

Council Meeting Agenda (Full)

May 12, 2020

9:00 a.m.



ROCKY VIEW COUNTY

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

CALL MEETING TO ORDER

UPDATES/APPROVAL OF AGENDA

A APPROVAL OF MINUTES

1. April 28, 2020 Council Meeting Page 5

B FINANCIAL REPORTS

- None

C APPOINTMENTS/PUBLIC HEARINGS

- None

D GENERAL BUSINESS

1. All Divisions – File: 0785 – Late Tax Payment Penalty Cancellation Policy, C-204

Staff Report Page 16

2. All Divisions – File:- N/A – Offsite Levies – Response to Council Direction on January 28, 2020

Staff Report Page 24

3. All Divisions – File: N/A – Airdrie and Area Health Benefits Cooperative (AAHBC)

Staff Report Page 26

4. All Divisions – File: N/A – Community Broadband Study Project – Update #2

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5. Division 1 – File: N/A – Feasibility of Bragg Creek Hamlet Expansion Strategy Project

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6. All Divisions – File: 2015-550 – 2020 Specialized Transportation Assistance Grant Allocation

Staff Report

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7. All Divisions – File: N/A – Councillor Hanson and Councillor Kissel – Rocky View County Optional Property Tax Deferral Program

Notice of Motion

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8. All Divisions – File: N/A – Councillor Wright and Councillor Hanson – High-Speed Internet Servicing for Rocky View County Ratepayers

Notice of Motion

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9. All Divisions – File: N/A – Request for Council Membership on Economic Recovery Task Force

Staff Report

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E BYLAWS

1. All Divisions – File: 2025-350 – Bylaw C-8025-2020 – 2020 Tax Rate Bylaw

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2. All Divisions – File: 2025-350 – Bylaw C-8026-2020 – 2020 Langdon Special Tax Rate Bylaw

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3. Division 4 – File: PL20200018 (03222114 / 03222115) – First Reading Bylaw – Bylaw C-8040-2020 – Site-Specific Direct Control District Amendment

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4. Divisions 4 – File: PL20200029 (03216001) – First Reading Bylaw – Bylaw C-8041-2020 – Ranch and Farm District to Business – Agricultural Services District

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5. Division 7 – File: PL20200038 (06401017/06412003) – First Reading Bylaw
– Bylaw C-8042-2020 – Industrial Redesignation

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- F UNFINISHED BUSINESS
- None

- G COUNCILLOR REPORTS
- None

- H MANAGEMENT REPORTS

1. All Divisions – File: N/A – 2020 Council Priorities and Significant Issues List

List

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- I NOTICES OF MOTION
- None

- J PUBLIC PRESENTATIONS
- None

- K CLOSED SESSION

1. RVC2020-18

THAT Council move into closed session to consider the confidential item
“Chestermere Recreation Centre” 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

2. RVC2020-19

THAT Council move into closed session to consider the confidential item “SR1”
pursuant to the following sections of the *Freedom of Information and
Protection of Privacy Act*:

Section 21 – Disclosure harmful to intergovernmental affairs

Section 24 – Advice from officials

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

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3. RVC2020-21

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

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

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

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
April 28, 2020

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A regular meeting of Rocky View County Council was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on April 28, 2020 commencing at 9:00 a.m.

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

Also Present:

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

Call to Order

The Chair called the meeting to order at 9:10 a.m. present electronically through video conference call.

2020-04-28-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting agenda be amended as follows:

- Waive the requirement for 10 days' notice in accordance with section 54(1) of the Procedure Bylaw and add emergent item I-2 – High-Speed Internet Servicing for Rocky View County Ratepayers; and
Carried

The Chair called for a recess at 9:19 a.m. and called the meeting back to order at 9:32 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting agenda be amended as follows:

- Add emergent item D-13 – Funding for Design Portion of the Langdon Joint Use Facility
Carried

MOVED by Councillor Kamachi that the April 28, 2020 Council meeting agenda be approved as amended.
Carried

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COUNCIL MEETING MINUTES
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2020-04-28-02

Approval of Minutes

MOVED by Councillor Henn that the March 10, 2020 Council meeting minutes be approved as presented;

AND THAT the March 27, 2020 Special Council meeting minutes be approved as presented.

Carried

Councillor Hanson, Councillor Wright, and Councillor Kissel abstained from voting on the motion as they were not members of the Governance and Priorities Committee for the February 4, 2020 meeting.

MOVED by Councillor Henn that the February 4, 2020 Governance and Priorities Committee meeting minutes be approved as presented.

Carried

Abstained: Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that the February 4, 2020 Governance and Priorities Committee meeting minutes be approved as presented.

