2019 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: 5

File: 05308014 / PL20190180

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

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-7982-2019

RGE-RD-285

SUNSHINE-RD

± 1.21 hectare
(± 3.00 acre)

AMENDMENT

FROM Residential Two District TO Live-Work District

Subject Land _____

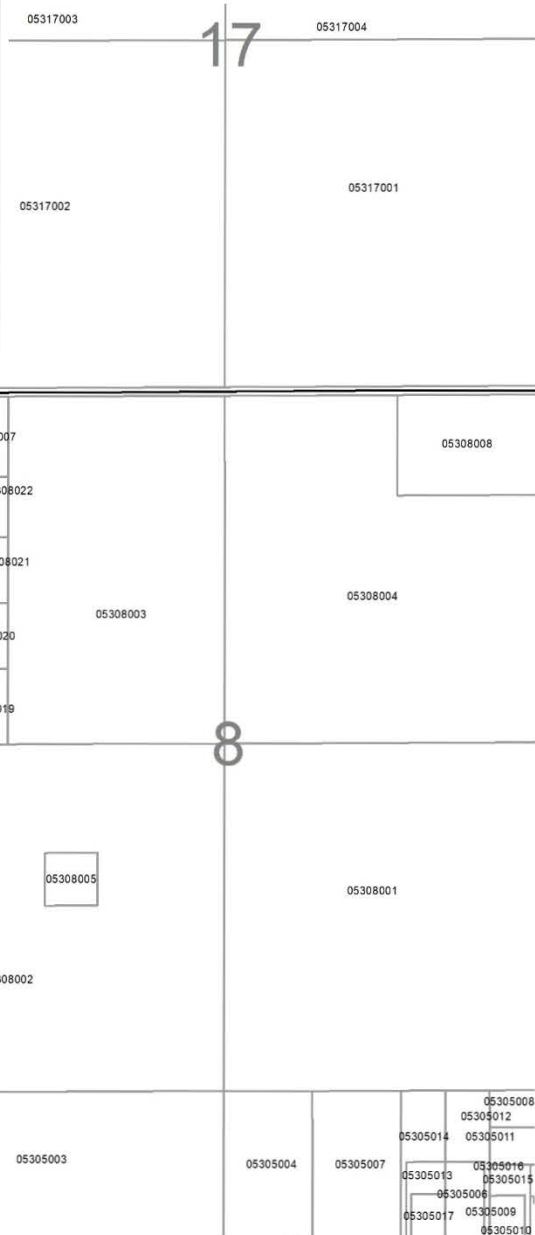
LEGAL DESCRIPTION: Lot 5, Block 4, Plan 0412583, NW-
08-25-28-W04M

FILE: PL20190180- 05308014

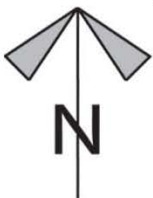
DIVISION: 5



ROCKY VIEW COUNTY
Cultivating Communities



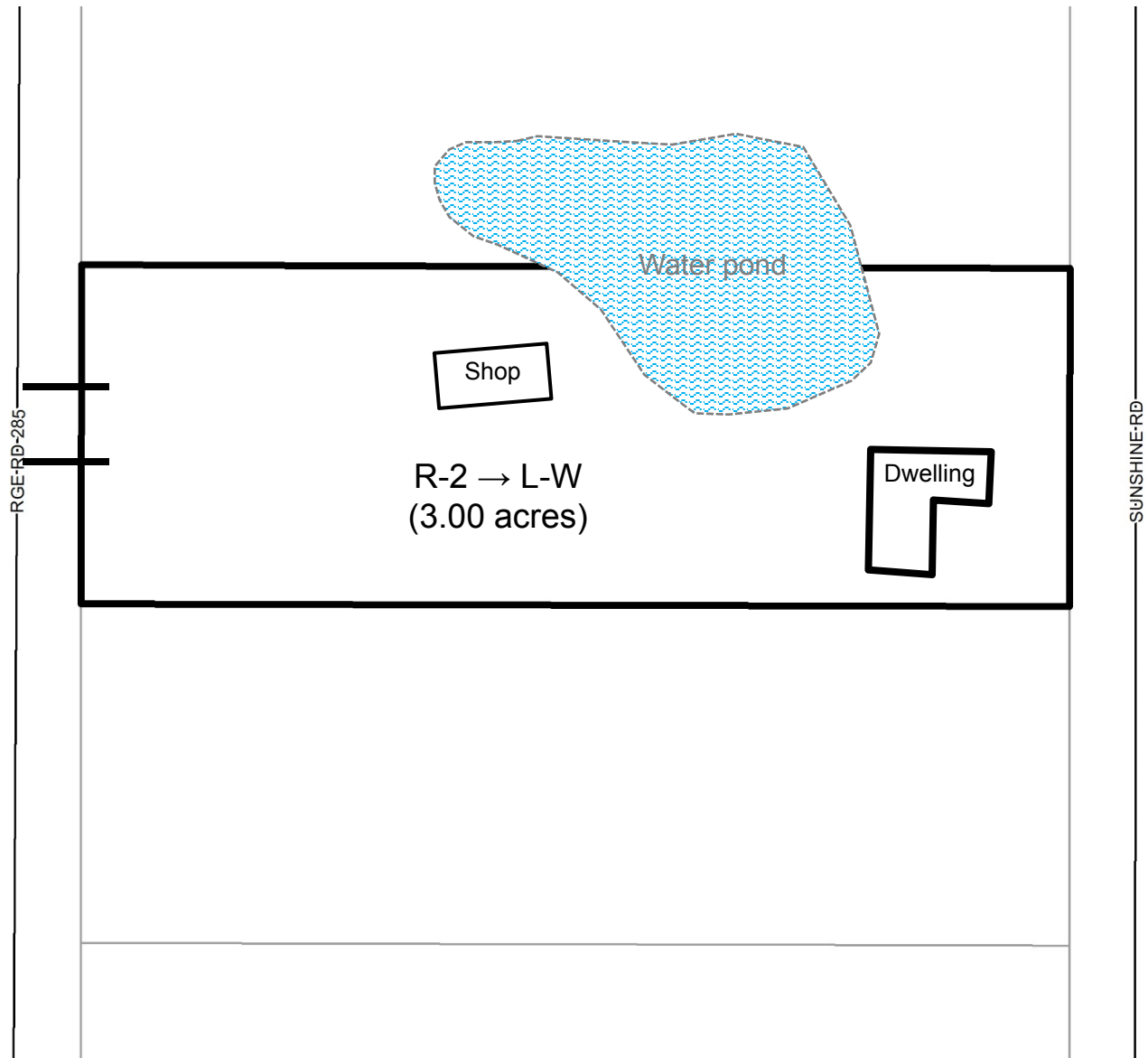
LOCATION PLAN



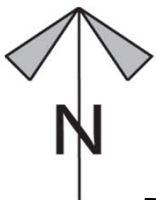
Lot 5,Block 4,Plan0412583,NW-08-25-28-W04M

File: PL20190180 - 05308014

Redesignation Proposal: To redesignate the subject land from Residential Two District (R-2) to Live-Work District (L-W), in order to facilitate the operation of a trucking business.



DEVELOPMENT PROPOSAL

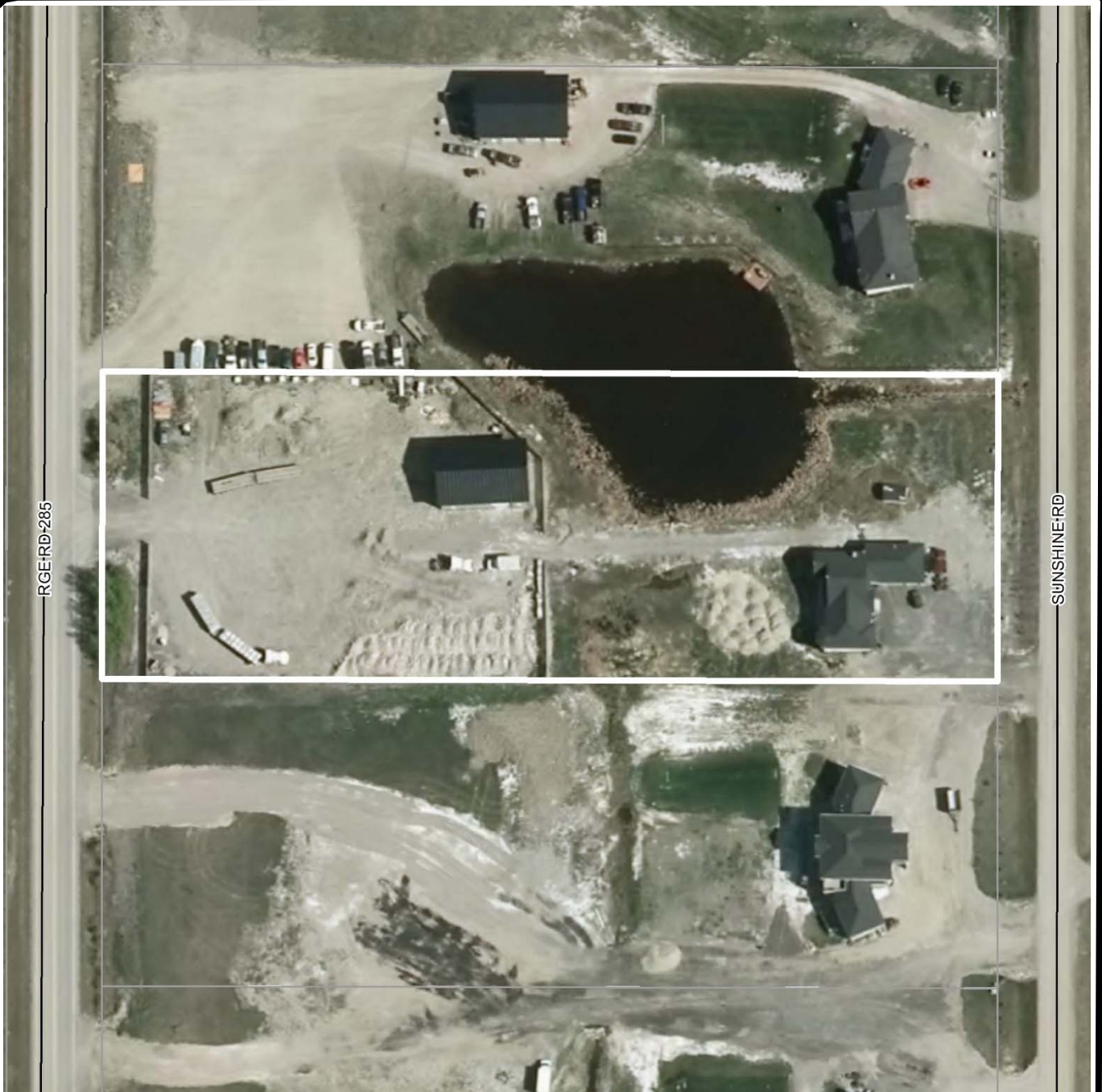


Lot 5, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: Nov 25, 2019

Division # 5

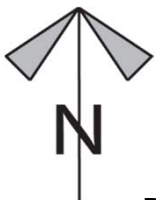
File: PL20190180 - 05308014



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

AIR PHOTO

Spring 2018

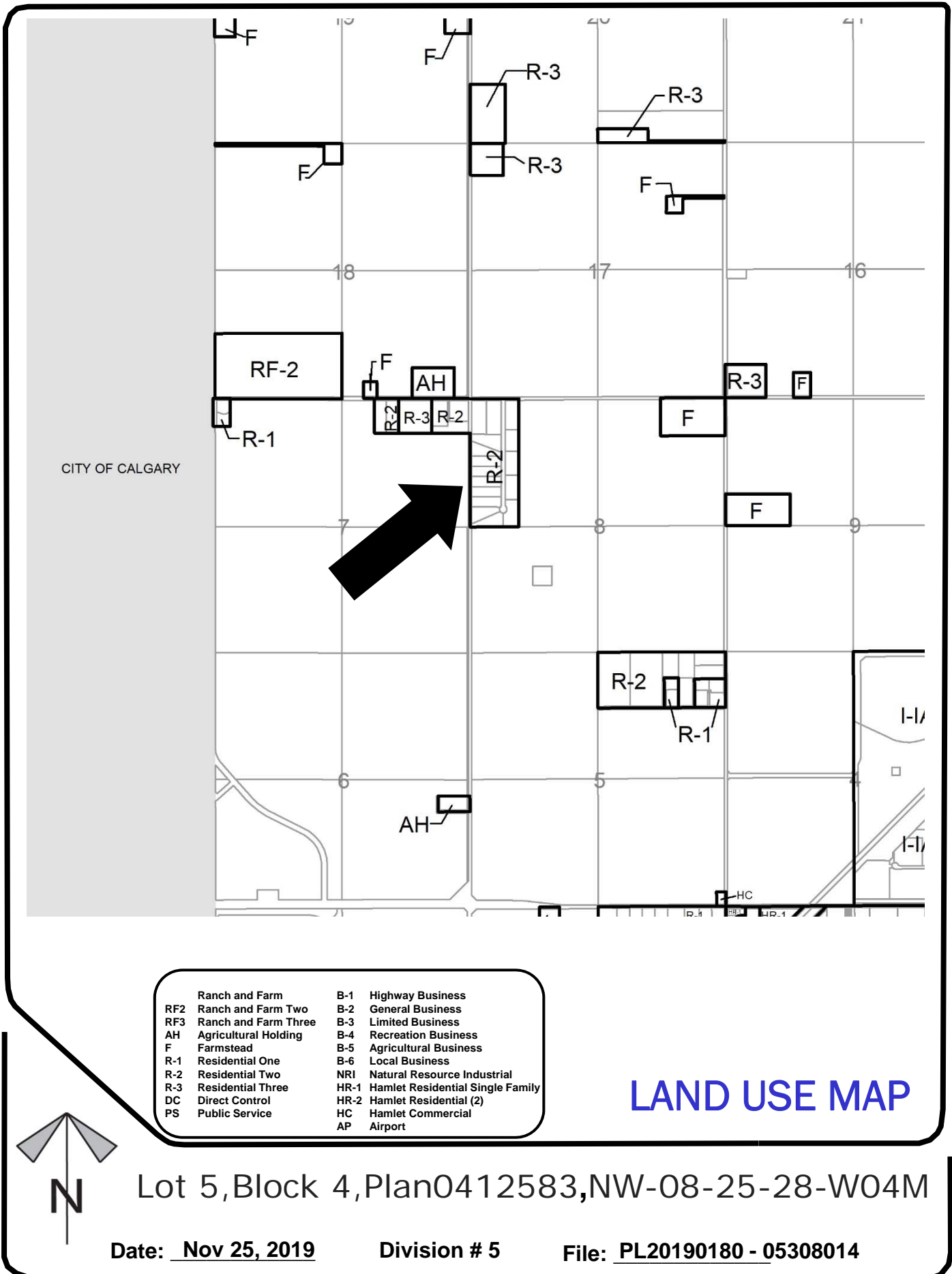


Lot 5, Block 4, Plan0412583, NW-08-25-28-W04M

Date: Nov 25, 2019

Division # 5

File: PL20190180 - 05308014

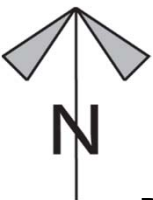




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M

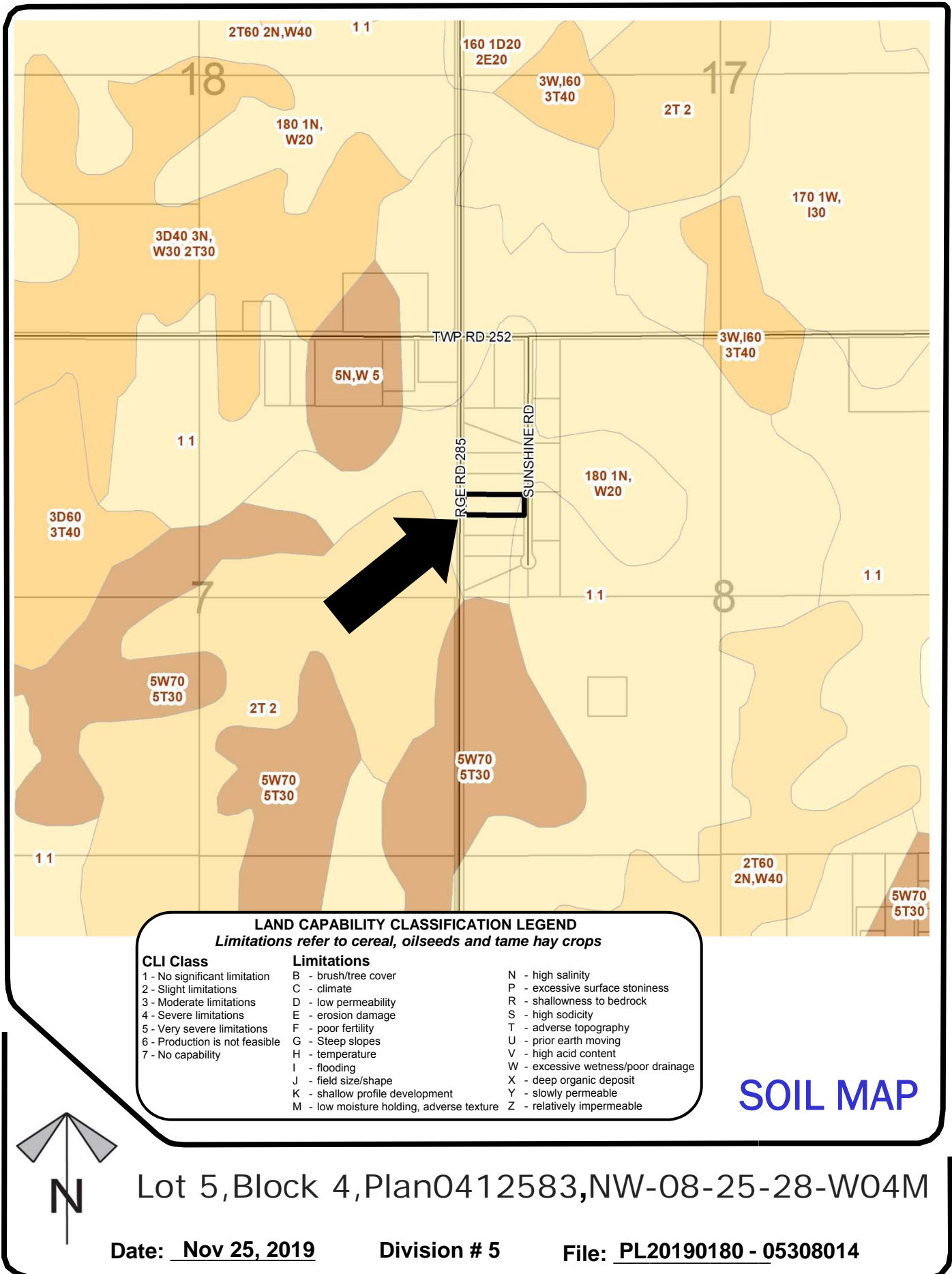


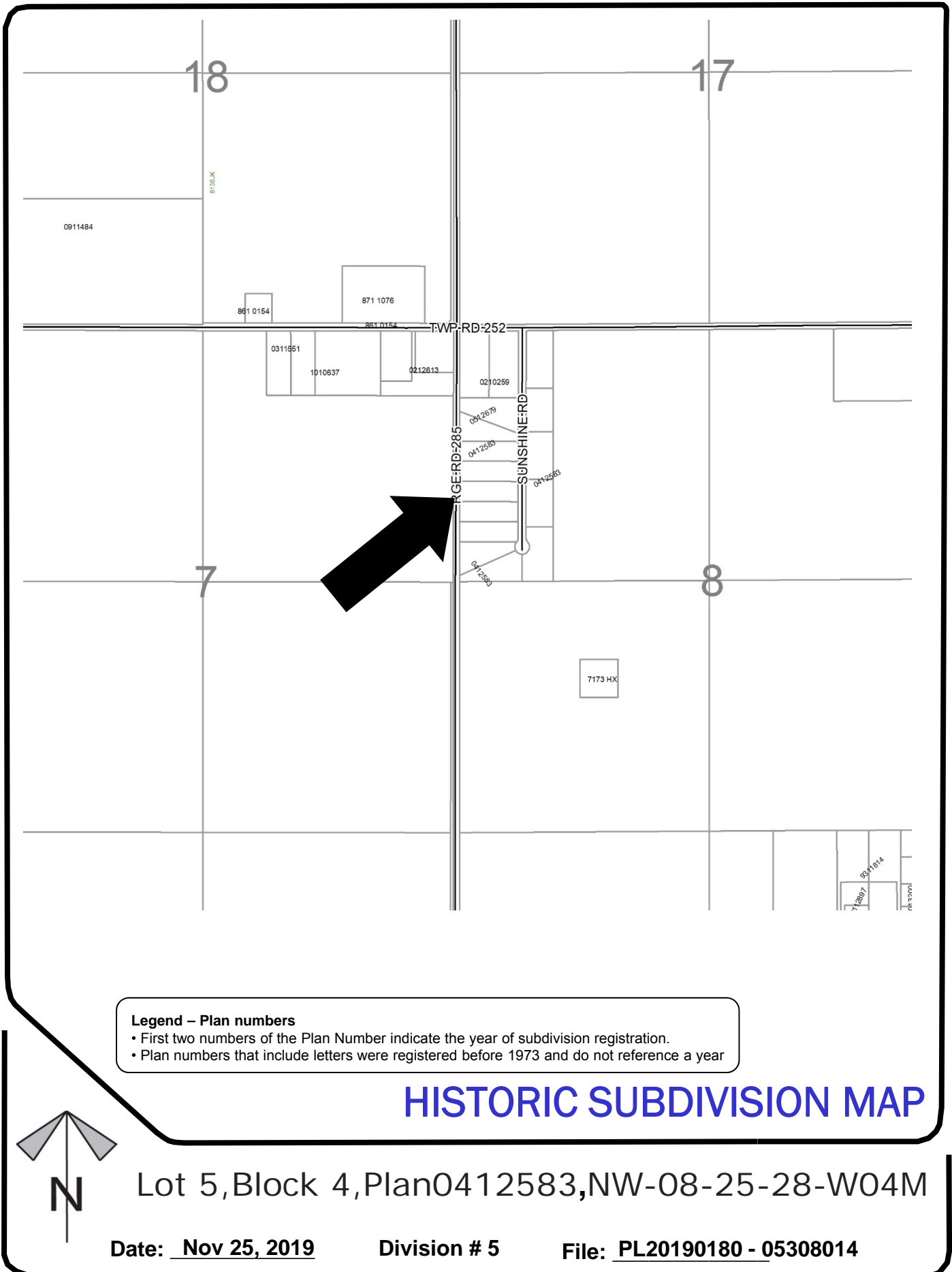
Lot 5, Block 4, Plan0412583, NW-08-25-28-W04M

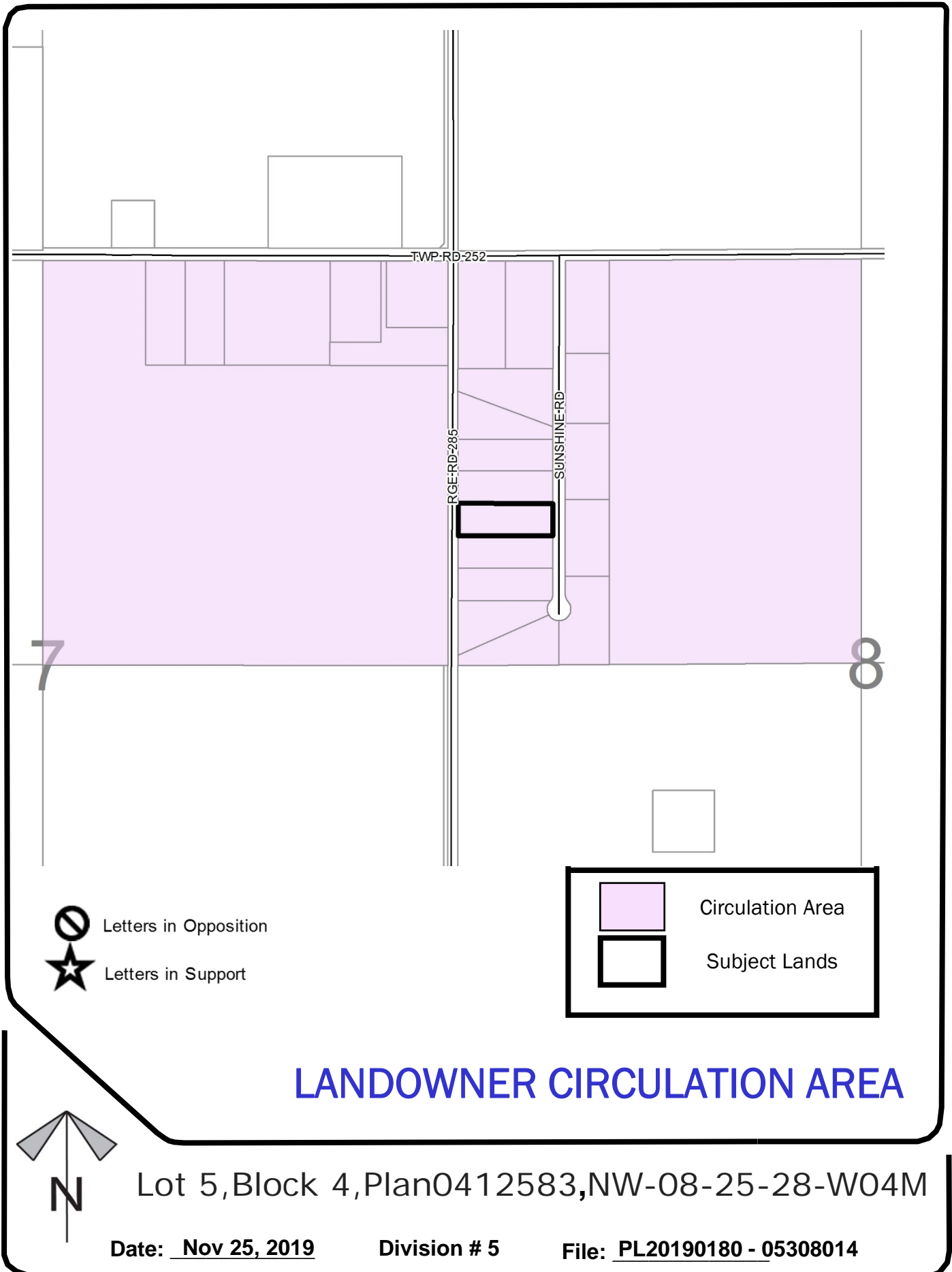
Date: Nov 25, 2019

Division # 5

File: PL20190180 - 05308014







**PLANNING AND DEVELOPMENT SERVICES**

TO: Council
DATE: January 14, 2020
FILE: 06828001/02/03/11
SUBJECT: First Reading Bylaw – Residential Conceptual Scheme

DIVISION: 9
APPLICATION: PL20190093

PURPOSE: The purpose of this application is to amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community.

GENERAL LOCATION: Located north of Cochrane Lake West Road, west of Range Road 43 and east of Range Road 44, approximately 2.0 miles north of the town of Cochrane.

APPLICANT: Urban Systems (Mike Coldwell)

OWNERS: Macdonald Communities Ltd

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, the Municipal Development Plan, the Cochrane Lake Hamlet Plan Area Structure Plan, and the Cochrane Lake Conceptual Scheme.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7986-2019 be given first reading.
Option #2: THAT application PL20190093 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-7986-2019 & Schedule A
APPENDIX ‘B’: Cochrane Lake Conceptual Scheme Redline
APPENDIX ‘C’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



BYLAW C-7986-2019

A Bylaw of Rocky View County known as the Cochrane Lake Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7986-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Cochrane Lake Conceptual Scheme Sections 1.0, 4.60, 4.70, Figures 5 – 10, Sections 4.12, 6.0, 6.2.2, 6.40 be amended and insert the Cochrane Lake Village Neighborhood Plan, as detailed in Schedule “A & B” forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7986-2019 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: 9
File: 06828001/02/03/11 / PL20190093

READ A FIRST TIME IN COUNCIL this	day of	, 2020
<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'

FORMING PART OF BYLAW C-7986-2019

Cochrane Lake Conceptual Scheme

Amendment # 1

Section 1.0: Purpose of the Plan

Add text to the end of Section 1.1 as follows:

The Cochrane Lake Village Neighbourhood Plan, appended to this Conceptual Scheme, provides site-specific direction for future development on the lands west of Cochrane Lake. Where this Conceptual Scheme and the Neighbourhood Plan differ, the Neighbourhood Plan should be considered as the governing document for the lands west of Cochrane Lake.

Amendment #2

Replace text to Policy 4.6, which reads:

Other than a small convenience store outlet associated with the proposed ~~recreation centre~~ **Village Core** there is no commercial/industrial development contemplated.

...

The proposed form of development, based on the land analysis undertaken, will be a cluster style of community, **and may be** integrated under a "bare land condominium plan".

Amendment #3

Replace text to Policy 4.7, which reads:

The proposed Land Use Bylaw Amendment submitted concurrent with the Concept Plan contemplates the redesignation of ~~all~~ **a portion** of the subject lands from their current designations to Direct Control (DC) District with comprehensive guidelines and policies to control development.

Amendment #4

Replace Figure 5 – Land Use Concept, Figure 6 – Transportation Network, Figure 9 – Sanitary Sewer System, Figure 9 – Storm Drainage Areas, Figure 10 – Phasing, per Schedule 'B.'

Amendment #5

Revise text in Policy 4.12, which reads:

Provision will be made for some areas of semi-detached housing development along with a small convenience commercial outlet and a ~~recreational centre~~ **Village Core**, however, the overall concept is for a low density, quasi-rural/residential style of development.

~~Based on the analysis of the available lands within the Plan area and the likely option for sewage treatment and disposal, through the use of land irrigation, a total of approximately 8752 residential units are proposed in keeping with the Concept Plan for a gross density of 1.4 units per acre.~~

Amendment #6

Replace text in Policy 6.0, which reads:

The development scenario shown on Figure 5 illustrates a residential community focused on the lakes and open space and trail systems which are linked throughout and access the proposed ~~recreation-centre~~ **Village Core** situated on the south-west shore of Cochrane Lake.

...

- ii. The provision of community facilities such as the proposed ~~recreation-centre~~ **Village Core**, school site, parks and picnic areas and pedestrian/bicycle trail systems;

Amendment #7

Add text to policy 6.2.2, to read:

- 6.2.2 Pursuant to the Land Titles Act and the Condominium Act, **Phases 1 and 2 of** the residential component will be based on bare land condominium ownership.

Amendment #8

Revise text in Policy 6.40, which reads:

6.4 Recreation-Centre Village Core

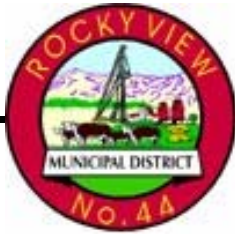
- 6.4.1 The ~~Recreation-Centre Village Core~~ comprising approximately ~~14.0~~ **2.75** acres (~~5.66~~ **1.11** ha) will serve as the focal point for the Cochrane Lake community.
- 6.4.2 The ~~Recreation-Centre Village Core~~ **may provide, but is not limited to the following uses: recreational opportunities, small-scale commercial uses, and facilities for human-powered watercraft rentals.** ~~will provide but not be limited to the following uses, namely swimming pool(s), games rooms, dining facilities, craft and hobby facilities, function and meeting rooms, facilities for canoe, pedal and row boat rentals and a golf driving range.~~
- 6.4.3 The proposed ~~Recreation-Centre Village Core~~ shall be scaled to service the Plan area and surrounding residents and:

Amendment #9

Insert Cochrane Lake Village Neighborhood Plan per Schedule 'B'.

Amendment #10

General formatting, numbering and grammar throughout.



COCHRANE LAKE CONCEPTUAL SCHEME

Adopted by resolution of Council on August 22, 1995

Prepared in support of applications for redesignation and subdivision
located in portions of Sections 27 & 28 in 28-26-4-W5M

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

Department of Planning and Development

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APPENDIX - SUPPORTING DOCUMENTATION (As a separate document)

- A. Phase 1 Environmental Site Assessment - Chiron Environmental Services Inc.
- B. Vegetation and Wildlife Reconnaissance - Chiron Environmental Services Inc.
- C. Typical Road Cross Sections - GPEC Consulting Ltd.

1.0 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Cochrane Lake Concept Plan is to facilitate the comprehensive planning and development of lands through a non-statutory document which addresses generalized land use, internal road hierarchy, development issues including sewer and water services, storm water management, aesthetics, densities, phasing and their impact on surrounding land uses, and establish appropriate and comprehensive mitigative measures through clear and concise policy direction contained within the Plan. Evaluation of on-site characteristics which include but are not limited to geotechnical features, environmental conditions through an environmental audit of the lands, hydrology, traffic impact analysis and proposed site servicing have been included in the supporting documentation submitted with this Plan. **The Cochrane Lake Village Neighbourhood Plan, appended to this Conceptual Scheme, provides site-specific direction for future development on the lands west of Cochrane Lake. Where this Conceptual Scheme and the Neighbourhood Plan differ, the Neighbourhood Plan should be considered as the governing document for the lands west of Cochrane Lake.**

1.2 Policy Direction

The Cochrane Lake Concept Plan has been prepared pursuant to the provisions of the Municipal District of Rocky View No. 44 Policy 644 as contained within the Policy Handbook.

Council, in their motion of February 7, 1995 directed the preparation of this Concept Plan as a prerequisite for the land use redesignation, subdivision and development of the Plan area. The redesignation application from Agricultural (2) District, Agricultural Balance (AG-B) District, Direct Control (DC) District and Small Holding (SH) District to Direct Control (DC) District with Guidelines will be the subject of a statutory public hearing under the Municipal District of Rocky View No. 44 Land Use Bylaw.

Concept Plans are considered by the Municipality to be an important component of the planning process within the Municipality. Concept Plans are generally focused at the quarter section scale, are strategic in character and are intended to:

- identify development issues
- establish the appropriateness of land uses proposed
- facilitate the phasing of subdivision and development
- facilitate efficient and comprehensive development through innovative subdivision design,
- servicing efficiencies and on-site development opportunities
- facilitate community input

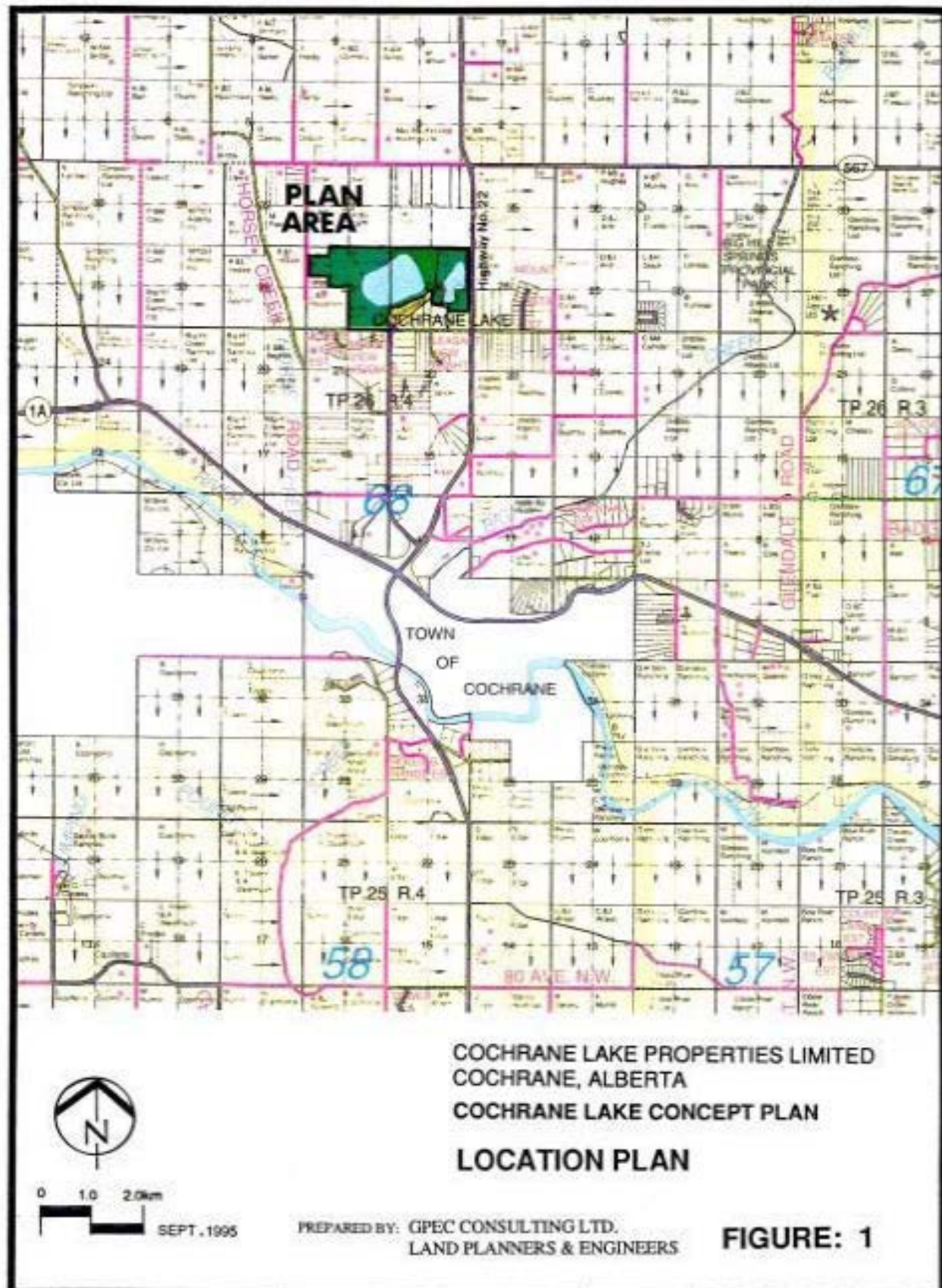
Council, at its sole discretion, may chose to adopt a proposed Concept Plan by resolution of Council. The minimum procedural requirements for the preparation and processing of the Concept Plan have been in accordance with Council Procedure No. 039.

1.3 *Plan Interpretation*

In this Plan:

1. "Concept Plan" means a land use concept prepared for the Plan area in accordance with policy No. 644 on the Municipal District of Rocky View No. 44.
2. "Municipality" means the Municipal District of Rocky View No. 44.
3. "Council" means the Council of the Municipal District of Rocky View No. 44.
4. "Plan" means the Cochrane Lake Concept Plan.
5. "Qualified Professional" means a professional engineer, geologist or geophysicist licensed to practice in the Province of Alberta.
6. "Regional Plan" means the Calgary Regional Plan as ratified by the Minister of Municipal Affairs
7. "Plan of Subdivision Preparation stage" shall mean that stage of the land development process in which detailed site analysis is undertaken; local planning needs and development philosophy are identified and site specific subdivision design is prepared.
8. "Plan of Subdivision" is a detailed proposal for development of land and may form the basis for application to subdivide.

Figure 1 - Location Plan



2.0 THE PLAN AREA

2.1 Location

The Plan area is located approximately 5.6 km north of the Town of Cochrane and is bounded on the east by Highway 22 and extends approximately 3.2 km to the west. Access from the City of Calgary is gained via Highway 1 and 22 or Highway 1A through the Town of Cochrane then north on Highway 22. The proposed development area has paved roads to the south and east property lines.

2.2 Plan Area

2.2.1 The Plan area is comprised of 640.33 acres currently held in 6 titles under the ownership of Cochrane Lake Properties Ltd.

Table 1 and Figure 2 provide the legal descriptions

Table 1 - Legal Descriptions: Plan Area

Title Number	Description	Area - Acres	Area - Hectares
941 219359	Part NE 114 Sec. 27-26-4-W5	132.72	53.711
941 219 359 +1	Part SE 114 Sec. 27-26-4-W5	50.75	20.538
941 219 359 +2	Part NE, SE, SW & NW Sec 27-26-4-W5M	91.36	36.973
941 219 358	Part SE 114 Sec. 28-26-4-W5M	128.50	52.003
941 219361	Part NE 1/4 Sec. 28-26-4-W5M	100.18	40.542
941 219 362	Part NW 1/4 Sec. 28-26-4-W5M	136.82	55.370
TOTAL AREA		640.33	259.137

2.2.2 For the purposes of this Plan the boundaries contained herein shall be considered as approximate only, and minor variations shall not require an amendment to the Plan.

Figure 2 - Legal Descriptions: Plan Area

COCHRANE LAKE PROPERTIES LIMITED
COCHRANE, ALBERTA

**COCHRANE LAKE CONCEPT PLAN
LEGAL DESCRIPTIONS -
PLAN AREA**

PREPARED BY:
GPEC CONSULTING LTD.
LAND PLANNERS & ENGINEERS

NOT TO SCALE

SEPTEMBER 1995

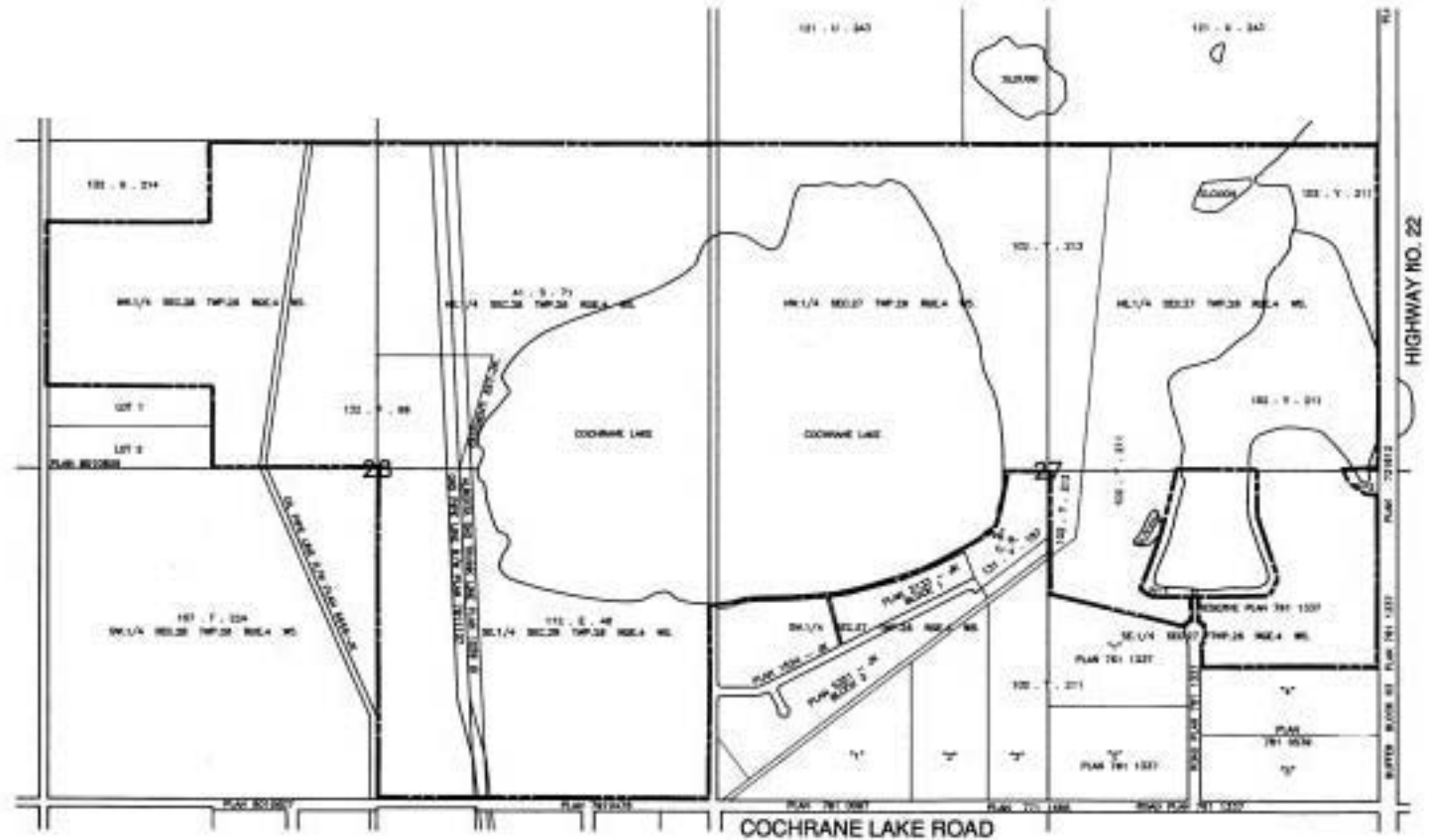


FIGURE: 2

2.3 ***Policy Framework***

2.3.1 **The Calgary Regional Plan**

The Cochrane Lake Concept Plan shall conform to the following:

The Calgary Regional Plan ratified in May 1984 with Amendments is still the primary document setting out broad policies for land use throughout the Region. The Plan area is contained within the Calgary Region.

Chapter 4 Section 12 of the Regional Plan addresses the planning principles regarding hamlets and their role in accommodating a variety of urban uses. With the existence of the Hamlet of Cochrane Lake and the inclusion of a portion of the Plan area within the current hamlet boundary, the Concept Plan adheres to the key Regional Plan provision stated in 4.1 2.1 0 of the Regional Plan

“The Regional Plan encourages the revitalization of Hamlets as places to provide an alternative lifestyle.”

In keeping with the provisions of Chapter 4 Section 7, Recreation, the Concept Plan seeks to create ***appropriate development and conservation of one of the few high quality recreation areas existing within the region.*** The Concept Plan adheres to the general planning principles and policy provisions as contained within the Regional Plan.

2.3.2 **The General Municipal Plan**

The Municipal District of Rocky View No. 44 General Municipal Plan adopted by Council October 6, 1992, is the principal Statutory Plan affecting land use within the Municipality.

Pursuant to the General Municipal Plan the Cochrane Lake Concept Plan is consistent with the specified policies and objectives as contained with Section 12 - Hamlets, of the General Municipal Plan.

3.0 THE PLAN OBJECTIVES & PRINCIPLES

3.1 *Plan Objectives*

3.1.1 Goal

The Cochrane Lake Concept Plan serves to provide comprehensive planning and development of the lands by creating a residential development which is focused on the existing lakes in the Plan area and aims to achieve the highest design, aesthetic and environmental standards in conformance with existing provincial, regional and municipal policy documents as outlined in Section 2 of the Plan.

3.1.2 Objectives

- a) To identify development issues within the Plan area and establish appropriate and comprehensive policies for addressing these issues.
- b) To establish the appropriateness of the Plan area for the land uses proposed by the Plan.
- c) To establish servicing proposals appropriate to the Concept Plan and a policy framework for the implementation of same.
- d) To facilitate the phasing of subdivision and development of the Concept Plan through the establishment of a comprehensive phasing plan.
- e) To facilitate land use designation and subdivision design that maximizes lot yields, servicing efficiencies and on-site development opportunities.
- f) To facilitate conservation and development of the natural lakes and foreshore lands within the Plan area and mitigate any negative impacts of development.
- g) To facilitate the opportunity for land ownership within the Plan area based on a bare land condominium plan.

4.0 THE CONCEPT PLAN

4.1 *Introduction and Background*

GPEC Consulting Ltd. was commissioned in June, 1994 to proceed with preparation of a preliminary development plan and feasibility study for the residential development of Cochrane Lake. The focus of the report was to establish the development feasibility of approximately 259.137 ha (640.33 ac) of land which surround and are adjacent to Cochrane Lake. To do so required that the report establish the lands' suitability for development as a permanent, resort style residential development focused on the lake and providing a variety of recreational and residential opportunities. During the early stages of study, the primary objective was to establish a generalized land use plan upon which the developments' utility requirements would be evaluated and which would in turn be the subject of preliminary discussion and applications to Alberta Environmental Protection for water rights and preliminary evaluation of sanitary sewer servicing, treatment and disposal options based on the scope of the development to be supported.

Of primary importance to the development at the outset, was the ability to secure adequate water supply to meet the needs of the development and the approval of a sewage treatment and disposal system which is environmentally acceptable.

Following the establishment of serviceability and options, application was made to the Municipal District of Rocky View and the Town of Cochrane for the approval to use an existing municipal road right of way for installation of the water line. Concurrent with these applications, discussion with the Municipal District focused on the form of planning documents required to support Municipal approval and Land Use Redesignation applications. Council at its meeting of Tuesday February 7, 1995 approved the application for use of the right of way for the water line, subject to Land Use Amendment approval and directed that a "Concept Plan" as defined in Policy No. 644 be required to support such an application for Land Use Amendment.

Given the timing requirements for scheduling of Public Hearings on Land Use Redesignation applications the attached Concept Plan is submitted in fulfillment of Council's direction in order to establish the context for Land Use Redesignation and subsequent subdivision and development approvals.

Applications to, and discussions with Alberta Environmental Protection are ongoing under the separate approvals process required by the Environmental Protection and Enhancement Act.

4.2 *Site Overview*

The subject land is rolling in nature and surrounds Cochrane Lake which in August 1994, had a total surface water area of approximately 50.79 ha (125.5 acres). There are several high points on the land particularly to the north and west to the lake and all of the lands drain towards the lakes. The land offers a variety of views of the main lake itself and distant views of the foothills

and the mountains to the south and west. A second small lake lies towards the easterly side of the property and has, on occasion, in past years been dry. In August 1994, this lake had a surface water area of approximately 18.9 acres. The main lake is fed by several springs on the sloping land north of the lake as well as being a catchment area for local run-off from a substantial drainage area to the north and west. The smaller seasonal lake to the east is primarily fed by natural drainage from the subject lands and a drainage area to the north and east of Highway No 22.