Carried

2020-04-28-29 (K-1)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

2020-04-28-30 (K-2)

All Divisions – Confidential Closed Session Item – CMRB

File: RVC2020-20

MOVED by Councillor Wright that the closed session items be considered at the end of the Council meeting.

Carried

2020-04-28-03 (D-1)

All Divisions – Spring Budget Finalization

File: 0660

MOVED by Councillor Hanson that Administration put a hold on going to tender for the \$9.6 million West Balzac Utility Servicing Project currently being funded out of the the Tax Stabilization Reserve and provide Council with an updated business case and financial model showing financial viability via a positive return on capital employed and fiscally responsible payback periods and the availability of any grants, and do so with assumptions that include the latest economic forecasts for the Calgary Southern Alberta Region.

Defeated

MOVED by Deputy Reeve Schule the budget adjustment be approved as presented in Appendix 'A', and that the budget adjustment representing 3% tax decrease be approved as presented in Appendix 'D'.

Carried

The Chair called for a recess at 10:14 a.m. and called the meeting back to order at 10:23 a.m. with all previously mentioned members present.

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2020-04-28-04 (D-2)

Division 4 – Penalty Cancellation Request – Tax Roll 03222511

File: 0785

MOVED by Deputy Reeve Schule that the request for late tax payment penalty cancellation in the amount of \$364.87 be approved in half and that the County encourage them to sign up on to the TIPP program.

Defeated

MOVED by Deputy Reeve Schule that the request for late tax payment penalty cancellation in the amount of \$364.87 be denied and that Administration encourage the owners to sign up to the TIPP program.

Carried

2020-04-28-05 (D-3)

Division 7 – Budget Adjustment for Dwight McLellan Trail Improvements

File: N/A

MOVED by Councillor Henn that the Budget Adjustment, as described in Attachment 'A', for Dwight McLellan Trail Improvements, be approved.

Carried

2020-04-28-06 (D-4)

Divisions 4 & 5 – Glenmore Trail Area Structure Plan – Status Update

File: 1013-280

MOVED by Deputy Reeve Schule that Administration return to Council with feedback regarding landowner contributions, terms of reference, and a budget adjustment, on or before May 26, 2020.

Carried

2020-04-28-07 (D-5)

Division 8 – Council Direction – Residential Subdivision Condition

File: PL20190098 (06713066)

MOVED by Councillor Wright that condition #7 of Subdivision Application PL20190098 (Option #2) be amended to defer the Transportation Offsite Levy as per the Municipal Planning Commission's recommendation.

Carried

2020-04-28-08 (D-6)

Division 5 – Council Direction – Development Permit Conditions

File: PRDP20190022 (03330005)

MOVED by Councillor Gautreau that the collection of the Transportation Offsite Levy be for the amount of \$196,134.64 and that the Stormwater Offsite Levy be collected in the amount of \$101,143.84.

Carried

2020-04-28-09 (D-7)

Division 7 – Development Permit Item – Offal Processing Addition (Harmony Beef) Continuation of PRDP20173352

File: PRDP20200125 (36401004)

The Chair called for a recess at 11:08 a.m. and called the meeting back to order at 11:19 a.m. with all previously mentioned members present.

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MOVED by Councillor Henn that Development Permit Application PRDP20200125 be approved in accordance with the conditions noted in Appendix B.

Carried

2020-04-28-10 (D-8)

All Divisions – Traffic Safety Act Enforcement on Primary Highways

File: N/A

MAIN MOTION:

MOVED by Councillor Kamachi that Administration be directed to request permission from the Province of Alberta to allow County CPO-1's to conduct Traffic Safety Act enforcement on primary highways.

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed hold a workshop on this item.

Carried

2020-04-28-11 (D-9)

All Divisions – Guidelines to Evaluate Commercial Communication Facilities Policy, C-308

File: N/A

MOVED by Councillor Henn that Guidelines to Evaluate Commercial Communication Facilities Policy C-308 be rescinded.

Carried

2020-04-28-12 (D-10)

All Divisions – Utility Fee Deferral Program Assessment

File: N/A

MOVED by Councillor Kissel that the Utility Fee Deferral Program Assessment report be received for information.

Carried

2020-04-28-13 (D-11)

All Divisions – Response to Council Directive - Exploration of the creation of a Rocky View County Recreation and Parks Foundation

File: N/A

MAIN MOTION:

MOVED by Councillor McKylor that Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time.

AMENDING MOTION:

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

THAT Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time **and revisit the creation within six months of approval of the Rocky View County's Master Recreation Plan.**

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Councillor Hanson that Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time and revisit the creation within six months of approval of the Rocky View County's Master Recreation Plan.

Carried

2020-04-28-14 (D-12)

Division 2 – Municipal Sustainability Initiative (MSI) Funding – Springbank Recreational Initiatives

File: N/A

MOVED by Councillor McKylor that Administration be directed to make application to the Municipal Sustainability Initiative in the amount of \$1,160,000 to implement lifecycle improvements to the Springbank Park for All Seasons facility, and for the implementation of an off-leash dog park on Lot:6 MR; Block:2; Plan: 0413544;

AND THAT the Budget Adjustment contained in Appendix "A" be approved.

Carried

The Chair called for a recess at 12:24 p.m. and called the meeting back to order at 1:21 p.m. with all previously mentioned members present with the exception of Councillors Kamachi and Henn, who returned to the meeting at 1:22 p.m.

2020-04-28-31 (D-13)

Division 4 – Funding for Design Portion of the Langdon Joint Use Facility

File: N/A

MOVED by Deputy Reeve Schule that Rocky View County fund up to \$100,000.00 dollars for the design of our portion for the joint use facility. Funding can be from the Langdon Special Tax Levy over a period of three years;

AND THAT Rocky View County staff work with the Rocky View School Board to develop a joint use agreement.

Carried

2020-04-28-15 (E-1)

All Divisions – Bylaw C-8043-2020 – Tax Penalty Bylaw – Penalty Deferral

File: N/A

MOVED by Councillor Hanson that Bylaw C-8043-2020 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8043-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8043-2020 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8043-2020 be given third and final reading.

Carried

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MOTION ARISING:

MOVED by Councillor McKylor that Administration be directed to explore offering payment of property taxes, whether monthly or annually, via credit card to support the timely payments of property taxes using a new payment method, including a service fee to ensure the County's taxes remain whole. This report should come back to Council on June 9th, 2020.

Carried

2020-04-28-16 (E-2)

Divisions 2 & 3 – First Reading Bylaw – C-8031-2020 – Springbank Area Structure Plan

File: N/A

MOVED by Councillor McKylor that this item be tabled until July 28th, 2020 and that Administration be directed to hold an additional workshop with Council to determine how this area is best served, whether through one large ASP or if it is better served through two or more ASPs.

Carried

MOTION ARISING:

MOVED by Councillor Wright that depending on the outcome of the Council workshop another set of public engagement sessions be scheduled for the Springbank Area Structure Plan.

Defeated

2020-04-28-17 (E-3)

All Divisions – Country Lane Estates Water Coop Upgrades – Local Improvement Plan and First Reading of Borrowing Bylaw C-8032-2020

File: 0650

The Chair called for a recess at 2:32 p.m and called the meeting back to order at 2:33 p.m. with all previously mentioned members present with the exception of Deputy Reeve Schule.

MOVED by Councillor McKylor that Bylaw C-8032-2020 be given first reading.

Carried

Absent: Deputy Reeve Schule

MOVED by Councillor McKylor that Administration be directed to send the Local Improvement Plan to all properties included in the plan area.

Carried

Absent: Deputy Reeve Schule

Deputy Reeve Schule returned to the meeting at 2:38 p.m.

2020-04-28-18 (E-4)

Divison 5 – First Reading Bylaw – C-8033-2020 – Conrich Area Structure Plan Amendments

File: 1012-370

MOVED by Councillor Gautreau that Bylaw C-8033-2020 be tabled until July 28th, 2020 and that Administration can look at a buffer area on the north side of Township Road 250 and on west of Township Road 284.

Carried

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2020-04-28-19 (E-5)

All Divisions – First Reading Bylaw – C-8016-2020 – Minor Amendment to the Central Springbank Area Structure Plan and Adoption of the Riverside Estates Conceptual Scheme
File: PL20170009/10 (05701004)

MOVED by Councillor McKylor that Bylaw C-8016-2020 be given first reading.