4.3 Existing Development

The Hamlet of Cochrane Lake lies on the south shore of the lake and accommodates a total of approximately 60 permanent residences on 0.2 to 0.4 hectare lots. The Cochrane Lake Properties lands contain a primary residence and accessory buildings located within the SE 1/4 of Section 28. In the immediate vicinity of the Plan area there are a number of country residential and small holding subdivisions mixed with a variety of fragmented parcel subdivisions.

4.4 Existing Land Use Designations

The existing developed area of the Hamlet of Cochrane Lake is designated Hamlet Residential Single Family District (HR-1). The majority of the Plan area is either designated Agricultural (2) District (AG-2) or Agricultural Balance District (AG-B). A portion of the lands within the SE 1/4 of Section 2 (Title No: 891 185 284) carry a Small Holding District designation which dates from the early 1980's.

In 1984, an application for redesignation from Agricultural Conservation (1) District to Direct Control District to create a 540 unit residential/recreation complex was approved by the Municipal District of Rocky View for those lands described in Title No. 941 219 359 +2 and containing 36.96 ha (91.36 acres). The Bylaw C-1769-84 includes development guidelines and permitted uses for the proposed development which had a density of approximately 5.9 units per acre.

The lands covered by Bylaw C-1769-84 are now incorporated into the Plan area which contains approximately 875¹ residential units on 259.1 38 ha (640.33 acres). This will produce an average density of only 1.4 units per acre which is more in keeping with the lands' capabilities and the general nature of the surrounding area development.

¹ Please refer to Utility Infrastructure Section 5.3, page 19, for explanation of density provisions

Figure 3 - Existing Land Use Designation

COCHRANE LAKE PROPERTIES LIMITED
COCHRANE, ALBERTA

COCHRANE LAKE CONCEPT PLAN EXISTING LAND USE DESIGNATIONS

PREPARED BY:
GPEC CONSULTING LTD.
LAND PLANNERS & ENGINEERS

NOT TO SCALE

SEPTEMBER 1995



LEGEND

AGRICULTURAL CONSERVATION (1) DISTRICT	AG-1
AGRICULTURAL CONSERVATION (2) DISTRICT	AG-2
AGRICULTURAL CONSERVATION (4) DISTRICT	AG-4
AGRICULTURAL CONSERVATION (8) DISTRICT	AG-8
AGRICULTURAL BALANCE DISTRICT	AG-B
DIRECT CONTROL DISTRICT	DC
SMALL HOLDINGS DISTRICT	SH

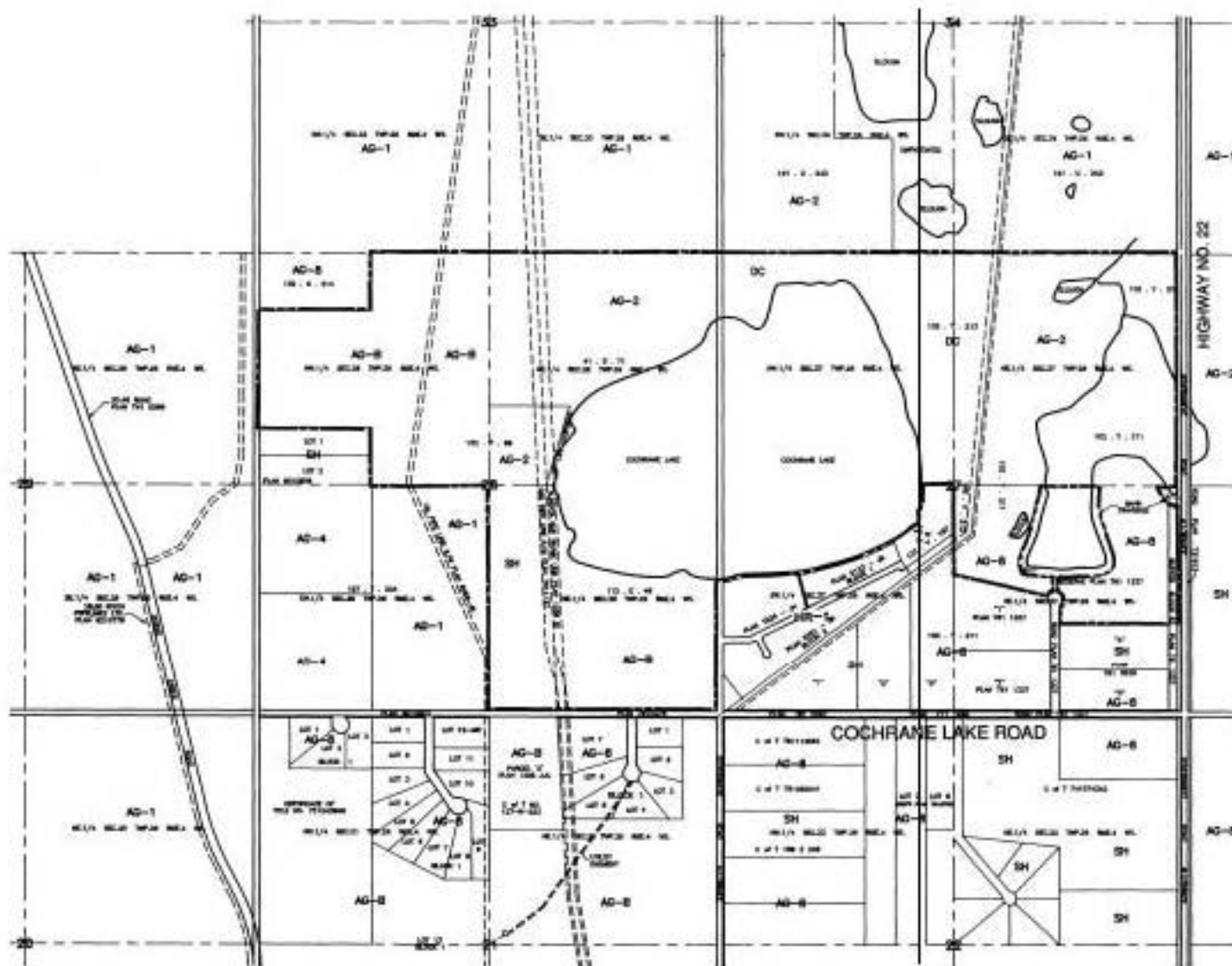


FIGURE: 3

4.5 Cochrane Lake

Cochrane Lake is the only significant body of water within this area of the M.D. of Rocky View, and offers potential for development as a recreation area and waterfowl habitat integrated with the proposed residential development. The development of the subject lands will preserve, enhance and integrate natural characteristics of the landscape.

The lake has been subject to variations in water level over the past decade or more, however, in the last two years has regained some of its level as a result of increased rainfall in the region. The lake is currently relatively shallow with an average estimated depth of approximately 1 meter (3.28 ft). The shoreline topography suggests that the level can be raised approximately 1.5m to 2.0m (4.9 to 6.5 feet) thereby creating an average depth of 2.5 - 3 meters (8.2 to 9.8 ft.) without adversely impacting the adjacent developed and undeveloped lands and existing mature stands of trees.

The design water levels contemplated by the Concept Plan would result in a surface water area of approximately 75.27 ha (186 acres) in Cochrane Lake and approximately 26.7 ha (66 acres) in the lake to the east.

COCHRANE LAKE PROPERTIES LIMITED
COCHRANE, ALBERTA

COCHRANE LAKE CONCEPT PLAN

DEVELOPMENT
CONSTRAINTS
AND
OPPORTUNITIES

PREPARED BY: GPEC CONSULTING LTD.
LAND PLANNERS & ENGINEERS

NOT TO SCALE

SEPTEMBER 1985

COCHRANE LAKE ROAD

LEGEND:

- 1:15 SLOPES
- EXISTING VEGETATION
- DEPRESSIONS
- DRAINAGE COURSES

FIGURE: 4

4.6 Land Use Concept

The proposed development of the subject lands is in the form of an extension to the Hamlet of Cochrane Lake in order to provide a variety of residential accommodation complete with recreational opportunities, support facilities and a full range of utilities.

It is intended that this residential development will co-exist with the existing Hamlet development and the Town of Cochrane and will complement rather than compete with the Town of Cochrane development. The objective is to create a development which by its existence would generate an additional commercial/retail and industrial market for the existing and future business development in the Town. Other than a small convenience store outlet associated with the proposed **recreation centre Village Core** there is no commercial/industrial development contemplated. The development would essentially serve as a “bedroom” community to the Town and the City of Calgary marketplaces.

A development of the scope contemplated will require a utility infrastructure capable of supplying the needs of the existing development along with the proposed land uses on a staged basis. The land use concept is presented in a form consistent with the requirements of a Concept Plan in that it identifies proposed land uses for the area, major transportation links, utility systems to serve the development lands, density of population for each development cell and a staging sequence for development of the lands based on sound land use practice, market considerations and utility infrastructure provisions.

The targeted market for the development is a residential community in a quasi-rural setting with both passive and active water-based recreational opportunities integrated within the development. The proposed form of development, based on the land analysis undertaken, will be a cluster style of community, **and may be** integrated under a “bare land condominium plan”. The lake will act as the focus for the development, with careful integration of wildlife habitat, view potential and the rural interface of surrounding land uses. Included within the development are support facilities which include a small convenience commercial outlet to serve the day to day needs of the residents, along with a recreation/community facility which will incorporate a variety of recreation activities including a golf driving range.

The general design philosophy allows for the creation of quality development cells of a size suited to the land and housing form proposed in each instance. The Plan area is served by a road network which provides access to the development as a whole and links the individual cells efficiently and safely. In addition to the road linkages there is an integrated open space system, complete with walking and hiking trails, which connects the cells to one another and also is connected to the community facilities and the lakeshore amenities.

The cell concept permits the integration of a variety of housing forms while addressing the logical

phasing and utility servicing considerations essential to a development of this type. The overall Concept Plan allows for logical development of the land holdings while maximizing the exposure to the lands natural amenities and integrating both the aesthetics and servicing considerations.

The Concept Plan has been developed with the general principal that all lots should have access to the lakeshore. Unlike the majority of existing lake communities in southern Alberta, the lakeshore has not been ringed with lots thereby providing exclusive access to only a small percentage of the lots.

4.7 Proposed Land Use Amendment

The proposed Land Use Bylaw Amendment submitted concurrent with the Concept Plan contemplates the redesignation of **all-a portion** of the subject lands from their current designations to Direct Control (DC) District with comprehensive guidelines and policies to control development. The Direct Control Bylaw will be dealt with at a Public Hearing under the requirements of the Land Use Bylaw and is referenced in this Concept Plan. The policies contained within the Concept Plan are consistent with the provisions of the proposed land use redesignation.

Figure 5 - Land Use Concept

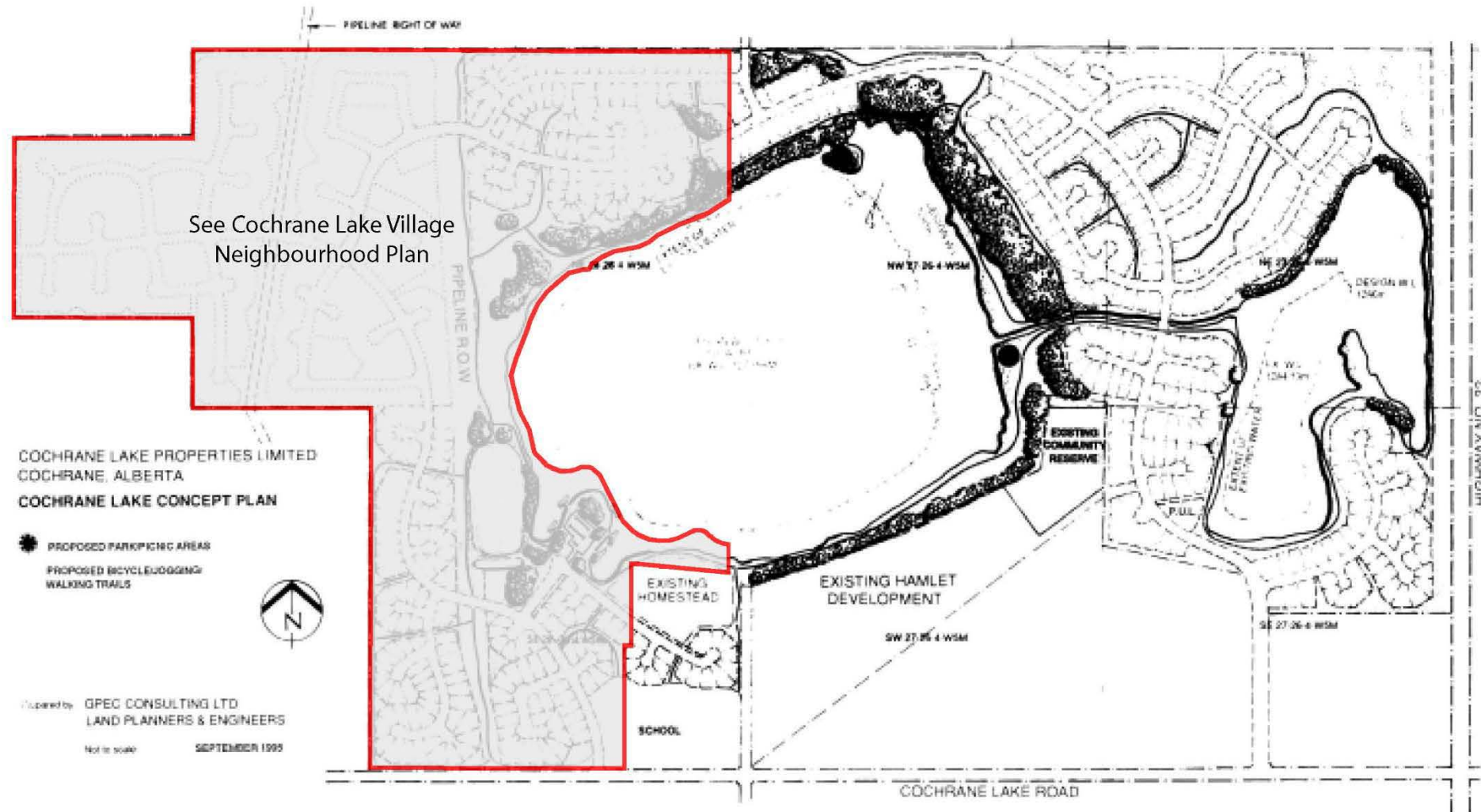


FIGURE : 5

4.8 Environmental Considerations

In any development analysis it is essential to consider the environmental limitations and opportunities in concert with the physical development analysis. In order to establish the appropriate mitigative measures to minimize any negative impacts of development the evaluation of the lands vegetation, topography and wildlife habitat is necessary along with consideration of the archaeological and historical significance of the land.

Included in the evaluation were such matters as development proximity to water bodies, slope protection, retention of vegetation adjacent to water bodies and on slopes, storm water management plans and general construction management.

Chiron Environmental Services Ltd. undertook an assessment of vegetation and wildlife habitat on the subject lands and present their conclusions and recommendations in a summary letter report, a copy of which is contained within the Appendix. The following extracts, which were taken from this report, illustrate how the Concept Plan successfully addresses opportunities and limitations which were identified.

Incidental sightings of wildlife and all wildlife signs were recorded during the site visit. A large variety of waterfowl and shorebirds was found on both lakes. Most of these species will nest in vegetation on the shore. Other waterfowl and shorebird species may utilize the lakes during migration in the spring and fall.

The vegetation at fourteen sites within the assessment area was observed and documented. As much of the land in the assessment area is cultivated, the majority of the vegetation field work was conducted in the vicinity of the two lakes

Recommendations

Based on this preliminary reconnaissance, the area is not considered to have botanical concerns that would preclude the proposed development. Based on the preliminary reconnaissance, a few wildlife concerns should be addressed. It is recommended that a buffer zone of trees and shrubs be maintained around the lakes and slough for maintenance of wildlife habitat and viewing opportunities. This buffer will provide nesting area for waterfowl, shorebirds, and other birds. It will also provide some set-back distance for species which may be sensitive to human disturbance. The lakes and shorelines may also be an important stopover point during migration. Cochrane Lake is one of the largest lakes in the area and has the potential for a large variety of migratory waterfowl and shorebirds in the spring and fall.

It is suggested that wildlife corridors be maintained throughout the development to allow ungulates, carnivores, and other animals access to the water. Leaving undeveloped, protected areas will allow wildlife passage and will increase the aesthetic appeal of the area. It appears that

the lakes are currently used by pedestrians and occasional vehicles, and such corridors may also provide nature paths for human use.

The Phase I Environmental Assessment prepared by Chiron Environmental Services Ltd. is also contained within the Appendix of the Concept Plan. The findings indicate that the level of current environmental risk at the Plan area is low. No evidence of contamination was found during the assessment and no further action is warranted. These assessments were undertaken as required by the Municipal District's policy requirements for preparation of a Concept Plan and are submitted in support of both the Concept Plan and the Land Use Redesignation application.

4.9 Transportation

The proposed road system allows for ease of access to the new development while integrating existing development and minimizing any negative impacts on the existing residences. Alternate access is provided to the north via the existing undeveloped municipal road allowance between sections 33 and 34, Twp. 26, Rge. 4, W5M and in the long term via the west entrance from the existing developed road allowance. Coupled with the two southern access points this system provides adequate capacity for the total development. Discussions with Alberta Transportation have addressed the capacity of Highway 22 from Cochrane to the vicinity of the development and identifies capacity considerations and design upgrades to accommodate this development. Consideration has been given to the intersection with the Cochrane Lake Road regarding the need for addition of turning lanes to improve traffic flow and general safety. In addition the projected need and timing of upgrades to the intersection and Cochrane Lake Road itself will be identified in the Policy section of this Plan and the Land Use Bylaw. The Traffic Impact Analysis and preliminary design considerations form part of this Concept Plan submission and the requirements of Alberta Transportation and Utilities are addressed both in the Concept Plan and the Land Use Bylaw Amendment.

All internal roads will be designed and developed in accordance with established design cross sectional elements which will form part of detailed design at the subdivision stage. It is intended that a modified rural cross section will be used, minimizing the need for "piped" storm sewer systems, yet providing a pleasant and well maintained appearance. All roadways shall be paved throughout and as the development is to be undertaken on a "bare land condominium" plan these roads shall be private and will be the maintenance responsibility of the Condominium Association.

Figure 6 - Transportation Network

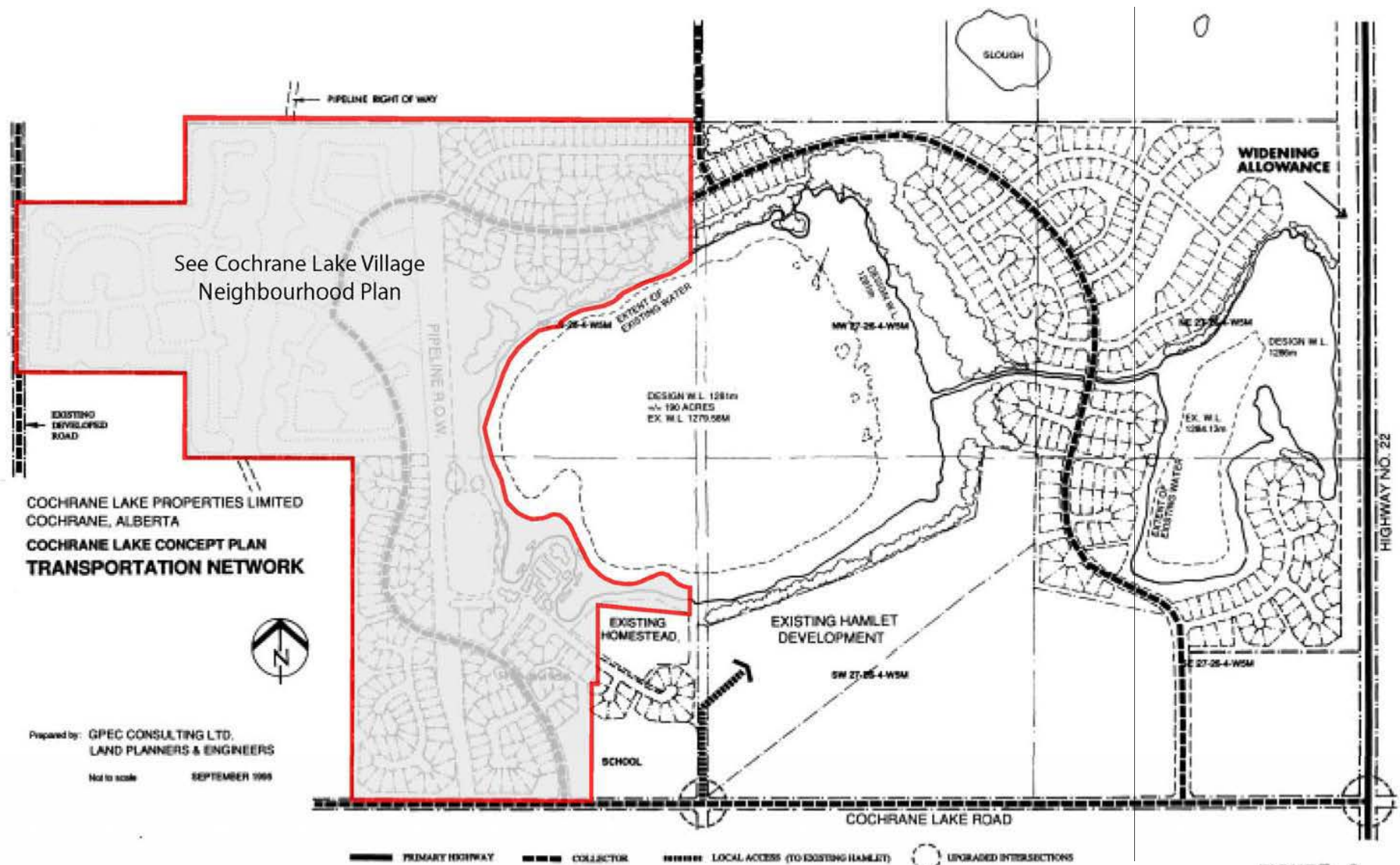


FIGURE: 6

4.10 Utility Services

The utility systems required to service the residential lots will include water, sanitary sewer, electric power, gas, telephone and cable television service. These utilities will be developed to accepted industry standards and in accordance with construction advertising and approvals required from Alberta Environmental Protection and in keeping with Development Agreements and Direct Control guidelines approved by the Municipal District. All systems will be located within road allowances or utility easements as required and will be designed to expand on a staged basis.

Figure 7 - Water Distribution

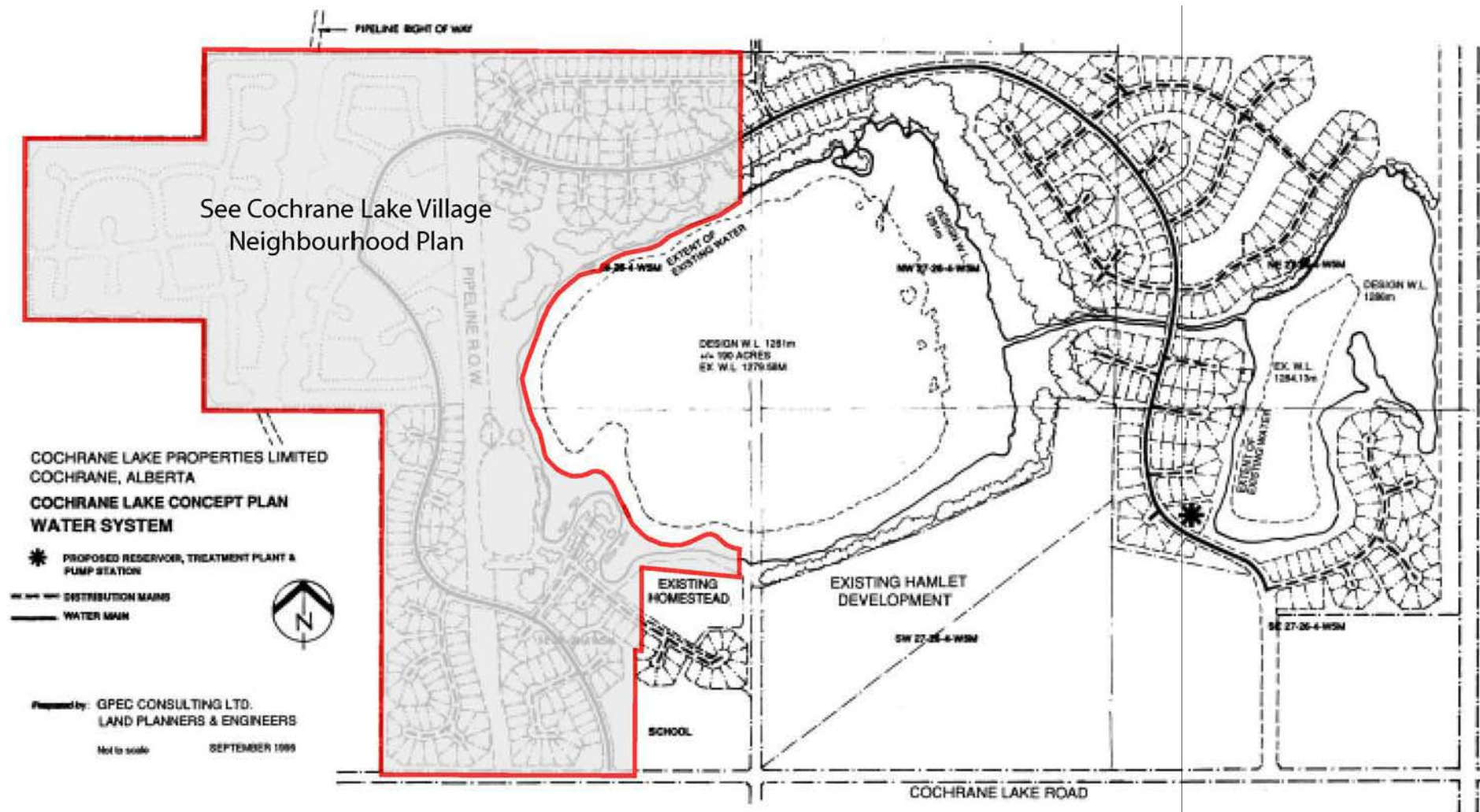


FIGURE: 7

Figure 8 - Sanitary Sewer System

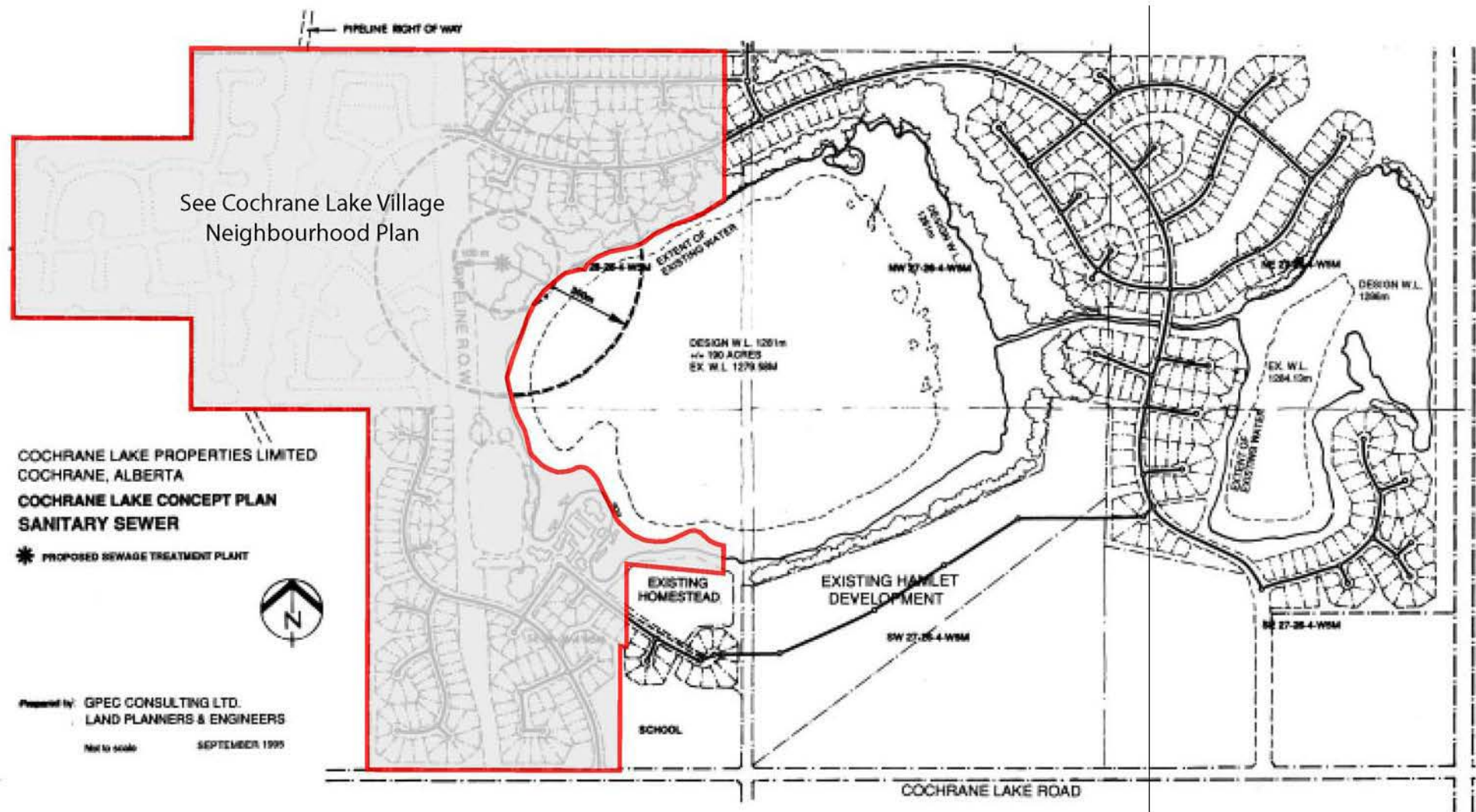


FIGURE: 8

Figure 9 - Storm Drainage Areas

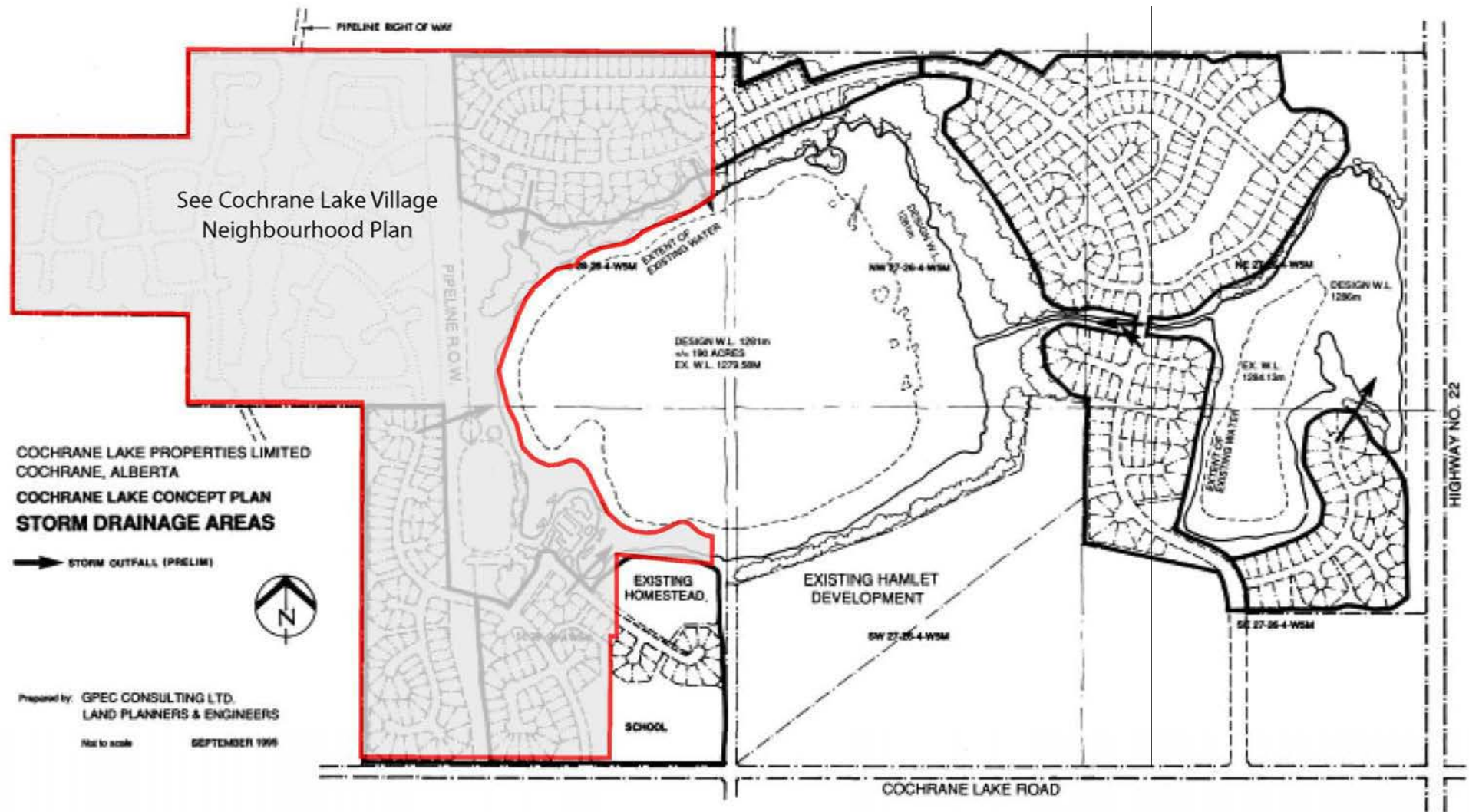


FIGURE: 9

All supply and main trunk requirements are discussed in detail later in this Concept Plan in Section 5.0 - Utility Infrastructure and are the subject of current applications and processing by Alberta Environmental Protection.

4.11 Open Space Provisions

In accordance with the provisions of the Planning Act, a total of 10% of the lands contained within the Plan area will be dedicated in the form of Municipal Reserve or provided as cash in lieu. In addition, with the cluster style of development there is a comprehensive trail system which will be developed throughout the development area.

The Reserve land calculation has been provided based on the Concept Plan and addresses school reserve requirements as identified by the Rocky View School Division planners. The reserve calculations are subject to final confirmation at the tentative plan of subdivision approval stage for each development phase.

4.12 Density Considerations

Based on an analysis of the opportunities and limitations of the Plan area for development and consideration of the utility supply requirements, the following parameters were applied in establishing both the total scope and overall density of the development.

Based on the form of development in the existing Hamlet, the surrounding area and the targeted market for this proposed development, residential lots in the size range of 1,000 to 2,000 square meters (10,800 to 21,500 square feet) are proposed. While a variety of housing forms are to be considered, the majority will be of the detached, single family form.

Provision will be made for some areas of semi-detached housing development along with a small convenience commercial outlet and a ~~recreational centre~~ **Village Core**, however, the overall concept is for a low density, quasi-rural/residential style of development.

~~Based on the analysis of the available lands within the Plan area and the likely option for sewage treatment and disposal, through the use of land irrigation, a total of approximately 875² residential units are proposed in keeping with the Concept Plan for a gross density of 1.4 units per acre.~~

4.13 Development Staging

In a development of this scale several stages are necessary over a six to eight year build-out period. Subject to market absorption rates a total of four residential stages of development will be necessary. All utilities and access requirements are integrated with the staged concept to ensure that each stage is economically viable and provides an adequate level of service to the proposed lots. The Concept Plan establishes "Development Phases or Cells" which are referenced both in

² Please refer to Utility Infrastructure Section 5.3, page 19, for explanation of density provisions

the Proposed Land Use Bylaw amendment and the Phasing Plan included in this Concept Plan.

The following is the general projected sequence of development based on the Phasing Plan and assumed market absorption and other economic based issues.

- a) Phase 1 - Residential Cell and Existing Homestead
- b) Phase 2 - Residential Cell
- c) Phase 3 - Residential Cell including School Site and Recreation Development Phase
- d) Phase 4 - Residential Cell

Figure 10- Phasing

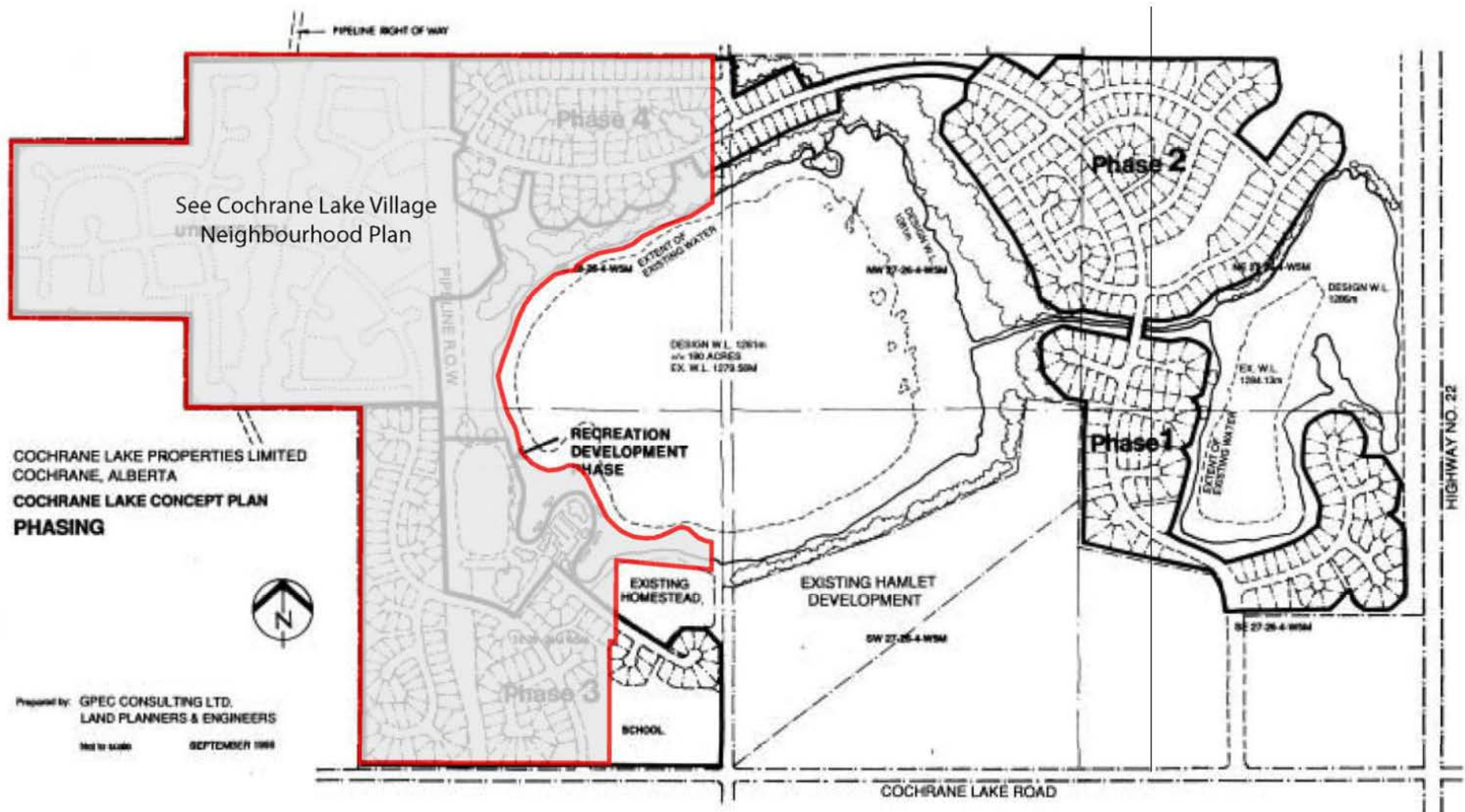


FIGURE: 10

5.0 UTILITY INFRASTRUCTURE

5.1 *Existing Utilities*

Existing development in the Hamlet of Cochrane Lake is served by individual water wells for each residence and individual septic tanks and fields for sewage treatment and disposal. Single-phase electric power, natural gas and telephone service are available within the Hamlet and adjoining areas. Three phase power exists on the westerly boundary of the lands.

Natural gas pipelines traverse the property within the east half of Section 28 (on the west side of the lake) in a north-south direction and two HPV pipelines are located further west within the north west of Section 28.

As part of the detailed analysis, for the purpose of this Concept Plan process, an evaluation of the existing franchised utility infrastructures was undertaken in consultation with the Utility Companies. At this time, it is noted that the infrastructure can be expanded to meet the needs of the proposed development.

5.2 *Water Supply, Treatment and Distribution Requirements*

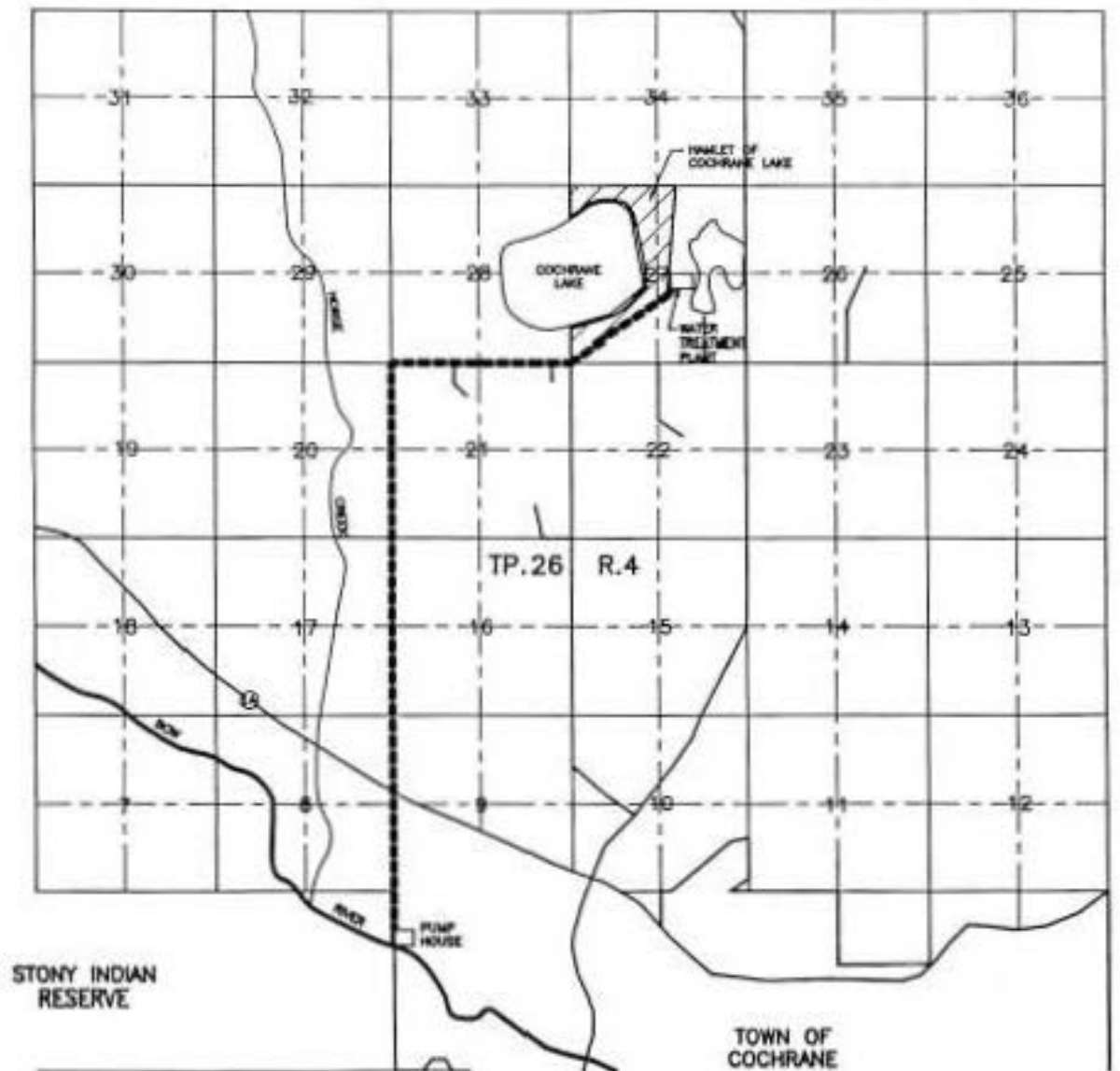
The overall water requirements for the development must be provided by a pipeline system from the Bow River to meet the domestic needs of a development of this size and also to provide make-up water for maintenance of lake levels and some area irrigation.

The preferred option is the construction of an intake system at the Bow River, west of the Town of Cochrane and the construction of a dedicated supply main from that point to the development area. At this time, it is clear that the Bow River is the closest source and that the best available method of transmission will be a direct pipeline. This option is the subject of applications to Alberta Environmental Protection for a license to divert water under the provisions of the Environmental Protection and Enhancement Act.

Central to the considerations of providing water to the development was the need to secure the necessary pipeline right of ways from the source to the point of use. Several options were investigated prior to selection of the final route which formed the basis of the recent application to the M.D of Rocky View and the Town of Cochrane for the right to use an existing Municipal Road Allowance.

Figure 11 shows the area between the Bow River and Cochrane Lake and delineates the conditionally approved alignment for the supply pipeline. Finalization of the preferred option will require a formal agreement with the Municipality and the Town following land use redesignation as well as the necessary permits and licenses from Alberta Environmental Protection and any easement acquisition required.

Figure 11 - Water Supply Main & Pumphouse Locations



COCHRANE LAKE PROPERTIES LIMITED
COCHRANE, ALBERTA

COCHRANE LAKE CONCEPT PLAN

WATER SUPPLY MAIN & PUMPHOUSE LOCATIONS



NOT TO SCALE

PREPARED BY:
GPEC CONSULTING LTD.
LAND PLANNERS & ENGINEERS

SEPTEMBER 1995

FIGURE: 11

An Application for License, Pursuant to Sec. 11 (1) (a) (b) (c) of the Water Resources Act, to divert 995 acre-feet of water annually from the Bow River for the proposed development has been submitted to Alberta Environmental Protection and is currently being processed.

Primary consideration was the amount of water required for development needs based on the scope of the development contemplated.

5.2.1 Domestic Water Requirements

Based on the assumption that the full build out of the development will encompass approximately 875 residences with ancillary uses such as recreational/amenities and a local convenience commercial centre, the following domestic needs are calculated:

Table 2 - Water Requirements

Proposed residential	875 homes @ 450 igpd	393,750 igpd
Existing residential	50 homes @ 450 igpd	22,500 igpd
Proposed Local Commercial		10,000 igpd
Recreational/Amenities Areas		10,000 igpd
TOTAL DAILY REQUIREMENTS		447,500 igpd

The average daily requirement for domestic water for residential use is based on an average occupancy of 3 people per dwelling and 100 gallons of water per person per day. The daily consumption level per capita for domestic water assumes that the development will institute requirements for water conserving fixtures in all new residences and the installation of water meters. In addition an average allowance of 150 gallons per day per residence is added for lawn and garden irrigation purposes. All amounts for other uses are baseline assumptions only pending detailed design for each use proposed.

Supply, treatment, storage and distribution of water for potable use is governed by a number of guidelines issued by Alberta Environmental Protection, Environment Canada, as well as good engineering practice. It is proposed that a package, gravity-style water treatment plant be constructed to treat the required daily volumes with storage in underground, reinforced concrete reservoirs. The reservoirs would be sized to allow for peak use requirements and fire fighting capabilities. Distribution pumps in the treatment plant building would pressurize the treated water and distribute it to the end users within the development via a network of main distribution pipes and services to each lot. The provision of water system infrastructure will be phased to reflect the staged development of the project.

5.2.2 Lake Level Control and Local Irrigation Requirements

In order to maintain constant lake levels and to control water oxygen content and algae growth, it will be necessary to augment the flows from natural drainage and the existing springs which

currently feed into Cochrane Lake. Based on the design lake levels, which result in a total water area of approximately 102.15 hectares (252.4 acres), it is estimated that approximately 1.5 million cubic meters (330 million gallons) will be needed initially to bring the lake to design depths. Annually, seepage, evaporation and water withdrawn for local irrigation will have to be compensated. It is estimated 630,000 cu.m. will be necessary to compensate for evaporation, 315,000 cu.m. for seepage to adjacent ground and 30,000 cu.m. will be needed for local amenities irrigation. Estimates indicate that the natural runoff and existing springs will be capable of supplying a significant portion of the annual requirement although provision to back up this system to 50 percent capacity would require an average daily dedication of 2670 cu.m. (587,000 gallons) to be on standby for fluctuations in natural capabilities.

5.3 Sanitary Sewage Collection, Treatment and Disposal Requirements

Given a total domestic water requirement of 305,00 igpd (excludes amount used for irrigation), it is estimated that the resultant flows will approximate the treatment and disposal requirements. Collection, treatment and disposal of sewage is governed by a number of guidelines issued by Alberta Environmental Protection as well as good engineering practice. Collection of the effluent from the total development will be accomplished by gravity sewer mains and manholes and a series of small lift stations where required. These will lead to a central sewage treatment plant which will treat the sewage to provincial standards for discharge and disposal.

Several disposal options were investigated and the current preferred option is as follows. The effluent could be treated to the provincial standards for disposal through wastewater irrigation of agricultural lands within the Plan area.