Carried

2020-04-28-20 (E-6)

Division 7 – First Reading Bylaw – C-7999-2020 – Residential Redesignation
File: PL20190194 (07308003)

2020-04-28-21 (E-7)

Division 5 – First Reading Bylaw – C-8022-2020 – Commercial Redesignation
File: PL20170009/10 (05701004)

2020-04-28-22 (E-8)

Division 9 – First Reading Bylaw – C-8023-2019 – Agricultural Redesignation
File: PL20190188 (08903001)

2020-04-28-23 (E-9)

Division 5 – First Reading Bylaw – C-8024-2020 – Industrial Redesignation
File: PL20190149 (03332011)

2020-04-28-24 (E-10)

Division 8 – First Reading Bylaw – C-8034-2020 – Residential Two District to Residential One District
File: PL20200024 (06701019)

2020-04-28-26 (E-12)

Division 4 – First Reading Bylaw – C-8038-2020 – Residential Redesignation
File: PL20190200 (03234014)

MOVED by Councillor Henn that the following bylaws receive first reading:

- Bylaw C-7999-2020
- Bylaw C-8022-2020
- Bylaw C-8023-2020
- Bylaw C-8024-2020
- Bylaw C-8034-2020
- Bylaw C-8038-2020

Carried

2020-04-28-25 (E-11)

Division 8 – First Reading Bylaw – C-8037-2020 – Residential Redesignation
File: PL20200010 (05724053)

MOVED by Councillor Wright that Bylaw C-8037-2020 be given first reading.

Carried

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2020-04-28-27 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for April 28, 2020 was provided to Council in the agenda as information.

2020-04-28-28 (I-1)

All Divisions – Notice of Motion – Councillor Hanson and Councillor Kissel – Rocky View County Optional Property Tax Deferral Program

File: N/A

Read at the April 28, 2020 Council meeting

To be debated at the May 12, 2020 Council meeting

Title: Rocky View County Optional Property Tax Deferral Program

Presented By: Councillor Hanson, Division 3

Seconded By: Councillor Kissel, Division 9

WHEREAS Like many other municipalities, Rocky View County finds itself in the midst of unprecedented economic upheaval due to a combination of a prolonged multi-year downturn in Alberta's economy, and a rapidly escalating chain of events this spring relating to the COVID-19 Pandemic at the Federal, Provincial, and Municipal Government levels - all having serious collateral consequences with the effect of setting a new social and economic reality for the County and its residents for the foreseeable future;

AND WHEREAS The Province has focused its tax relief efforts to date on deferring education taxes for Rocky View businesses;

AND WHEREAS The current financial stress is unprecedented, there is no question that Rocky View ratepayers ultimately need to take ownership for their financial responsibilities and commitments - however, the "bridge financing" that a tax payment deferral would provide could be invaluable and "life-saving" for some;

AND WHEREAS For the long term health of the County's tax assessment base, it is desirable to keep as many Rocky View ratepayers in their homes and as many businesses operating as possible;

AND WHEREAS At this time, Rocky View County has just over \$30 million dollars in its Tax Stabilization Fund, funds in reserve for a "rainy day", and/or to help smooth year-over-year tax revenue fluctuations, and unforeseen, but necessary, operating cost expenditures;

AND WHEREAS Rocky View County has an existing subscription-based Tax Instalment Payment Plan (TIPP) that is beneficial to the County, as it smooths yearly tax revenue cash flow by spreading it equally across the year;

AND WHEREAS A mechanism to modify payment amounts and repayment schedules known as a "Blend and Extend" strategy is a common technique employed by financial organizations to help their clients bridge financial hardship;

AND WHEREAS Property Tax payments are never ultimately at "at risk" for the County, as seizure and forced sale of the property, to obtain payment, is a potential last option;

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AND WHEREAS Per the last audit report, the County's balance sheet is in sound financial shape, and the cash flow implications of a Property Tax Deferral Program is likely within the financial means of the County without relying on additional operating credit;

THEREFORE BE IT RESOLVED THAT Administration be directed to develop and deliver a "Property Tax Deferral Program" to be made available on an case-by-case basis, that would allow County ratepayers to defer their 2020 tax payments until December 31, 2020, on the condition that they:

- a) demonstrate that they are in-need, and meet the qualifications of the program,
- b) make a commitment to enlist in the Rocky View County's TIPP program,
- c) agree to blend 2020's tax payments with 2021's tax payments;

AND THAT a detailed list of qualifications, step-by-step sign-up procedure, and roll-out plan be established as part of the program development;

AND THAT the fiscal implications to Rocky View County are analyzed and reported back to Council, including an option to charge the ratepayers a cost-recovery financing fee on the basis of the County's additional costs of covering the deferred cash flow;

AND THAT the necessary Bylaw and/or Policy as required to enact the program be delivered to Council such that final approval for the new financial aid program can be achieved no later than the May 12th, 2020 Council meeting date.