The development as proposed will be serviced by a package sewage treatment plant and treated effluent will be stored in a pond with an average depth of 4 m (13 feet), located on the NE ¼ Section 28 of the Plan Area. The volume of the pond is sufficient to store 365 days worth of treated effluent from the completed development as required by Alberta Environment guidelines. The treated effluent will be applied to the lands, within the portion of the NE 1/4 Section 28 and the NW Section 28 which lie west of the Nova Pipeline ROW and which are identified as the "Utilities Cell" in Figure 10 - Phasing, by pivot irrigation systems each year. Application rates vary by crop and region, however, based on application of 460 mm (1.5 feet) of treated effluent to pivots irrigating 72.84 hectares (180 acres) of either a forage crop in support of pasture or a tree farm, all effluent will be disposed of in a productive manner.

In order to achieve this objective of treated effluent disposal through irrigation the developer has undertaken to designate those lands which lie within the north half of Section 28 within the Plan area and west of the Nova pipeline ROW as a Utility Cell thereby facilitating the treatment of estimated effluent flows from approximately 590 new home sites within the four (4) residential phases and the Recreation Cell and the Municipal/School Reserve phase of the proposed

development.

Should an alternative method of disposal, off-site, be approved at some future date a residential overlay for the Utility Cell is provided which accommodates an additional 285 home sites. Should this option become available in the future, the Land Use Bylaw would require amendment at that time.

These options will be further evaluated during the subdivision approval process and the necessary approvals for permit to construct and licensing by Alberta Environmental Protection.

5.4 Storm Water Management

Given that Cochrane Lake is the drainage basin for local area, it will be in the best interest of the development to protect the lake from degradation due to runoff characteristics. For this reason development of the road and storm sewer network as well as surface drainage will incorporate provisions for areas to control the silt content of the runoff. The storm water management program has been the subject of study during the Concept Plan preparation stage of this project. While general standards are recommended at this time, detailed design will form part of the subdivision approval and Development Agreements with the Municipal District for each stage of development.

The development proposal includes increasing the area of Cochrane Lake to 75 ha by increasing its water level from 1279.6 m to 1281.0 m and the east lake to 27 ha by increasing its water level from 1284.1 m to 1286.0 m. Both of these proposed water levels are well below the property lines of the lots in the existing hamlet or adjacent lands. It is intended that a flowing channel between the east lake and Cochrane Lake be created. Water pumped from the Bow River would be introduced into the east lake and flow into Cochrane Lake by gravity through the channel. Water from Cochrane Lake will be recirculated back to the east lake to maintain aesthetic flows in the channel. Some enhancement of the water quality is expected because of the water movement.

As both Cochrane Lake and the east lake are land-locked and do not have defined inlets and outlets, artificial manipulation of the water levels in the lakes must take probable storm and snow melt events into account. As the development is to be constructed on the lands surrounding the lakes, a stormwater management plan is necessary to safely convey storm water through the subdivision and into the lake.

5.4.1 Development Contributory Areas

5.4.1.1. Area Delineation

Both Cochrane Lake and the east lake are land-locked water bodies. There is no inlet or outlet, however a reasonably regular spring is located at the northeast shoreline of Cochrane Lake. Water losses are limited to evaporation, plant uptake and seepage. Table 3 has been prepared based on provincial 1:50,000 contour mapping and indicates that the contributory area is bounded by Highway 22 to the east and includes the following lands:

Table 3 - Drainage Areas

East half of SE1/4 Sec32-Twp26-Rge04-W5M	32 ha
S 1 /2 Sec33-Twp26-Rge04-W5M	130 ha
S1/2 Sec34-Twp26-Rge04-W5M	130 ha
Sec27-Twp26- Rge04-W5M	260 ha
Sec28-Twp26-Rge04-W5M	260 ha
A portion of NE1/4 Sec29-Twp26-Rge4-W5M	20 ha
N 1 /2 Sec22-Twp26-Rge04-W5M	130 ha
N E 1 /4 Sec21 -Twp26-Rge04-W5M	65 ha
East half of NW1/4 Sec21 -Twp26-Rge04-W5M	32 ha
Total	1,059 ha

The lands are generally a mixture of pasture, cropped land and rural residential subdivisions. Cochrane Lake and the east lake are both located in Sec 27 and Sec 28-Twp 26-Rge 4-W5M. The lands in question have a very low antecedent moisture content indicating a large ability to take moisture. Unless frozen conditions are encountered, very little of the land surface could be considered impermeable.

5.4.1.2. Rainfall Considerations

The total flow generated by runoff from any watershed is comprised of rainfall, snowmelt or both. In Alberta, the governing event for urban storm water management is rainfall. Many methods for predicting the duration and amount of runoff to expect from a given rainfall event have been developed. These include computer simulations (e.g. HYMO, ILLUDAS, CANSWMM, etc.), Chicago hyetograph as well as historic hyetographs developed from local data by Atmospheric Environment Services of Environment Canada, Isochrone Method and Unit Hydrograph Method. Generally, computer simulations using SWMM are performed based on the historical storm data available and run at a number of durations to determine the critical storm duration. This critical storm duration is used to guide designers in predicting and accommodating large scale storm flows.

These simulations are reasonably accurate in predicting storm events for large basins. Smaller basins (e.g. 50 ha or less) generally use the traditional Rational Method to predict storm events. In the Calgary area, the Rational Method is based on:

$$Q \text{ (cu.m/sec)} = 0.00278 \times C \times i \text{ (mm/hr)} \times A \text{ (ha)}$$

This method of stormwater prediction is very sensitive to the selection of the co-efficient "C" which is intended to represent the imperviousness of the ground surface. Certainly, cultivated ground (C=0.25) is much more capable to take on and hold runoff than an asphalt surface (C=0.75) or roof top (C=0.9). Generally, the value given to an area is a weighted average representing the variety of surface present in the area.

5.4.1.3. Water Quality Concerns

The chemical composition of runoff water is generally accepted to be dependent on the nature of the land use of the catchment area. As water quality in both the east lake and in Cochrane Lake is a primary concern to the development, it should be addressed as part of the management program. Water quality as well as the capabilities of both bodies of water to assimilate incoming stormwater are key to the successful maintenance of good quality water in the lakes. Post- development erosion and sedimentation are also key design issues that are addressed at the detailed design stages.

5.4.2 Design Considerations

5.4.2.1. Minor Storm Sewer System

Storm Water Management strategies usually depend on the "dual drainage system" to accommodate a variety of possible storm events while still being cost effective. The minor component of the dual system uses a series of catch basins, inlets and trunk mains to carry smaller storm events through the developed areas to the receiving body. Figure 9 depicts the smaller drainage basins inherent to the development and shows locations of trunk mains that are proposed to direct area runoff through the development to Cochrane Lake and the east lake. These mains will be designed by the Rational Method using the 1:5 frequency of return intensity/duration curve published for the City of Calgary area.

5.4.2.2. Major Storm Sewer System

The major system consists of swales, roadways and identified overland drainage channels that are dedicated to transporting major event storm flows. Typically they are designed to accommodate 1:100 year rate of return frequency. A lot grading plan is essential to the success of the overland drainage scheme.

5.4.3 Special Considerations

It is generally accepted that the roof eavestrough and downspouts be surface drained in order to

direct roof flows to the overland or major storm sewer system. Weeping tile drains are occasionally seen tied to the sanitary sewers. This practice has been discouraged in later years and weeping tile is not considered to be necessary on any of the proposed lots with the possible exception of the recreation center.

It is proposed that no intermediate dry ponds will be incorporated into the design. To minimize sedimentation and trap possible pollution, catch basins will be installed with traps or sumps and storm sewer manholes discharging to the lakes will be similar to the new "Stormceptor" manholes produced by Lafarge Construction Materials. These manholes are intended to remove oil and sediment from urban runoff and have been accepted by a number of municipal authorities.

5.4.4 Operations and Maintenance

Operation of the lake system as a recreational and wildlife asset as well as a receiving body for snowmelt and rainfall runoff requires a careful discussion of management of the lake levels as well as available storage volumes.

Management and operation of the east lake can be simplified somewhat because there will be the capability to bring water from the Bow River and to pass water to Cochrane Lake. The east lake has limited recreational opportunities; however, it does contain many elements that make it suitable for waterfowl and wildlife. Stable water levels, especially in nesting season, are critical to this aspect of lake level management.

Cochrane Lake must be managed as a closed lake system in that water levels must be progressively lowered at times when a future inflow of runoff is anticipated. For example, winter lake levels may be left low by an amount that would allow for the largest foreseeable snowmelt runoff event to be contained in the remaining lake freeboard. Prior to anticipated rainfall seasons, the lake inflow from the Bow River would be turned off to slowly lower the lake level in anticipation of the storm runoff.

It should be noted that the size of Cochrane Lake allows for considerable runoff to be directed towards the lake before a significant increase in the lake level is noted. The pipeline from the pumphouse at the Bow River will be designed to take water back down to the river from the lake instead of bringing water from the river to the lake. In anticipation of high run-off periods when the lake(s) are already at operating levels this will be the preferred method of lowering lake levels to accommodate the run-off and avoid any potential flooding.

6.0 POLICY FRAMEWORK

This section discusses the implementation of the Concept Plan objectives and principles of development outlined in Sections 3 and 4 and reflected in the proposed Land Use Concept.

The Cochrane Lake Concept Plan provides the Municipal District of Rocky View No. 44 with a master planned community consisting of residential land use, recreational lands use and support facilities. The development scenario shown on Figure 5 illustrates a residential community focused on the lakes and open space and trail systems which are linked throughout and access the proposed ~~recreation-centre~~ **Village Core** situated on the south-west shore of Cochrane Lake.

The land areas provided for each use or phase in the Land Use Bylaw are approximate only and may vary without need for amendment of this Plan. The Concept Plan provides the Municipality with the opportunity to manage development and growth in the Plan area and allows for but is not limited to:

- i. The provision of full scale utility systems both in terms of sewer and water;
- ii. The provision of community facilities such as the proposed ~~recreation-centre~~ **Village Core**, school site, parks and picnic areas and pedestrian/bicycle trail systems;
- iii. Economic viability of the amenities and infrastructure both in terms of the utility servicing and recreational uses, by comprehensively planning and developing the entire Plan area;
- iv. The review and resolution of external transportation issues prior to development.

6.1 General

Principle:

- **To ensure all development is in accordance with current statutory policy and municipal and provincial standards.**

6.1.1 All subdivision and development shall conform to statutory documents adopted by Council:

- i. Bylaw C-3894-92 being the Municipal District of Rocky View No. 44 General Municipal Plan;
- ii. Bylaw C-1725-84 being the Municipal District of Rocky View No. 44 Land Use Bylaw.

6.1.2 All subdivision and development shall be consistent with the relevant guidelines of Environment Canada, Alberta Environmental Protection and Alberta Transportation and Utilities.

6.1.3 Development Approval shall be contingent upon a signed Development Agreement between the Municipal District and the Developer.

6.2 Residential

Principles:

- To provide a type and level of development that reflects the site characteristics of the Plan area;
- To allow the provision of a variety of residential land uses attendant and supportive to the recreational focus of the development;
- To allow flexibility with respect to parcel size and density;
- To provide the opportunity for land ownership based on a bare land condominium ownership.

6.2.1 Specific densities for residential land use identified in the Plan area shall be determined at the plan of subdivision stage and shall be a function of the site characteristics and suitability within the Plan area.

6.2.2 Pursuant to the Land Titles Act and the Condominium Act, **Phases 1 and 2 of** the residential component will be based on bare land condominium ownership.

6.2.3 In order to retain many of the natural attributes of the Plan area i.e. vegetation, views and topography, residential land use shall occur in such a manner as to minimize impact upon the site and ensure that views, vistas etc. are protected.

6.3 Recreation Development - Open Space and Municipal/School Reserve

Principles:

- To provide for the development of recreational use, amenities and supportive uses;
- To ensure that suitable community services are provided;
- To provide pedestrian/bicycle/nature trails for the use and benefit of the development.

6.3.1 A Municipal School Reserve (MSR) consisting of 15.0 acres shall be dedicated to accommodate the School District's requirement for an elementary and/or middle school. The following criteria shall be used for consideration in judging the suitability of a school site:

- i. suitable site topography to maximize use;

- ii. preferably on a collector road;
- iii. placement on site to optimize use of land for school and playing fields;
- iv. placement for minimum impact on nearby residences and student protection;
- v. all turn access on major collector roads;
- vi. pedestrian crosswalks as required.

6.3.2 A series of pedestrian/bicycle/nature trails connecting the key elements of the development shall be provided. The specific locations and alignments shall be established at the tentative plan of subdivision stage. Special emphasis shall be focused on a takeshore facility linkage providing access to beach and picnic areas and nature viewing.

6.3.3 The design and construction of any man made features associated with the lakeshore shall be carried out by a qualified professional to the satisfaction of the Municipal District, Environment Canada and Alberta Environmental Protection.

6.3.4 Public access to the lakeshore areas and pathway systems shall be facilitated through land dedication, easements and signage.

6.4 ~~Recreation Centre Village Core~~

Principles :

- **To provide a type and level of recreation centre/activities that meets the needs of the residents of the Plan area and the surrounding recreational district.**

6.4.1 The ~~Recreation Centre Village Core~~ comprising approximately ~~14.0~~ **2.75** acres (~~5.66~~ **1.11** ha) will serve as the focal point for the Cochrane Lake community. This village core will provide support recreational amenities to service the needs and requirements of the Plan area residents, the existing hamlet area residents and the residents of the Cochrane Regional Recreation area.

6.4.2 The ~~Recreation Centre Village Core~~ may provide, but is not limited to the following uses: recreational opportunities, small-scale commercial uses, and facilities for human-powered watercraft rentals. ~~will provide but not be limited to the following uses, namely swimming pool(s), games rooms, dining facilities, craft and hobby facilities, function and meeting rooms, facilities for canoe, pedal and row boat rentals and a golf driving range.~~

6.4.3 The proposed ~~Recreation Centre Village Core~~ shall be scaled to service the Plan area and surrounding residents and:

- i. shall derive access from developed roadways;
- ii. shall be architecturally controlled based on an overall architectural theme including landscaping, paved parking areas, street lighting etc.

6.5 *Environmental*

Principle:

- To ensure that all development on or near environmentally sensitive areas as identified within the evaluation of environmental conditions is supported by an Environmental Overview satisfactory to Alberta Environmental Protection and the Municipality.

6.5.1 Where development is proposed odor adjacent to slopes greater than 15 percent, a geotechnical evaluation and slope stabilization analysis shall be undertaken by a qualified professional to the satisfaction of the Municipality and Alberta Environmental Protection.

6.5.2 As a condition of subdivision approval, a grading plan detailing proposed lot and building grades shall be prepared to the satisfaction of the Municipality.

6.5.3 Environmentally sensitive areas may be utilized for passive recreational uses such as parks and trail systems to the satisfaction of Alberta Environmental Protection and the Municipality.

6.5.4 Prior to the issuance of Development Permits an Environmental Overview report shall be prepared to the satisfaction of Alberta Environmental Protection and the Municipality.

6.6 *Lands with Historical Significance*

Principle;

- To address significant historical sites in the Plan area.

An evaluation of the Plan area by staff of the Archaeological Survey of Alberta has identified the potential for the proposed development to adversely impact any archaeological resources. This review indicates that a Historical Resources Impact Assessment for archaeological resources be undertaken on the Plan area prior to its development. The proposed project is located on erosional uplands which are a remnant of the Nose Hill complex. This feature has provided evidence of ancient occupations in deeply buried contexts throughout the area. The presence of standing water (or marsh) would have been attractive to both game and waterfowl. Although no known sites are present these characteristics lead to the conclusion that there is a high potential for archaeological sites within the Plan area, both on the surface, and in deeply buried contexts. Therefore the Historical Resources Impact Assessment, which is to include deep testing, is recommended.

A Palaeontological and Historical period resources impact assessment is not recommended however, if any fossils or such remains are encountered the Royal Tyrell Museum and the Historic Sites and Archives Services should be contacted.

6.6.1 All subdivisions and development within the Plan area shall adhere to the requirements of Alberta Community Development, Cultural Facilities and Historical Resources Division and a Historical Resources Impact Assessment shall be undertaken at the Developers expense in accordance with Alberta Community Development's letter of April 7, 1995.

6.7 Utility Servicing

Principal:

- **To provide a high level of services which will protect adjacent lands and provide quality water supply and sewer service to the Plan area.**

6.7.1 Water Supply and Distribution

The development will draw water from the Bow River through licensing by the Province of Alberta and will treat the water by a provincially licensed, privately owned and operated water treatment plant. The water will be delivered by a privately owned and operated distribution system.

6.7.1.1. The water distribution and supply system required to service subdivision and/or development within the Plan area shall comprise a privately owned and operated supply system from the Bow River and distribution system designed and constructed to a standard satisfactory to the Municipality and Alberta Environmental Protection.

6.7.1.2. A reservoir, as a component of the internal water system, shall be required to provide the volumes, pressure and levels of service required to accommodate development in the Plan area and provide fire flow protection as required.

6.7.1.3. The design, operation maintenance and monitoring of the proposed water treatment facility shall comply with the Alberta Environmental Protection regulations and conditions as amended from time to time.

6.7.2 Wastewater Collection, Treatment and Disposal

The development is proposed to be serviced by a state-of-the-art package sewage treatment plant, located on the lands within the NE 1/4 Sec. 28-26-4-W5M, which will treat the effluent and store it in a pond or series of ponds prior to discharge on the lands contained within the Utility Cell through wastewater irrigation.

The level of treatment will ensure that the quality of the effluent meets the requirements of licensing by Alberta Environmental Protection and results in no negative effects on adjacent lands.

6.7.2.1. Waste water collection, treatment and disposal systems required to accommodate subdivision and development in the Plan area shall be provided by:

- direct connection to wastewater collection, treatment and disposal facilities located

within the Plan area and licensed by Alberta Environmental Protection and acceptable to the Municipality;

OR

- connection to the Town of Cochrane infrastructure.

6.7.2.2. Phasing of the sewage treatment facilities shall be determined during the tentative plan of subdivision preparation stage for the first phase of the development plan. The Developer must provide the location of the sewage treatment facility or provide locational criteria of same.

6.7.2.3. The waste water collection, treatment and disposal system may be phased to accommodate subdivision and development as required.

6.7.2.4. The design and operation and maintenance of the proposed wastewater collection treatment and disposal system shall comply with Alberta Environmental Protection's requirements and conditions.

6.7.2.5. Where a waste water treatment and disposal system is proposed within the Plan area and contains a holding pond as an element of the proposed system, no residential land use subdivision and/or development shall be permitted which contravenes separation distances acceptable to Alberta Environmental Protection.

6.8 Transportation

External Roads

Principle:

- To establish future highway requirement that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation and Utilities

Internal Roads

Principle:

- To develop an efficient internal roadway system to service the Plan area development.

- 6.8.1** Subdivision and development plans shall recognize that Alberta Transportation and Utilities require additional land for widening of Highway 22. A strip of land in separate title shall be provided along the east side of the Plan area adjacent to the existing highway right of way of a width satisfactory to Alberta Transportation and Utilities prior to approval of subdivision for the Phase 1 Residential area.
- 6.8.2** A traffic impact analysis shall be provided by the Developer in order to determine the improvements required to the intersection of Highway 22 and the Cochrane Lake Road and upgrading of Cochrane Lake Road to accommodate staged development of the Plan area.
- 6.8.3** A strip of land shall be provided on the east side of the Plan area in addition to the required widening to provide for visual screening and noise attenuation.
- 6.8.4** The master drainage and grading plan shall ensure that the Highway ditch is not used to collect storm water from the Plan area.
- 6.8.5** A road connection shall be provided to the existing undeveloped road allowance which lies between Sections 33 and 34, to the north of the Plan area as an integral part of the road network for Phase 4 of residential development, thereby providing direct access to Secondary Road 567 to the north.

Internal Roads

A road hierarchy is proposed for the Plan area. Typical cross-sections are provided in the Appendix to this Plan.

- 6.8.6** Internal roads may be constructed as private roads under the provisions of a bare land condominium plan. Typical cross-sections will be as shown in the Appendix.
- 6.8.7** All private roads shall be constructed at the expense of the Developer and subsequently maintained at the expense of the Condominium Association formed under the proposed bare land condominium plan.

6.9 Phasing

The land use concept provides for Phasing within the Plan area. Utilities servicing and recreation amenities shall be provided concurrently with subdivision approvals of each phase in accordance with the provisions of this Plan.

- 6.9.1** Subdivision and/or development within the Plan area shall generally proceed in accordance with the phasing established on Figure 8. Substantial completion of approved phases shall be required prior to approval of subdivision for subsequent phases. For the purposes of this Plan substantial completion shall mean endorsement of the Final Plan of Survey for the approved phase and registration of same at Land Titles.
- 6.9.2** Notwithstanding Policy 6.9.1, the Municipality at its sole discretion, may issue development approval for the provisions of roads and/or utilities necessary to service the Plan Area.
- 6.9.3** The timing of dedication of the school site shall be as directed by the Rocky View School Division during circulation review of each phase of subdivision.

7.0 IMPLEMENTATION

The development of the Cochrane Lake Concept Plan area is regulated by the provisions of the Direct Control Land Use District. Subdivision of the lands is guided by the policies contained therein. Development Agreements between the Municipality and the Developer as a condition of development approval and the subdivision approval process ensure the regulations of the Direct Control Bylaw and the Concept Plan are addressed to the satisfaction of the Municipality.

Cochrane Lake Village

Neighbourhood Plan

Cochrane Lake Village Neighbourhood Plan

Landowner:

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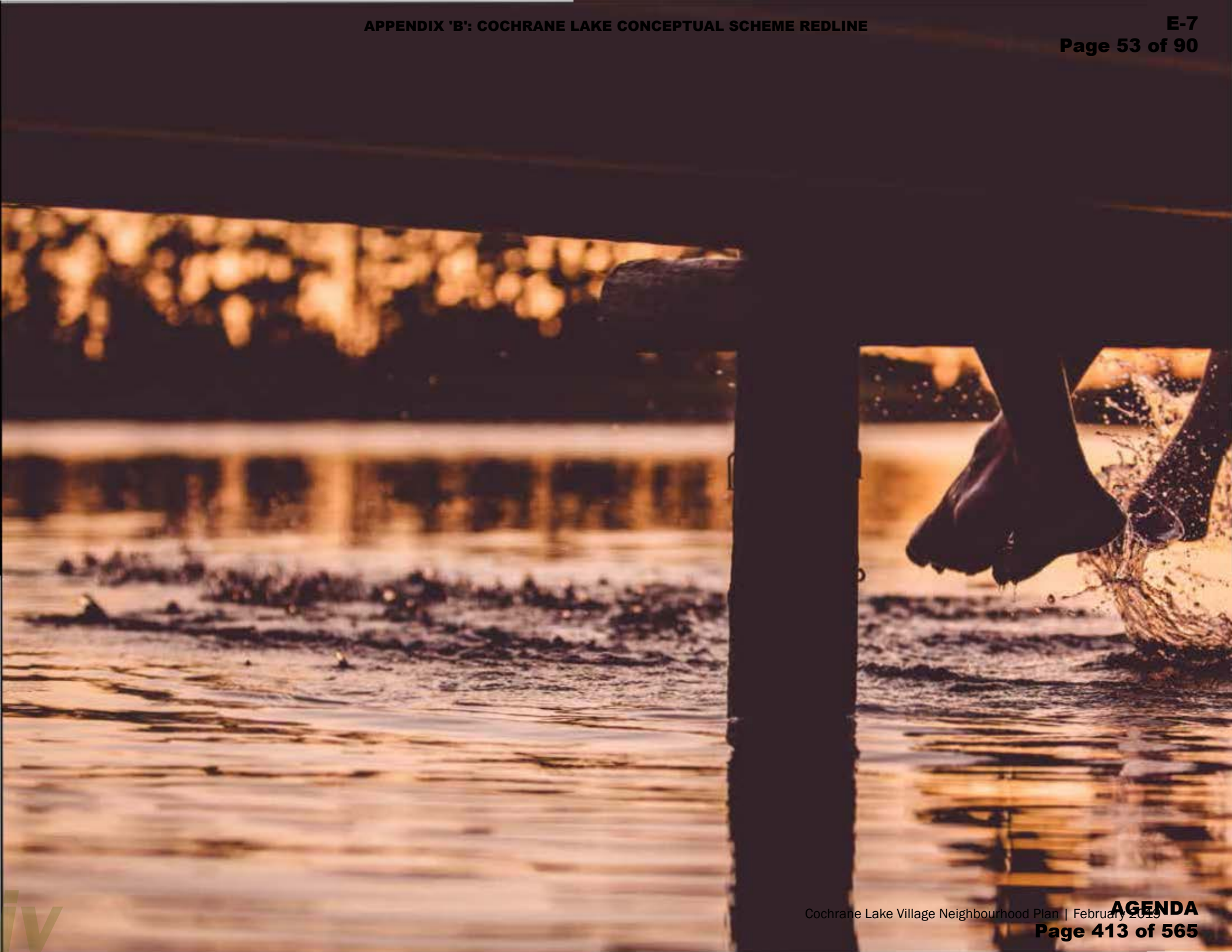
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1.0 INTRODUCTION

The Cochrane Lake Village Neighbourhood Plan provides a comprehensive framework to guide and evaluate land use redesignation and subdivision applications. It also describes development details pertaining to open space design, road networks, servicing including sewer, water and stormwater management, development densities and future phasing.

The plan area lands are located within Neighbourhoods D, E, and F of the Cochrane Lake Hamlet Plan and within the Cochrane Lake Conceptual Scheme. Ultimately, the lands will form a logical extension of existing and proposed developments, including the Cochrane North Conceptual Scheme, Monterra on Cochrane Lakes, and the Hamlet of Cochrane Lake, which are located to the north and east of the site.

2.0 SITE CONTEXT

2.1 Location & Ownership

Cochrane Lake Village is located in Rocky View County, bounded to the south by Cochrane Lake Road, to the west by acreage development and Range Road 44, to the north by acreage development and agricultural lands, and to the east by Cochrane Lake, lands owned by the Colvin Family Trust, the Hamlet of Cochrane Lake, Monterra on Cochrane Lakes, and the Cochrane North Conceptual Scheme, see **Figure 1**.

The Cochrane Lake Village Neighbourhood Plan encompasses lands located within a portion of NW-28-26-4-W5M, NE-28-26-4-W5M, and SE-28-26-4-W5M, comprising approximately 141.07 ha (348.67 ac). The Neighbourhood Plan area is wholly owned by Macdonald Communities Limited (MCL).

2.2 Existing Land Uses

The Neighbourhood Plan area is undeveloped and is currently designated as Direct Control (DC) District 36 in the Rocky View County Land Use Bylaw C-4841-97. This district was created to accompany the Cochrane Lake Conceptual Scheme. Adjacent land uses include other lands within Direct Control (DC) District 36, Residential Two (R-2) District, Ranch and Farm (RF) District, Agricultural Holding (AH) District, and Hamlet Residential Single Family (HR-1) District, see **Figure 2**.

FIGURE 1. CONTEXT & LAND OWNERSHIP

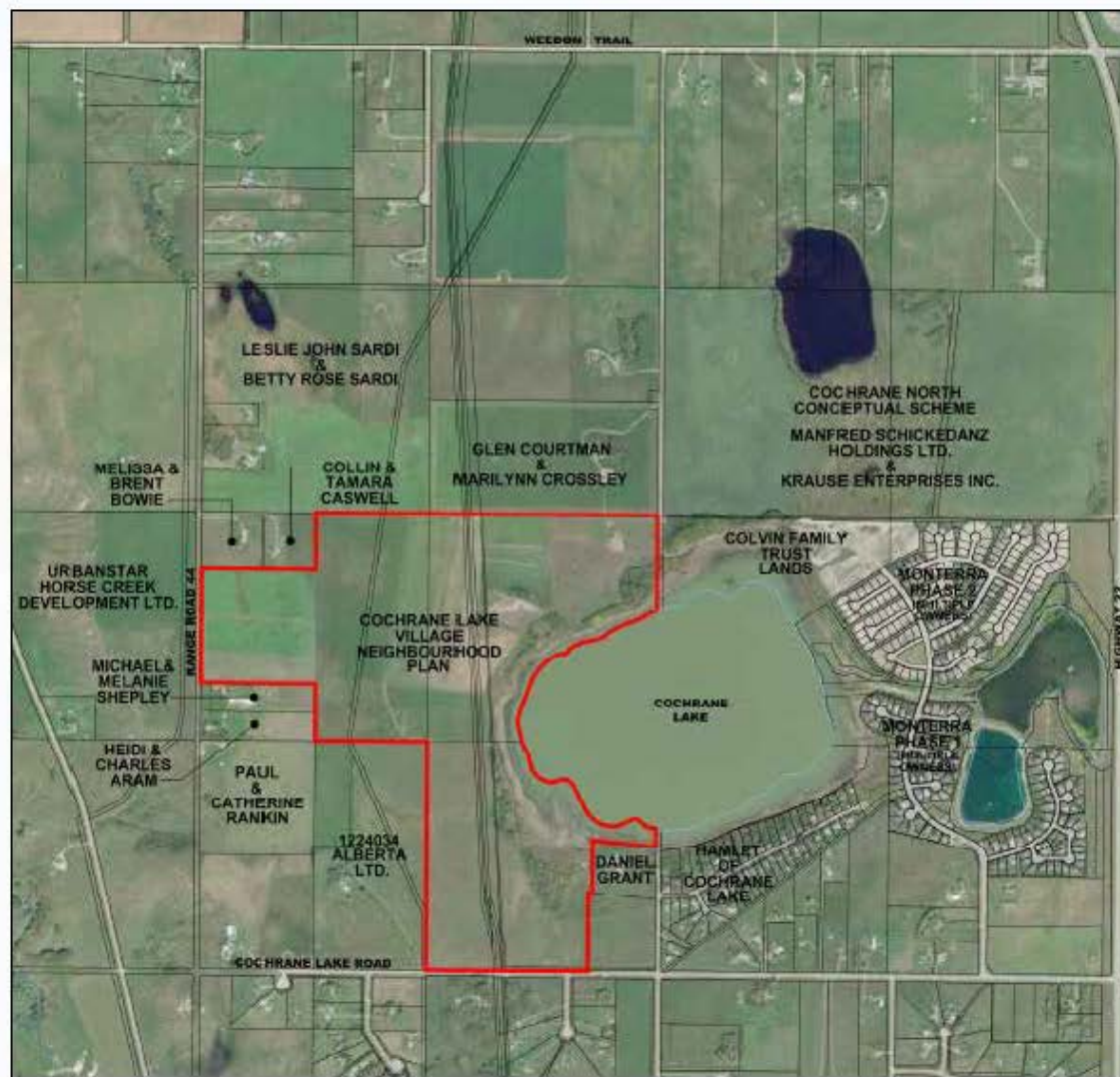


FIGURE 2. SITE CONDITIONS & SURROUNDING AREA



2.3 Site Constraints and Conditions

Currently, the Neighbourhood Plan lands are used for agricultural purposes, including hay production and cattle rearing. The Cochrane Lake Village Neighbourhood Plan area is characterized by rolling topography providing views westward, towards the Rocky Mountains, and is intersected by several pipeline rights-of-way. Physical characteristics will be maintained and enhanced as gathering spaces and greenways through future development. Due to the history of agricultural land use within the plan area, there is no significant existing landscape aside from a mix of both native and introduced species of grasses. Existing conditions are highlighted in **Figure 2**.

Cochrane Lake Village is located along Cochrane Lake, forming a significant water amenity adjacent to future development. Over the years, Cochrane Lake has experienced various issues relating to water levels and water quality, impacting existing residents and landowners. MCL has undertaken technical studies, including a Transportation Impact Assessment (TIA), a Water and Sewer Servicing Strategy, a Stormwater Drainage Master Plan for the entire catchment area, a bathymetric evaluation for Cochrane Lake, and is currently undertaking a limnology study of Cochrane Lake to establish the best methods of enhancing lake water quality.

3.0 PLAN CONFORMANCE

3.1 County Plan

In 2013, Rocky View County adopted a new County Plan (Bylaw C-7280-2013), providing vision, goals, and policies to direct long-term growth and development in the County. The County Plan shows the Cochrane Lake Village lands as part of an area designated “Hamlet – Growth as per the adopted plan”. In the County, Hamlets form a traditional part of the rural landscape and the Hamlet of Cochrane Lake is expected to experience moderate growth and to become a rural community with basic services.

The vision for the County Plan indicates that as part of a Hamlet, Cochrane Lake Village should:

- Have a strong sense of community identity;
- Preserve viewsapes;
- Be reflective of its history and environment; and,
- Be sensitive to the needs of all residents.

Cochrane Lake Village will be a distinctive community within the Hamlet with a range of uses, including a small-scale neighbourhood hub with commercial activity, diverse open spaces, and a variety of residential forms. Overall, the vision and design of the Cochrane Lake Village community exemplify County Plan goals and policies.



3.2 Cochrane Lake Hamlet Plan

Cochrane Lake Village is located within the Cochrane Lake Hamlet Plan, which was adopted in 2011 to provides a vision for future development in the area surrounding Cochrane Lake.

The Plan encourages future development to:

- Focus on the Lake as a central community amenity;
- Preserve and enhance natural areas for environmental integration and resident enjoyment;
- Focus on public spaces that enhance neighbourhood aesthetics and character;
- Incorporate diverse building forms that ensure garages and vehicular movements do not dominate the streetscape;
- Incorporate a range of housing choices catering to different lifestyles;
- Ensure appropriate transitions to neighbouring agricultural uses and residential infill areas;
- Ensure neighbourhood structure allows the choice to live, work, shop, and recreate within the neighbourhood; and,
- Incorporate design standards that seek to define a human-scale rural town character.

The Cochrane Lake Village Neighbourhood Plan was written in accordance with the Hamlet Plan and follows the vision and policies of the Hamlet Plan along with other relevant municipal policies.

3.3 Cochrane Lake Conceptual Scheme

The Cochrane Lake Conceptual Scheme was adopted in 1995, in support of development applications for the Monterra on Cochrane Lakes development. At the time of adoption, Monterra comprised approximately 259 ha (640 ac) and included the proposed Cochrane Lake Village lands. To date, the eastern portion of the plan area forming Phases 1 & 2 of Monterra have been developed since the adoption of the Conceptual Scheme. The intent of development within the Conceptual Scheme is to be a complementary extension of the existing Hamlet of Cochrane Lake and to provide, in part, additional facilities and utilities forming a more complete community in this area of the County.

For the Cochrane Lake Village lands, the Conceptual Scheme proposes cluster-style residential development with a small convenience commercial outlet and a recreation/community facility that supports a variety of recreation activities. In the Conceptual Scheme, the westernmost portion of the Cochrane Lake Village lands is identified as a Utilities Cell. It is proposed that these lands be used for irrigation until an alternative solution is approved – at which time the lands may be used for residential development.

The Cochrane Lake Village Neighbourhood Plan incorporates the core principles of the Conceptual Scheme, providing a residential development that embraces the natural features of its setting to create a community that caters to a variety of residents. Cochrane Lake Village will complement the existing Hamlet of Cochrane Lake and Phases 1 & 2 of Monterra to form a residential community complete with recreational and small-scale amenities that can be used by both residents and visitors of the greater area.

4.0 PUBLIC ENGAGEMENT

Outreach to the surrounding community was completed prior to the submission of the Neighbourhood Plan. In an effort to ensure the adjacent community were informed, the project team completed door-knocking at adjacent properties. This offered a chance for face-to-face conversations with neighbours, and to extend invitations to the public open house.

On December 13, 2018, a public information session took place at the Weedon Pioneer Community Hall and over 120 local residents attended. The project team was in attendance to discuss the plan and approach to development and to answer any questions.

5.0 VISION & COMMUNITY DESIGN

The overall vision for Cochrane Lake Village is to be welcoming and walkable lakeside community within the larger Hamlet area that embraces its rural setting and natural environment while providing great access for residents and visitors alike to year-round recreational opportunities.

In Cochrane Lake Village, residents and visitors are able to take in nearby amenities and enjoy the surrounding rural landscape. Rural history and all-season recreational opportunities are emphasized within the community through open spaces and amenities located adjacent to Cochrane Lake. The community will be comprised of treed, walkable neighbourhoods, diverse residential uses, a vibrant Village Core, and extensive open spaces, connected by meandering streets, beautiful vistas, and inviting trails and pathways.

This Neighbourhood Plan is responsive to the topography, with lot layouts taking advantage of existing land forms, encouraging a sensitive form of development. Engineering solutions within the plan area seek to utilize alternate stormwater management strategies with swales and water gardens where possible instead of traditional storm drains. This approach to servicing is both cost-effective and environmentally sensitive.



Cochrane Lake Village will feature an authentic and naturalized community entrance that capitalizes on the rural character of the site. Cochrane Lake Village further leverages the rural and agricultural character of the surroundings through proposed monumentation, streetscapes, architectural features, and open spaces. Some open spaces may include community gardens, as well as other recreational opportunities catering to the rural interests of the residents.

Main streets through the community will feature planted boulevards where possible, with local streets incorporating a more modest design in order to ensure differentiation. The main community access road will provide vistas of both lake and mountains with extensive greenery on each side of the road. Overall, the Neighbourhood Plan encourages walkable streets and pathways, ensuring that residents and visitors alike have choice when navigating through the community.

FIGURE 3. CONCEPT PLAN

RESIDENTIAL POLICIES

5.1.1: Cochrane Lake Village Neighbourhood Plan shall achieve a maximum of 800 residential units.

5.1.2: Residential development shall be designed to be sensitive to adjacent acreage and agricultural development by incorporating complementary interface and transition treatments.

5.1.3: Both laned and front drive product shall be incorporated into the overall design of residential development to support community interaction, street parking, continuous sidewalks, and consistent frontage with a strong relationship between dwellings and the street.

5.1.4: All residences in the Plan Area shall be located within a 400 metre radius (or 5 minute walk) of some form of open space.

5.1.5: At the subdivision stage, the Developer shall prepare and implement architectural design guidelines for all residential development that reflects the community's character and ensures an aesthetically coordinated appearance of development from the street and public areas.

5.1 Residential Development

The area around Cochrane Lake is experiencing renewed interest in future residential development through the approval of the Cochrane North Conceptual Scheme, and the eventual build-out of Monterra on Cochrane Lakes. Residents are attracted to the natural and recreational amenities, and the lifestyle options offered outside of the city. To support development in the area, Cochrane Lake Village will contain a variety of housing types ranging from low density single-detached estate homes to higher-density townhomes. By offering a range of housing types, this new community will attract a diverse population of residents in different stages of life.

HOUSING TYPES

Single-family homes will be located throughout the plan area, with options for laned, laneless, and estate homes. Laned homes are located throughout the community and are intended to appeal to those with a rural or small-town background choosing to move to Cochrane Lake Village. The integration of rear lane homes within Cochrane Lake Village allow for the creation of welcoming and walkable streetscapes that emphasize important vistas. It is anticipated that demand for laned home product will be high.

Laneless or front-drive homes are generally located on the edges of the community, providing good structure and transitional areas for each neighbourhoods. These homes have been designed to appeal to those from more densely populated urban centres looking for the quieter pace of the countryside. Estate homes are generally located backing onto open spaces with views of the lake, and have been designed for those wanting a larger lot and more space.

Townhomes are located within close walking distance to the Village Core, with views fronting onto Cochrane Lake and providing appropriate transitions of density from the Village Core area. These homes will appeal to people seeking condominium-style housing or smaller homes with minimal maintenance. This will enable the maintenance of the country-style of living, while being in close proximity to amenities and services offered in the Village Core.

HAMLET NEIGHBOURHOODS & DISTRICTS

The Cochrane Lake Hamlet Plan identifies Neighbourhoods D, E, and F within the boundaries of the Cochrane Lake Village Neighbourhood Plan. Neighbourhood D (Hamlet Centre) is expected to serve as a Community Centre focused on Cochrane Lake that incorporates a mix of uses including retail, employment, institutional, and residential uses. Given the proximity to the Town of Cochrane as well as the nearby commercial development at the intersection of Highways 22 and 567, this Neighbourhood Plan contemplates minimal commercial opportunities only in the Village Core located in Neighbourhood D. Neighbourhoods E and F (Hamlet Neighbourhoods) are expected to be focused on providing a range of housing types and public uses.

Within each Neighbourhood, the Hamlet Plan also specifies 3 types of districts within each neighbourhood: Centre District, Transition District, and Edge District. The Hamlet Plan describes the Districts as follows:

- **Edge:** Most rural, lowest intensity, primarily single family detached homes.
- **Transition:** Mid-intensity includes single family, duplex, town houses, and small multi-unit buildings, corner stores, institutional; all with shallow setbacks and parking in the rear.
- **Centre:** Highest intensity allows ground floor retail; town houses, multi-unit buildings, institutional, office; all with zero or minimum front setbacks.

Figure 4 shows the distribution of Hamlet Districts within each Neighbourhood. Cochrane Lake Village achieves and/or exceeds the Hamlet District Allocation requirements noted in Section 3.2.5.B of the Hamlet Plan as noted in **Table 1**.

FIGURE 4. NEIGHBOURHOOD & LAND USE DENSITIES



TABLE 1. NEIGHBOURHOOD DENSITIES

Neighbourhoods	D	E	F
Edge District	5.3%	16.2%	10.6%
Transition District	43.1%	57.2%	38.9%
Centre District	18.8%	6.2%	8.8%
Public Space and Other MR	29.4%	19.3%	28.5%

5.2 Open Space & Community Amenities

Green and open spaces are a key part of Cochrane Lake Village. The Neighbourhood Plan incorporates open spaces throughout the community, as shown in **Figure 5**, which offer opportunities for both passive and active recreation. Approximately 23% of the total plan area comprises open spaces.

The main component of open spaces will be located along the lake edge and interlaced with open spaces within the pipeline rights-of-way located within the property. There will be a series of pedestrian connections to the lake via pathways and greenways, providing both visual and walkable access to the lake from everywhere in the community. This area also provides an opportunity for the creation of a dedicated off-leash dog park that is closely connected to the pathway network. Wherever possible, connections will be made to the regional pathway system to encourage pedestrian movement throughout the community, to adjacent communities, and within the greater Hamlet area.

The community landscape will be designed to reflect the natural context of the surrounding area. The landscape design will utilize mostly native plant materials, such as conifers to create the semblance of a native woodland trail along pathways and a variety of tall prairie grasses and wildflowers throughout other areas of the site, with the only manicured areas located immediately adjacent to homes. Open spaces will be utilized to highlight and enhance vistas and views of to the lake, mountains, and surrounding natural areas to ensure that views throughout the plan area remain accessible to all.

FIGURE 5. OPEN SPACE CONCEPT





COCHRANE LAKE

The Neighbourhood Plan has been designed to ensure each home has a connection to the Lake. These connections may range from:

- Homes located on the lake front
- Homes featuring direct views of the lake
- Homes with direct connections to the lake via pathway/greenway
- Resident access to the dock and public area on the lake
- Public access to the dock and gathering spaces on the lake

Community design leverages Cochrane Lake as an asset in a variety of ways, maximizing the benefit to the residents of Cochrane Lake Village. Future improvements to the lake will ensure that the lake remains an accessible amenity to all and will allow Cochrane Lake to provide four-season recreational opportunities such as: boating and fishing in the summer and skating, cross country skiing, ice surfing and ice yachting as potential winter activities.

OPEN SPACE & COCHRANE LAKE POLICIES

5.2.1: A Landscaping Plan shall be required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit.

5.2.2: A minimum 8 meter MR strip shall be established surrounding the Lake to provide for a multi-use regional pathway, including interpretive signage and benches.

5.2.3: Open space amenities throughout the plan shall be aimed at serving a range of ages and providing activities throughout the year.

5.2.4: Design of open spaces shall seek to enhance human comfort by maximizing solar exposure and providing protection from prevailing winds

5.2.5: An Open Space Management Plan shall be required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit.





Having the lake as an adjacent amenity for all residents is a unique feature that differentiates Cochrane Lake Village from other communities. The Neighbourhood Plan anticipates the enhancement of the lake experience with an amenity building that creates a central community node with kayak/canoe storage and a launch area. The intent is that the amenity building will be available for year-round use with cross-country skiing, ice kiting and ice surfing equipment available for rent throughout the winter.

Proximity to the mountains and other outdoor recreational opportunities is an important aspect of the Plan. Development within Cochrane Lake Village will take advantage of existing topographical features, highlighting the rolling foothills of the Rocky Mountains, and its closeness to Canmore, Banff, and other Rocky Mountain recreational assets will be a major attraction for residents choosing to live in this community.

ENVIRONMENTAL

This Neighbourhood Plan aims to incorporate innovative development standards to create a progressive community that promotes water conservation and energy efficiency. To do so, all homes will meet or exceed the latest Building Code requirements for energy usage, and passive design incorporating deep overhangs to provide sun shading, and reducing cooling loads significantly.

The use of native planting is a further enhancement to the overall environment. To conserve water in a visible way, the use of rain barrels will be encouraged by homeowners but it will not be mandated. These barrels will be connected to the roof drains to both limit surges of storm water into the system, but also to serve as supplementary irrigation in drier times of the year.

Bioswales will form an integral part of the storm drainage system which, along with the planned stormwater ponds, is expected to help enhance the water quality in Cochrane Lake. These bioswales will decrease the runoff into the storm system thus minimizing storm peaks as well as acting as filtration systems to reduce contamination of Cochrane Lake.



FIGURE 6. VILLAGE CORE CONCEPTUAL RENDERING

VILLAGE CENTRE POLICIES

- 5.3.1: The Village Core shall be pedestrian-friendly and linked with the local trails network.
- 5.3.2: The Village Core shall be collectively owned and operated through the Homeowners Association.
- 5.2.3: Management of programming in the Village Core shall be by the Homeowners Association.

5.3 Village Core

Alongside Cochrane Lake, the Neighbourhood Plan incorporates a small Village Core, consisting of potential uses such as:

- Small-scale commercial opportunities associated with recreational uses
- A boathouse for storing kayaks, paddle boards and other human powered watercraft as well as providing storage for the ice yachts, ice surfer and ice kites. This facility may be operated by a concessionaire who would make equipment available for rent for residents and visitors to enjoy both summer and winter lake sports
- A pier designed for year-round use
- A daycare, to be leased to a qualified operator to achieve affordable childcare for residents

Significant commercial development is not contemplated in this Neighbourhood Plan. There will be some convenience commercial opportunities centered around the dock area providing for a small coffee shop which will be part of the overall community amenity. This space would be the sales office for the duration of the project before being converted to its ultimate commercial use. This assembly of small structures proximate to the water's edge will become the heart of Cochrane Lake Village and are shown in **Figure 6**, an illustration of the Village Core.

5.4 Dark Sky

Outdoor lighting throughout Cochrane Lake Village will be designed to be as unobtrusive as possible while still maintaining a high quality, attractive, and pedestrian-oriented environment. Cochrane Lake Village will have an outdoor lighting system that complies with the County's Dark Sky Policy as well as the International Dark Sky Association guidelines. The intent is to reduce the effects of unnatural lighting on the environment and surrounding community and to also reduce energy usage.

Street lighting will conform to both County and Alberta Transportation's design standards at the time of installation. Lighting along the project corridors will be designed to provide a cohesive project identity. Lighting will be placed where appropriate for safety, security, and night time ambiance, including parking areas located around the dock and amenity area and the pedestrian walkways throughout the community. Along pedestrian movement corridors and plaza areas, low mounted lighting will be utilized to reinforce the pedestrian scale. Lighting fixtures will be coordinated with respect to design, material, colour and quality of light.

DARK SKY POLICIES

5.4.1: Residential Development shall incorporate dark sky design principles and lighting techniques to reinforce area character and maintain visibility and safety.

6.0 LAND USE STATISTICS

The land use statistics represent a breakdown of all development lands within Cochrane Lake Village. The plan area consists of a mix of residential forms, open spaces, recreational and community uses, and stormwater facilities. Approximately 48% of the developable area within the Neighbourhood Plan consists of residential land uses, with 27% being open spaces. The anticipated number of residential units is 800 units, resulting in a maximum density of 2.30 units per acre. Table 2 and **Figure 7** illustrate the distribution of land use areas over the site.

LAND USE STATISTICS POLICIES

6.0.1: Residential development shall be generally consistent with the land use concept shown in Figure 7.

6.0.2: Municipal Reserve dedication as shown on Figure 7 is to be provided to Rocky View County in accordance with Section 666 of the Municipal Government Act.

6.0.3: The Municipal Reserve lands shall be maintained and operated by the Homeowner's Association via a license arrangement with Rocky View County.

TABLE 2. LAND USE STATISTICS

	Ha	Ac	%
DEVELOPABLE AREA	140.86	348.07	100.00
RESIDENTIAL	67.46	166.70	47.89
Front Drive Single-Detached Homes	20.96	51.79	14.88
Rear Lane Single-Detached Homes	32.93	81.37	23.38
Estate Homes	12.31	30.42	8.74
Townhomes	1.26	3.11	0.89
OPEN SPACE	38.12	94.18	27.07
Municipal Reserve (MR)	38.12	94.18	27.07
COMMERCIAL	1.11	2.75	0.79
Village Core	1.11	2.75	0.79
PUBLIC UTILITY LOT	0.63	1.56	0.45
Stormwater Pond (PUL)	0.63	1.56	0.45
ROADS	33.54	82.88	23.81
Road - Urban Primary Collector (35.0m)	6.48	16.01	4.60
Road - Residential Collector (35.0m)	3.89	9.61	2.76
Road - Urban Residential (20.0m)	20.25	50.04	14.38
Road - Lane (6.0m)	2.92	7.22	2.07

FIGURE 7. LAND USE CONCEPT



7.0 MOBILITY NETWORK

The Cochrane Lake Village transportation network will facilitate multi-modal connections throughout the plan area. The integration of an connected street network with extensive trails will enable easy vehicular, cyclist, and pedestrian connections to major roads, the pathway network, and to major destinations.

7.1 External Road Network

A Transportation Impact Assessment (TIA) was completed by Bunt & Associates. External road network connections to Cochrane Lake Village are to be made via Cochrane Lake Road to the south, Range Road 44 to the west, and Range Road 43 to the east, through the Colvin Family Trust lands.

As part of the first phase of development, the TIA recommends an upgrade to Cochrane Lake Road (between Sheriff Road and the entrance to Cochrane Lake Village) for a distance of 1.5 km, to a Regional Arterial Road. The TIA also concluded that an upgrade to Range Road 43 (south of Weedon Trail) a Regional Paved Road may be required due to estimated traffic volumes. The TIA further recommended that, as the forecasted volumes are only slightly above road capacities, volumes along this road be monitored and upgrades only be initiated if data supported the need for upgrades in the future.

7.2 Internal Road Network

The internal road network has been designed in conjunction with the pathway network and reinforces the rural atmosphere of the development. The overall road network and classifications are shown in **Figure 8**. All internal roads have been designed using typical County road cross-sections. In total, there will be three main access points to and from the community, including:

- To/from the south at Cochrane Lake Road
- To/from the west at Range Road 44
- To/from the north at Range Road 43

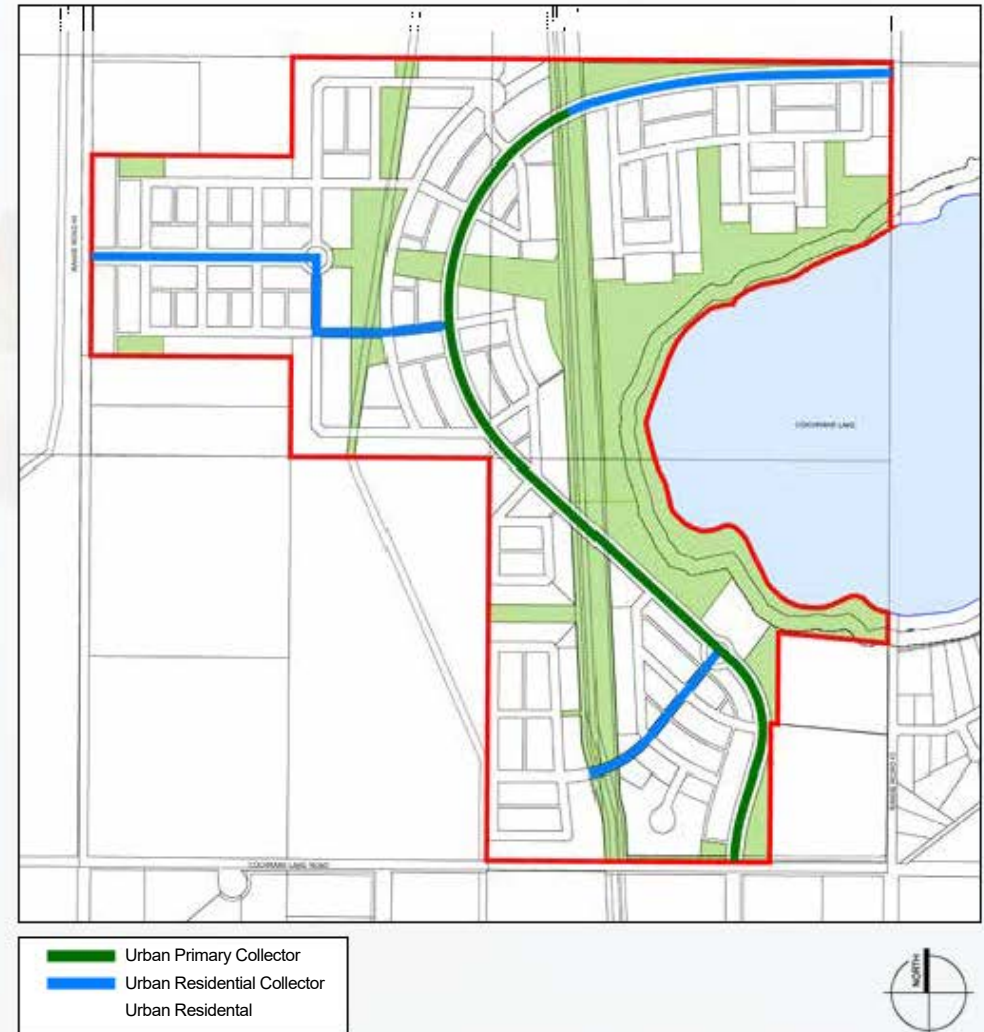


Initially, it was intended that Cochrane Lake Village tie into the road network proposed as part of the original Monterra development, however there are issues relating to direct access to and the use of the private condominium roads within Monterra Phases 1 and 2. It has been assumed that these issues can be addressed through further discussion, as such, the Neighbourhood Plan identifies a northern road connection towards Monterra through the adjacent lands owned by the Colvin Family Trust.

There will be two main spine roads within Cochrane Lake Village. The first main connector provides a connection from Cochrane Lake Road and generally runs south to north. This road turns east as it moves northwards, ultimately connecting to Range Road 43 and providing a northern connection to neighbouring Cochrane North and Monterra developments through the Colvin Family Trust lands. The second main connector runs east to west, with access from Range Road 44, intersecting with the plan area residential roads which form the rest of internal local road network.

Road names in accordance with approved municipal policy will be determined at subdivision stage, pending branding and theming of the neighbourhood.

FIGURE 8. TRANSPORTATION



MOBILITY NETWORK POLICIES

7.2.1: Access to the subdivision shall be generally in accordance with Figure 8.

7.2.2: All road systems necessary to service the development shall be constructed by the Developer to the satisfaction of Rocky View County.

8.0 COCHRANE LAKE MANAGEMENT & FUNCTION

Presently, there is no formal Lake Management Plan governing the area, however there is a Lake Management Strategy in place as part of the original approval process for the Monterra development. The Strategy is contained within the Water Licence granted to Cochrane Lake Water Services, in the form of a detailed letter from BSEI, dated December 2, 2005. The Water Licence is now recognized by Alberta Environment as being under the ownership of Horse Creek Water Services (HCWS).

The Water Licence requires that HCWS maintain the Raw Water Reservoir, the Natural Pond, and Cochrane Lake within a specific water level range as defined in the Lake Management Strategy. It is recognized that these levels have not been consistently maintained and details of a solution are not clear, however it is expected that this matter will evolve through future discussions and actions.

This Neighbourhood Plan anticipates certain improvements to the shore on the edge of the lake, within Cochrane Lake Village. The proposed alteration to the lake edge is intended to function both as a device to manage variations in water levels, while also providing an opportunity to introduce a lakefront pathway to be jointly funded by the County and the Developer. These improvements will initially be implemented in at least the lake shore fronting onto the dock area and Village Core, with expansion in future phases.

Improved water quality in Cochrane Lake is important in order to enhance its environmental quality and recreational value. As a part of this Neighbourhood Plan, some localized deepening of the lake near the dock and the Village Core shoreline will be undertaken in an effort to improve water quality. No other changes to lake depth are expected to be made. Ultimately, it is anticipated that a formal Lake Management Plan will be prepared to ensure maintenance of the recreational and environmental attributes of Cochrane Lake.



9.0 SERVICING

9.1 Shallow Utilities

Electrical power in the area is provided by Fortis and the franchisee for natural gas in the area is Cochrane Lake Gas Co-op. Neither of these providers foresee any issues with meeting the needs of the community.

Telecommunications will likely be provided by Telus, as Shaw does not yet have service in the area. Shallow utilities will be located within a 3.5 metre right of way located immediately adjacent to the road allowance.

SHALLOW UTILITIES POLICIES

9.1.1: Shallow utilities shall be provided within the Neighbourhood Plan Area at the sole expense of the Developer and shall be located within appropriate utility right of way established at the subdivision stage.

9.2 Water Servicing

Water servicing within Cochrane Lake Village will be provided by an extension to the existing system currently servicing Monterra through existing trunk connections on Monterra Boulevard. The existing system is operated by HCWS and delivers water to the adjacent Monterra development from a pump station located within the Town of Cochrane. The HCWS system was designed to accommodate development on the Cochrane Lake Village lands, as such it has the licencing and treatment capacity to service the demands of proposed development.

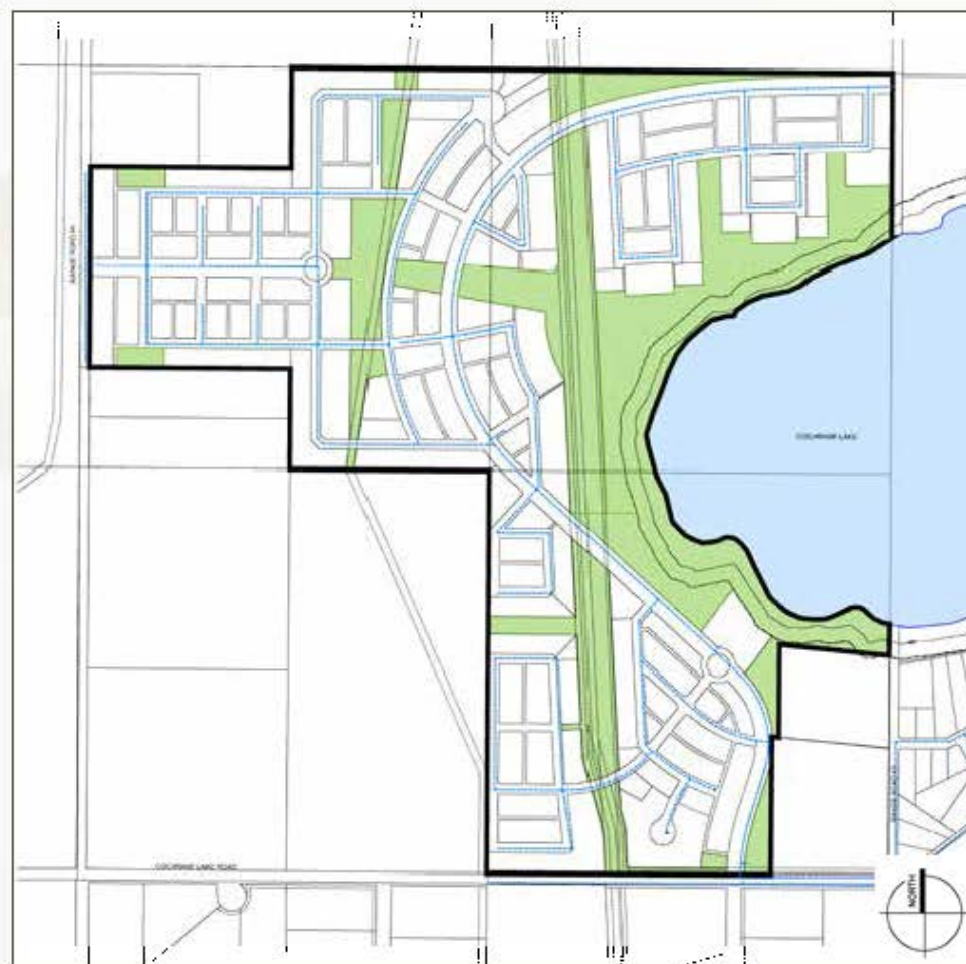
A skeletal model of the proposed water network was developed. **Figure 9** depicts the proposed water system network.

The watermain system would consist of newly constructed pipes within proposed roadways and will be looped throughout the proposed Neighbourhood Plan area to provide redundancy and adequate fire flows. Details of the water servicing design are described in the Water and Sewer Servicing Strategy submitted under separate cover in support of the Cochrane Lake Neighbourhood Plan.

9.3 Sanitary Servicing

The Cochrane Lake Village Neighbourhood Plan area will be serviced by gravity sanitary sewer through a piping system that conveys flows towards the lift station located in the Village Core. The Cochrane Lake Village lift station will pump wastewater to the existing pressure main owned by Horse Creek Sewer Services (HCSS) located at the south end of the plan area at Cochrane Lake Road, which ultimately discharges to the Town of Cochrane sanitary sewer system.

FIGURE 9. WATER SERVICING



WATER SERVICING POLICIES

9.2.1: Potable Water servicing shall be provided by existing regional water utility services.

9.2.2: The potable water distribution system shall be designed to ensure adequate fire protection throughout the development, as per s.606.5 of the Rocky View County Servicing Standards. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage.

The sanitary sewer system network will consist of pipes within roadways and would be designed and constructed according to the Rocky View County design standards.

The skeletal model of the sanitary system was developed to assess the main trunk sizes and capacities. At this stage, all sanitary sewer demands have been assigned to key junctions to ensure the sizing of the main trunk. **Figure 10** outlines the proposed sanitary sewer system network. Details of the sanitary sewer design are described in the Water and Sewer Servicing Strategy submitted under separate cover in support of the Cochrane Lake Village Neighbourhood Plan.

FIGURE 10. SANITARY SERVICING



SANITARY SERVICING POLICIES

9.3.1: Sanitary Servicing shall be provided by piped utility services.

FIGURE 11. STORMWATER SERVICING



STORMWATER SERVICING POLICIES

9.4.1: All stormwater management shall be in accordance with Rocky View County's Servicing Standards.

9.4.2: Low-Impact Development (LID) measures should be implemented to reduce sediment loadings and to reduce runoff volumes.

9.4.3: Reuse of stormwater for non-potable purposes will be considered where appropriate.

9.4.4: Stormwater infrastructure shall be owned, maintained, and operated by the County.

9.4 Stormwater Servicing

An integrated stormwater management approach will be undertaken to accommodate the stormwater runoff in Cochrane Lake Village. Low Impact Development (LID) principles will be the foundation of the storm water utility system within the plan area. LID measures will include the implementation of source control practices such as absorbent landscaping and bioswales.

All stormwater runoff collected within Cochrane Lake Village will be stored in two onsite storm ponds. These ponds will meet all Provincial and County requirements in terms of discharge rates and overall water quality. **Figure 11** depicts the stormwater system network. Water stored in storm ponds will be released slowly at the predevelopment rates. In order to further maintain the predevelopment balance, water will be drawn from the storm ponds for irrigation. This will support the proper establishment of landscaping and trees as well as efficiently using rainwater on-site and minimizing runoff.

A technical memorandum prepared by Stormwater Solutions Inc. has been submitted under separate cover. This technical memorandum addresses issues related to stormwater and approaches for the plan area and will guide the Stormwater Master Drainage Plan, to be prepared during the design stages of the project. This technical memo has considered on-site flow conveyance and storage facilities and provides for the runoff leaving the site to be consistent with the predevelopment runoff rate and water volume.

10.0 PHASING

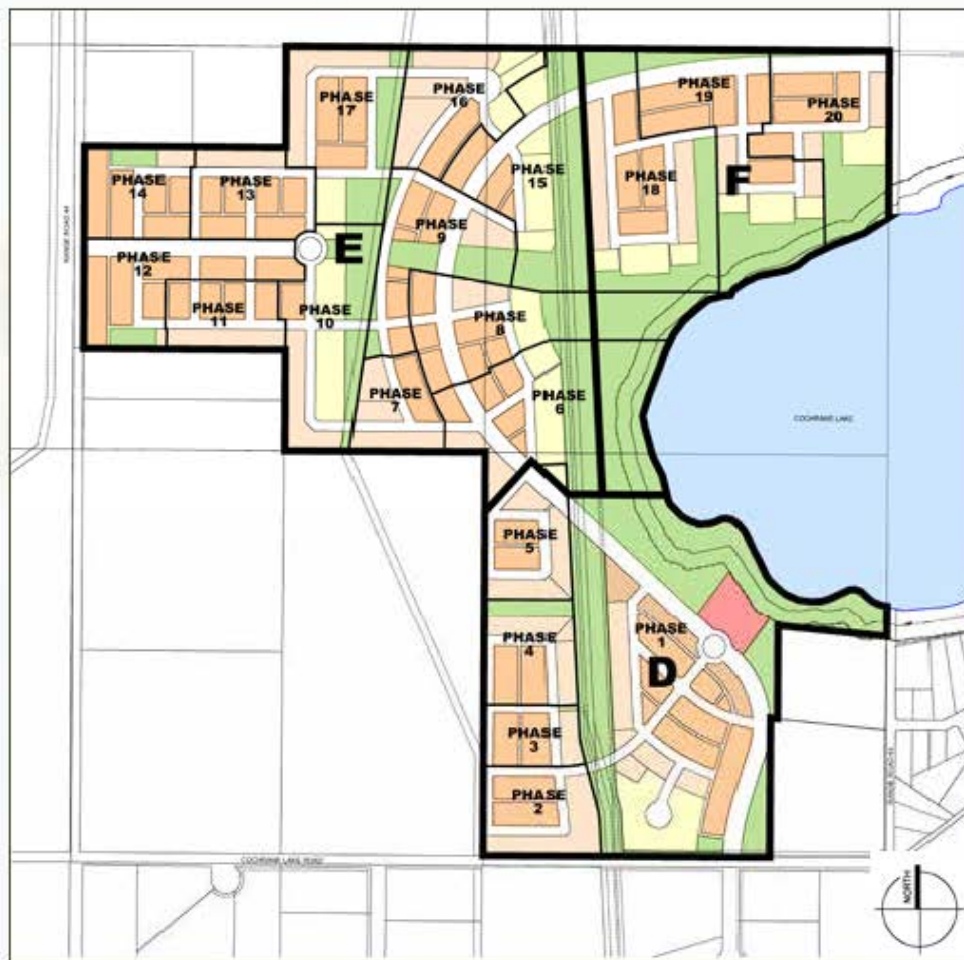
Phasing within the Cochrane Lake Village Neighbourhood Plan area is anticipated to occur in 20 phases, and will generally follow **Figure 12**. Based on the size of the plan area, it is anticipated that the development will take place over a 20-year period.

Development will begin in the southeast along Cochrane Lake Road, and will follow a generally clockwise direction, with the final phases expected to occur in the northeastern portion of the plan area, adjacent to Monterra lands. Ultimate phasing will depend on market demand and infrastructure requirements. The logical extension of open space amenities, roads, and utilities will progress along with additional phases of development

PHASING POLICIES

10.0.1: Residential development, amenity areas, servicing and utilities including water, wastewater and stormwater management will be developed in phases generally corresponding to the development phases shown in Figure 12.

FIGURE 12. PHASING PLAN



11.0 HOMEOWNERS ASSOCIATION

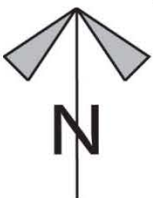
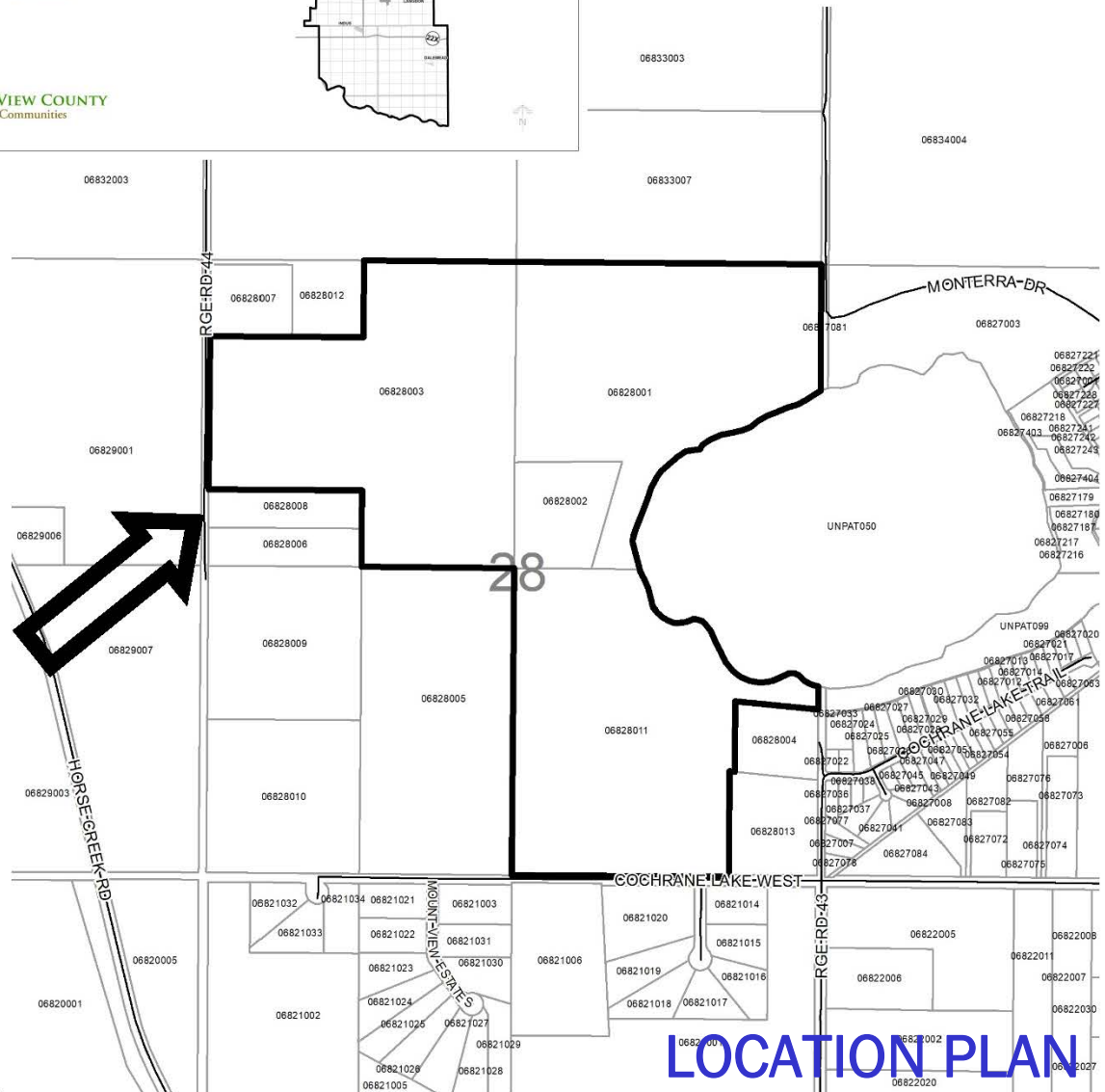
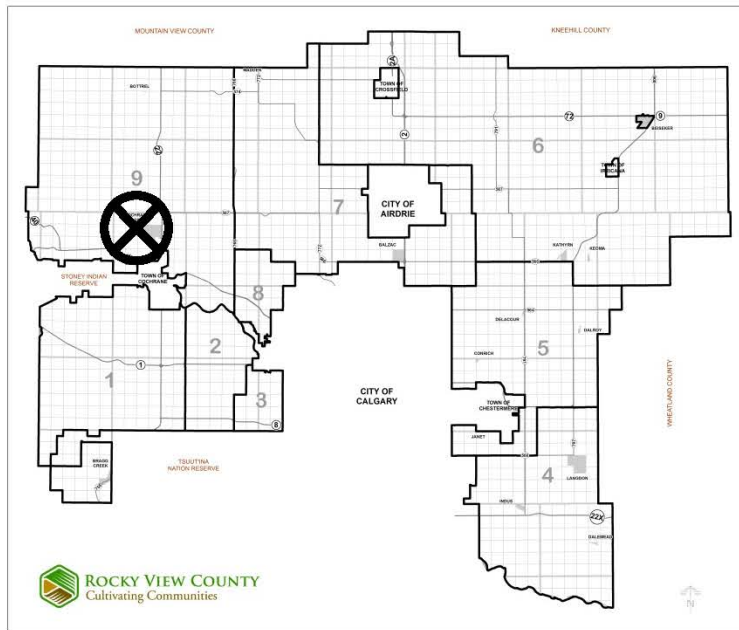
A Home Owner's Association will be established to administer several aspects of the Cochrane Lake Village development, including but not limited to implementation and enforcement of the architectural guidelines, operation and maintenance of the open space and associated trails and pathway network, as well as solid waste management (garbage and recycling).

HOMEOWNERS ASSOCIATION POLICIES

11.0.1: A Home Owner's Association shall be established and shall be responsible for the following:

- a) Implementation and enforcement of the Architectural guidelines as established by the developer at the subdivision stage;
- b) Operation and maintenance of both the publicly owned and privately owned open spaces, trail system, and the associated amenities; and,
- c) Solid waste management and recycling services for the residential development.





SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

Concept Proposal: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

FIGURE 7. LAND USE CONCEPT



LAND USE CONCEPT

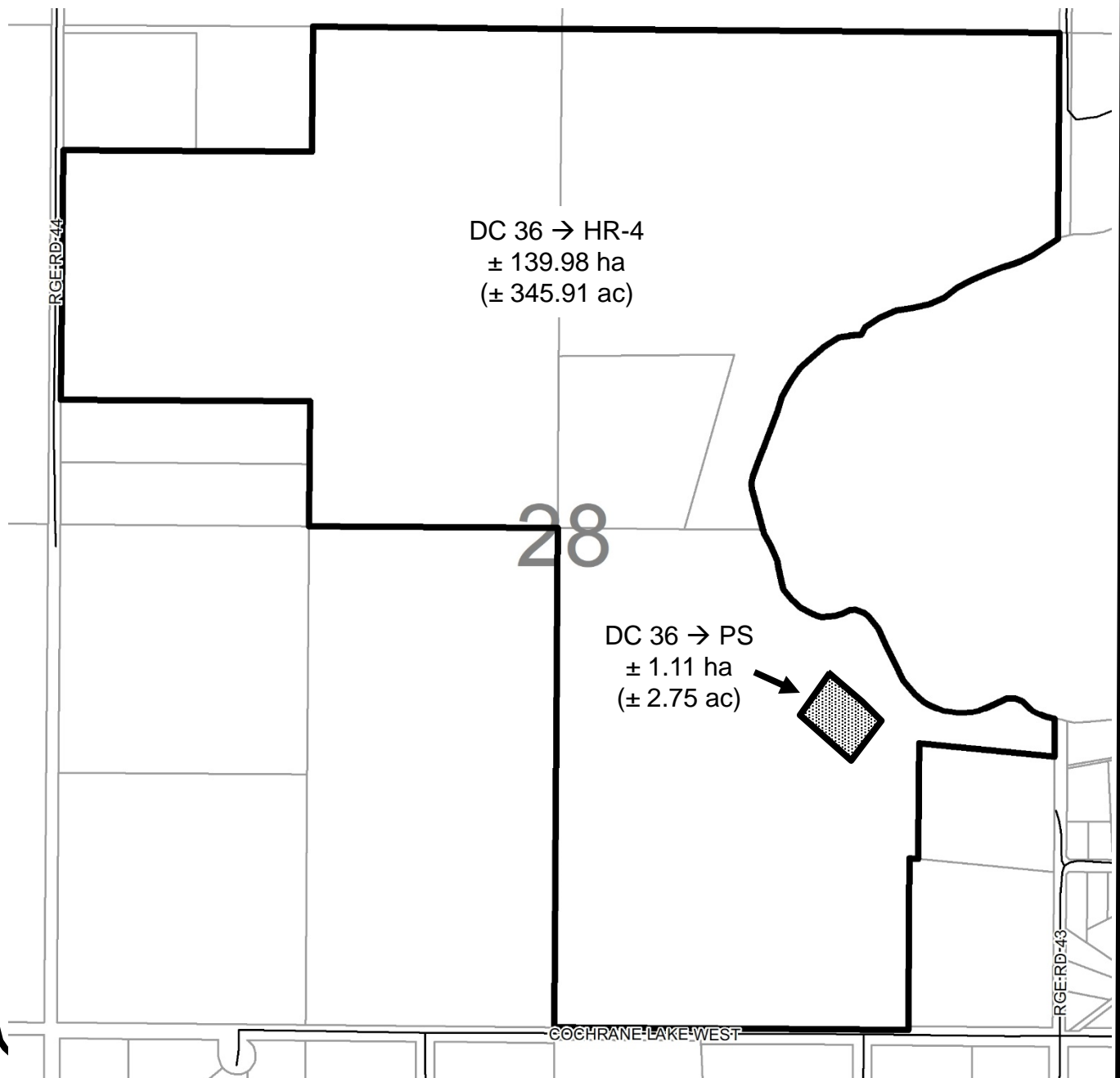
SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

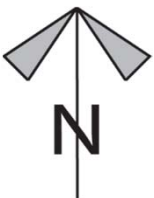
Division # 9

File: 06828001/06828002/06828003/06828011

Development Proposal: To redesignate the subject lands from Direct Control District 36 to Hamlet Residential 4 District and Public Services District to accommodate the development of a new residential community including 800 residential units in a range of housing forms and a village core.



DEVELOPMENT PROPOSAL



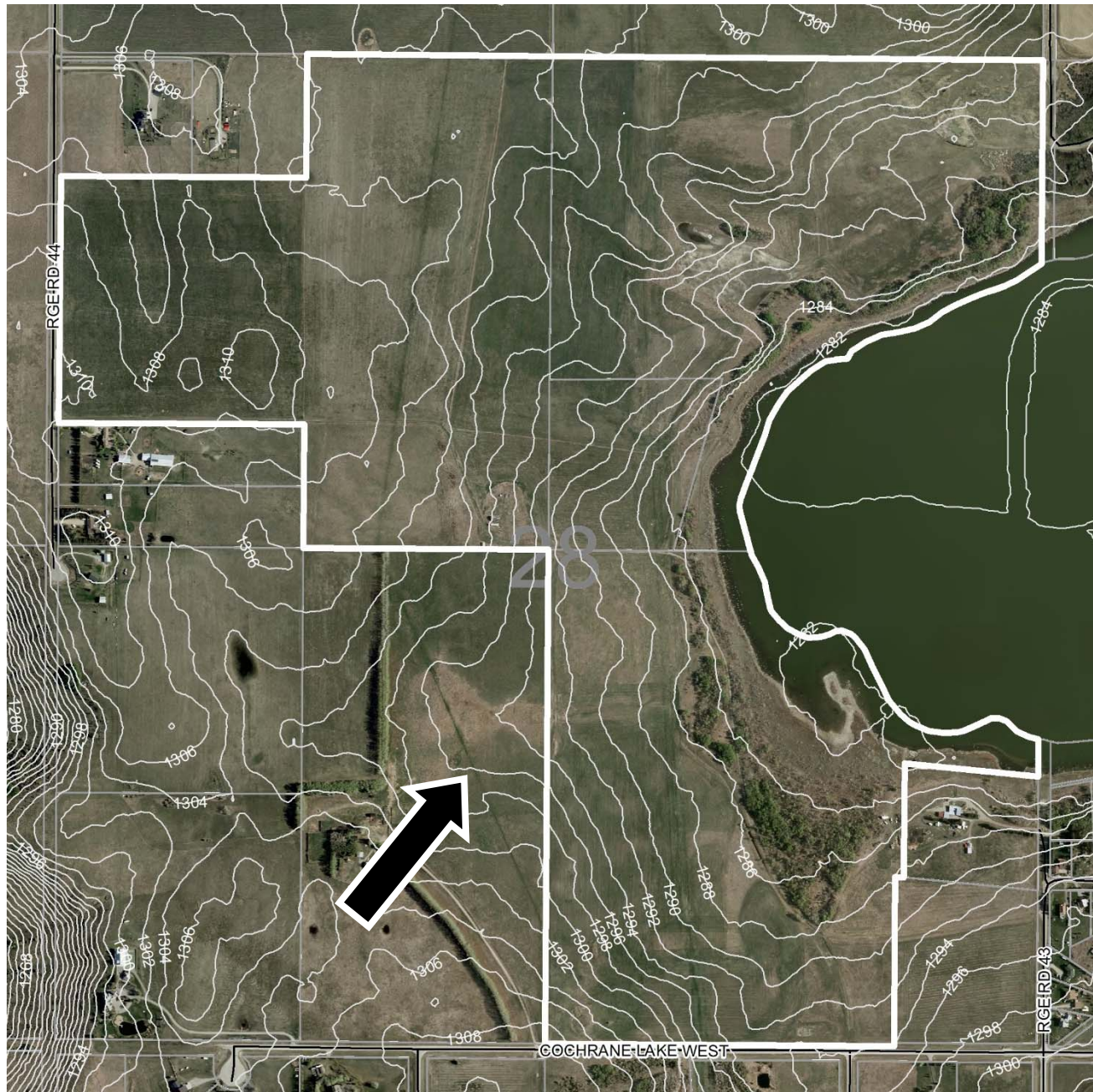
SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

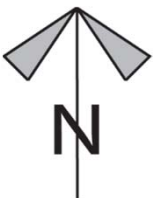
File: 06828001/06828002/06828003/06828011





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/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011



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

AIR PHOTO

Spring 2018

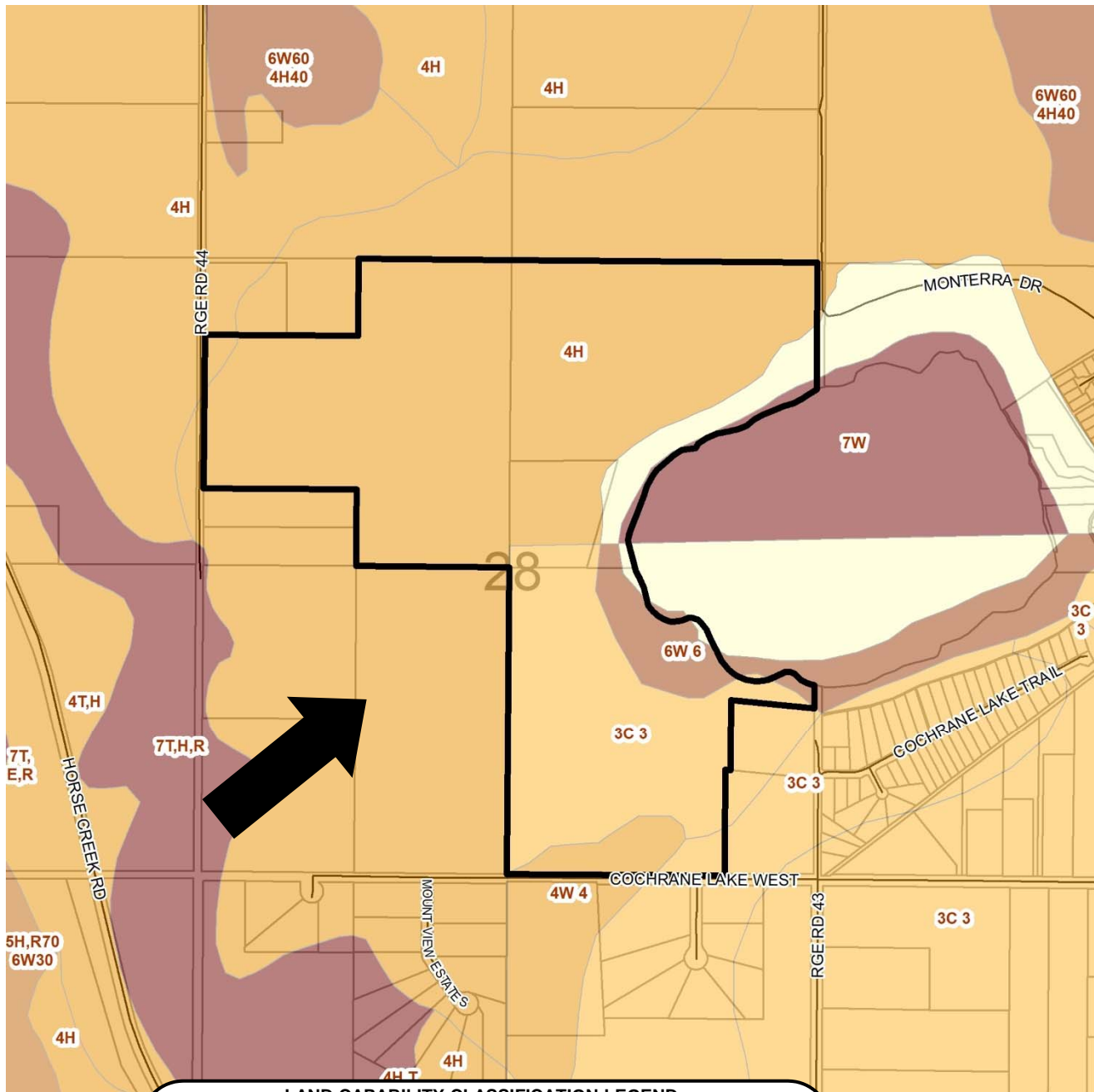


SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011



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

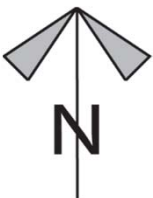
CLI Class

- 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/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

AGENDA
Page 449 of 565



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 06828001/02/03/11
SUBJECT: First Reading Bylaw – Residential Redesignation

DIVISION: 9
APPLICATION: PL20190094

PURPOSE: The purpose of this application is to redesignate the subject lands from Direct Control District 36 to Hamlet Residential 4 District and Public Services District to accommodate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

GENERAL LOCATION: Located north of Cochrane Lake West Road, west of Range Road 43 and east of Range Road 44, approximately 2.0 miles north of the town of Cochrane.

APPLICANT: Urban Systems (Mike Coldwell)

OWNERS: Macdonald Communities Ltd

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, the Municipal Development Plan, the Cochrane Lake Hamlet Plan Area Structure Plan, and the Cochrane Lake Conceptual Scheme.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7987-2019 be given first reading.

Option #2: THAT application PL20190094 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-7987-2019 & Schedule A

APPENDIX 'B': Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



BYLAW C-7987-2019

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-7987-2019.

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. 68 and 68-NW of Bylaw C-4841-97 be amended by redesignating portions of NE-28-26-04-W05M, NW-28-26-04-W05M, SW-28-26-04-W05M and SE-28-26-04-W05M from Direct Control District 36 to Hamlet Residential 4 District and Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT portions of NE-28-26-04-W05M, NW-28-26-04-W05M, SW-28-26-04-W05M and SE-28-26-04-W05M are hereby redesignated to Hamlet Residential 4 District and Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7987-2019 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: 9

File: 06828001/02/03/11 / PL20190094

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

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

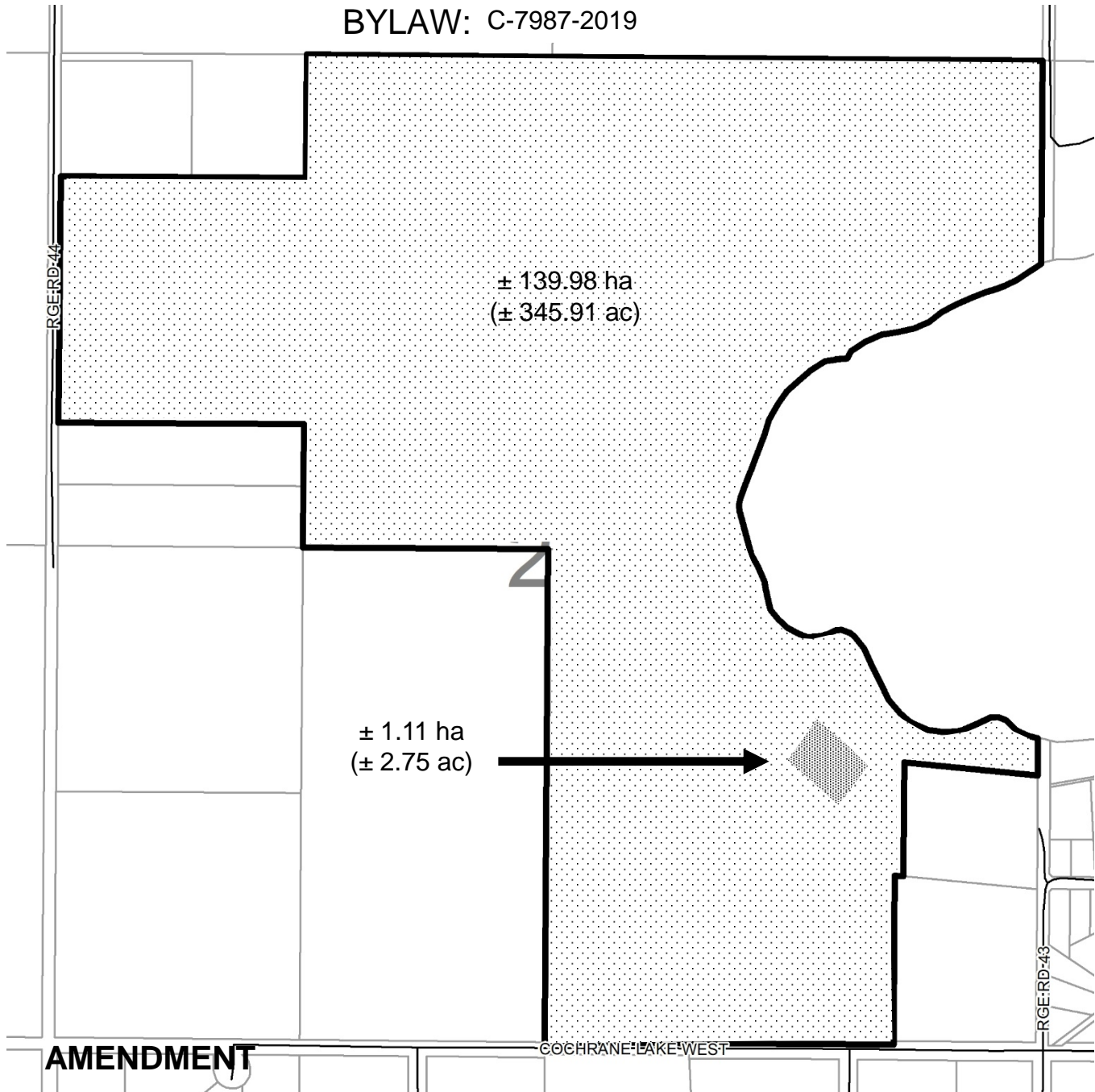
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7987-2019



FROM Direct Control District (DC36) TO Hamlet Residential 4 District

FROM Direct Control District (DC36) TO Public Service District

Subject Land

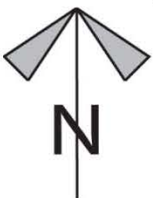
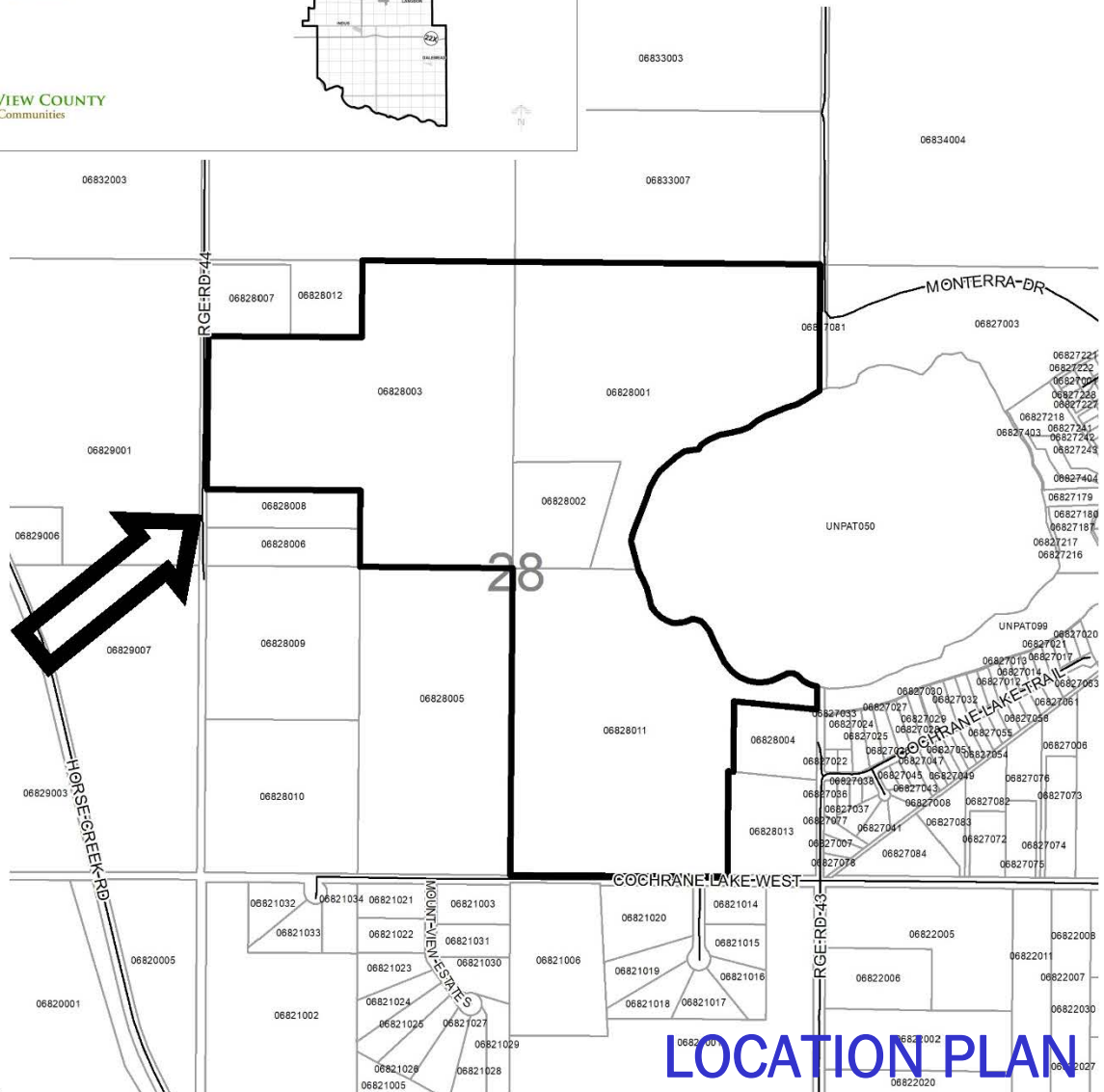
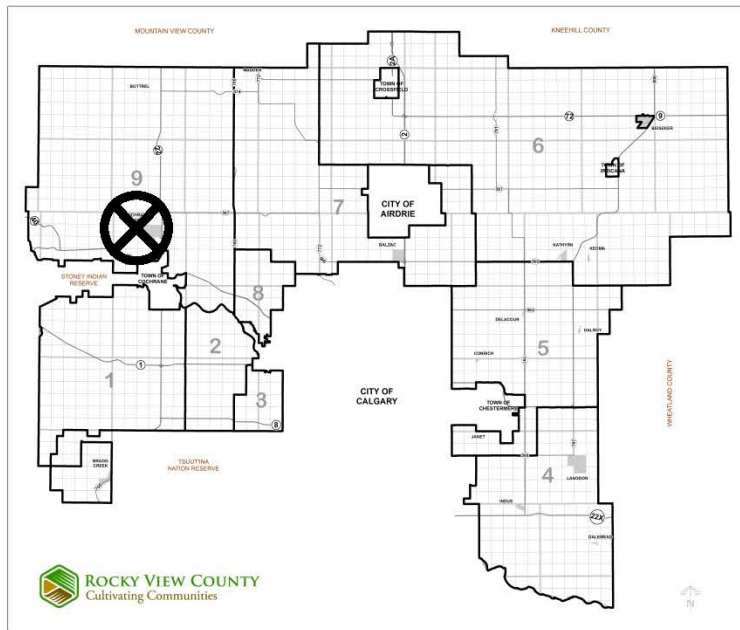
LEGAL DESCRIPTION: Portions of NE-28-26-04-W05M,
NW-28-26-04-W05M, SW-28-26-04-
W05M and SE-28-26-04-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 06828001/02/03/11

DIVISION: 9



SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

Concept Proposal: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

FIGURE 7. LAND USE CONCEPT



LAND USE CONCEPT

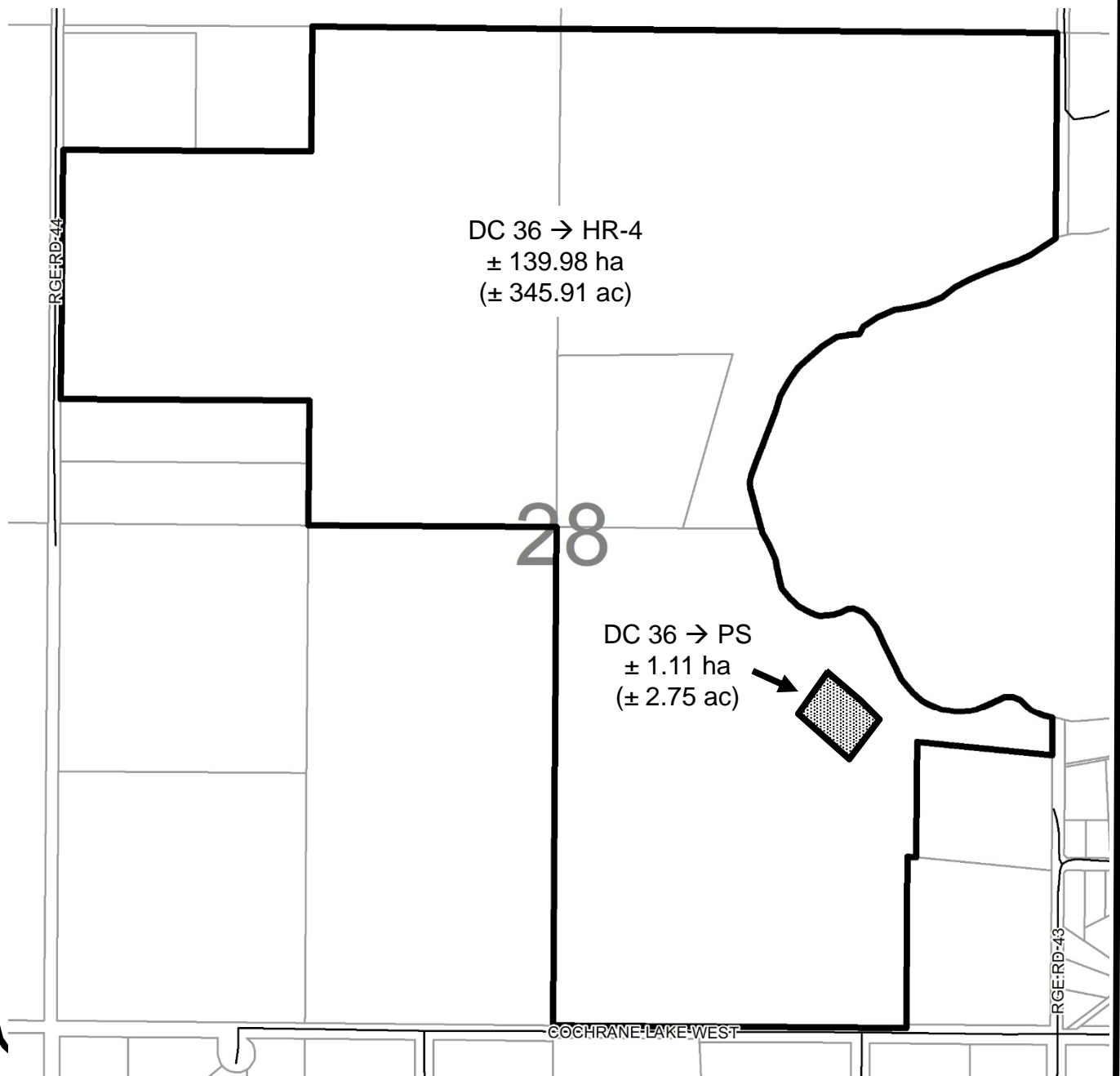
SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

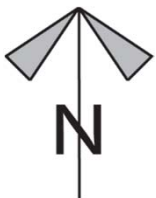
Division # 9

File: 06828001/06828002/06828003/06828011

Development Proposal: To redesignate the subject lands from Direct Control District 36 to Hamlet Residential 4 District and Public Services District to accommodate the development of a new residential community including 800 residential units in a range of housing forms and a village core.



DEVELOPMENT PROPOSAL



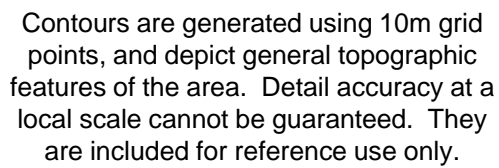
SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011





Date: July 2, 2019

File: 06828001/06828002/06828003/06828011



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

AIR PHOTO

Spring 2018

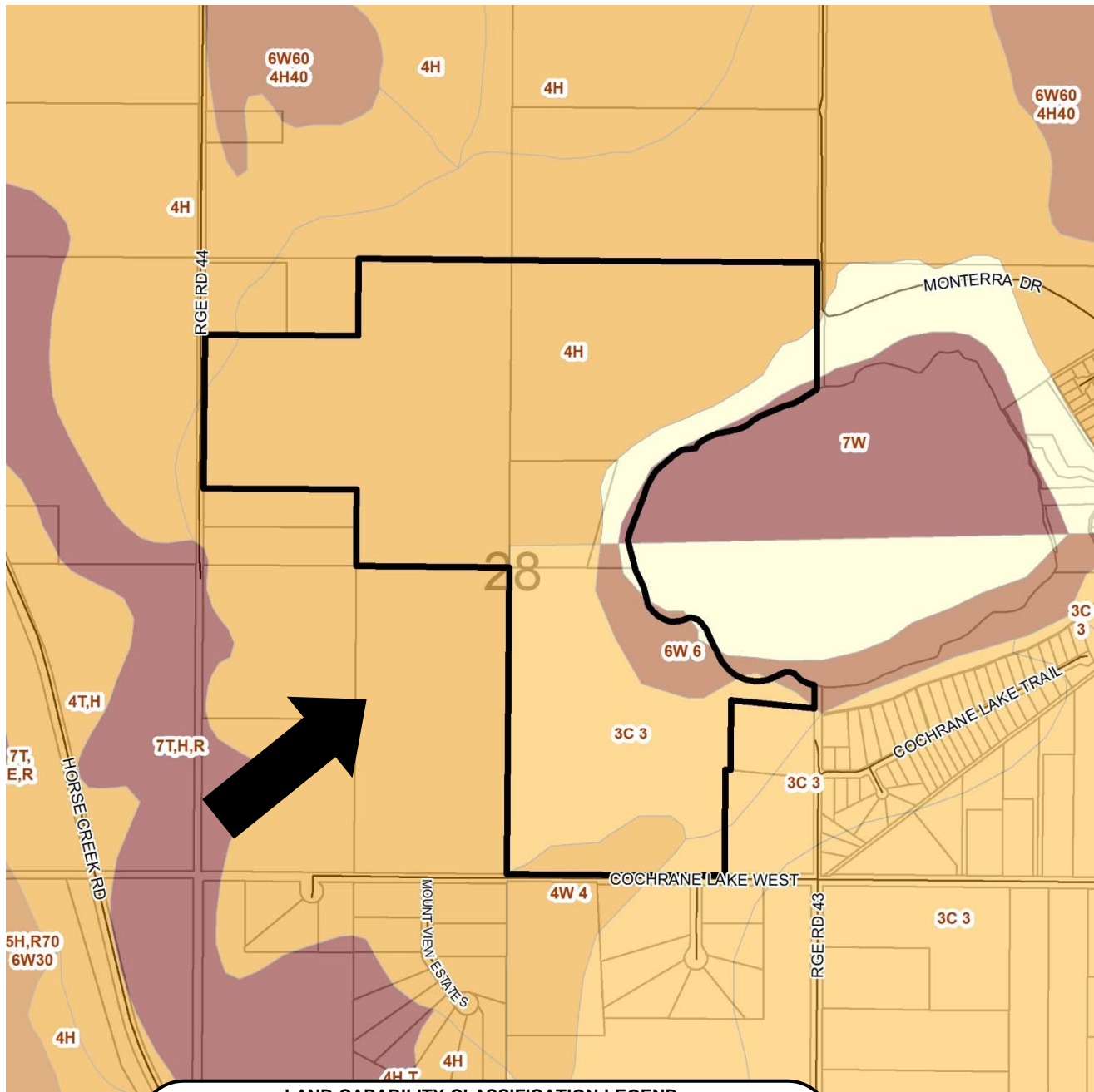


SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011



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

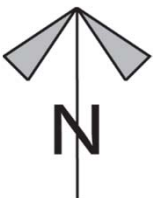
CLI Class

- 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

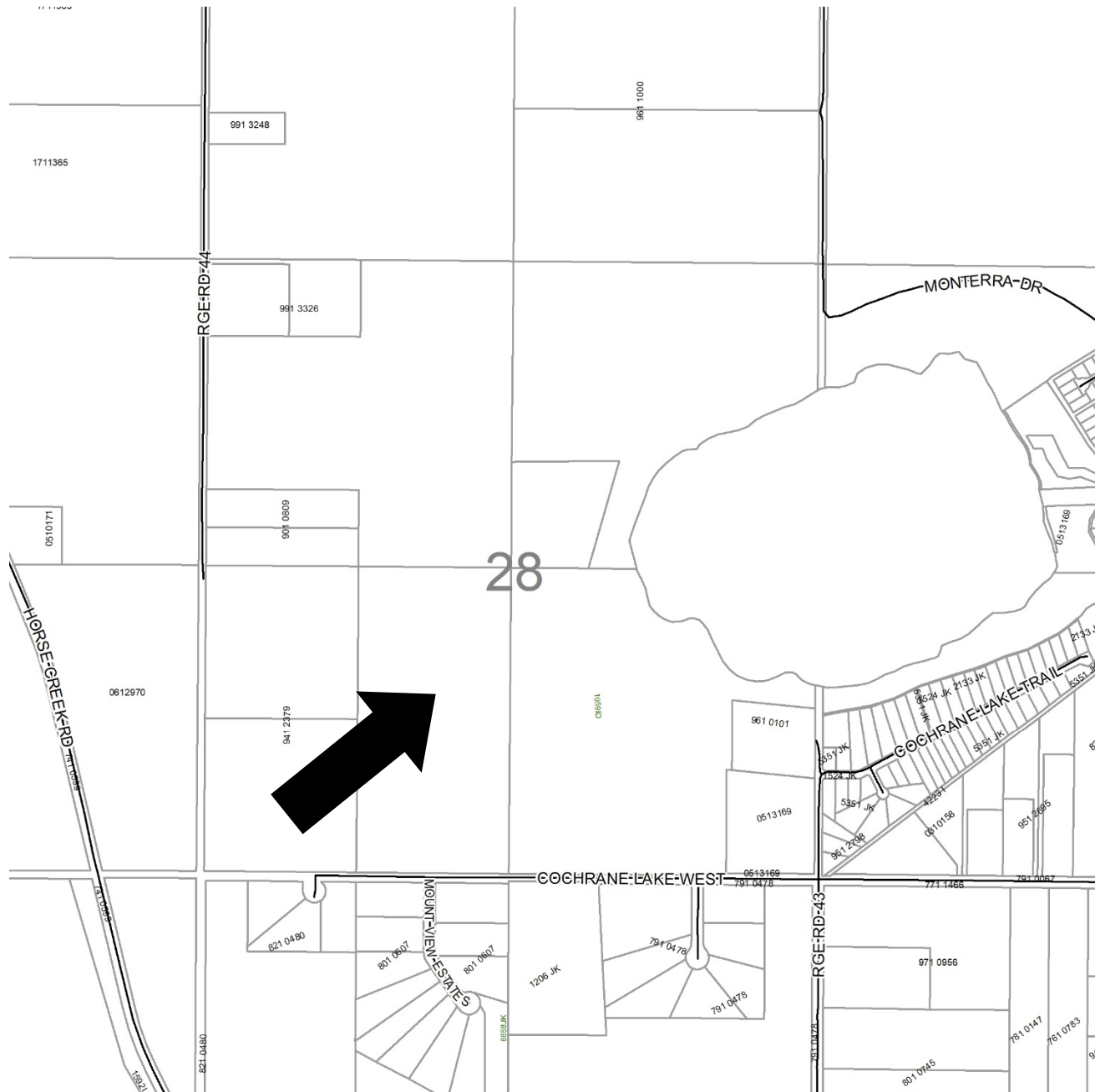


SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

**Legend – Plan numbers**

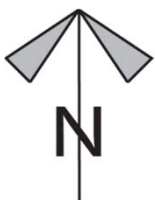
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

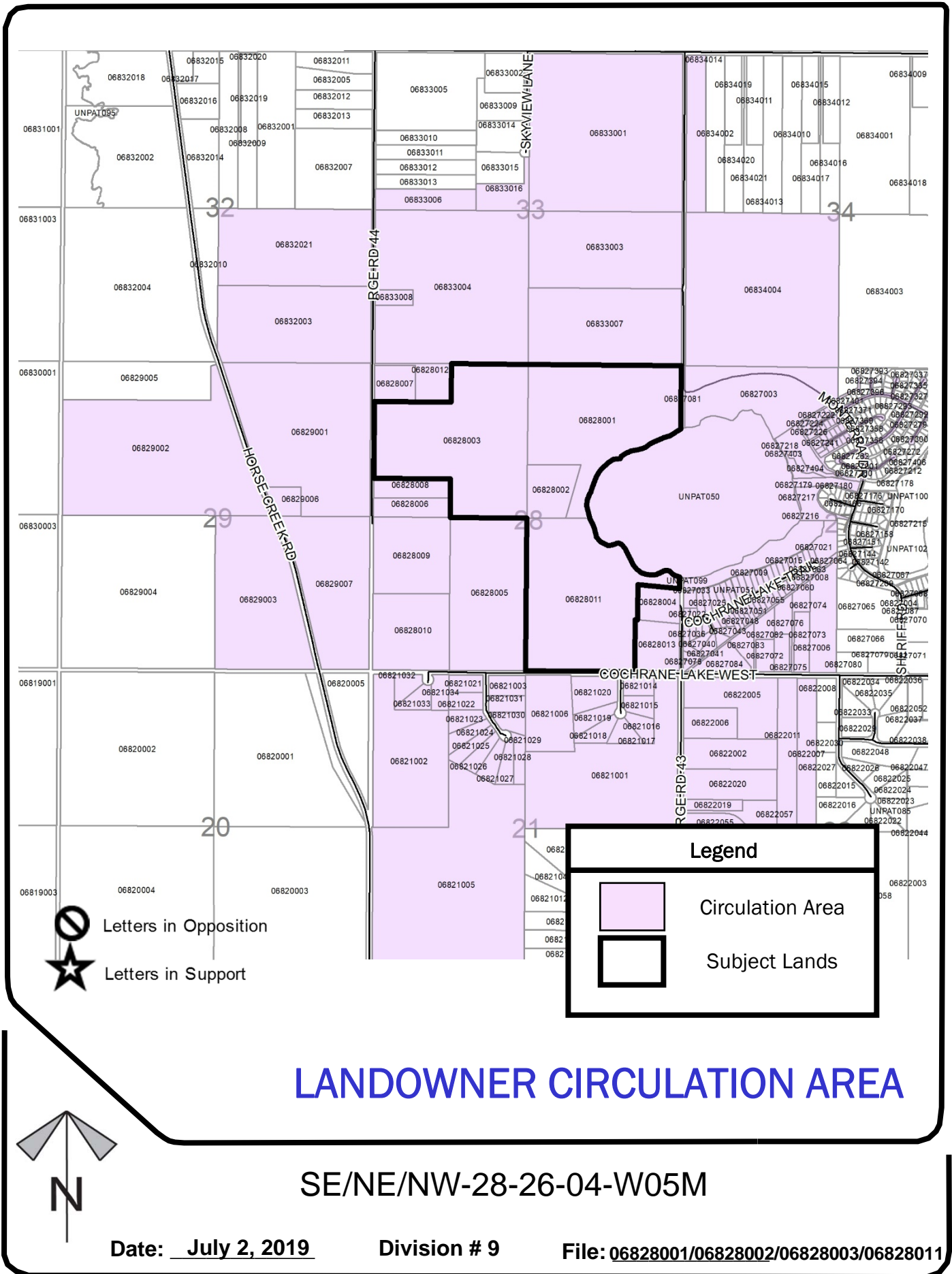
HISTORIC SUBDIVISION MAP

SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 07308013
SUBJECT: First Reading Bylaw - Residential Redesignation

DIVISION: 7
APPLICATION: PL20190175

PURPOSE: The purpose of this application is to redesignate the subject lands from Agricultural Holdings to Residential Two District in order to facilitate the creation of a 4.0 acre parcel (Lot 1) with 15.99 acre remainder.

GENERAL LOCATION: Located approximately 0.81 kilometers (1/2 mile) east of the City of Airdrie; located on the east side of Range Road 285, 0.20 kilometers (1/8 mile) south of Highway 567.

APPLICANT: Carswell Planning (Bart Carswell)

OWNERS: Brian Oliver Butler

POLICY DIRECTION: Relevant policies for this application include the County Plan and the Land Use Bylaw and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7980-2019 be given first reading.
Option #2: THAT application PL20190175 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7980-2019 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources
Oksana Newmen, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-7980-2019

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-7980-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 73 of Bylaw C-4841-97 be amended by redesignating a portion of NW-8-27-28-W4M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-8-27-28-W4M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7980-2019 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: 07308013 - PL20190175

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

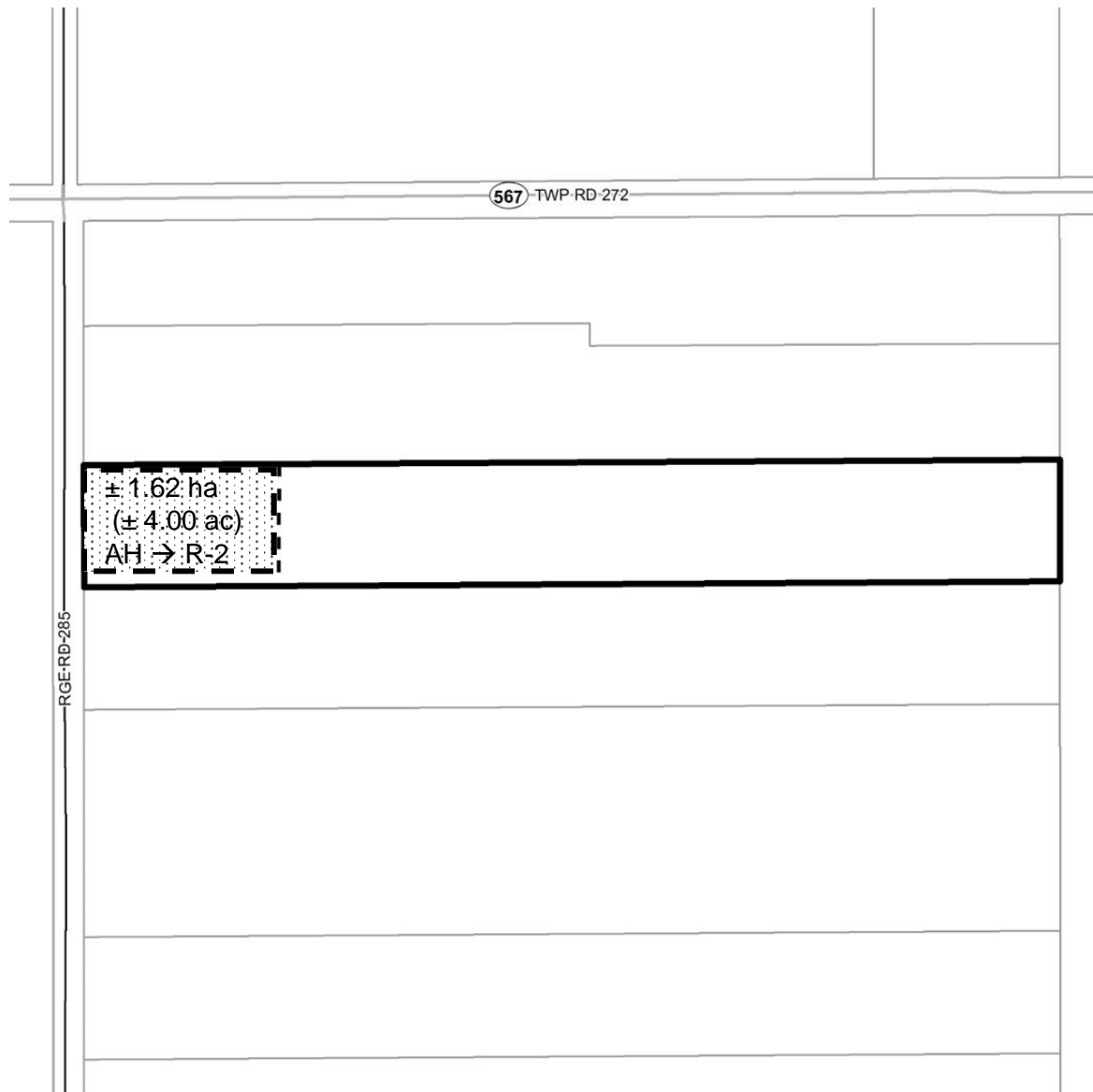
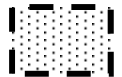
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

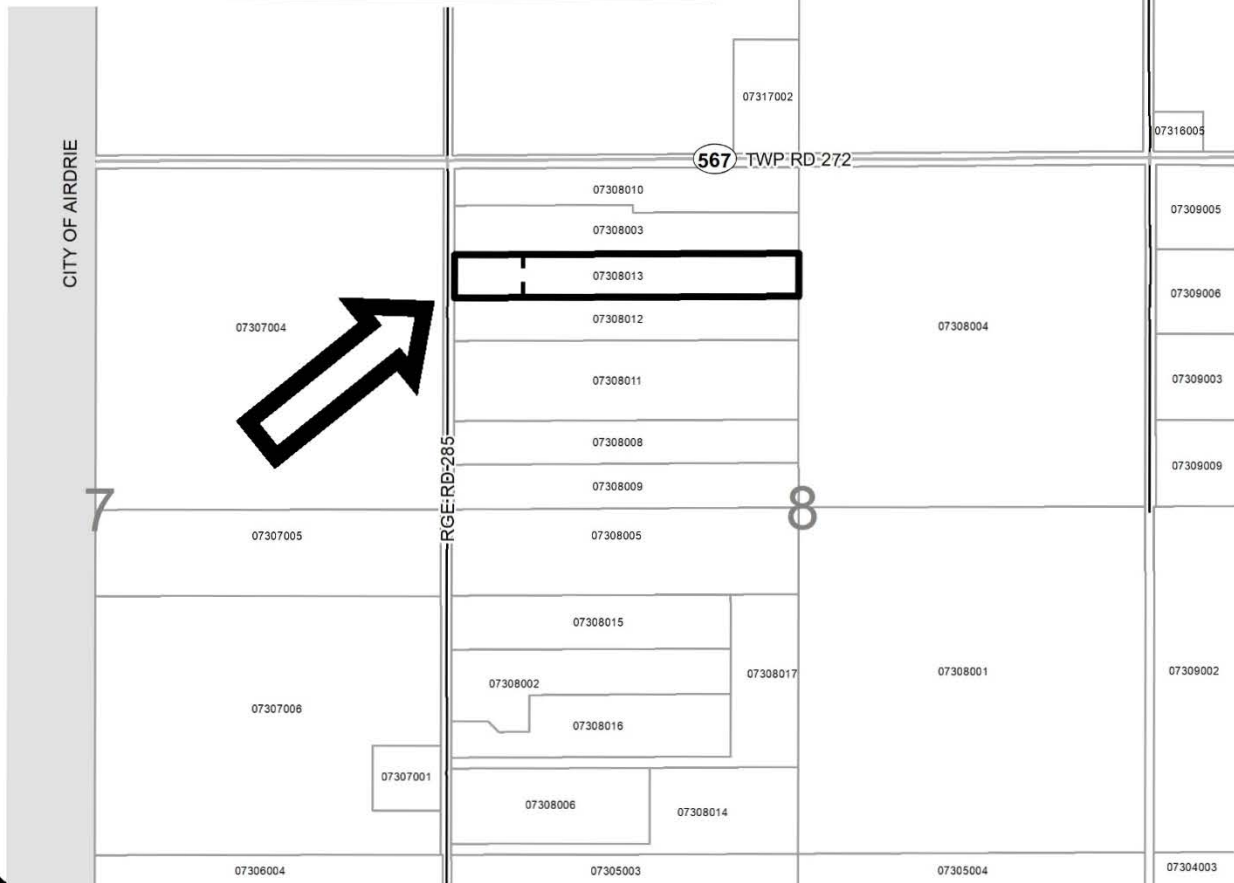
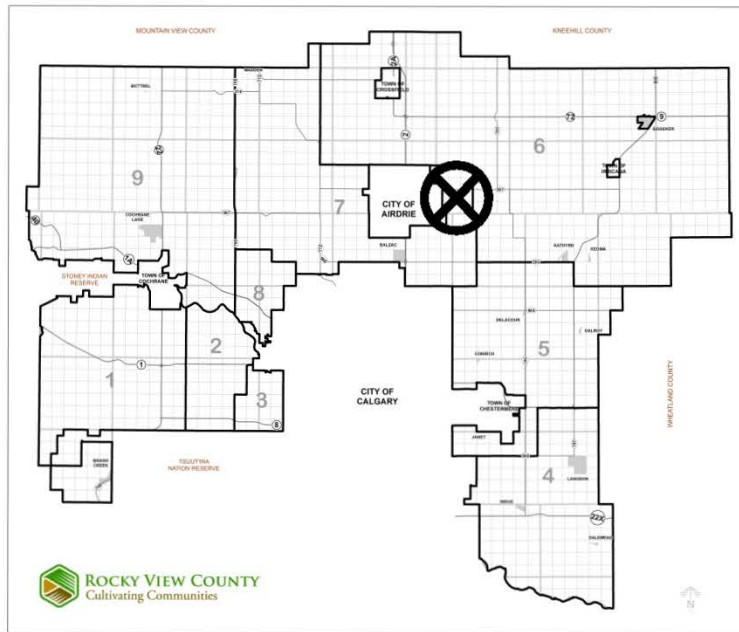
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-7980-2019**AMENDMENT****FROM** Ranch and Farm District **TO** Agricultural Holdings District

Subject Land _____

LEGAL DESCRIPTION: NE-28-26-27-W4M**FILE:** 06228005 - PL20180029**DIVISION: 6**



LOCATION PLAN

NW-08-27-28-W04M

Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019

Division # 7

File: 07308013

Redesignation Proposal: To redesignate the subject lands from Agricultural Holdings to Residential Two District in order to facilitate the creation of a ± 1.62 hectare (4.0 acre) parcel (Lot 1) with ± 6.47 hectare (15.99 acre) remainder.

567 TWP RD 272

AH \rightarrow R-2

± 1.62 ha

(± 4.00 ac)

Lot 1

AH \rightarrow R-2

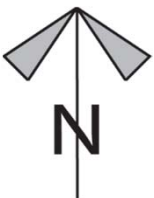
± 6.47 ha

(± 15.99 ac)

Remainder

RGE RD 285

DEVELOPMENT PROPOSAL



NW-08-27-28-W04M

Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019

Division # 7

File: 07308013

567 TWP RD 272

RGE RD 285

Lot 1 ± 1.62 ha (± 4.00 ac)	Remainder ± 6.47 ha (± 15.99 ac)
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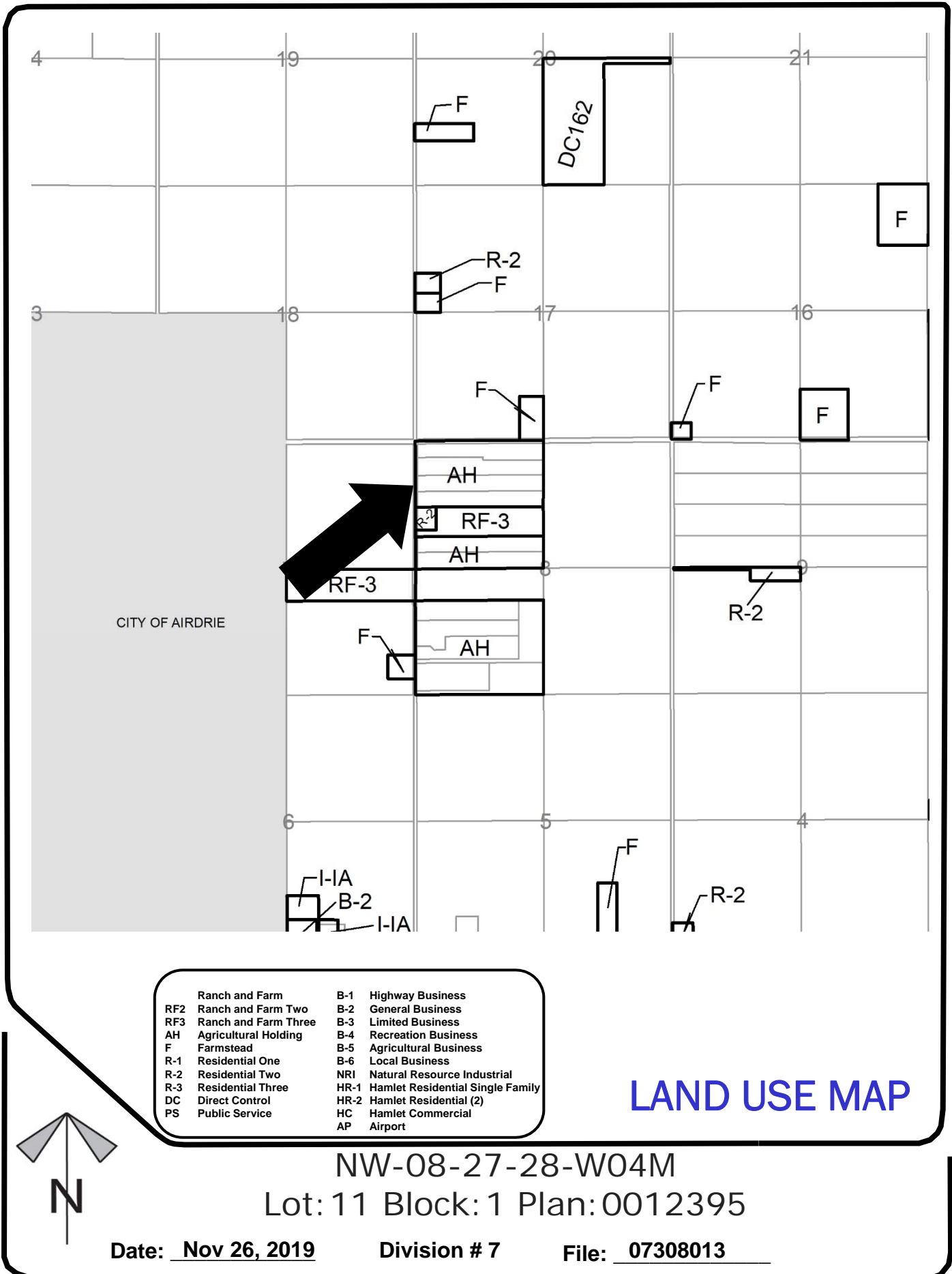
Surveyor's Notes:

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 SUBDIVISION PROPOSAL

NW-08-27-28-W04M
 Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019 Division # 7 File: 07308013

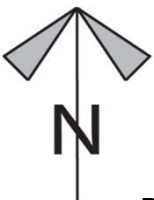




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NW-08-27-28-W04M
Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019

Division # 7

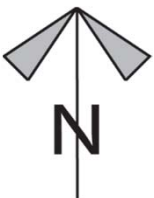
File: 07308013



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

AIR PHOTO

Spring 2018

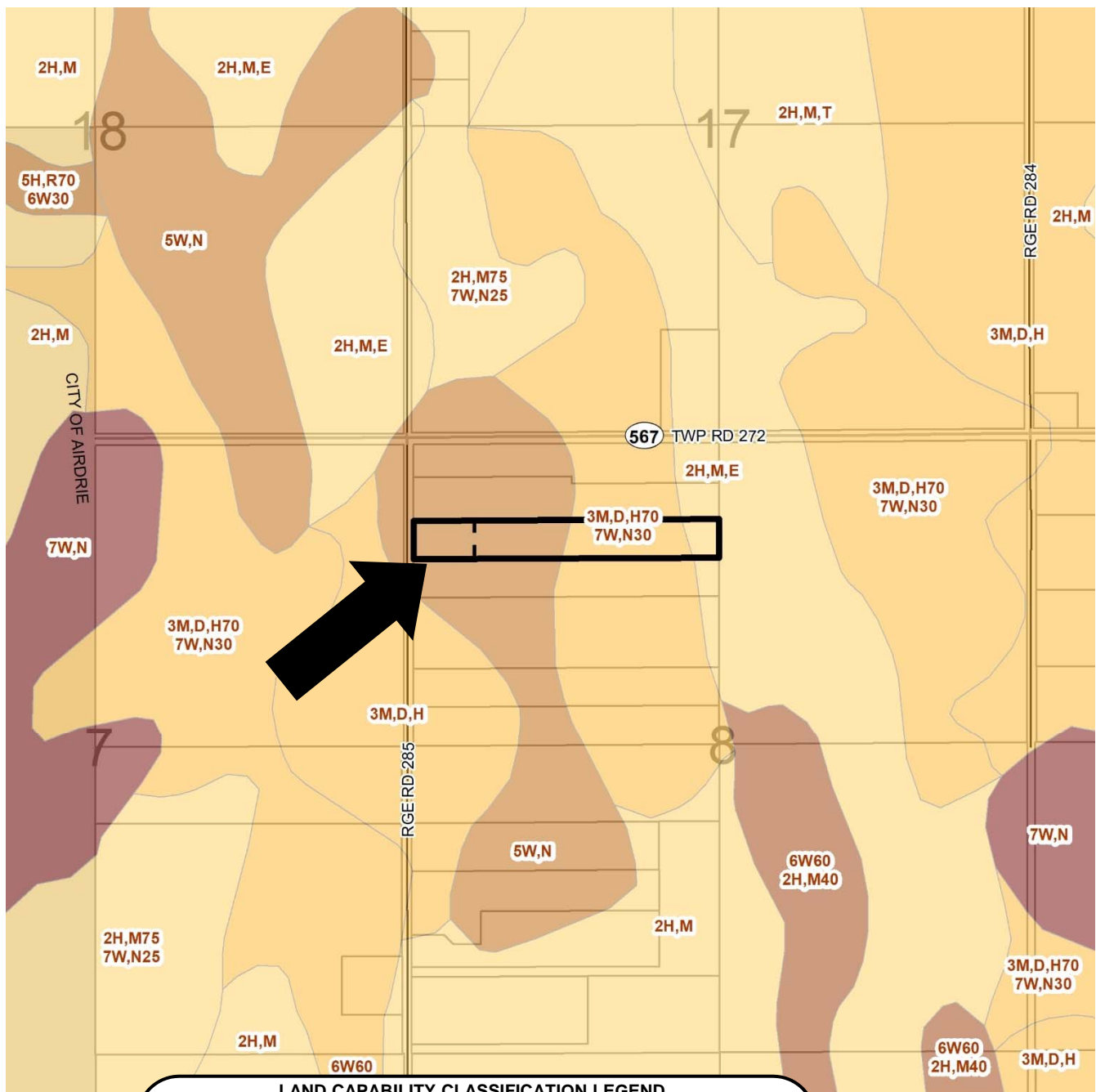


NW-08-27-28-W04M
Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019

Division # 7

File: 07308013



LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

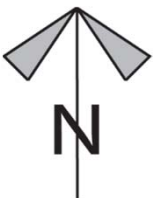
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
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- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverbs

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

SOIL MAP



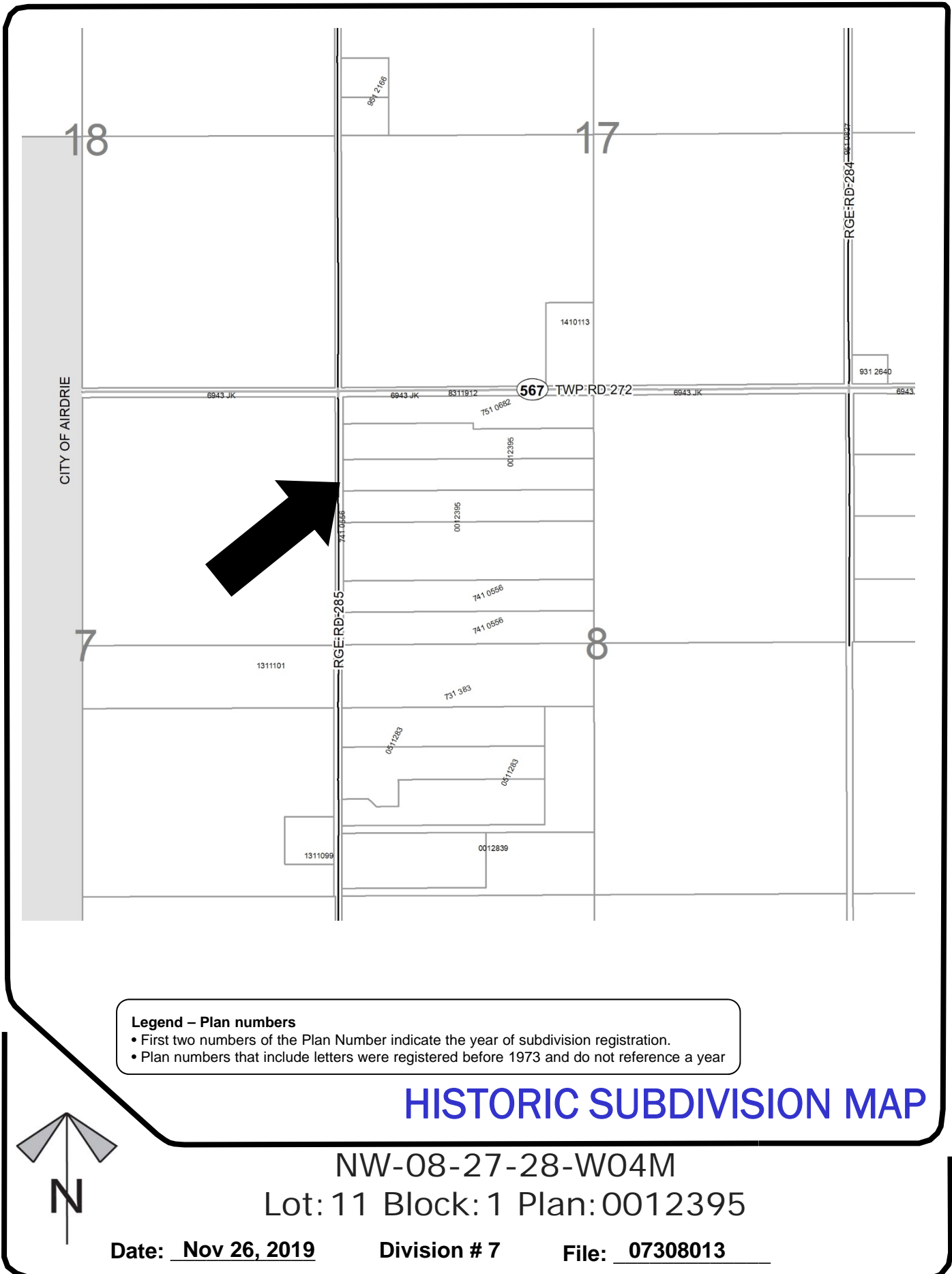
NW-08-27-28-W04M

Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019

Division # 7

File: 07308013

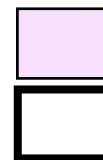




Letters in Opposition

Letters in Support

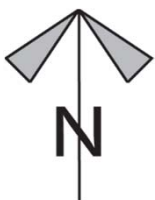
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-08-27-28-W04M
 Lot: 11 Block: 1 Plan: 0012395

Date: Nov 26, 2019Division # 7File: 07308013



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020
FILE: 04330009
SUBJECT: First Reading Bylaw – Live-Work Redesignation

DIVISION: 5
APPLICATION: PL20190182

PURPOSE: The purpose of this application is to redesignate Agricultural Holdings District (AH) to Live-Work District (L-W), in order to accommodate operation of trucking business on the property.

GENERAL LOCATION: Located 0.81 km (1/2 mile) east of the City of Calgary; located on the north side of Township Road 244 approximately 0.41 km (1/4 mile west of Range Road 285, and approximately 60 m north of Highway 1.

APPLICANT: Terradigm Development Consultants Inc. (Steve Grande)

OWNERS: Goodwill Enterprises Ltd. (Surjit Parmar)

POLICY DIRECTION: Relevant policies for this application include the Conrich Area Structure plan, the City of Calgary/Rocky View County Intermunicipal Development Plan, the Land Use Bylaw and and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-7988-2019 be given first reading.
Option #2: THAT application PL20190182 be denied.

APPLICATION REQUIREMENTS:

This application has not yet been fully assessed as to additional requirements. Any additional requirements may be considered during application processing.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7988-2019 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources
Oksana Newmen, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-7988-2019

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-7988-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 43 and No. 43-NW of Bylaw C-4841-97 be amended by redesignating a portion of SE-30-24-28-W4M from Agricultural Holdings District to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-30-24-28-W4M is hereby redesignated to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7988-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 04330009 - PL20190182

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

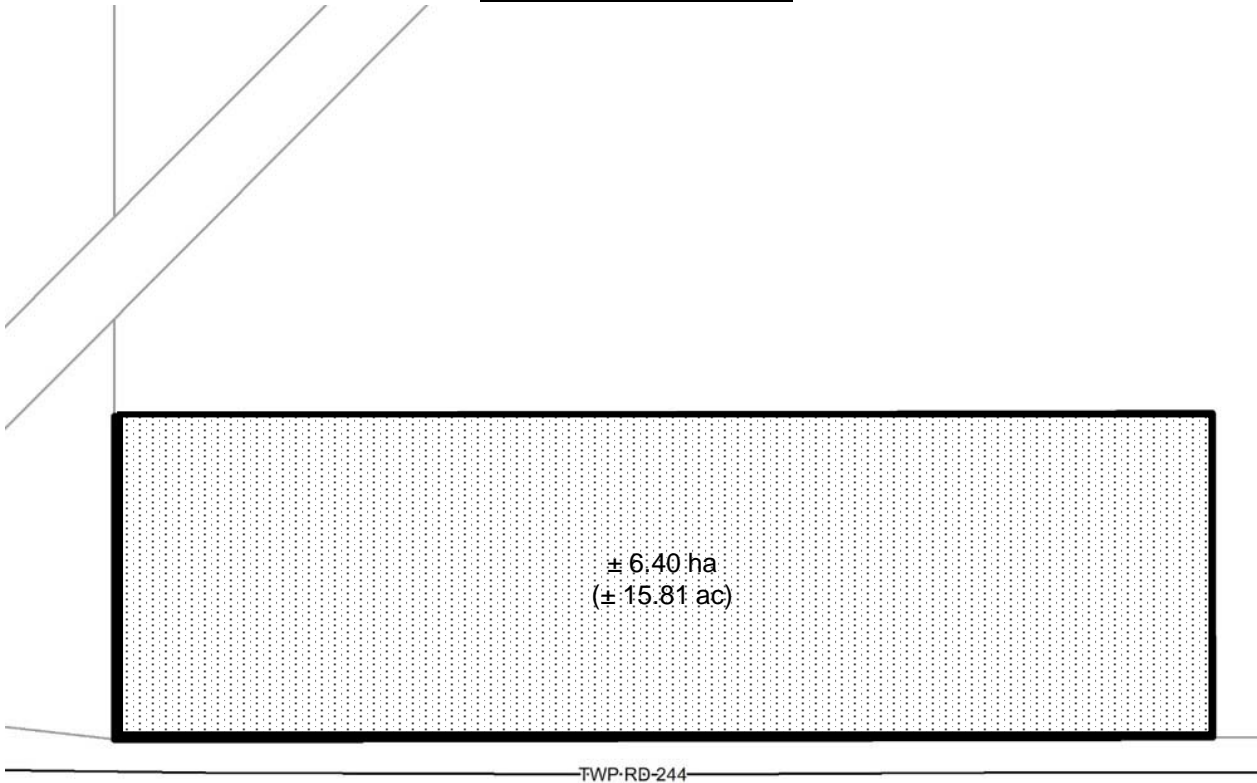
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

CAO or Designate

Date Bylaw Signed

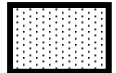
SCHEDULE "A"

BYLAW: C-7988-2019

TWP-RD-244

①

AMENDMENT

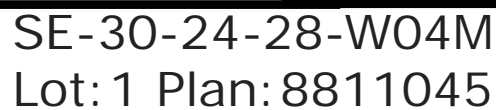
FROM Agricultural Holdings District TO Live-Work District

Subject Land _____

LEGAL DESCRIPTION: SE-30-24-28-W4MFILE: 04330009 - PL20190182

DIVISION: 5

ROCKY VIEW COUNTY
Cultivating Communities



File: 04330009

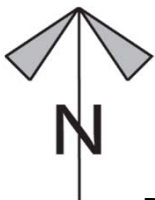
Redesignation Proposal: To redesignate the subject lands from Agricultural Holdings to Live-work District to accommodate operation of trucking business on the property.

AH → L-W
6.40 ha (15.81 ac)

TWP-RD-244

①

DEVELOPMENT PROPOSAL

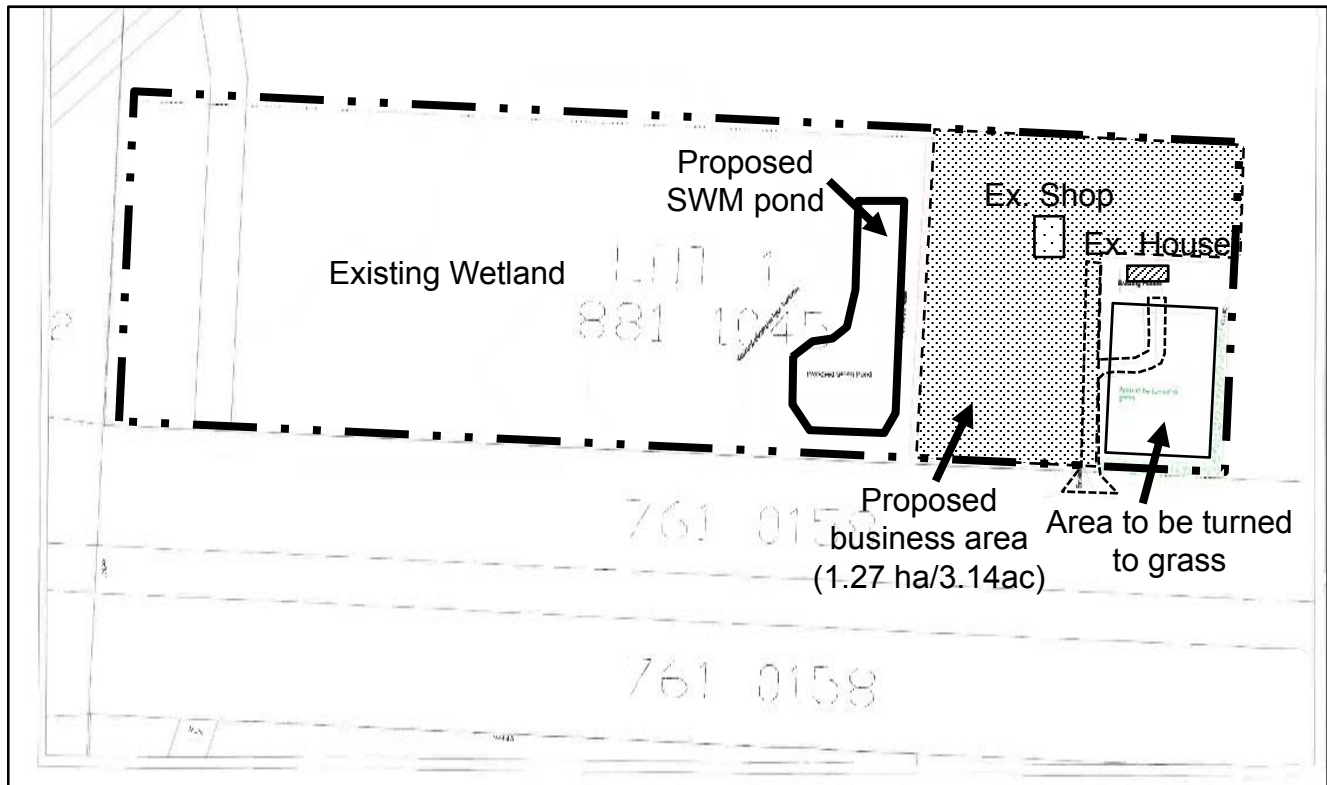


SE-30-24-28-W04M
Lot: 1 Plan: 8811045

Date: Nov 22, 2019

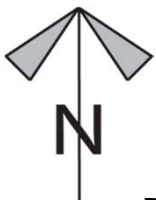
Division # 5

File: 04330009



- Legend**
- Property Line — — — — —
 - Ex. driveway — — — — —
 - Ex. house [hatched box]
 - Ex. shop [dotted box]
 - Proposed business area [dashed box]

DEVELOPMENT PROPOSAL

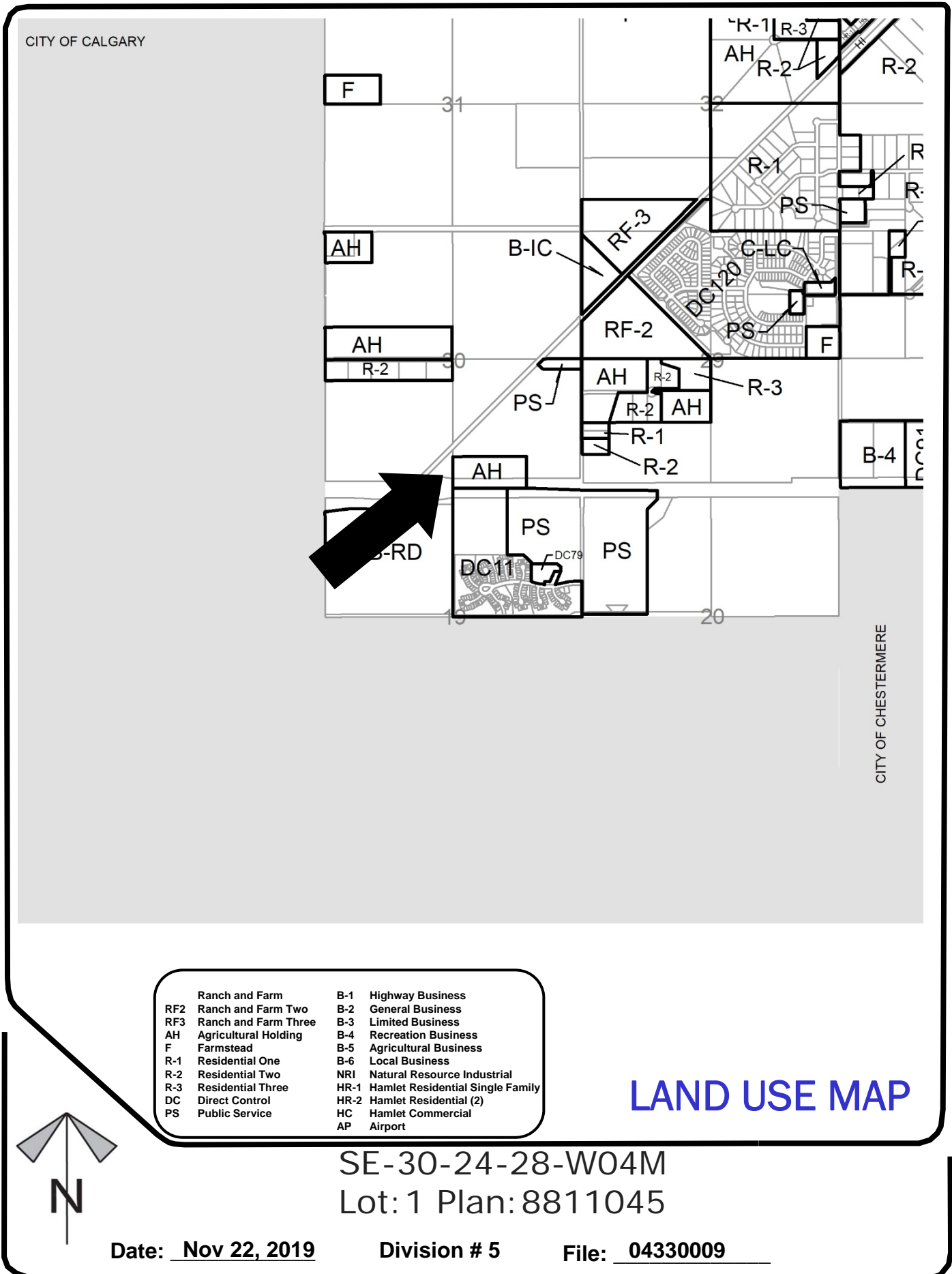


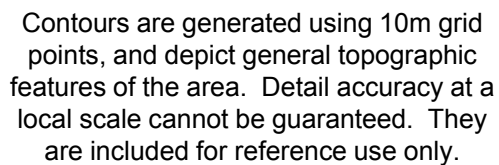
SE-30-24-28-W04M
Lot: 1 Plan: 8811045

Date: Nov 22, 2019

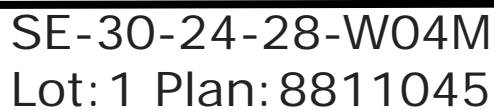
Division # 5

File: 04330009





Contour Interval 2 M



File: 04330009



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

AIR PHOTO

Spring 2018



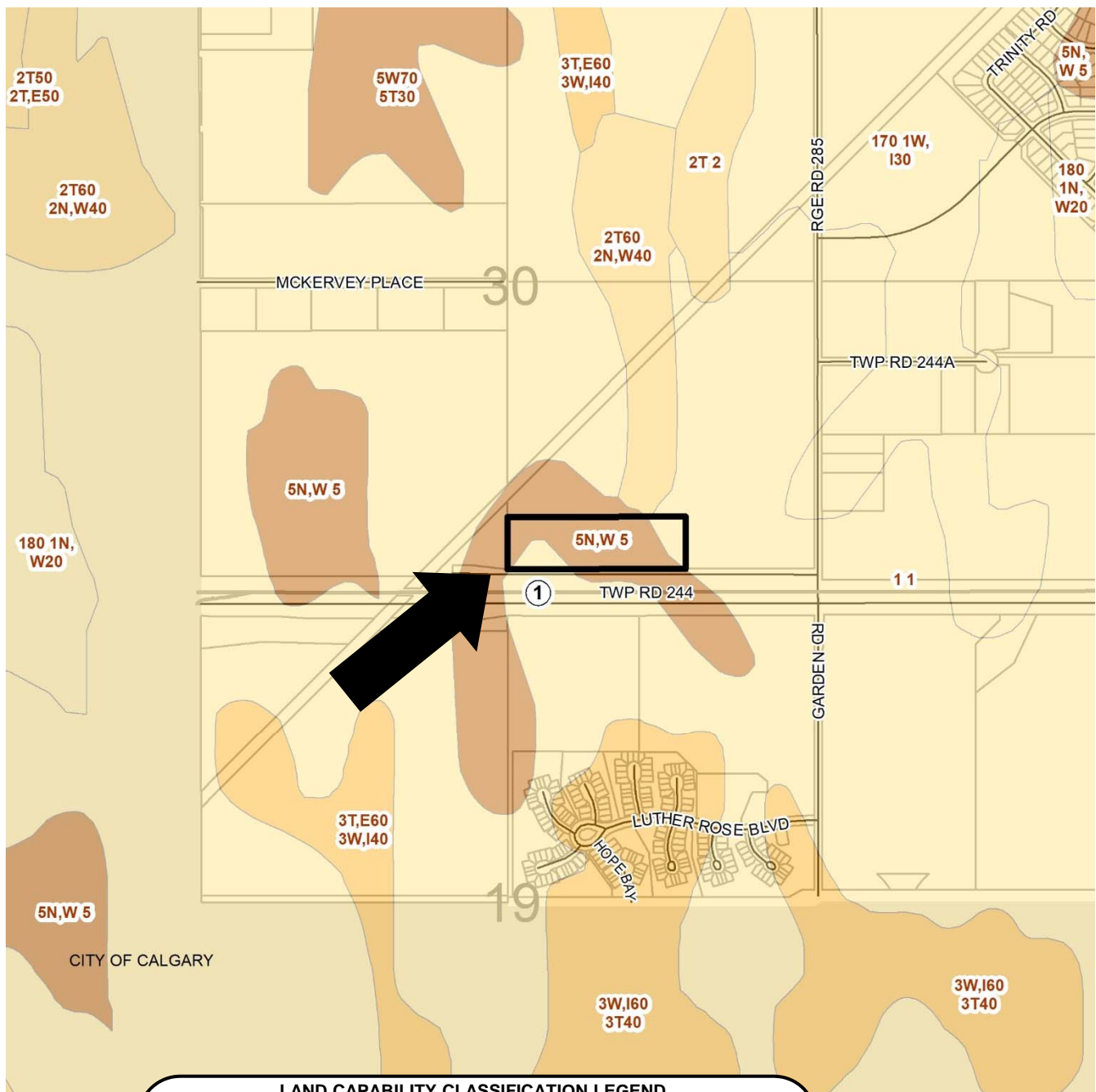
SE-30-24-28-W04M

Lot: 1 Plan: 8811045

Date: Nov 22, 2019

Division # 5

File: 04330009



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

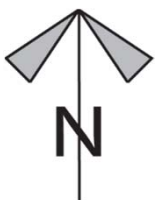
CLI Class

- 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

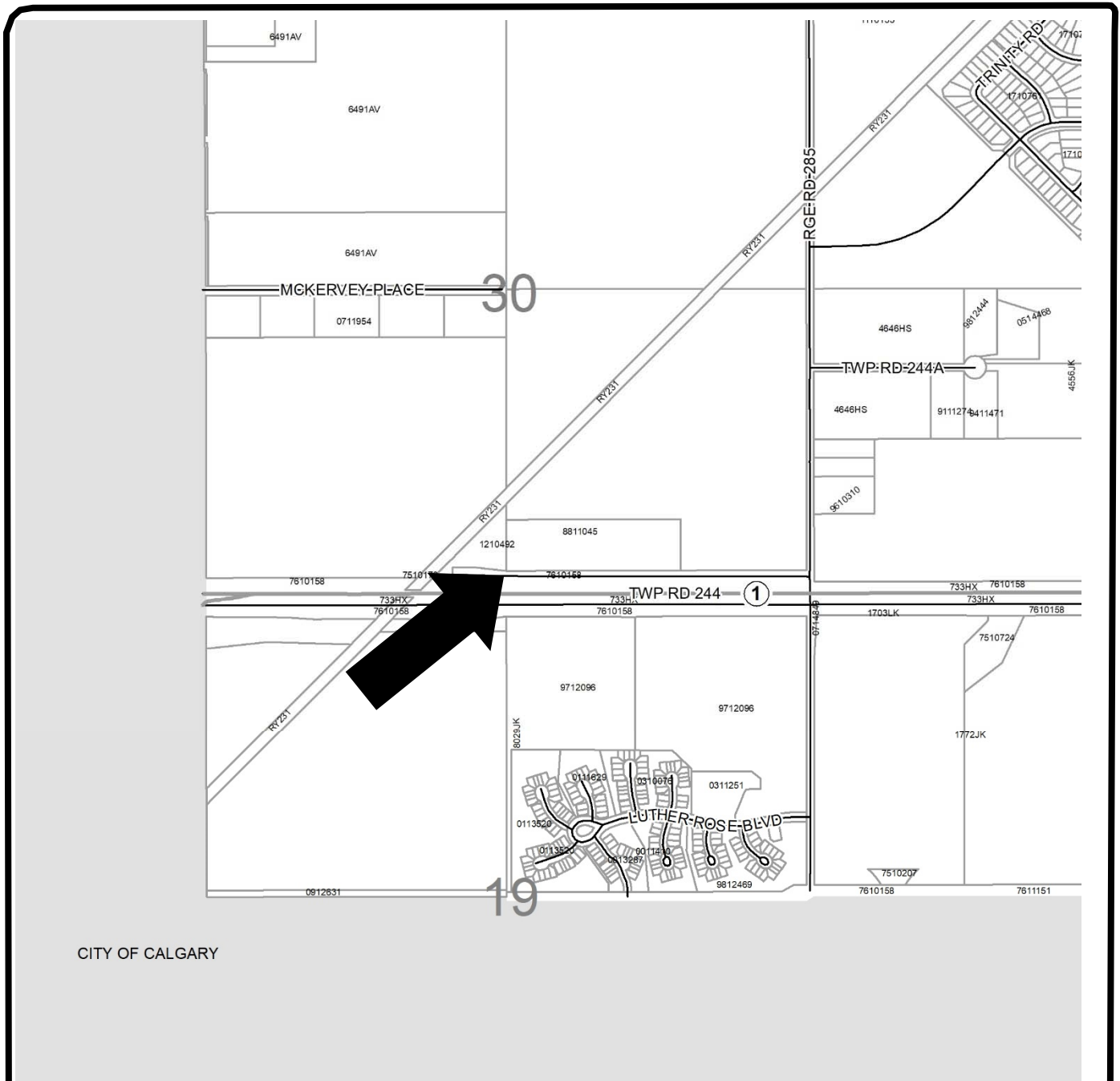


SE-30-24-28-W04M
 Lot: 1 Plan: 8811045

Date: Nov 22, 2019

Division # 5

File: 04330009

**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

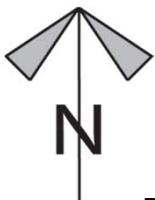
HISTORIC SUBDIVISION MAP

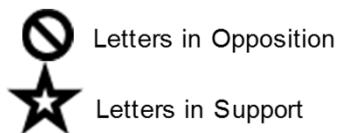
SE-30-24-28-W04M

Lot: 1 Plan: 8811045

Date: Nov 22, 2019

Division # 5

File: 04330009



Date: Nov 22, 2019 **Division #** 5 **File:** 04330009

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: January 14, 2020 **DIVISION:** 9
FILE: 06732004 **APPLICATION:** PL20190186
SUBJECT: First Reading Bylaw - Ranch and Farm District to Residential Two District

PURPOSE: The purpose of this application **is** to redesignate a portion of the lands from Ranch and Farm District to Residential Two District, in order to facilitate the future creation of a ± 2.02 hectare (± 5.00 acre) parcel with a ± 20.23 hectare (± 50.00 acre) remainder.
GENERAL LOCATION: Located approximately 5.5 kilometres (3.5 miles) east of the Hamlet of Cochrane Lake, 0.8 kilometres (0.5 mile) south of Highway 567, and on the west side of Big Hill Springs Road.
APPLICANT: Stormwater Solutions (Paul Jacobs)
AFFECTED AREA: ± 55.00 acres
POLICY 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-7989-2019 be given first reading.
 Option #2: THAT application PL20190186 be denied.

APPLICATION REQUIREMENTS:

No additional information required at this time.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-7989-2019 & Schedule A
 APPENDIX ‘B’: Maps



ROCKY VIEW COUNTY

BYLAW C-7989-2019**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-7989-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 67 of Bylaw C-4841-97 be amended by redesignating a portion of SE-32-26-3-W5M from Ranch and Farm District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-32-26-3-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-7989-2019 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: 06732004 - PL20190186

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

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-7989-2019

32

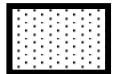
± 20.23 ha
(± 50.00 ac)

BIG-HILL-SPRINGS-TRAIL

± 126 m

± 2.02 ha
(± 5.00 ac)

AMENDMENT

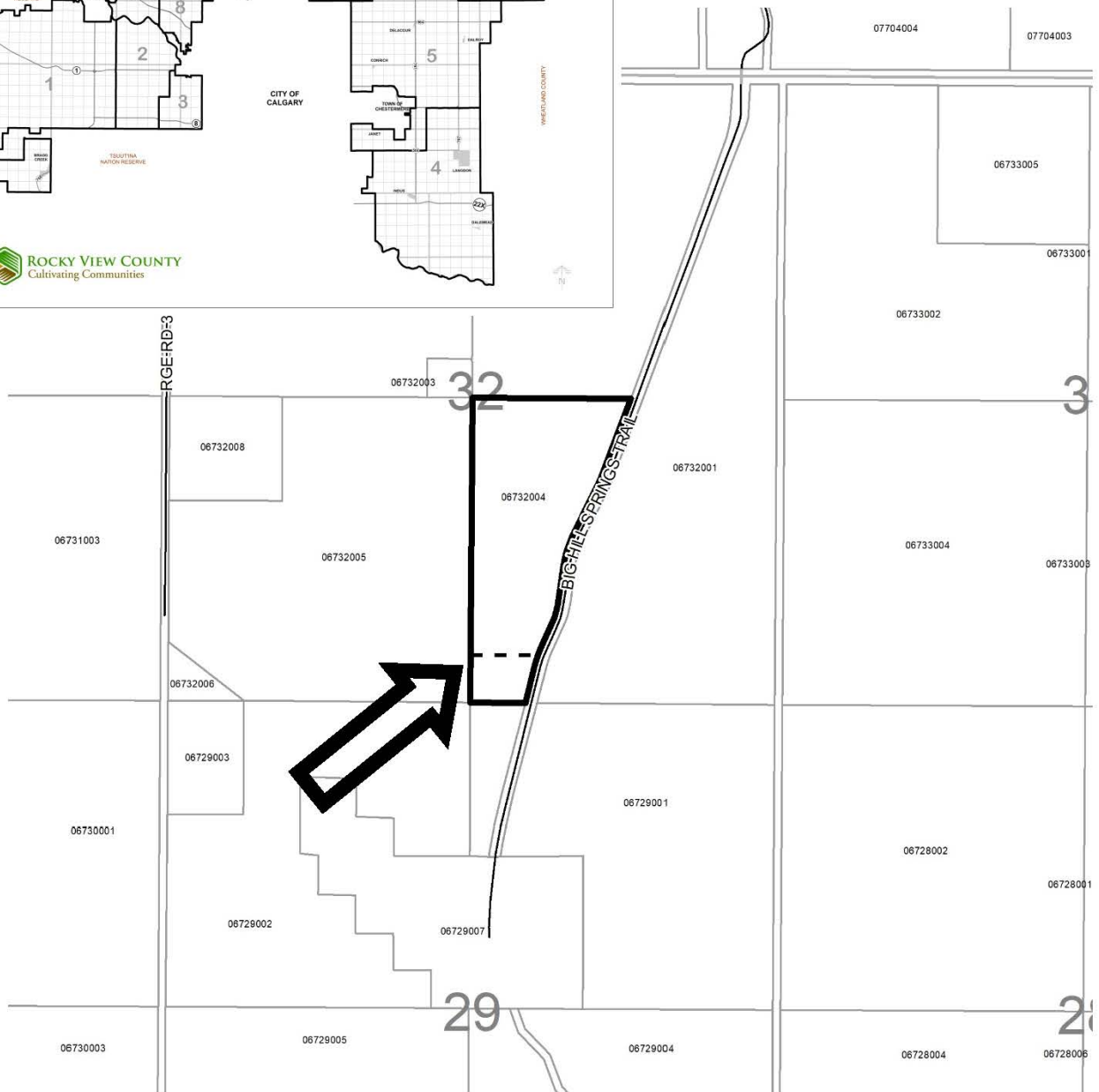
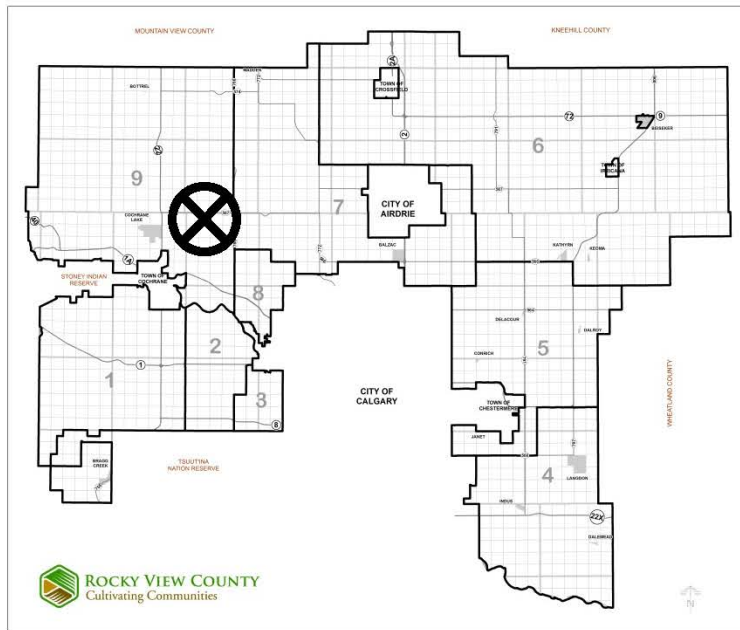
FROM Ranch and Farm District TO Residential Two District

Subject Land

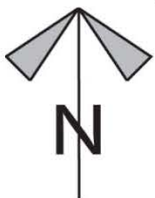
LEGAL DESCRIPTION: A portion of
SE-32-26-3-W5MFILE: 06732004 - PL20190186

DIVISION: 9

ROCKY VIEW COUNTY
Cultivating Communities



LOCATION PLAN



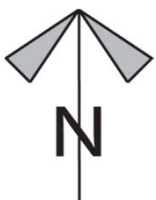
SE-32-26-03-W05M

Date: Nov 25, 2019Division # 9File: 06732004

Redesignation Proposal: To redesignate a portion of the lands from Ranch and Farm District to Residential Two District, in order to facilitate the future creation of a ± 2.02 hectare (± 5.00 acre) parcel with a ± 20.23 hectare (± 50.00 acre) remainder.



DEVELOPMENT PROPOSAL

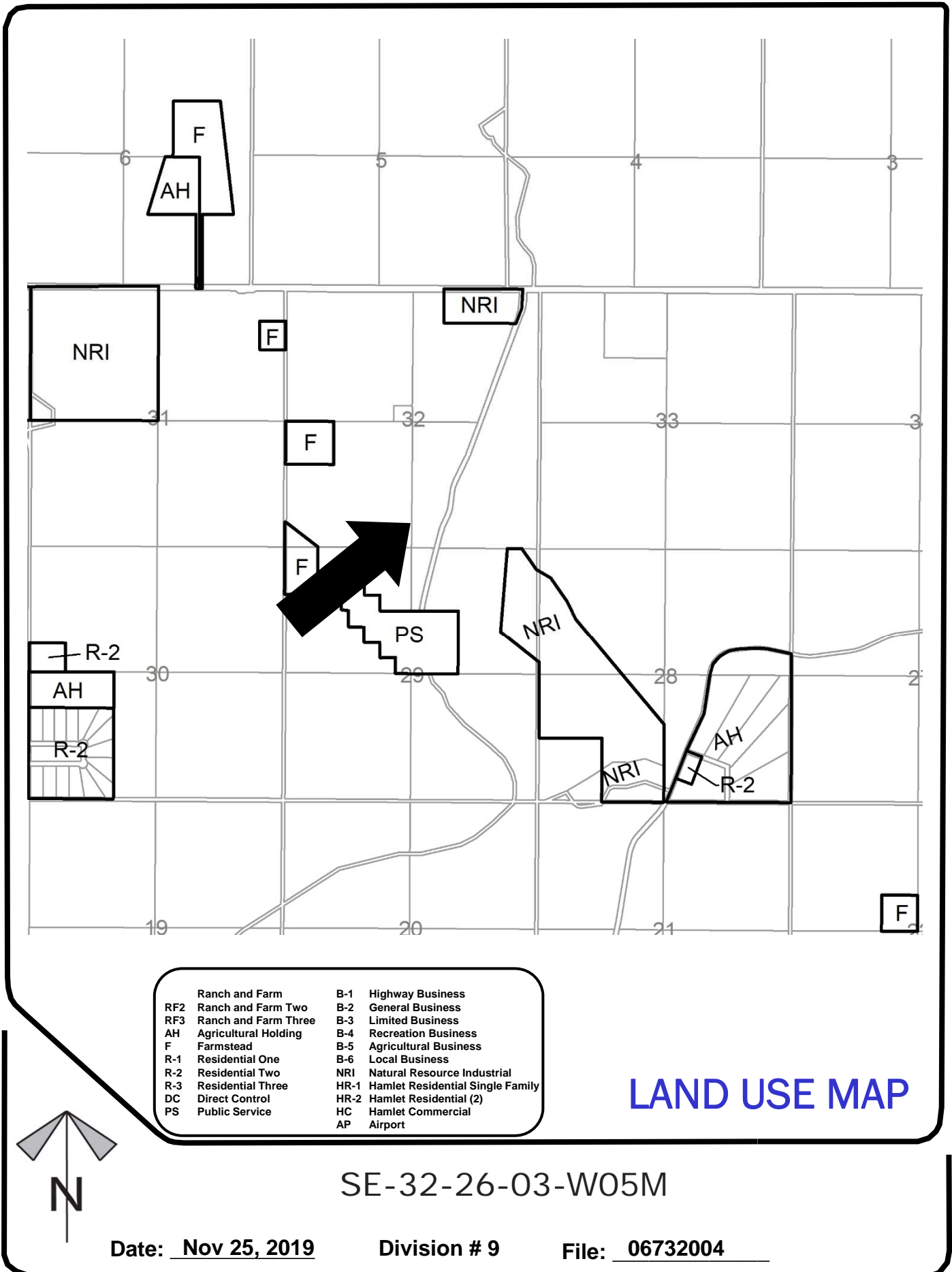


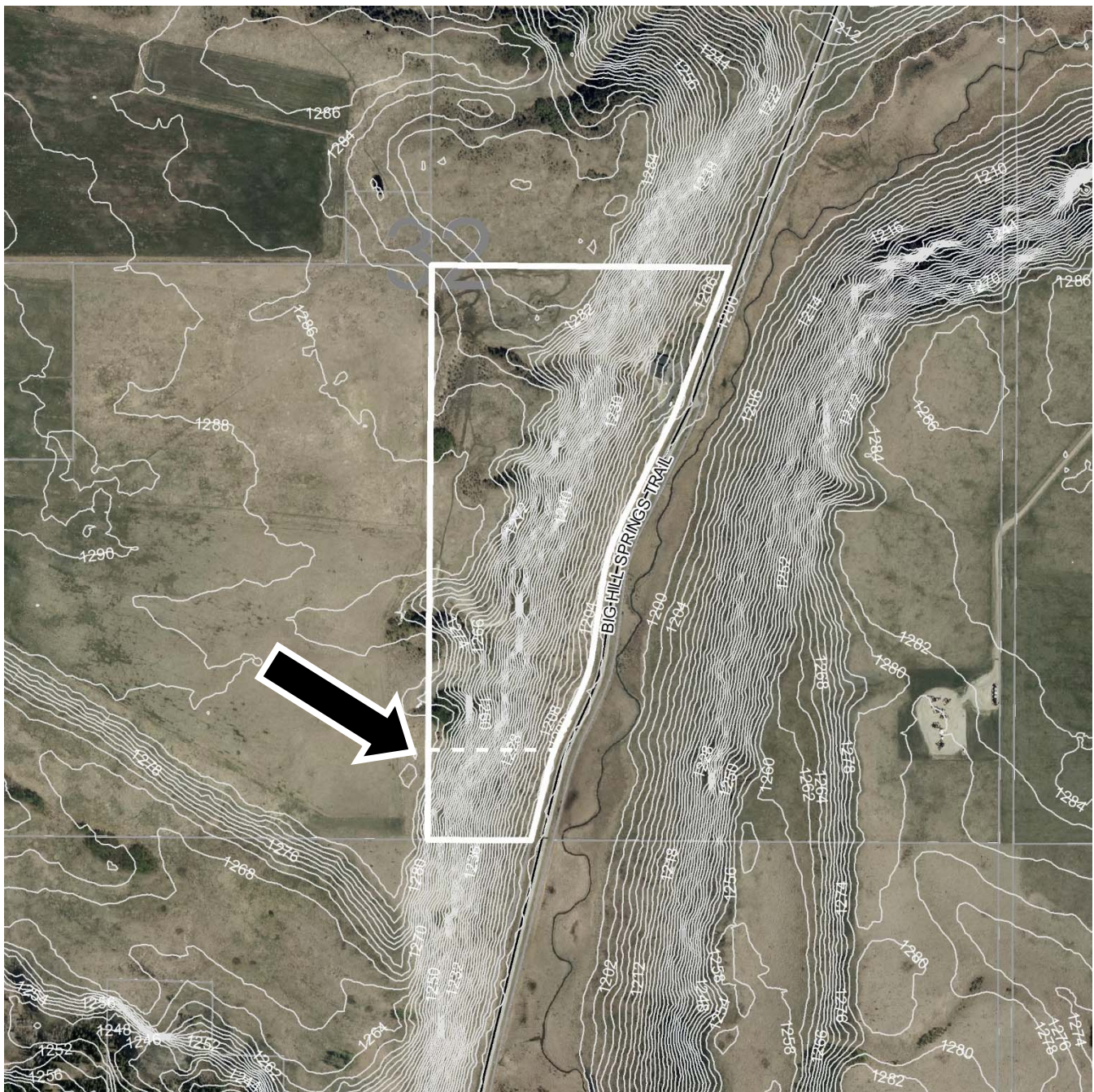
SE-32-26-03-W05M

Date: Nov 25, 2019

Division # 9

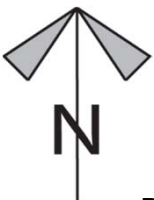
File: 06732004





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-32-26-03-W05M

Date: Nov 25, 2019

Division # 9

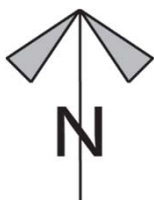
File: 06732004



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

AIR PHOTO

Spring 2018

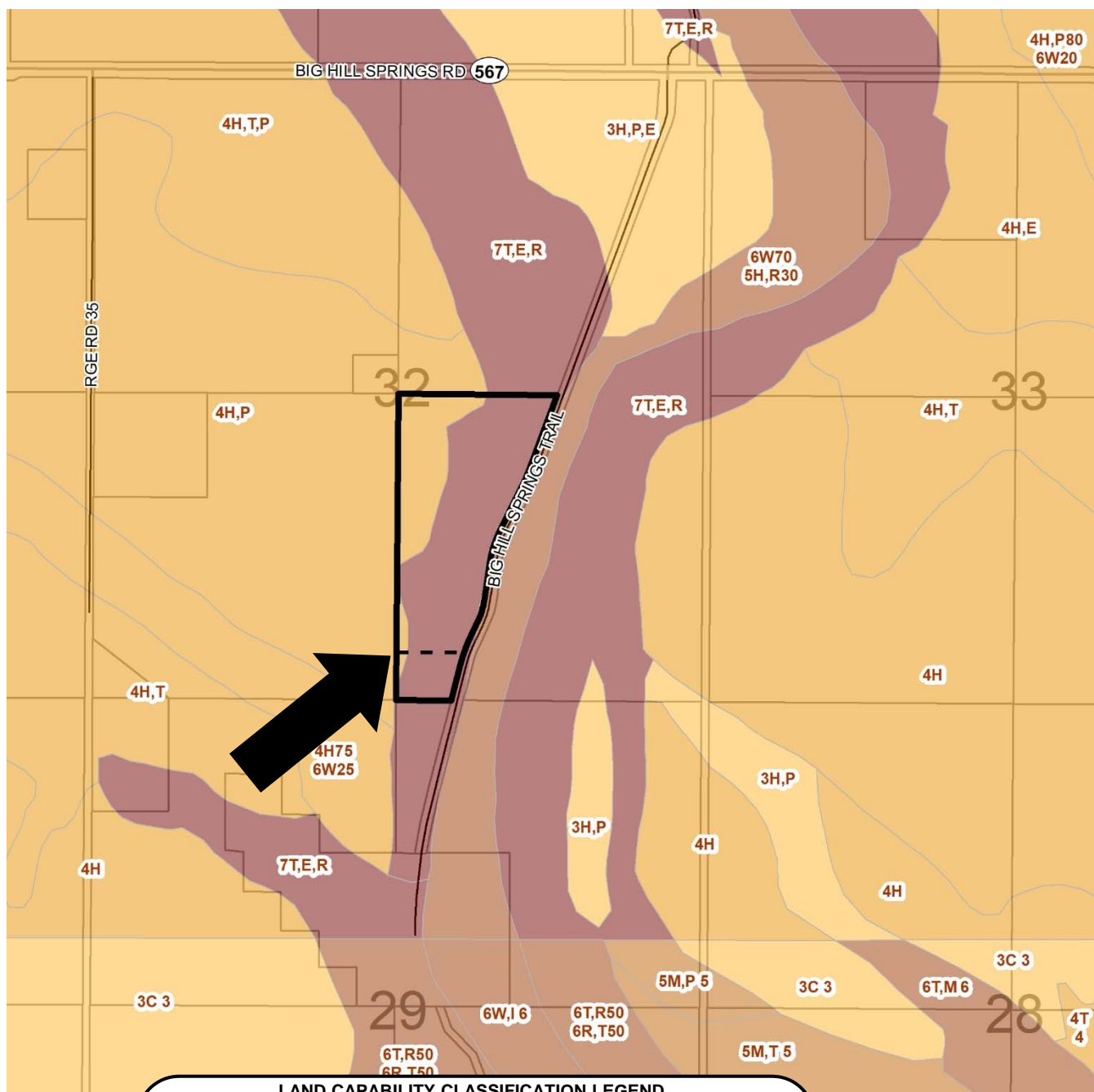


SE-32-26-03-W05M

Date: Nov 25, 2019

Division # 9

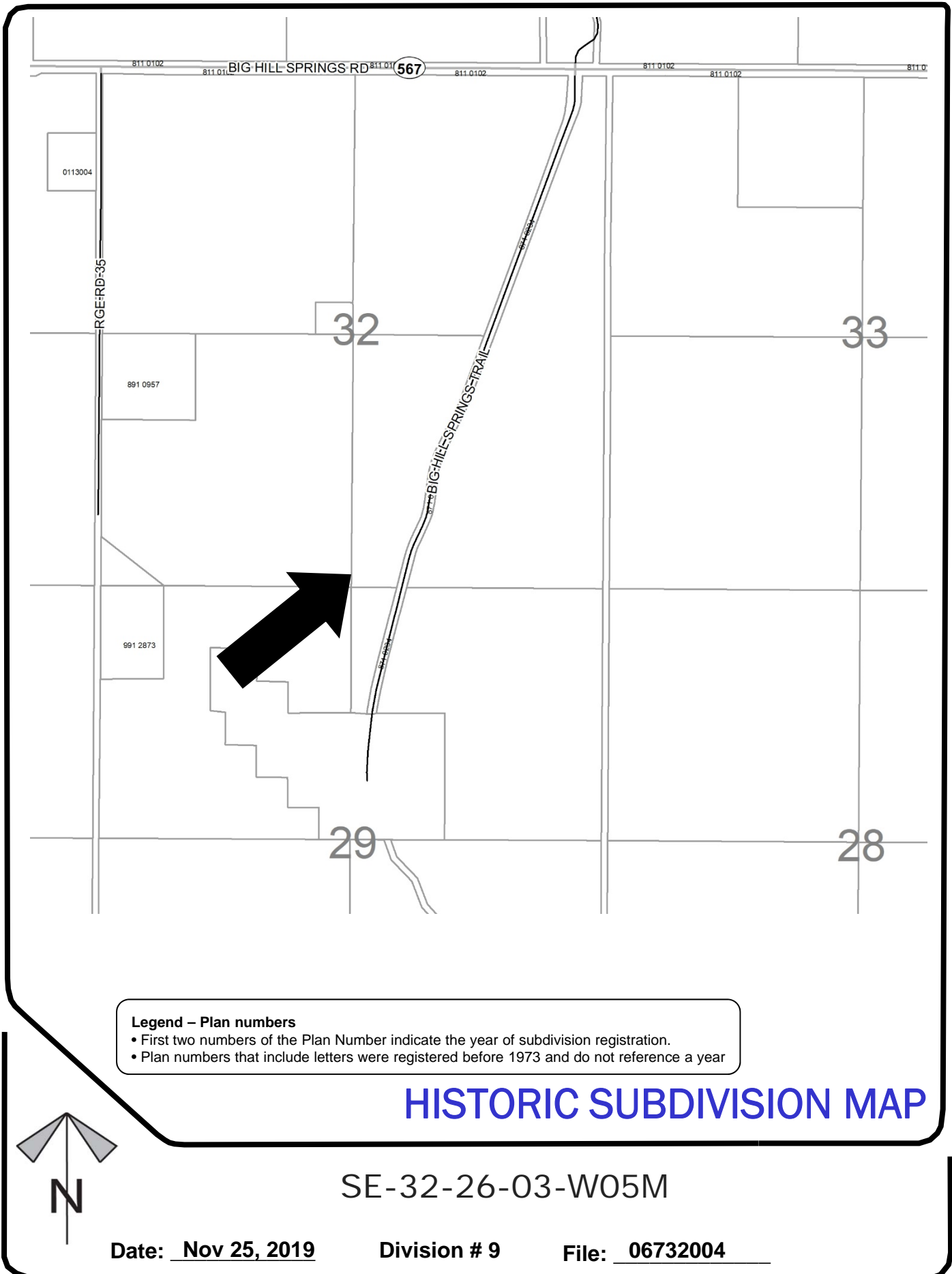
File: 06732004



SOIL MAP

SE-32-26-03-W05M

Date: Nov 25, 2019Division # 9File: 06732004







NOTICE OF MOTION

Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019

Presented By: Councillor Gautreau, Division 5
Seconded By: Deputy Reeve Schule, Division 4

This notice of motion is read into the record on **January 14, 2020** for Council to consider and debate on **February 11, 2020**.

TITLE: **DEVELOPMENT PROPONENT-LED AREA STRUCTURE PLAN PREPARATION**

WHEREAS Rocky View County's Municipal Development Plan titled the "County Plan" provides that a new area structure plan, or an amendment to an area structure plan, shall be prepared by, or directed by, the County;

AND WHEREAS A minor amendment to an area structure plan may be prepared by the development proponent in consultation with the local community, at the discretion of the County;

AND WHEREAS A major amendment to an area structure plan shall be led or directed by the County in consultation with the local community;

AND WHEREAS There may be circumstances wherein Council is satisfied that a development proponent may prepare a new area structure plan or an amendment to an area structure plan, subject to a Council-adopted terms of reference.

THEREFORE BE IT RESOLVED THAT Administration be directed to prepare amendments to the County Plan to allow a development proponent to prepare a new area structure plan or amendment to an area structure plan, subject to a Council-adopted terms of reference.



NOTICE OF MOTION

Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019

Presented By: Councillor Jerry Gautreau, Division 5

Seconded By: Deputy Reeve Schule, Division 4

This notice of motion is read into the Council record on **January 14, 2020**. The motion as read into the record will be debated on **January 28, 2020**.

TITLE: **MORATORIUM ON OFF-SITE LEVIES**

WHEREAS The *Municipal Government Act* permits a Council to impose a levy known as an off-site levy in respect of land to be developed or subdivided within a municipality's jurisdictional limits, and to authorize an agreement to be entered into for payment of the levy;

AND WHEREAS Municipalities are responsible to regulate development by setting conditions that must be satisfied before development begins, including fees and charges related to funding new or expanded infrastructure or facilities;

AND WHEREAS The costs associated to off-site levies for the development business does not support the business climate and current economic situation of the County;

AND WHEREAS The economic downturn in the Province has affected commercial development in the County;

AND WHEREAS Financial institutions are becoming wary of significant investment due to current economic conditions;

AND WHEREAS Payment of levies prior to the sale of developed or undeveloped land reduces the ability to continue with development;

AND WHEREAS Lower up front costs for developers may create incentives for increased development in the County;

AND WHEREAS Lower development costs will also lower both business start-up investment and residential home prices;

AND WHEREAS Placing a moratorium on the collection of off-site levies could be used as an incentive program that could help spur new development within the County and ease the financial burden for Developers in the County;

AND WHEREAS Lower development costs will signal to the business, development, and investment community that Rocky View County is open for business.

THEREFORE BE IT RESOLVED THAT:

1. Administration be directed to outline the estimated financial impacts including a cost-benefit analysis on the collection of all off-site levies for development within the County for the next three years, and report back to Council on May 12, 2020.

PLANNING AND DEVELOPMENT SERVICES

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

DATE: January 14, 2020
APPLICATION: PL20190168

APPLICATION: To create a ± 80.00 acre parcel with a ± 80.00 acre remainder.

GENERAL LOCATION: Located approximately 0.80 kilometres (1/2 mile) south of the town of Cochrane and 1.60 kilometres (1 mile) west of Highway 22.

LAND USE DESIGNATION: Ranch and Farm District

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20190168 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190168 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen and Bianca Duncan, Planning and Development Services



APPLICANT: Edith Wearmouth

OWNER: Edith Wearmouth

APPLICATION EVALUATION:

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

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

Payments and Levies

Reserves and applicable levies are not applicable.

Accessibility to a Road:

Current access to the parcel is through an undeveloped road allowance running south of the parcel and connecting to Range Road 43. The applicant had indicated during the initial processing and approval of PL20190024 (the original application for subdivision of this parcel) they would construct a County Standard road from the north end of Range Road 43 to the southeast corner of the parcel where the proposed subdivision is split. Council approved the conditions as provided in Appendix B. Following Council approval, the landowner has re-applied for the subdivision in order to remove the requirement to construct the road to county standard, citing cost. The landowner's submission with respect to this request is included as Appendix D.

Administration has proposed the previously-approved conditions of subdivision, in which the Applicant/Owner would be required to enter into a development agreement for the road construction, and enter into an encroachment agreement for the portion of the cul-de-sac bulb that would encroach on the adjacent lands.

County Plan

The proposal meets the definition and intent of the Agricultural First Parcel Out policies found within the County Plan.



Tentative Plan

Development Proposal: To create a ± 32.37 hectare (80.00 acre) parcel (Lot 1) with a ± 32.37 hectare (80.00 acre) remainder (Lot 2).

21

Lot 2
 ± 32.37 ha
 80.00 ac

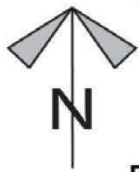
Lot 1
 ± 32.37 ha
 80.00 ac

Legend	
...	Required Approach (Location TBD)
●	Required Road Construction (Approx. 400 M)

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.

400 M (1,312 ft.)

TENTATIVE PLAN

SE-21-25-04-W05M

Date: Mar 11, 2019

Division # 1

File: 05821003

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

ON/lt

APPENDICES:

APPENDIX ‘A’: Maps and Other Information

APPENDIX ‘B’: Approval Conditions

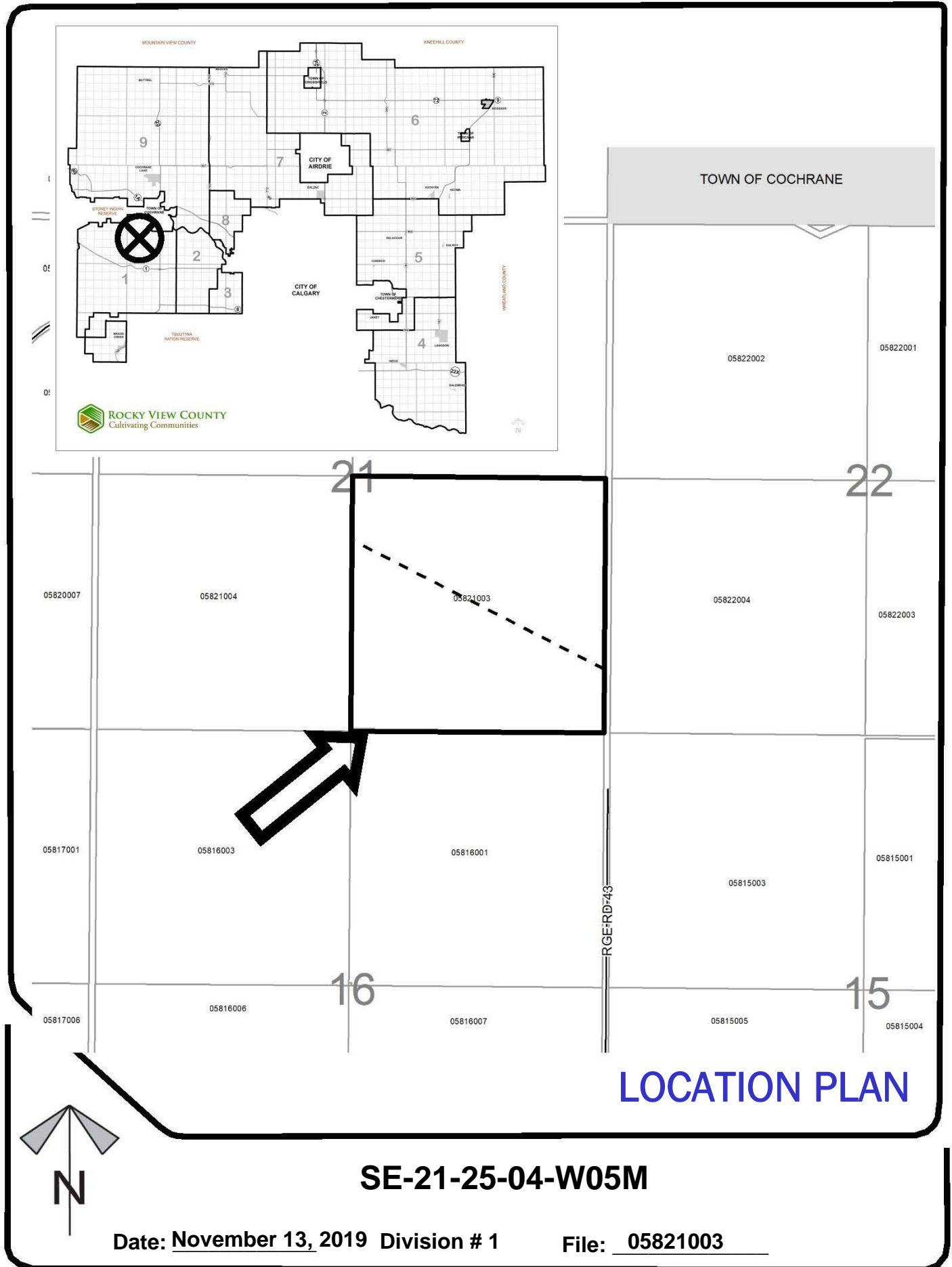
APPENDIX ‘C’: Letters

APPENDIX ‘D’: Landowner Submissions



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: November 5, 2019	DATE DEEMED COMPLETE: November 8, 2019
GROSS AREA: ± 64.75 hectares (± 160 acres)	LEGAL DESCRIPTION: SE-21-25-04-W05M
APPEAL BOARD: Municipal Government Board	
HISTORY: July 23, 2019 PL20190024 was approved by Council to subdivide the parcel into two 80 acre parcels. The application was subsequently resubmitted by the landowner as PL20190168 (the current application) for reconsideration by Council.	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to nine 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>	



Development Proposal: To create a ± 32.37 hectare (80.00 acre) parcel (Lot 1) with a ± 32.37 hectare (80.00 acre) remainder (Lot 2).

21

Lot 2
 ± 32.37 ha
 80.00 ac

Lot 1
 ± 32.37 ha
 80.00 ac

400 M (1,312 ft.)

Legend

... Required Approach
 (Location TBD)

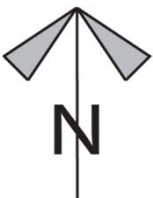


Required Road
 Construction
 (Approx. 400 M)

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.

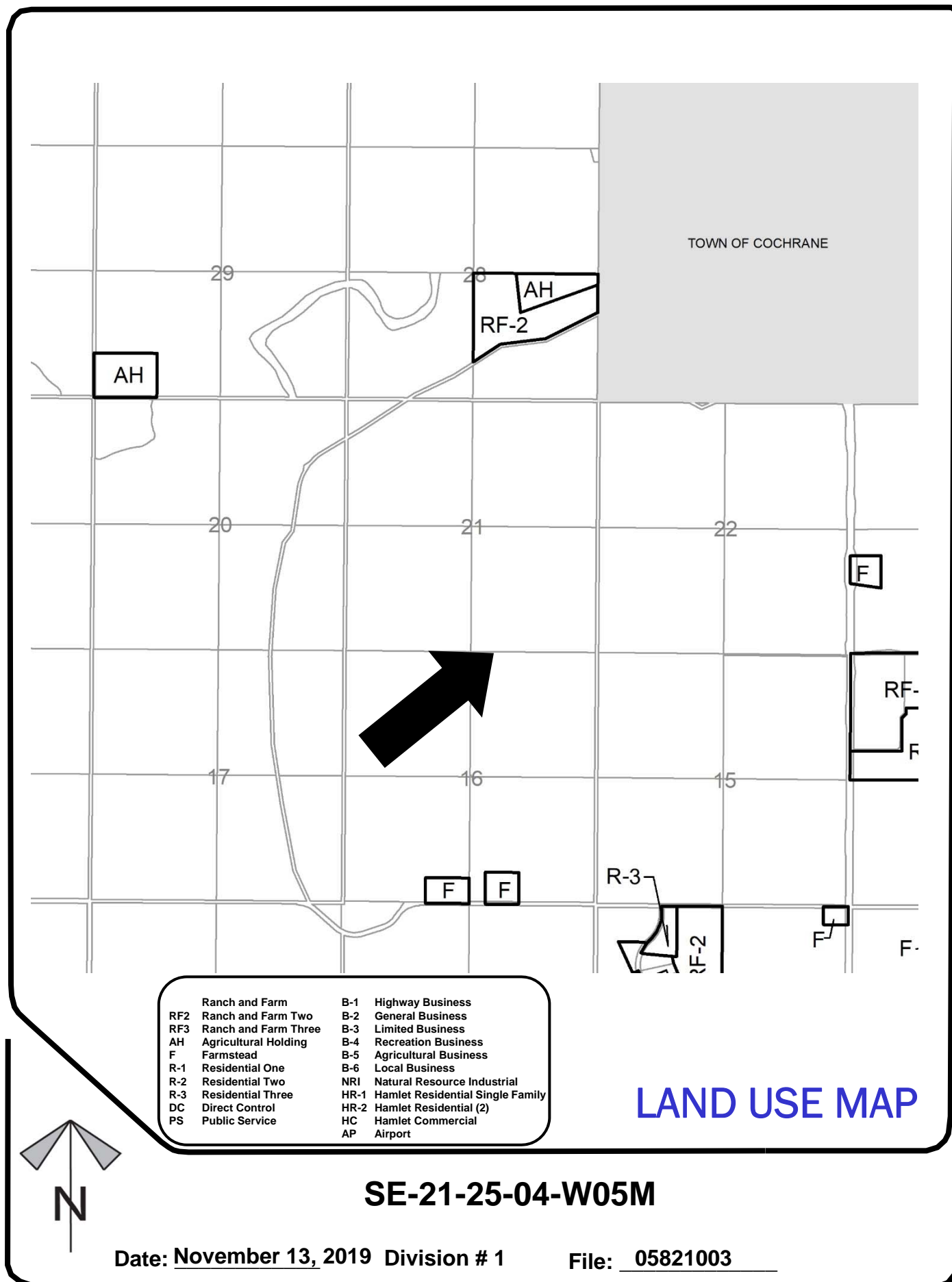
TENTATIVE PLAN



SE-21-25-04-W05M

Date: November 13, 2019 Division # 1

File: 05821003







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

AIR PHOTO

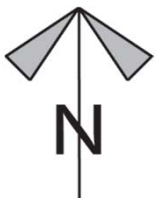
Spring 2018



SE-21-25-04-W05M

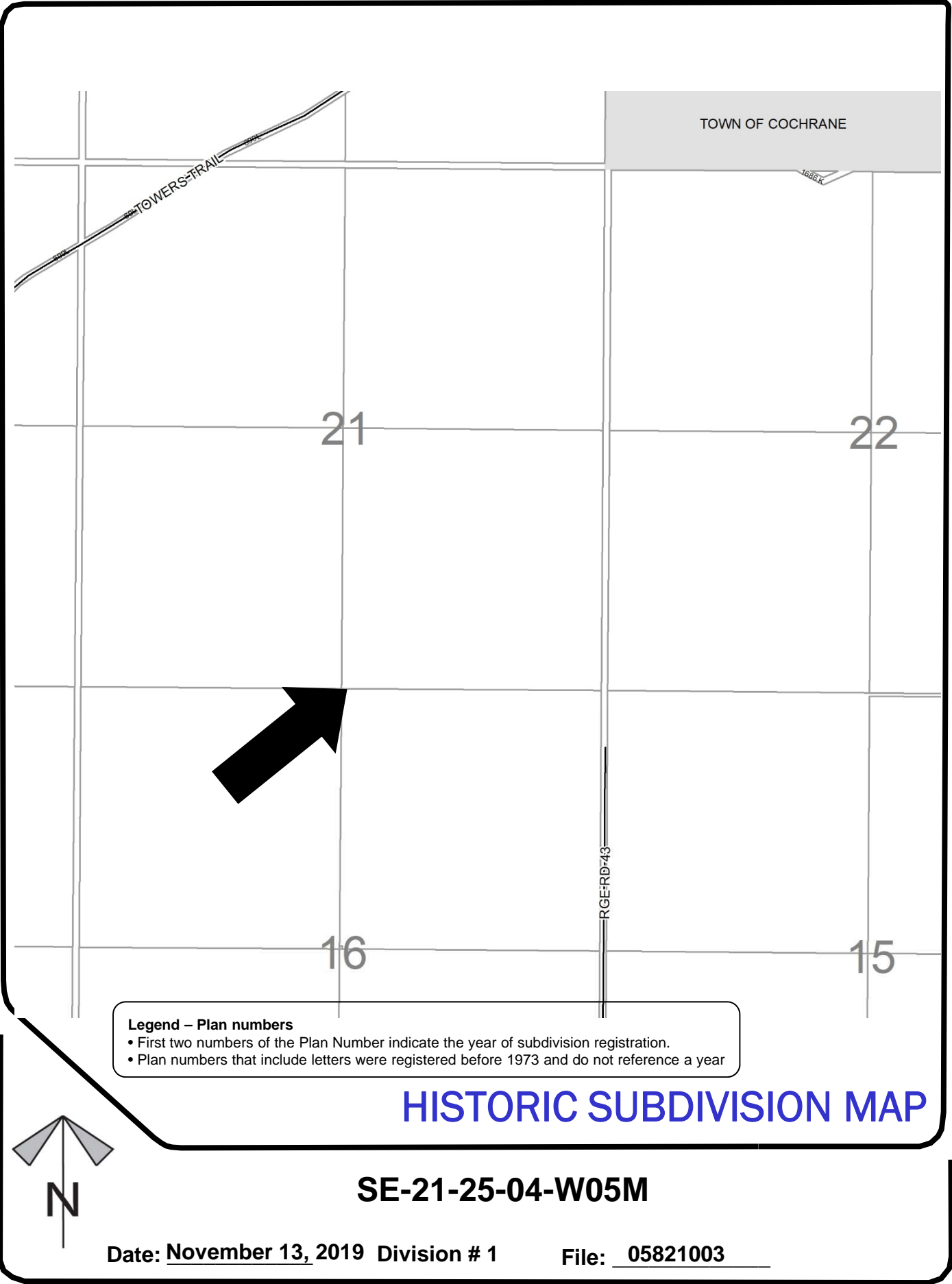
Date: November 13, 2019 Division # 1

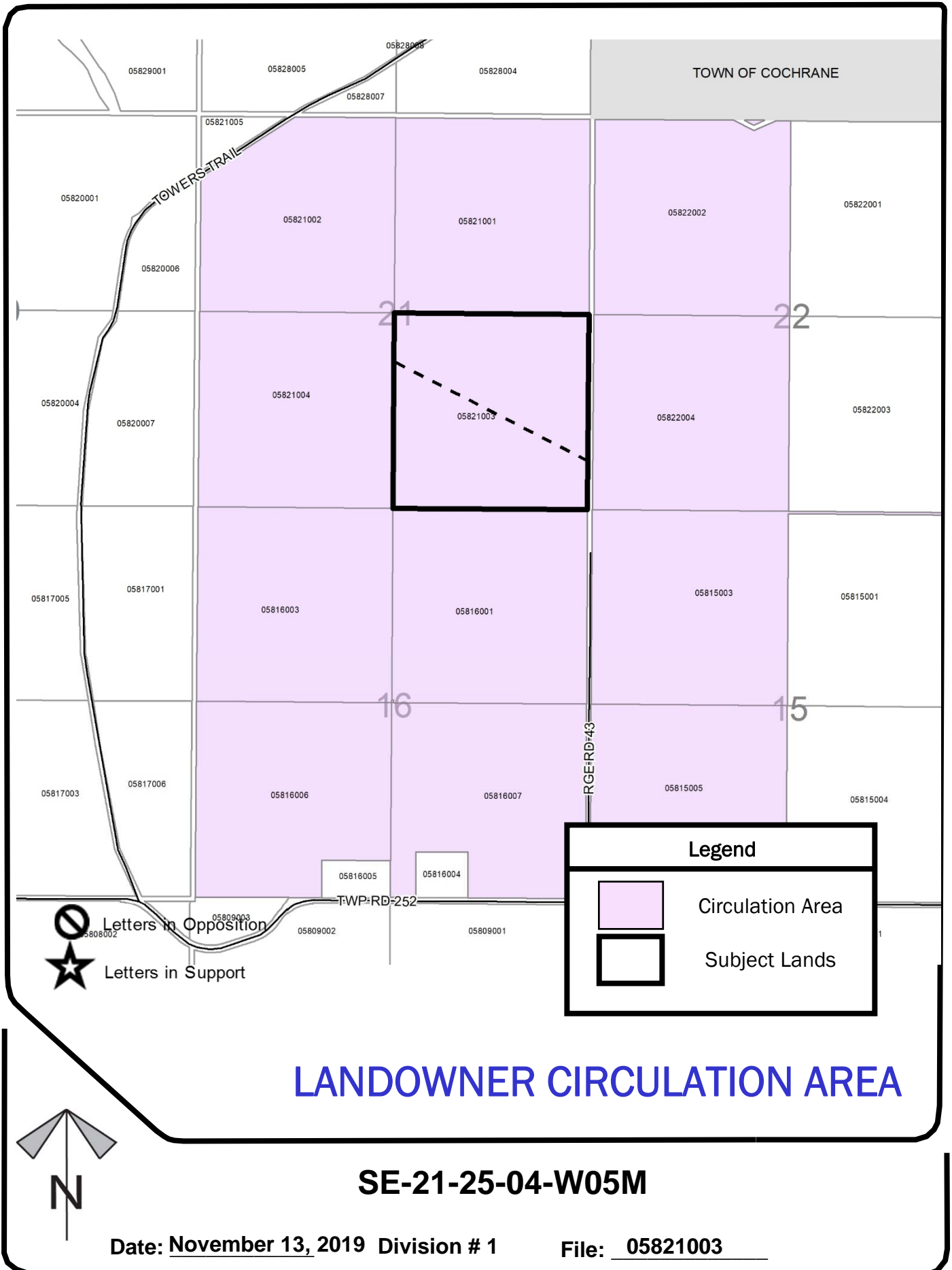
File: 05821003



SE-21-25-04-W05M

File: 05821003





**APPENDIX 'B': APPROVAL CONDITIONS**

- A. That the application to create a \pm 32.37 hectare (80.00 acre) parcel with a \pm 32.37 hectare (80.00 acre) remainder within SE-21-25-04-W05M has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations. It is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the County Plan;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the Municipal Government Act, the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Accessibility to a Road

- 2) The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:
 - i. Construction of Range Road 43 from the current termination point to the access point of the subject lands to a Regional Low Volume Gravel Standard in accordance with the County Servicing Standards as shown in the tentative plan, which includes but is not limited to:
 - a) Completing with a cul-de-sac bulb at the termination point of the road;
 - b) Dedication of necessary easements and rights-of-way; and
 - c) Appropriate signage.
 - ii. Implementation of the recommendations of the Construction Management Plan.
 - iii. Implementation of the recommendations of the Erosion and Sedimentation Control Plan.
- 3) 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, to the satisfaction of the County.



- 4) 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, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details.
- 5) The Owner shall enter into an Encroachment agreement for the portion of the cul-de-sac bulb that is encroaching on the subject lands.
- 6) The Owner shall construct two new gravel approaches on Range Road 43 in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Cost Recovery

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

Payments and Levies

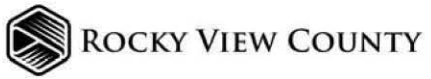
- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



NO LETTERS RECEIVED

APPENDIX 'C': LETTERS

Subdivision application – first parcel out

October 13, 2019

To: Rocky View Council

From: Edith Wearmouth

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

My name is Edith Wearmouth and I ranch southwest of Cochrane, Alberta in Division 1 of Rocky View County. Our family has ranched here for 134 years and 6 generations.

I am reapplying to Rocky View council to create two 80-acre parcels on the S.E ¼, Section 21, Township 25, Range 4, west of the 5th. This is part of my succession and estate planning. It is marginal land for my cattle. I have 2 children that are not currently part of the ranching operation. Therefore, it is my intent to put these 2 parcels into my non-ranching children's names.

At this point I cannot continue with this aspect of my succession plan due to the County's requirement on the first application, that we build a municipal standard road instead of a simple 400-meter driveway.

A 400-meter municipal standard road will cost us approximately **\$188,000.00** to access a piece of undeveloped agriculture land. (This figure is a quote from Eagle Engineering Corp).

A simple 400-meter driveway will cost us approximately \$30,000. (This figure is a quote from a road contractor).

I did not appeal the first application because I did not receive the engineered quote for the road until after the appeal period closed.

We understand that this is on a road allowance. However, we feel it is unlikely that this road allowance will ever be developed past the 400-meter mark due to the steepness of the grade past this point. We have calculated that the grade is approximately 10%. (Highway 1A as it goes up the Cochrane hill is approximately a 5% grade).

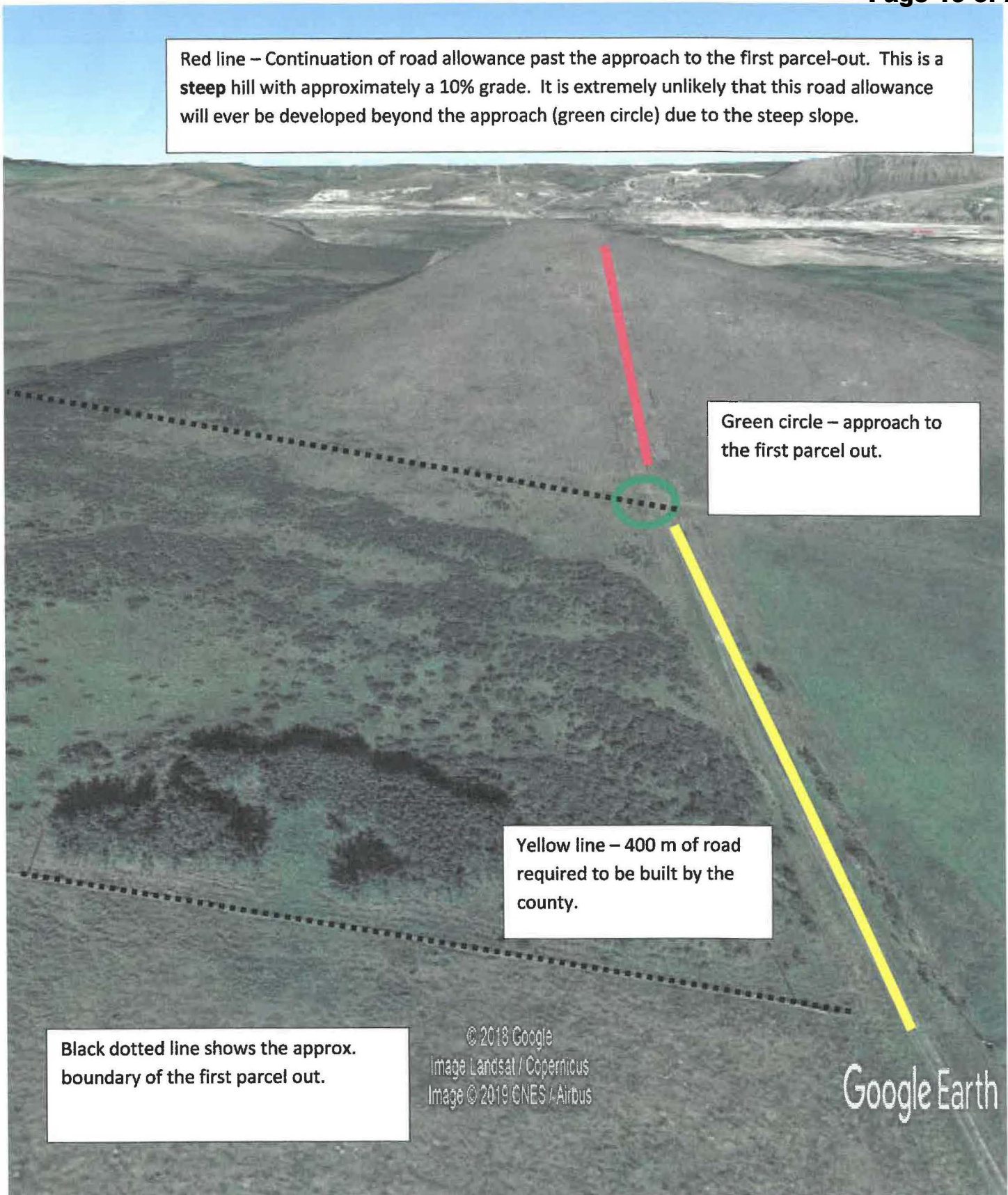
With this second application for first parcel out on the S.E 21-25-4-5 we are asking that the county waive the road requirements and allow us to build a simple driveway.

Please find below a map of the lands being discussed.

I thank the councilors for their consideration of this application.

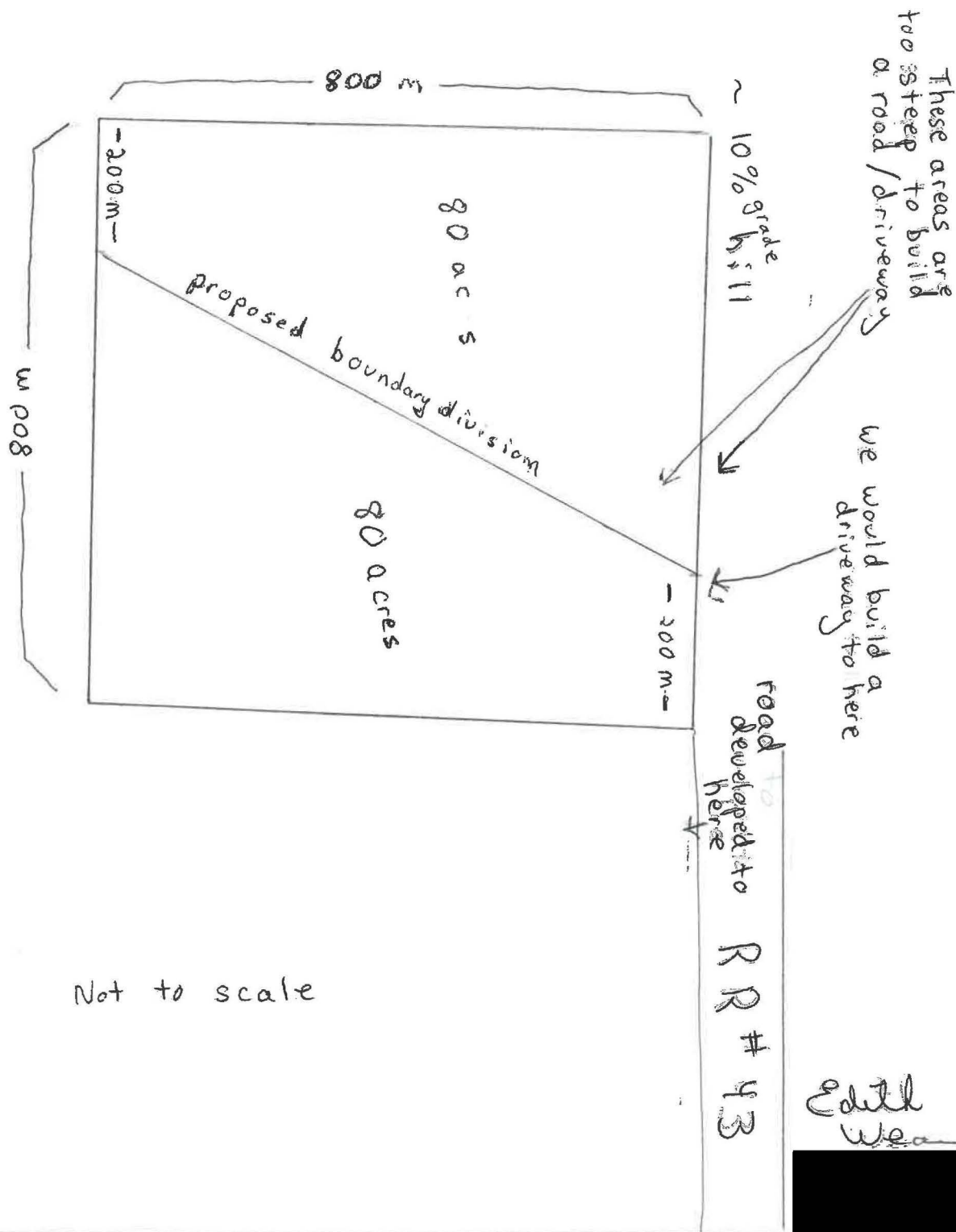
Sincerely

Edith Wearmouth



Application for first parcel out.

SE 21-25-4-5



Not to scale

Edith Weath

Township road 252

PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority
DIVISION: 2
SUBJECT: Subdivision Item: Residential

DATE: January 14, 2020
APPLICATION: PL20190076

APPLICATION: To create ten residential parcels ranging from ≥ 1.98 acres in size to ± 3.08 acre, a ± 0.6 acre common property unit containing a stormwater pond; and a ± 1.25 acre internal roadway parcel.

GENERAL LOCATION: Approximately 1.20 kilometres (3/4 mile) east of Range Road 32 and on the north side of Twp Rd 251A

LAND USE DESIGNATION: Residential One District (R-1)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Subdivision Application PL20190076 be approved with the conditions noted in Appendix 'B'.
- Option #2: THAT Subdivision Application PL20190076 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Andrea Bryden and Bianca Duncan, Planning and Development Services



APPLICANT: 2036122 Alberta Ltd.

OWNER: 2036122 Alberta Ltd.

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> • <i>Subdivision and Development Regulations;</i> • Municipal Development Plan; • Central Springbank Area Structure Plan • Devonian Ridge Estates Conceptual Scheme • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Geotechnical Investigation Report (Curtis Geo Solutions Inc., June 2018) • Traffic Impact Assessment (Bunt and Associates, July 2018) • Level IV PSTS Assessment (Groundwater Information Technologies Ltd., August 2019) • Phase 1 Aquifer Analysis (Groundwater Information Technologies, August 2018) • Stormwater Management Plan (Westhoff Engineering Resources Inc., October 2018) • Phase 1 Environmental Site Assessment (Curtis Geo Solutions Inc., November 2017) • Biophysical Impact Assessment (Westhoff Engineering Resources Inc., December 2018)

Development Agreement

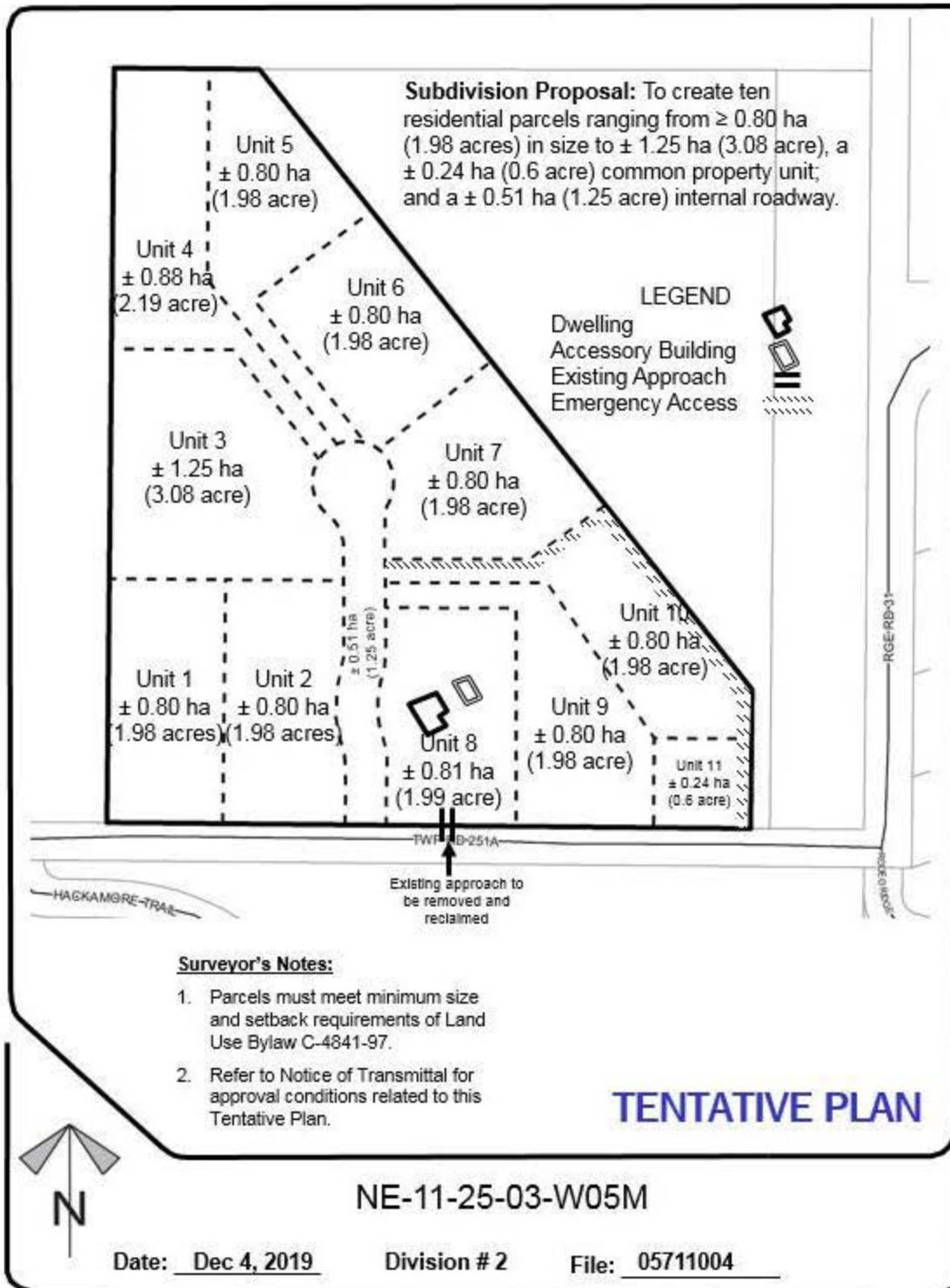
The Applicant/Owner is required to enter into a Development Agreement with the County for the construction of the internal roadway. The road will be constructed to a modified Residential Local Road Standard.

APPLICABLE FEE/LEVY	AMOUNT OWING (estimate)
<i>TRANSPORTATION OFFSITE LEVY</i>	\$370,300
<i>MUNICIPAL RESERVE (\$/ACRE)</i>	\$188,000

- ANY CONDITIONS TO BE CONTESTED BY THE APPLICANT



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

AB/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

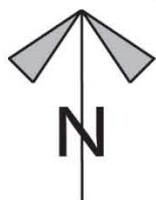
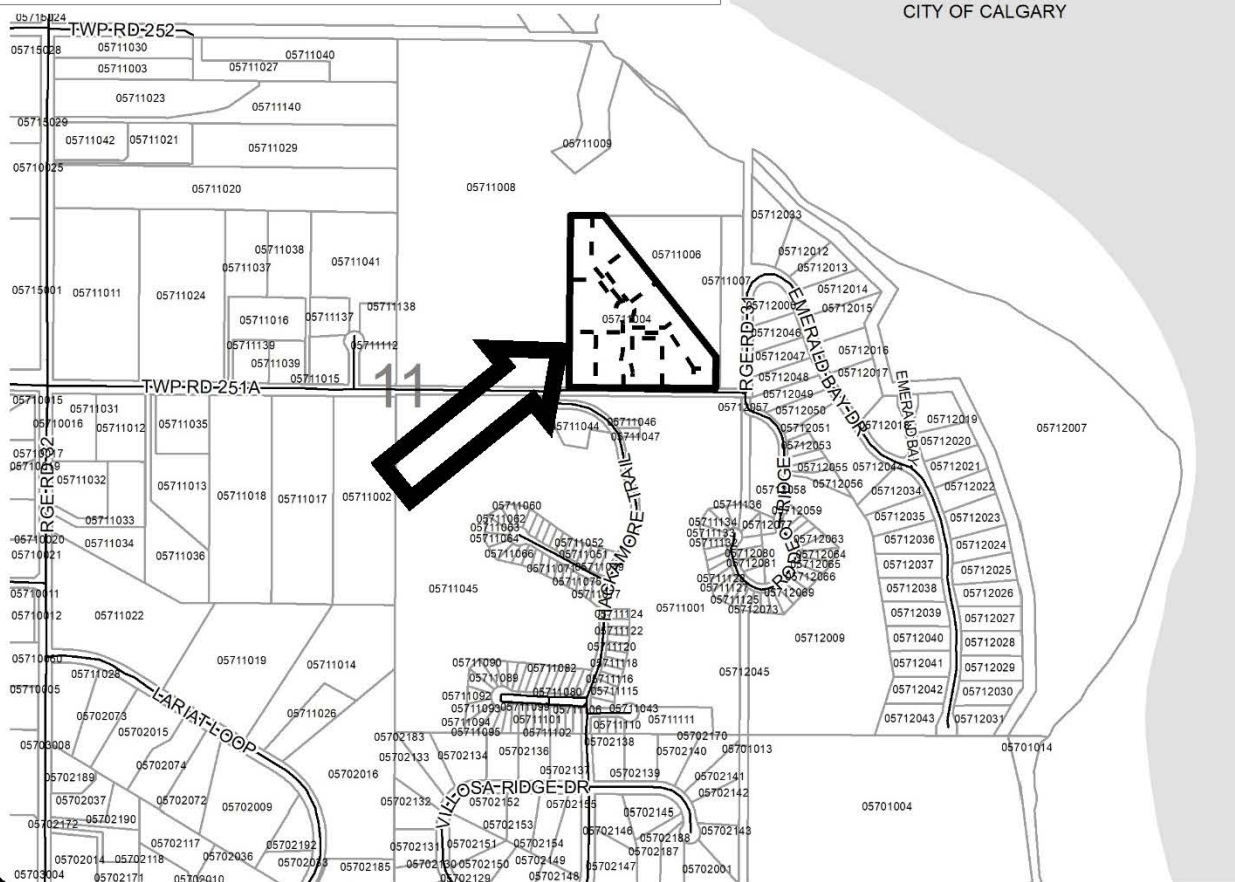
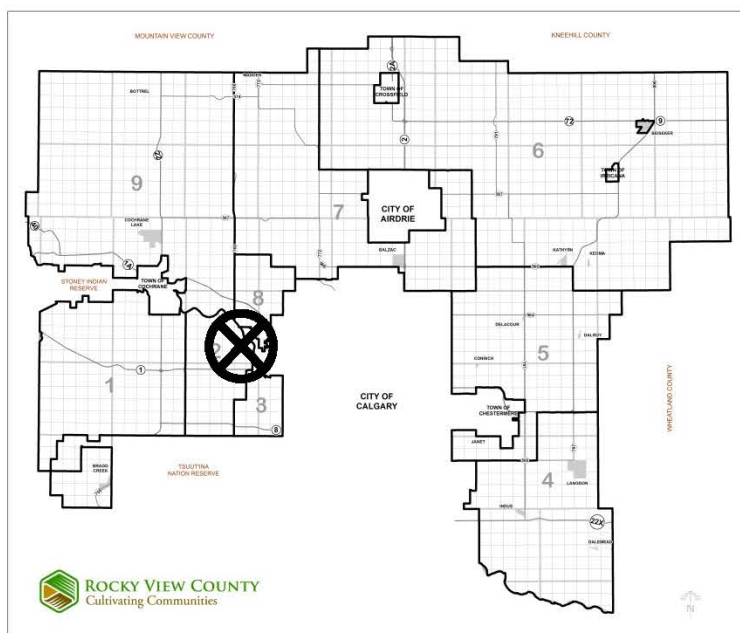
APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: June 14, 2019	DATE DEEMED COMPLETE: November 27, 2019
GROSS AREA: ± 9.38 hectares (± 23.18 acres)	LEGAL DESCRIPTION: NE-11-25-03-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>June 11, 2019:</i> The Devonian Ridge Conceptual Scheme (PL20180120) and application (PL20180121) to redesignate the subject land from Agricultural Holdings District (AH) to Residential One District (R-1) was approved by Council.	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to 217 adjacent landowners and 17 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>	

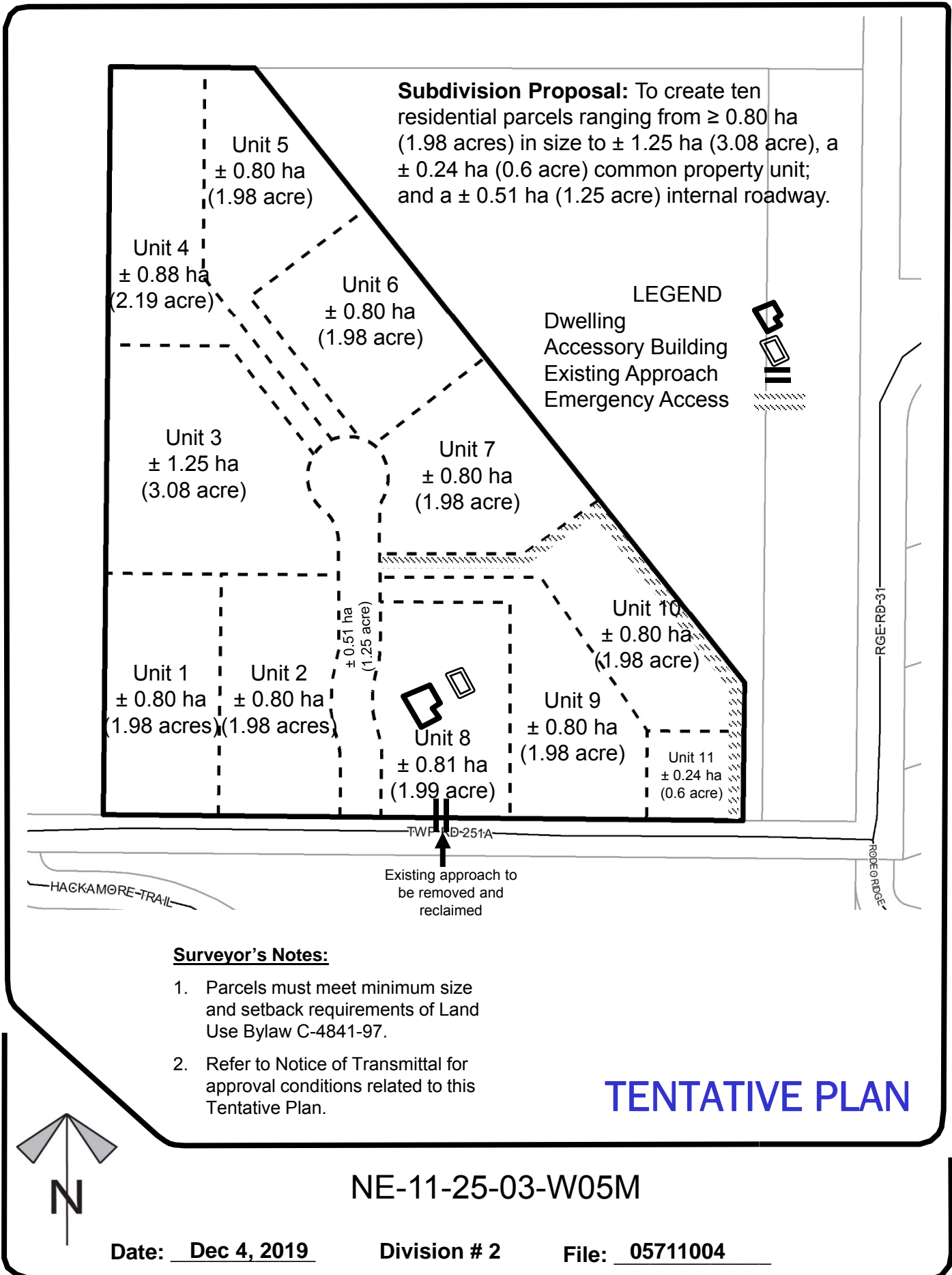


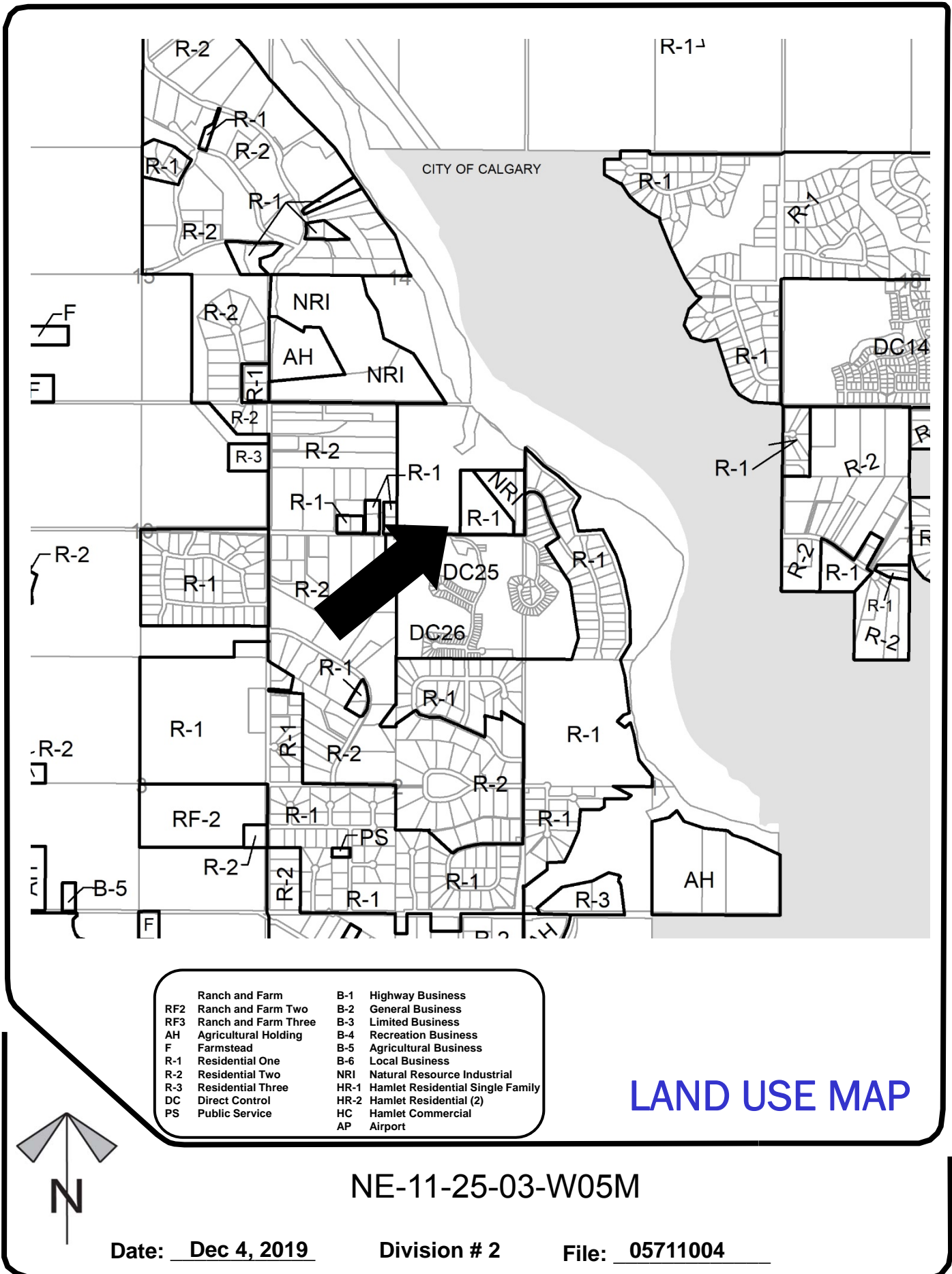
NE-11-25-03-W05M

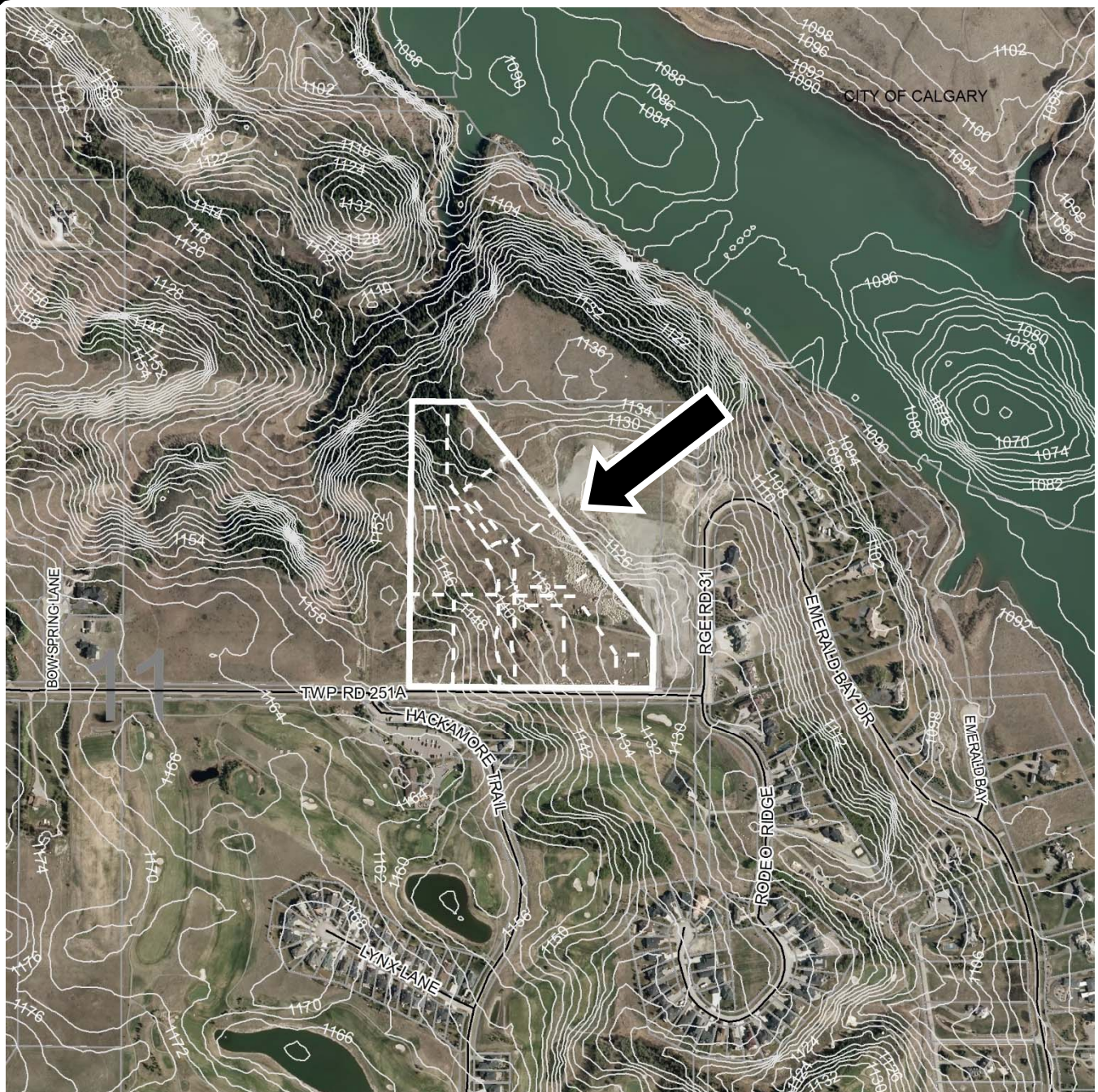
Date: Dec 4, 2019

Division # 2

File: 05711004



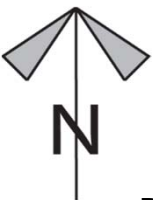




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NE-11-25-03-W05M

Date: Dec 4, 2019

Division # 2

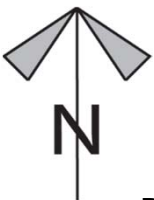
File: 05711004



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

AIR PHOTO

Spring 2018

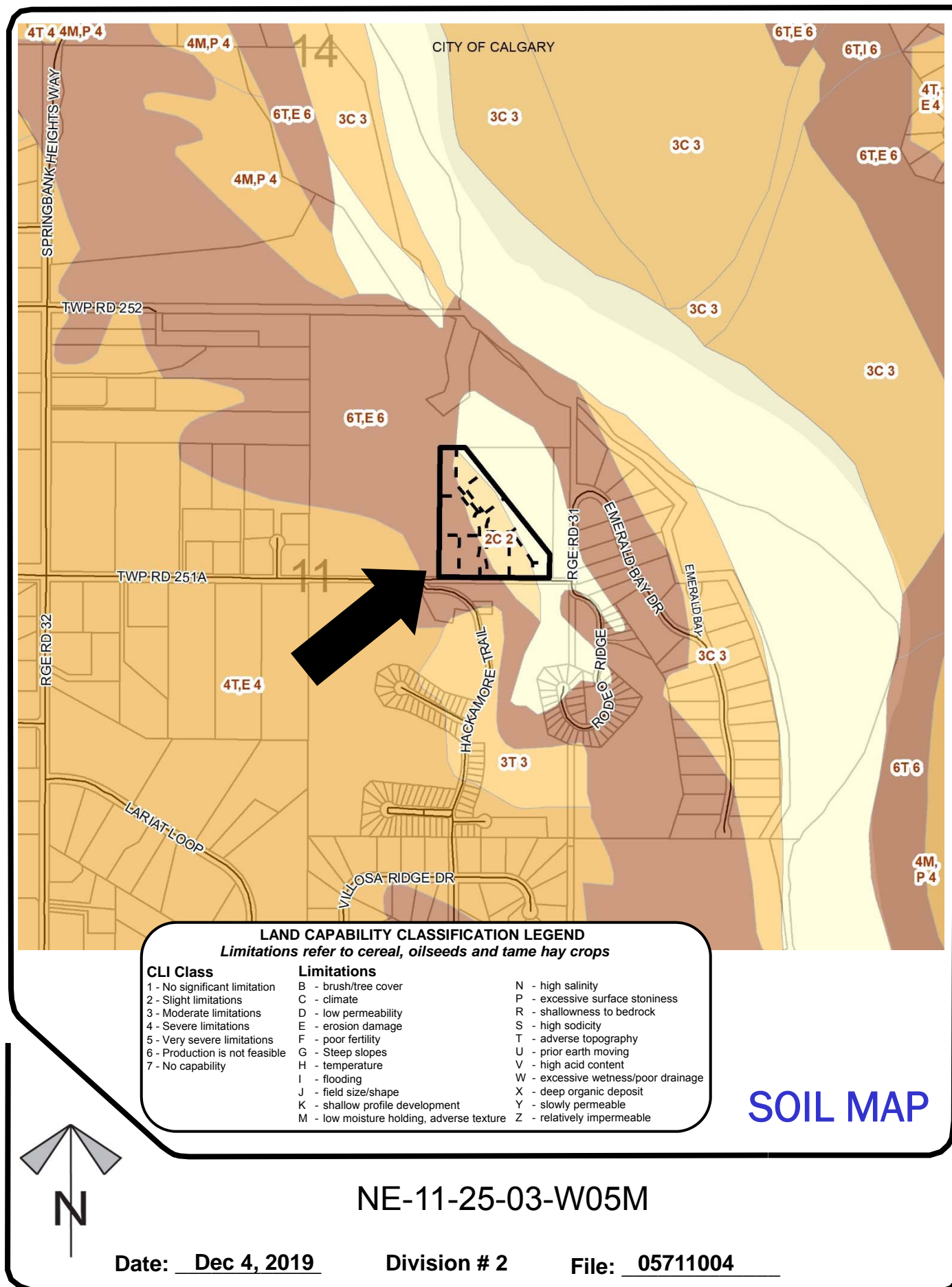


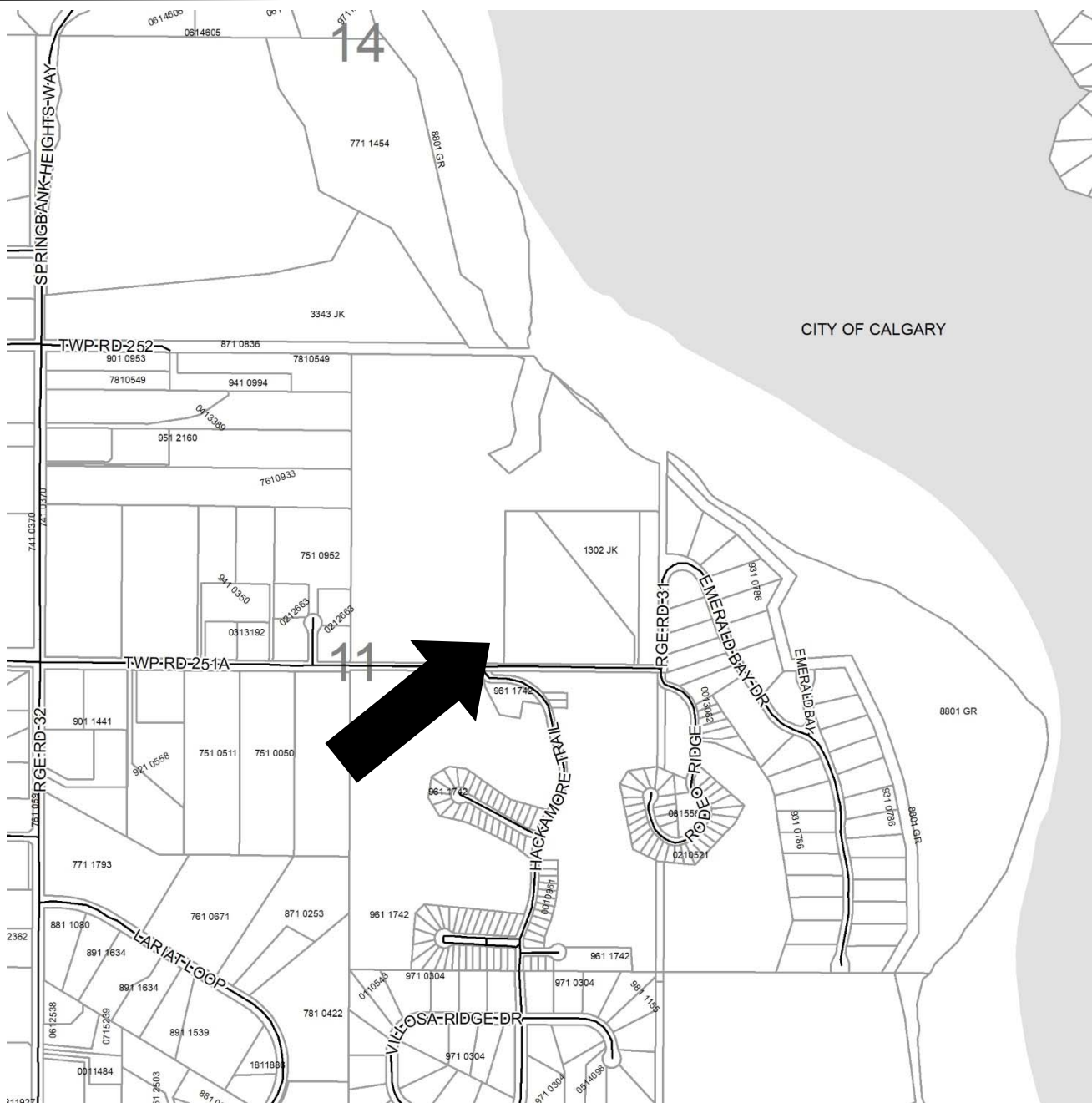
NE-11-25-03-W05M

Date: Dec 4, 2019

Division # 2

File: 05711004

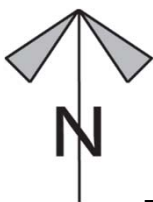


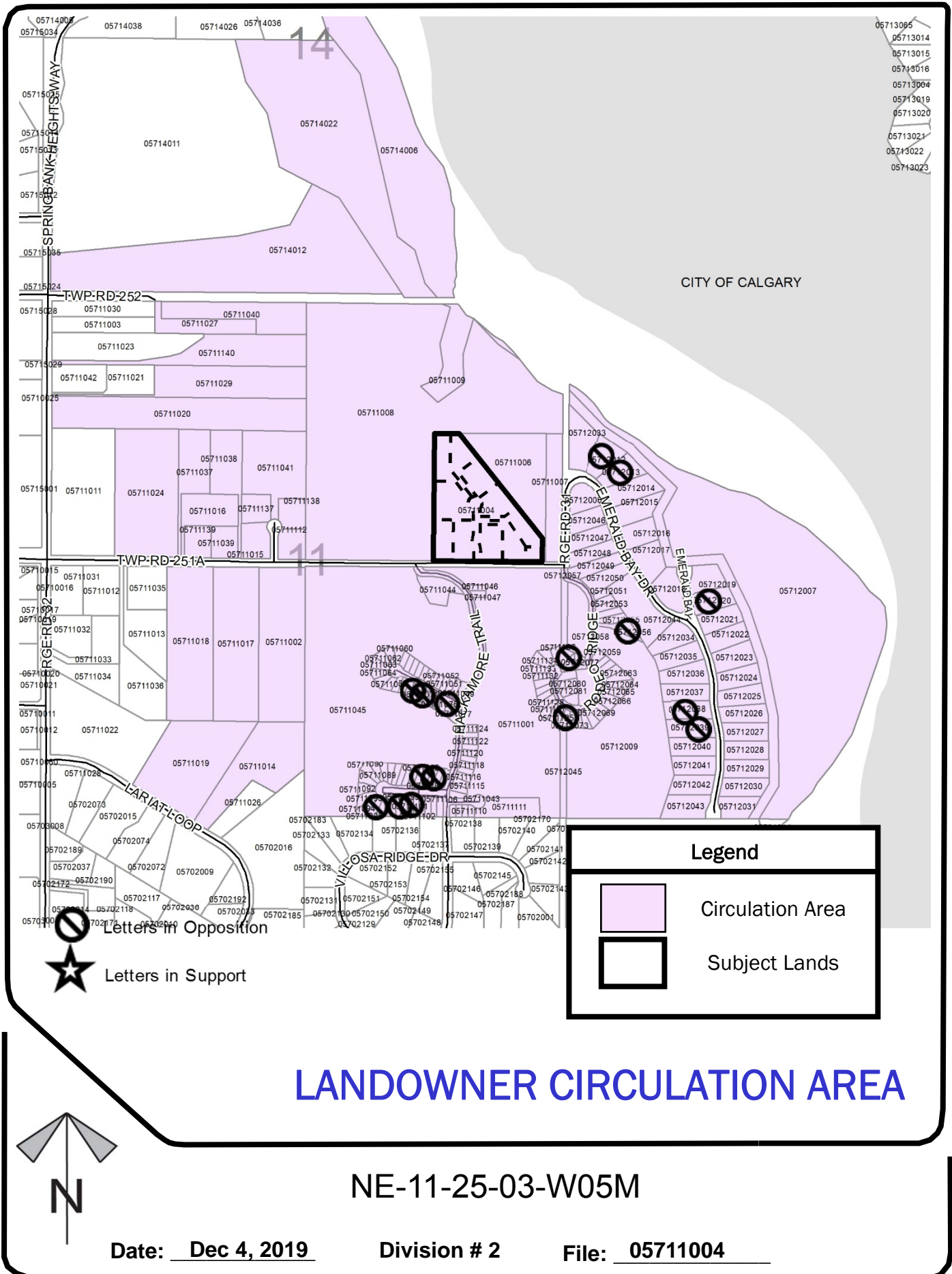
**Legend – Plan numbers**

- 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-11-25-03-W05M

Date: Dec 4, 2019Division # 2File: 05711004





APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create ten residential parcels ranging from ≥ 0.80 ha (1.98 acres) in size to ± 1.25 ha (3.08 acre), a ± 0.24 ha (0.6 acre) common property unit; and a ± 0.51 ha (1.25 acre) internal roadway at NE-11-25-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Development Agreement

- 2) The Owner shall enter into a Development Agreement for provision of the following infrastructure and improvements:
 - i. Construction of an internal road (modified Residential Local Road Standard), in accordance with the County Servicing Standards, as shown on the Tentative Plan, including:
 - a. Cul-de-sac;
 - b. Any necessary easement agreements; and
 - c. Road approaches to Units 1 -10. If a mutual approach is constructed, the Owner shall:
 - i) Provide an access right of way plan; and
 - ii) Prepare and register respective easements on each title, where required.
 - ii. Remove and reclaim the existing approach on Township Road 251A
 - iii. Construction of a new paved approach on Township Road 251A in order to provide access to the internal road;



ROCKY VIEW COUNTY

- iv. Design and construction of a secondary emergency access gravel road, as shown on the Tentative Plan;
- v. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
- vi. Construction and implementation of stormwater management facilities, in accordance with the recommendations of an approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
- vii. Construction of a drafting hydrant and roadside pullout, in accordance with the County Servicing Standards;
- viii. Implementation of the recommendations of the Construction Management Plan and Erosion and Sedimentation Control Plan;
- ix. Installation of power, natural gas, and telephone lines; and
- x. Installation of dark sky compliant street lighting.

Transportation and Access

- 3) The Owner shall enter into an Access Easement Agreement with the County, to provide County for the emergency access road over Units 10 and Lot 11, as per the approved Tentative Plan, which shall include:
 - a) Registration of the applicable access right of way plan.
- 4) The Owner shall obtain approval for a road name by way of application to, and consultation with, the County.

Site Servicing

- 5) The Owner shall enter into a Development Agreement (Site Improvements Services Agreement) with the County, which shall include the following:
 - a) The construction of packaged sewage treatment systems for Units 1 -10, as recommended in the Level IV PSTS report, prepared by Groundwater Information Technologies Ltd., dated August, 2019.
- 6) Water shall be supplied by an individual well on Units 1-10. The subdivision shall not be endorsed until:
 - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
 - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
- 7) The Owner shall enter into a Deferred Services Agreement with the County, to be registered on title for each proposed Units 1 - 10, indicating:
 - a) Requirements for each future Lot Owner to connect to County piped water, wastewater, and stormwater systems at their cost when such services become available;
 - b) Requirements for decommissioning and reclamation once County servicing becomes available;



Developability

- 8) The Owner shall provide and implement a conceptual level stormwater management report, which meets the requirements of the Springbank Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a) Design and construction of the stormwater pond and any other required improvements;
 - b) Registration of any required easements and/or utility rights-of-way; and
 - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system;
- 9) The Owner is to provide a detailed Erosion and Sedimentation Control Plan, prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.
- 10) The Owner shall provide a Geotechnical Developable Area Assessment to prove there is a minimum of one contiguous developable acre (1.0 acre) of land for Units 1-10:
 - a) Private Sewage Treatment System testing and analysis, and/or the newly drilled water well, shall be located within the defined contiguous developable acre;
- 11) The Owner shall provide an updated Slope Stability Analysis which shall confirm the proposed post-development slopes are stable, and identify any required setback areas:
 - a) The Owner is to provide for the implementation of the recommendations of the Slope Stability Analysis;
 - b) Registration of any required easements and / or Restrictive Covenants;
- 12) The Owner shall provide an Environmental Protection Plan, as recommended by the Biophysical Impact Assessment, submitted by Westhoff Engineering Resources Inc., December, 2018, in accordance with the County Servicing Standards.

Municipal Reserve

- 13) The provision of Reserve in the amount of 10 percent of the gross area, as determined by the Plan of Survey, is to provide by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Price Aspinall Appraisals, File #C1-06-051, June 2019), pursuant to Section 666(3) of the Municipal Government Act.

Association and Condominium Association

- 14) The Owner shall provide a letter of intent which specifies a condominium board will be established after subdivision registration, pursuant to the Condominium Property Act:
 - a) An encumbrance shall be registered on the title of each new lot created, identifying that each Unit Owner, as a member of the Condominium Association, is directly responsible for all maintenance of the internal road and associated infrastructure, landscaping, stormwater facilities, overland drainage system, private sewage treatment systems, and residential solid waste collection.
- 15) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Unit Owner be subject to the development's Architectural Controls.
- 16) The Owner is to prepare a Solid Waste Management Plan that outlines the responsibility of the Developer and/or Condominium Board for solid waste management.



Site Construction

- 17) The Owner shall provide a Historical Resources Impact Assessment (HRIA) to the satisfaction of Alberta Community Development.
 - a) If the HRIA identifies that any portion of the subject lands require mitigation or excavation, as directed by Alberta Community Development, the recommendations of the HRIA shall be implemented prior to the stripping and grading of any portion of the site;
- 18) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a) Weed management during the construction phases of the project;
 - b) Management and mitigation of environmentally significant features as identified in the approved Biophysical Assessment;
 - c) Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;
- 19) The Applicant/Owner shall provide a Landscaping and Weed Management Plan, to be prepared by a qualified professional.
- 20) The Applicant/Owner shall provide a Landscaping Plan, to be prepared by a qualified professional, to illustrate how the existing tree cover within each new lot will be appropriately maintained in accordance with Section 5.2 of the Devonian Ridge Estates Conceptual Scheme.
- 21) Utility Easements, Agreements, and Plans are to be provided and registered (concurrent with a Plan of Survey or prior to registration), to the satisfaction of ATCO Gas and Telus Communications.

Payments and Levies

- 22) 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.
- 23) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 11 new lots.

Taxes

- 24) 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

September 15, 2019

**TO: Planning Services Department
Rocky View County**

**RE: Applicants: 2036122 Alberta Ltd.
File number: 05711004
Application Number: PL20190076**

To Whom It Concerns;

With respect to the above mentioned applicants and application, I wish to submit my concerns as they relate to the provision for water and disposal of sewage, to the proposed development known as Devonian Ridge Estates.

At this time, I have not heard how the developer is going to secure water for the new development and more importantly, I have not heard what the developer's plans are for disposal of waste water. If, as the rumour has it, the plan is to drill a septic field for each of the 11 or 12 new homes, this is absolutely untenable, and must be stopped.

How in this day and age of thoughtful environmental stewardship can anyone contemplate, or condone, the dumping of raw sewage into the ground? By law, I can't dump garbage in my neighbour's yard, so why would you contemplate allowing raw and untreated sewage to be dumped? The negative implications are huge, and the impact upon hundreds of existing homeowners is potentially devastating. If the raw sewage seeps, and it likely will, into our only fresh water aquifer it will pollute the single source of water for the hundreds of families who live here.

The Emerald Bay development in which we live, has a mandated program from Alberta Environment and Parks that stipulates what we can, and cannot do, with our waste water. Why is the Devonian Ridge Estates development not being required by the Rocky View Planning Services Department to abide by the same guidelines?

I urge you to please reconsider the application and request clarification of their plans for a safe and sensible waste water plan that's fair to all, including existing area home owners.

Sincerely,

Adeline Sterling & Family
45 Emerald Bay Drive
T3Z 1E3

attach.

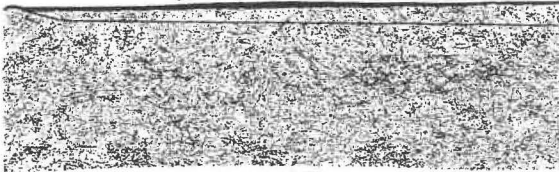


ROCKY VIEW COUNTY

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

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

Wednesday, September 04, 2019



File Number: 05711004
Application Number: PL20190076
Division: 2

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located approximately 1.20 kilometres (3/4 mile) east of Range Road 32 and 3.21 kilometres (2 miles) north of Highway 1.

What is the applicant proposing?

To create: a \pm 0.8 ha (1.98 acre) parcel (Lot 1), \pm 0.74 ha (1.83 acre) parcel (Lot 2), a \pm 1.42 ha (3.5 acre) parcel (Lot 3), a \pm 1.00 ha (2.48 acre) parcel (Lot 4), a \pm 0.8 ha (1.98 acre) parcel (Lot 5), a \pm 0.8 ha (1.98 acre) parcel (Lot 6), a \pm 0.81 ha (2.0 acre) parcel (Lot 7), a \pm 0.87 ha (2.16 acre) parcel (Lot 8), a \pm 0.81 ha (1.99 acre) parcel (Lot 9), a \pm 0.81 ha (2.0 acre) parcel (Lot 10), a \pm 0.2 ha (0.6 acre) utility lot (Lot 11), and a \pm 0.2 ha (0.49 acre) internal roadway

Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2

PLEASE REPLY PRIOR TO: Wednesday, September 25, 2019

County Contact: Andrea Bryden **E-mail:** abryden@rockyview.ca

Phone: 403.520.7294

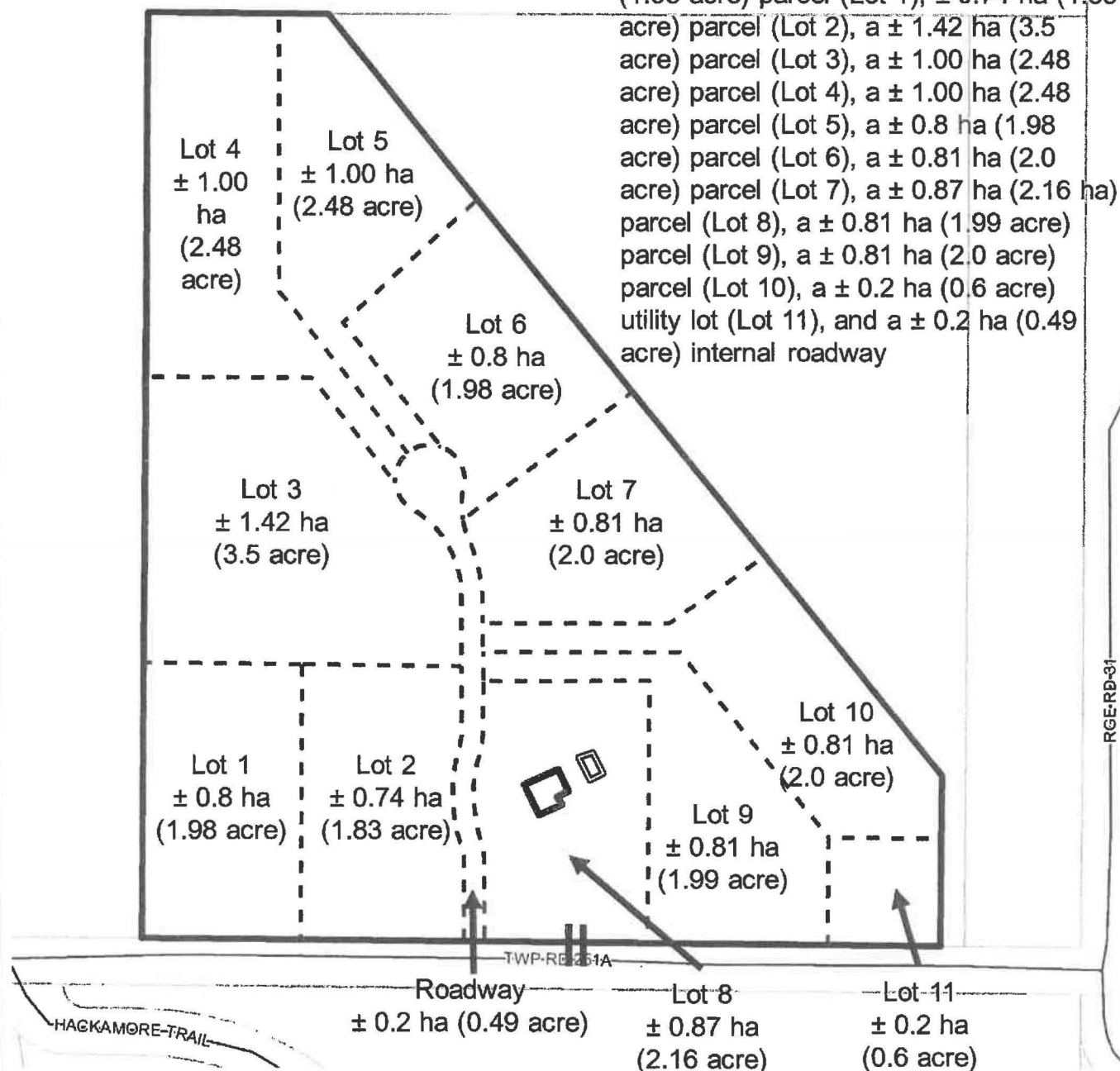
Other application details and notes:

Applicant(s): 2036122 Alberta Ltd
Owner(s): 2036122 Alberta Ltd
Size: \pm 9.38 hectares (\pm 23.18 acres)
Legal: NE-11-25-03-W05M

Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.

Subdivision Plan: To create a ± 0.8 ha (1.98 acre) parcel (Lot 1), ± 0.74 ha (1.83 acre) parcel (Lot 2), a ± 1.42 ha (3.5 acre) parcel (Lot 3), a ± 1.00 ha (2.48 acre) parcel (Lot 4), a ± 1.00 ha (2.48 acre) parcel (Lot 5), a ± 0.8 ha (1.98 acre) parcel (Lot 6), a ± 0.81 ha (2.0 acre) parcel (Lot 7), a ± 0.87 ha (2.16 acre) parcel (Lot 8), a ± 0.81 ha (1.99 acre) parcel (Lot 9), a ± 0.81 ha (2.0 acre) parcel (Lot 10), a ± 0.2 ha (0.6 acre) utility lot (Lot 11), and a ± 0.2 ha (0.49 acre) internal roadway



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.

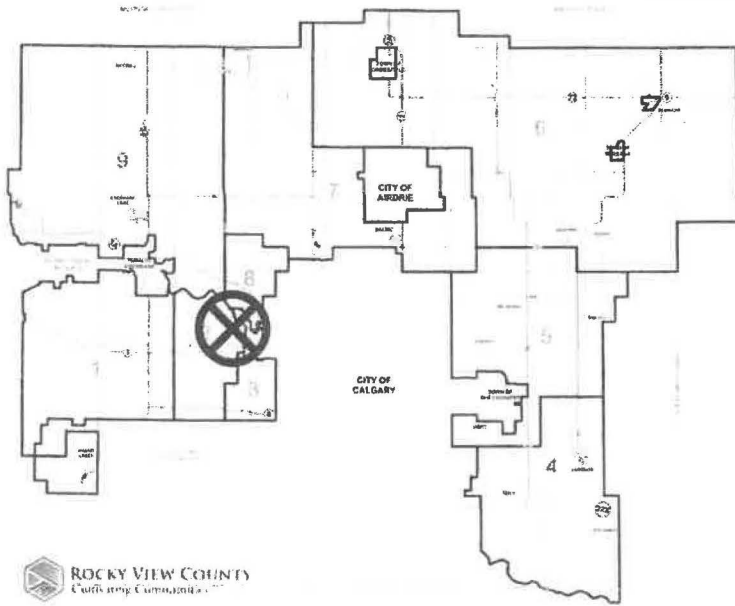
TENTATIVE PLAN

NE-11-25-03-W05M

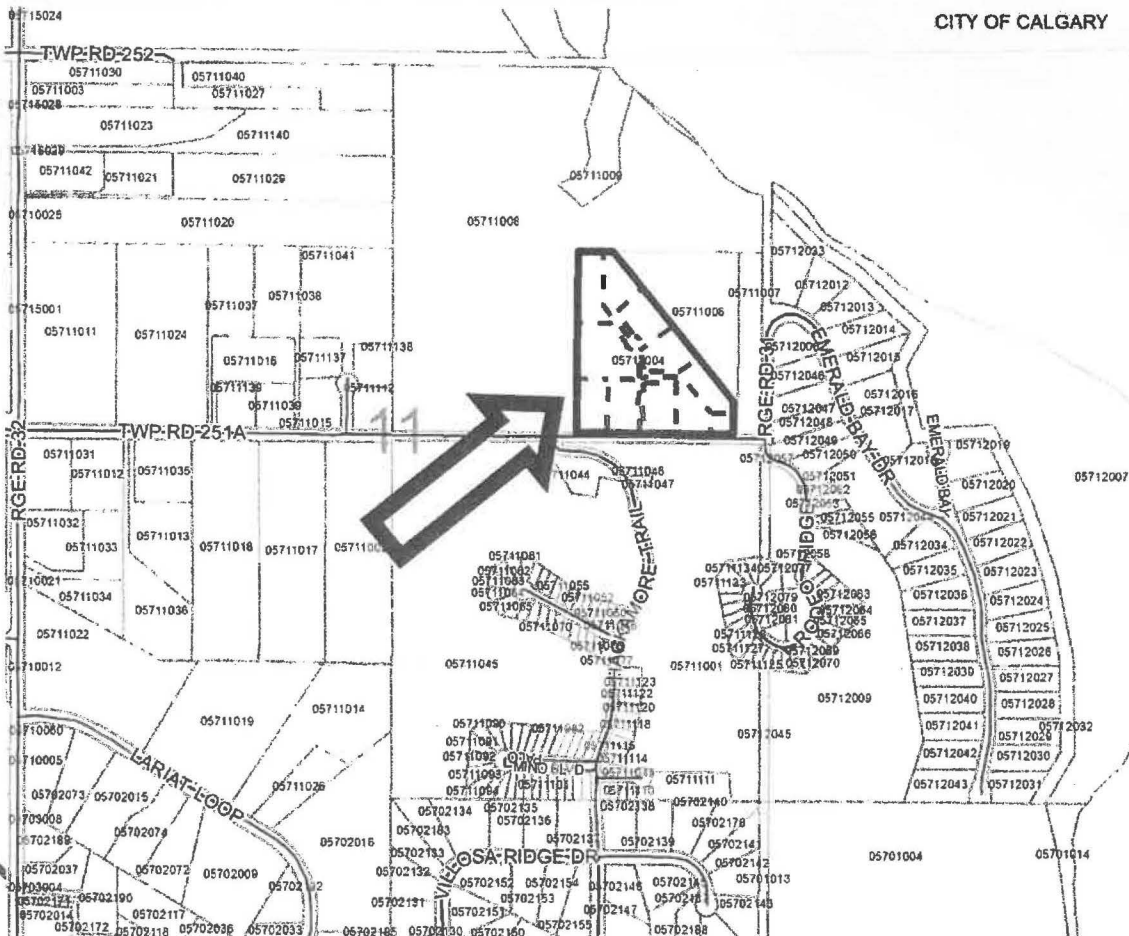
Date: June 20, 2019

Division # 2

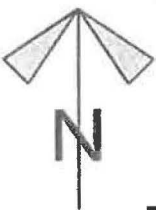
File: 05711004



- 05713065
- 05713013
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- 05713015
- 05713016
- 05713017
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LOCATION PLAN



NE-11-25-03-W05M

Date: June 20, 2019

Division # 2

File: 05711004



November 21, 2018

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

Dear Sir / Madam:

via electronic mail

Re: RVC File Number 05711004, Application numbers 20180120 and 20180121
- Letter of Objection -

We write this letter to you after receiving a copy of the referenced application proposing 11 new lots directly adjacent to our service area.

The Emerald Bay Water & Sewer Coop is an incorporated not-for-profit utility company servicing 188 customers.

We operate our water system under Alberta Environment and Parks Approval number 1542 – 02 – 00. All potable water for our service area is drawn from groundwater wells which are situated downgradient from the proposed development.

We operate our wastewater system under Alberta Environment and Parks Approval number 18892-01-00. This approval includes an extensive monitoring program to collect data on potential impacts to three (3) local water Coop water wells primarily from surface runoff. This program is very expensive and our source wells would be at great risk of contamination should eleven septic fields (as proposed) be placed upgradient from our water source wells.

As a result, the Emerald Bay Water & Sewer Coop, ***strongly objects*** to the proposed application(s) and will file additional objections to Alberta Environment and Parks should this application proceed.

Please acknowledge receipt of this letter of objection.

Should you have any questions in regard to this statement of concern, please contact me by telephone at 403.888.2849

Sincerely,

David Laurie
Chairman, Emerald Bay Water & Sewer Co-Op Ltd.





May 29, 2019

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

Dear Sir / Madam:

via electronic mail

Re: **County File Number PL20180120 (05711004)**
Bylaw C-7889-2019 etc.

The Devonian development has been a concern of ours (EBWSC) for some time now. In November 2018 we sent a letter to RVC Development Officer objecting to **Application numbers 20180120 and 20180121 (see attached)**. To date, we have not had a reply to our November 2018 letter.

The Coop recently learned of a pending Public Hearing by the same applicant to amend the Central Springbank Area Structure plan to include the Devonian Ridge Conceptual Scheme. The Public Notice also explained that this application would include adoption of the Devonian Ridge Conceptual Scheme that would *"provide a policy framework for future redesignation, subdivision and development proposal within NE 11 25 3 5."*

Given that we are on record as having concerns and objections to this proposal in general and specifically with environmental and health concerns for water and sewer management, the Coop is disappointed that either the applicant or RVC deemed notification to our Coop of the development plans and ASP amendment proposal to be a reasonable exercise. The Coop only learned of this from a resident and notice in the Rocky View Weekly. This is a weak link in the development process currently.

Apart from the usual concerns around changing the ASP and the increased traffic etc., our main concern is with how this proposal would impact the water supply wells for Springbank Links, Emerald Bay Estates, Rodeo Ridge, Villosa Ridge, North Springbank and Calling Horse Estates

If I understand the current Devonian proposal, all sewage generated by the Devonian development will be disposed of via 11 or 12 individual septic fields (pending additional development phases) and all domestic water will be drawn from 11 or 12 new water wells.

I am the Chairman of the Emerald Bay Water & Sewer Coop. Our source water wells, along with source wells that serve North Springbank and Calling Horse Estates (Salt Box Coulee Coop) are directly downstream of the Devonian proposal. The Devonian proposal is being proposed in an area where there is high gravel and sandstone subsurface content which dramatically increases the risk of contaminating our source water supply.



As a result, we are strongly opposed to this development as sewage effluent is very likely to communicate and contaminate the aquifer that we draw our water from. Additionally, it is highly likely that the Devonian proposal will draw water from the same formation or source rock as our source wells. This will adversely affect both the volume and quality of our current supply. We also view this as a major health risk to the existing source water wells and the residents currently being served by them.

Why are we so concerned about water? Those at RVC who were around when an approval was granted for the multi-phased Springbank Links Golf Course development through various RVC Development Approvals may recall. In those Approvals, the Applicant was directed to set up a rural utility to service the various Phases with water and sewerage services. The Applicant's approval from RVC directed that all **treated** effluent from the development(s) would be disposed of by spray irrigation on the golf course lands. This is current practice.

The Applicant complied with these conditions and applied for and received 2 approvals (one for water and one for wastewater) under the Alberta Environmental Protection and Enhancement Act. Shortly after the approvals were issued, the North Springbank Water Coop filed an Appeal through the Alberta Environmental Appeal Board. As a result of this Appeal, the original wastewater approval (18892-00-00) was rescinded and replaced by Approval number 18892-00-03 (now 18892-02-00). In the amended approval, Alberta directed the Emerald Bay Water & Sewer Coop to establish a soil and groundwater monitoring program to gather data on the possible effects of the effluent spray disposal program on the domestic source water wells specifically for the benefit of the North Springbank Water Coop. A Monitoring program was set up along with a Monitoring Committee. For the past 16 years, the entire program has been paid for by the Emerald Bay Water and Sewer Coop to the tune of approximately \$50,000 per year.

In recent years, Alberta Environment and Parks require approval holders to complete a Safe Water Drinking Plan. This plan is designed to have an approval holder assess both internal and external risk factors to the safe supply of potable water. Clearly, new developments add risks.

The Emerald Bay Water & Sewer Coop does not own any land in the area of the Devonian application but is responsible through Alberta Environmental legislation to ensure we are compliant with our own approvals and deliver safe potable water to our 188 customers.

It is therefore logical that the Devonian septic disposal systems will pose significantly higher risk to the water supply wells of North Springbank Water Coop, Emerald Bay Water & Sewer Coop and Salt Box Coulee Coop. Further disposal of **untreated** sewage directly upgradient of our source wells, in an area dominated by subsurface sand, gravel and sandstone will inevitably create communication with our source water supply wells. Further still, any contamination observed in our collective source wells will prejudice our approvals and keep us locked in our



annual (expensive) soil monitoring program. With development pressure in the area currently (Devonian and Caribou) and potentially additional development as contemplated in the Public Notice section of the May 21 edition (attached) of the Rocky View Weekly, as with more development, it will be almost impossible to ascertain the source of any communication between the various waste disposal programs and the source water wells.

The Emerald Bay Water & Sewer Coop water supply and Approval conditions are at increased risk with each new development. This is cause for concern from a legislative and environmental and public health perspective.

It would therefore make logical and reasonable sense that the proposed Devonian development be denied by RVC along with their proposed changes to the ASP for reasons of public health and the adverse effects to the existing supply wells. It would also make logical and reasonable sense that RVC not consider *any* new developments (especially those proposed near the Bearspaw Reservoir) until such time as proper sewer service infrastructure is in place. Springbank will soon be known as Effluentbank if proper disposal systems are not considered/mandated prior to entertaining ASP amendments and approving of new Conceptual Plans in RVC. RVC should also adopt a policy of reviewing new Conceptual Schemes with Alberta Environment and Parks as a pre-condition of new approvals. The current process of weak public involvement guidelines and approval of Conceptual Plans prior to review by Environment sets up the County and local stakeholders to rely of the court to adjudicate new development approvals. This is a cart-before-the-horse scenario that has failed the stakeholders in Springbank and RVC on many occasions historically.

Infrastructure is not in place in this part of RVC to protect current systems/approval holders from environmental and health risks from the Devonian proposal. A synergy group or lobby group should be set up to work with the City of Calgary to properly dispose of sewage prior to approval of new developments. The Emerald Bay Water & Sewer Coop would be interested in participating in such a working group. Alternatively, RVC should embark on an acquisition of existing water coops project to manage new development in the interest of public health.

All effluent from this proposed development should not be disposed by septic systems. Water should not be supplied by water wells here either.

We/I would encourage RVC to deny this application and to establish proper sanitary utility services prior to adopting a change to the ASP or approving septic or effluent systems especially in proximity to existing water supply

Respectfully,
Dave Laurie
Chairman, Emerald Bay Water & Sewer Coop Ltd.
403.888.2849



Lori-Lee Turcotte

From: Andre [REDACTED]
Sent: Monday, September 23, 2019 1:56 PM
To: Andrea Bryden
Subject: File #05711004 comments

File # 05711004
Application # PL20190076

This letter is in concern to this proposed development. We reside at 53 Emerald Bay below this development. It has come to our attention that this development plans to have septic tanks (raw sewage) disposal upstream of our co-op water supply source. It is also of great concern to hear the complete lack of communication, responses, or engagement with the Emerald Bay Water and Sewer Co-op for any of the numerous times they reached out, from the county. The developer has not engaged in any credible way with any of the residents of Emerald Bay, or the Water Co-op. There seems to be no desire to upgrade our sewer/water system by the developer to hook into our system, and the county has not provided upgrades to infrastructure to allow this expansion either. This seems like an attempt to keep costs the lowest possible, and try to offload any of the potential contamination risks onto someone else. Make no doubt about it though, this would be litigation in the event that happens. In my opinion, the County should be spending a lot more time on assessments and environmental impacts of such a development with such obvious and clear risks to existing infrastructure, especially when those risks have been REPEATEDLY pointed out by Dave Laurie and our Water Co-op. There is no excuse now to say this was never known to be a potential hazard, to have been mitigated at this stage. We are therefore against this development moving forward.

Thanks,

Andre Sinclair|President



Angela and Russ Kimmett

188 Emerald Bay Drive,

Calgary, AB T3Z 1E2

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A0X2

To Andrea Bryden,

RE: File Number 05711004, Application Number PL20190076, Division 2

Further to the above mentioned Application as home owners immediately to the East and more importantly downhill from the proposed development we have significant concerns specifically in regard to provision of water and disposal of sewage. We are not aware of any environmental impact study that has been done. If so, we would request a copy of the study. If there has been no such study we want to know -Why this significant increase in density and the potential corresponding water and sewage issues have not been addressed.

We don't believe that the county should allow this subdivision to be allowed considering that the Emerald Bay Water and Sewage Co-op is directly adjacent to the proposed development and the Developer of the proposed development has chosen not to utilize a proven safe environmental infrastructure. Instead in our view the Developer has chosen to proceed in a manner more consistent with much larger acreages such as 20 acre parcels and "hopes that it works out".

There are springs that come out of the side of the shore in several places directly below the development and run into the reservoir. There are no streams near these springs so the permeability of the land suggests that they could easily be contaminated or in fact may not "percolate". It is our understanding that directly across the river at Links Ridge the septic fields failed and had the sewage system had to be connected to the City of Calgary. Emerald Bay sets in between the proposed development and any potential hook up to City of Calgary infrastructure would be unavailable. In the event this system of septic fields fails and sewage flows downhill onto our property and on to the reservoir – What remedy would be available to both we land owners and also the City of Calgary?

With the increase in population density in the area and continued growth in the future it should be the utmost concern of the county to maintain safety for the residents of our community and other communities.

Sincerely,

Angela and Russ Kimmett

Lori-Lee Turcotte

From: R & B Moore [REDACTED]
Sent: Tuesday, October 01, 2019 10:12 PM
To: Andrea Bryden
Subject: re: File # 05711004 App. # PL20190076

Hello Andrea

re: File # 05711004 App. # PL20190076

We live at 107 Lynx Lane on the Springbank Links Golf Course and are, therefore, members of the Emerald Bay Water & Sewer Coop. We received notice of Devonian Ridge's development plan and have concerns about their septic fields' impact on our potable water system.

Apparently, the Devonian Ridges non- regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system. We are worried that this close proximity to our water/sewage system will have a direct and negative impact on the quality and quantity of our potable water supply.

We must be opposed to this development for this reason.

Thanks,
Betty and Randy Moore

Lori-Lee Turcotte

From: Constance Button [REDACTED]
Sent: Thursday, October 03, 2019 3:15 PM
To: Andrea Bryden
Subject: Subject: File # 05711004 App. # PL20190076

Follow Up Flag: Follow up
Flag Status: Flagged

I live at Emerald Bay Dr. and am a member of the Emerald Bay Water & Sewer Coop. I received notice of Devonian Ridge's development plan. I have concerns about their septic fields impact on our potable water system.

My understanding is that the Devonian Ridges non- regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system. I fear that this close proximity to our water/sewage system will have a detrimental and direct impact on the quality and quantity of our potable water supply.

I further understand that an environmental study has not been done. Please do not approve until we have all the facts including an impact study on the water supply.

--

CONSTANCE BUTTON CFP,
[REDACTED]

You may unsubscribe from receiving these and similar commercial electronic messages by replying with "I unsubscribe" to this email.

Lori-Lee Turcotte

From: Evan Neilsen
Sent: Tuesday, September 17, 2019 8:36 AM
To: Andrea Bryden
Subject: FW: Devonian Development Proposal - Water and Sewage

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrea,

This email didn't have an application number attached to it, but I'm assuming they're referring to PL20190079/PL20180121.

Please let me know if there are any questions.

Cheers,
EVAN NEILSEN
 Planning Call Representative | Planning Services

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
 Phone: 403-520-8158
ENeilsen@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: Garrett Dueck [REDACTED]
Sent: Monday, September 16, 2019 5:08 PM
To: PAA_Development <Development@rockyview.ca>
Cc: Division 2, Kim McKylor <KMckylor@rockyview.ca>; Emerald Bay <ebwsc.board@gmail.com>
Subject: Devonian Development Proposal - Water and Sewage

Good day,

I have recently been informed that a new development proposal (Devonian) near my community may adversely affect my potable water, water Coop and possible maintenance/service fees. I wish to express my concern that correspondence from my water Coop, that directly affects my water and sewage, has gone unanswered from Rocky View County. This correspondence has reportedly gone unanswered for several months and is unacceptable.

As a tax paying member of Rocky View County, and a concerned resident that may be affected by the development of this area and proposed well and septic field, ***I expect some communication to address these concerns.***

Further to that, I have been informed that the developer has reportedly made minimal efforts to meet with our Coop to perhaps mitigate this concern.

Overall, there appears to be some very concerning municipal, provincial and possibly federal concerns with a development that may impact another communities water and sewage options.

I expect a response from the County to address my concerns and those of my community.

Sincerely,
Garrett.
Rodeo Ridge

September 18, 2019

Attention: Andrea Bryden
Planning Services Department
Rocky View County, 262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: Devonian Ridge Estates
File: 05711004 App #PL20190076

In response to your notice dated September 4, 2019, I wish to make comments:

I live at Springbank Links and am a member of the Emerald Bay Water & Sewer Co-Op Ltd.

Upon reviewing notice of the Devonian Ridges' Development Plan, I have serious concerns regarding the septic fields as well as the 11 or 12 wells being dug.

Septic Fields Questions:

My understanding is with 11 or 12 septic fields being built with the new homes, their run off into a very porous sub-ground could potentially affect my drinking water as Emerald Bay has 3 wells below the level of this new development. We are all aware that everything tends to flow downhill. What steps has Rocky View County taken to make sure this sewer seepage will not happen?

I am concerned that this development plan was approved without an in-depth investigation. Where is the documentation of your findings and when can the residents of Springbank Links review these?

Water Well Questions:

My understanding is with the creation of these new wells the ramifications of these wells is taking water that could drastically change the water table level causing contaminants from septic fields to flow into the drinking waters?

Are their findings that can support your decisions to move this Development forward if in the future these decisions may have a major impact on the residents of our community?

I am not opposed to new developments in our County if all affected parties have been notified and sources used to make these decisions have been available to address any and all concerns.

As it is now, I am strongly opposed to the Devonian development for the reasons and unanswered questions I have stated above.

Respectfully,

Hugo Frederiksen
11 Palomino Blvd.
Springbank Links

Lori-Lee Turcotte

From: Jay & Jo Lukin [REDACTED]
Sent: Tuesday, October 01, 2019 8:14 PM
To: Andrea Bryden
Subject: File # 05711004 App. # PL20190076
Importance: High

Dear Andrea Bryden

Re: Devonian Ridge's development plan

We live in Springbank Links and being members of the Emerald Bay Water & Sewer Coop, we are very concerned about their septic fields impacting our potable water system and disrupting our lifestyles. We purchased in this neighbourhood and did not realize this could happen otherwise we would not have purchased in the area as we don't want issues like this impacting the safe potable water supply.

We are taken back that this was not sorted out before they were granted the development permit.

Our understanding is that the Devonian Ridges non- regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system.

We fear that this close proximity to our water/sewage system will have a detrimental and direct impact on the quality and quantity of our potable water supply. We are already limited in our water supply during summer months for watering our trees, etc. We do pay a lot of money for quality and quantity of our potable water supply and do not wish any setbacks

We are **strongly** opposed to this development going forward.

Thank you for your time

Jay & Jo Lukin
95 Palomino Blvd
Springbank Links

Lori-Lee Turcotte

From: Jerry Soltys [REDACTED]
Sent: Tuesday, October 01, 2019 12:58 PM
To: Andrea Bryden
Subject: FW: File # 05711004 App. # PL20190076

Hi Andrea,

We live at Springbank Links and are members of the Emerald Bay Water & Sewer Coop. We received notice of Devonian Ridge's development plan have concerns about this development impacting our potable water system.

Our understanding is that the Devonian Ridges non- regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system. We fear that this close proximity to our water/sewage system will have a detrimental and direct impact on the quality and quantity of our potable water supply.

We therefore oppose this development for this reason.

Thanks,
Jerry & Linda Soltys
91 Palomino Blvd.
Springbank Links
[REDACTED]

Lori-Lee Turcotte

From: Lisa Lundberg [REDACTED]
Sent: Tuesday, September 17, 2019 12:50 PM
To: Andrea Bryden
Subject: File # 05711004 App. # PL20190076

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrea,

I live at Springbank Links and am a member of the Emerald Bay Water & Sewer Coop. I received notice of Devonian Ridge's development plan. I have concerns about their septic fields impact on our potable water system.

My understanding is that the Devonian Ridges non- regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system. I fear that this close proximity to our water/sewage system will have a detrimental and direct impact on the quality and quantity of our potable water supply.

I am opposed to this development for this reason.

Thanks,
Lisa Lundberg
19 Palomino Blvd.
Springbank Links

Lori-Lee Turcotte

From: [REDACTED]
Sent: Tuesday, September 17, 2019 7:25 AM
To: Andrea Bryden
Cc: ebwsc.board@gmail.com
Subject: File 05711004 - Application PL20190076 - Div 2

Attention: Andrea Bryden

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

RE: File # 05711004 – Application # PL20190076 – Division 2

Applicant 2036122 Alberta Ltd
Legal NE-11-25-03-W05M

We are writing in regard to the recent notice on the above application known as Devonian Estates. As property owners on Rodeo Ridge and members of the Emerald Bay Water & Sewer Co-op, we have significant concerns that our water supply will be compromised by the 12 wells and contaminated with the 12 septic fields. Our community pays for strict monitoring of conditions set out by the Alberta Environment and Parks to ensure we have safe and sufficient drinking water. Our community will be in a high risk position as non-regulated and untreated seepage through the sandstone and gravel is inevitable. The topography of the proposed subdivision all slopes downhill towards us and the river. We believe the current proposal will negatively impact our property values and health with this exposure.

In conclusion, we are strongly opposed to Devonian Estates relying on wells and septic fields and not having a suitable water and sewage treatment plant or effective alternative. The EBWSC already sent a letter of concern to the Rocky View County last November as neighbours and residents have discussed their concerns on the situation and risk to us all.

Lorie-Lyn Wilcox & Keith Robson
947716 Alberta Ltd

Lori-Lee Turcotte

From: [REDACTED]
Sent: Monday, September 16, 2019 12:55 PM
To: Andrea Bryden
Cc: 'Scott, Stacey'; 'Emerald Bay'
Subject: RE: File number 05711004, Application PL20190076

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

ATTN: Planning Services Department, Rocky View County

Dear Ms. Andrea Bryden,

As part of the comments you have requested in relation to the subject application, please be aware that the adjacent community, including my address, is wholly against this development as it threatens a delicate balance of aquifer water supply and essential protocols for sewage treatment in the area. **This development is completely incompatible with the neighborhood water and sewage egress.**

The proposed development has no proper sewage treatment and intends on managing each development unit's effluent through septic fields - before any required treatment and dilution is applied. This will undoubtedly contaminate downstream aquifers and related water provisions essential to the existing community of hundreds of inhabitants. This is in part because the proposed septic fields are upstream of the potable water supply wells already in use, and in part due to the nature of the porosity of the sedimentary subsoil protecting these aquifers.

Currently, extensive costs are borne by the community to monitor and manage the ecology in relation to the current sewage treatment. This process is managed professionally by the Emerald Bay Water and Sewage Coop and is part of an elaborate, expensive and extensive treatment and spraying procedure in connection with the Springbank Links Golf Course.

Additionally, the water provisions and supply from the inevitably connected aquifers of the proposed development will add to the already strained capacity to deliver potable water to the adjacent community. Approving this subdivision and development without a required mandate to plan and cooperate with our community's water sourcing and sewage management imperatives will inevitably create a massive issue for hundreds of taxpaying Rocky View Residents.

Please do not approve this development as it is proposed. I would strongly urge Rocky View consultation with the Emerald Bay Water & Sewage Coop (cc'd) so area development plans can be guided to find, expand or participate in the extensive efforts already in place to ensure neighboring populations have a plentiful supply of clean drinking water.

Kind regards,

Martin & Stacey Scott
75 Palomino Blvd.
T3Z1B9

DAN AND Karen Merkosky

116 Emerald Bay Drive,

Calgary, AB T3Z 1E2

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A0X2

To Andrea Bryden,

RE: File Number 05711004, Application Number PL20190076, Division 2

Further to the above mentioned Application as home owners immediately to the East and more importantly downhill from the proposed development we have significant concerns specifically in regard to provision of water and disposal of sewage. We are not aware of any environmental impact study that has been done. If so, we would request a copy of the study. If there has been no such study we want to know -Why this significant increase in density and the potential corresponding water and sewage issues have not been addressed.

We don't believe that the county should allow this subdivision to be allowed considering that the Emerald Bay Water and Sewage Co-op is directly adjacent to the proposed development and the Developer of the proposed development has chosen not to utilize a proven safe environmental infrastructure. Instead in our view the Developer has chosen to proceed in a manner more consistent with much larger acreages such as 20 acre parcels and "hopes that it works out".

There are springs that come out of the side of the shore in several places directly below the development and run into the reservoir. There are no streams near these springs so the permeability of the land suggests that they could easily be contaminated or in fact may not "percolate". It is our understanding that directly across the river at Links Ridge the septic fields failed and had the sewage system had to be connected to the City of Calgary. Emerald Bay sets in between the proposed development and any potential hook up to City of Calgary infrastructure would be unavailable. In the event this system of septic fields fails and sewage flows downhill onto our property and on to the reservoir – What remedy would be available to both we land owners and also the City of Calgary?

With the increase in population density in the area and continued growth in the future it should be the utmost concern of the county to maintain safety for the residents of our community and other communities.

Sincerely,

Dan and Karen Merkosky

Lori-Lee Turcotte

From: Jane and Mike O'Connor [REDACTED]
Sent: Tuesday, September 24, 2019 3:31 PM
To: Division 2, Kim McKylor
Cc: Andrea Bryden
Subject: Development Twp. Road 251 A

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Kim

**Re: Development on Township Road 251A (Opposite Springbank Links Golf Course)
 Devonian Ridge Estates Development
 Rockyview File # 05711004
 Location NE-11-25-03W5M**

According to the information I have read, regarding the above noted proposed development, each of the lots/home sites are anticipated to have individual water wells and individual septic systems for the disposal of un-treated waste water.

Further, it has been brought to my attention that there is a possibility that these individual septic systems may negatively impact the water wells that currently provide potable water to the Emerald Bay Water and Sewer Coop (I am a member of this water coop). Negative impacts would be due to un-treated effluent contaminating our water source wells and the wells themselves potentially negatively impacting the volume of water in our wells.

I am curious if the subdivision approval process, by Rockyview County, considered the potential negative impact of these water wells and septic systems on other community water sources in the area? If yes, I think it appropriate that the area residents and in particular the Board of the Emerald Bay Water Coop be provided this information for our review.

As an aside, after living in the Springbank area for 20 years and being aware of the many, many water systems already in place, I am curious as to why new and additional individual water and septic systems are approved for construction. Would it not make more sense to have these new developments tie-in to systems already up and running or to build water plants specifically for the development. Further, I am surprised that with the potential for water contamination (think Walkerton, Ontario) I am extremely surprised that not only Rockyview County but the Province of Alberta would be on-side with respect to the approval of these systems.

On September 9, 2019, I received another notification for a development of +/- 32 two acre sites to be built in the Villosa Ridge/Calling Horse Estates area (file # 05701004). While this development is most likely not close enough to negatively impact our community I wonder where this developer plans to get potable water and how they plan to dispose of their waste water and solids? This development should be told/forced to contact the City of Calgary to seek approval to tie-in to water and sewer at Valley Ridge. Failure to do so should equate to a lack of Rockyview County approval for this development.

I would be appreciative of your thoughts and comments on these two developments and in particular how they plan to source potable water, dispose of waste water and solids and on what basis they were approved by Rockyview County Council.

Thank you for your attention to this matter.

Mike O'Connor
91 Lynx Lane
Calgary, Alberta
T3Z 1B8
Springbank Links

Lori-Lee Turcotte

From: Carla Mazur [REDACTED]
Sent: Tuesday, October 01, 2019 12:58 PM
To: Andrea Bryden
Subject: File # 05711004 App #PL20190076

Attn: Andrea Bryden
Re: File #05711004 App. #PL20190076

We live on the Springbank Links golf course, in Springbank, Rocky View County and am a member of the Emerald Bay Water & Sewer Coop. We received notice of Devonian Ridge's development plans and have great concerns about their septic fields impact on our potable water system.

Our understanding is that the Devonian Ridge's non-regulated, untreated sewage (from their septic fields) is upstream of our provincially regulated, treated sewage system. We fear that this close proximity to our water/sewage system will have a detrimental and direct impact on the quality and quantity of our potable water supply.

We are opposed to this development for these reasons:

- 12 new water wells drilled into our aquifer will affect water quantity and likely quality, especially since Devonian will water their acreage lots with well water.
- as all Devonian lots will dispose of untreated, unregulated sewage (in a gravel pit) that is situated approximately 200 meters West from our source potable supply wells, the likelihood of contamination to our supply wells is high, chlorination notwithstanding.

Thank you for your attention into this matter.

Regards,
Ned & Carla Mazur
95 Lynx Lane
Calgary, AB. T3Z 1B8

Lori-Lee Turcotte

From: Tom McEachern [REDACTED]
Sent: Wednesday, September 25, 2019 3:53 PM
To: Andrea Bryden
Cc: Emerald Bay
Subject: 05711004 - Application PL20190076 - Div 2

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Andrea Bryden

Planning Services Department

Rocky View County

262075 Rocky View Point,

Rocky View County, AB T4A 0X2

RE: File # 05711004 – Application # PL20190076 – Division 2

Applicant 2036122 Alberta Ltd

Legal NE-11-25-03-W05M

We are writing in regard to the recent notice on the above application known as Devonian Estates. As property owners on Rodeo Ridge and members of the Emerald Bay Water & Sewer Co-op, we have significant concerns that our water supply will be compromised by the 12 wells and contaminated with the 12 septic fields. Our community pays for strict monitoring of conditions set out by the Alberta Environment and Parks to ensure we have safe and sufficient drinking water. Our community will be in a high risk position as non-regulated and untreated seepage through the sandstone and gravel is inevitable. The topography of the proposed subdivision all slopes downhill towards us and the river. We believe the current proposal will negatively impact our property values and health with this exposure.

In conclusion, we are strongly opposed to Devonian Estates relying on wells and septic fields and not having a suitable water and sewage treatment plant or effective alternative. The EBWSC already sent a letter of concern to the Rocky View County last November as neighbours and residents have discussed their concerns on the situation and risk to us all.

Thank you.

Regards,

Tom McEachern, P.L(Eng)

331 Rodeo Ridge, Calgary