2020-04-28-32 (I-2)

All Divisions – Notice of Motion – Councillor Wright and Councillor Hanson – High-Speed Internet Servicing for Rocky View County Ratepayers

File: N/A

Read at the April 28, 2020 Council Meeting

Title: High-Speed Internet Servicing for Rocky View County Ratepayers

Presented By: Councillor Samanntha Wright, Division 8

Seconded By: Councillor Kevin Hanson, Division 3

WHEREAS Internet access is an essential means by which citizens, businesses, and institutions access information, offer services, and create opportunities that could otherwise be out of reach;

AND WHEREAS the COVID-19 pandemic has further illustrated the disadvantage facing Rocky View ratepayers due to the lack of high speed internet access which allows residents to work from home, continue educating their children during school closures, and promote social inclusion, safety, and mental well-being;

AND WHEREAS Many Rocky View County households and businesses cannot access 50 Mbps downloads – the Canadian Radio Television and Telecommunications Commission's (CRTC) basic service objective for 2021;

AND WHEREAS The Federal Government has pledged \$500 million by 2021 through its Connect to Innovate program to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age;

AND WHEREAS the CRTC has created the \$750 million Broadband Fund to support projects to build or upgrade infrastructure to provide fixed and mobile wireless broadband Internet service to underserved Canadians;

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AND WHEREAS Some Rocky View residents may be viewed as non-rural due to their proximity to the city and through a flawed CRTC analysis and boundary design;
AND WHEREAS Rocky View's competitiveness in the region depends on having comparable internet servicing.

THEREFORE BE IT RESOLVED THAT Rocky View County conduct a detailed cost / benefit analysis of internet servicing in the County and, explore all available funding streams to provide Rocky View ratepayers with best available internet servicing, comparable to neighbouring municipalities;

AND THAT Rocky View County communicate and advocate for improvements to internet servicing with local internet service providers;

AND THAT Rocky View County proactively work with communities to create critical mass and determine acceptable internet servicing levels;

AND THAT where applicable, Rocky View County explore options that eliminate the gap for last-mile connectivity;

AND THAT Rocky View County secure all available funding options from other levels of government to promote competitive internet servicing;

AND THAT Rocky View County ensure that broadband connectivity is supplied into Area Structure Plans with the same vital consideration given to electricity, storm water, potable water, and sewage infrastructure;

AND THAT Rocky View County establish itself as a recognized leader of rural communities in internet service provision.

2020-04-28-29 (K-1)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

2020-04-28-30 (K-2)

All Divisions – Confidential Closed Session Item – CMRB

File: RVC2020-20

MOVED by Councillor Kissel that Council move into closed session at 3:15 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – SR-1

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

K-2 – CMRB

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 27 – Privileged information

Carried

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Council held the closed session for confidential items K-1 and K-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
 B. Riemann, Executive Director, Operations
 G. Kaiser, Executive Director, Community and Business
 T. Cochran, Executive Director, Community Development Services

MOVED by Councillor Kamachi that Council move into open session at 4:52 p.m.

Carried

MAIN MOTION:

MOVED by Deputy Reeve Schule that Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

AMENDING MOTION:

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

THAT Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board, **and failing that promote the implementation of the appeal mechanisms contemplated in the provincial order**; as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

Defeated

The Chair called for a vote on the main motion:

MAIN MOTION:

MOVED by Deputy Reeve Schule that Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

Carried

MOVED by Deputy Reeve Schule that Council direct the CAO to contract the services of Alberta Counsel as discussed in confidential report RVC 2020-20.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting be adjourned at 5:07 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



FINANCIAL SERVICES

TO: Council

DATE: May 12, 2020 **DIVISION:** All

FILE: 0785

SUBJECT: Late Tax Payment Penalty Cancellation Policy, C-204

POLICY DIRECTION:

Council regularly develops and reviews its policies, such as Late Tax Payment Penalty Cancellation Policy, C-204, to ensure Council's objectives are represented and the needs of the County are addressed, in accordance with Council's responsibilities in the *Municipal Government Act*.

EXECUTIVE SUMMARY:

The Late Tax Payment Penalty Cancellation Policy C-204 was adopted by Council on November 26, 2019. This policy was introduced to establish a uniform and consistent approach for Council to address late tax payment penalty cancellation requests in Rocky View County (the County). In the January 14, 2020, Council meeting, Council asked that Policy C-204 be brought back for review.

The late tax payment penalty is applied with two criteria: 1) the timing of the receipt of payment, and 2) the rate of penalty applied to a late payment.

Timing of Receipt of Payment

The County has a firm deadline of June 30 of each year by which to make payments to the respected school boards (ASFF, Opted out). In order to make these and other financial commitments, it is imperative that all tax payments be received by the June 30 deadline.

The County endeavors to be consistent from year to year in setting its due dates for payment of property taxes. The County provides sufficient notice of property tax payment due dates, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes. These conditions are stated on the tax notice, on the website, and via advertising in the Rocky View Weekly. It is also stated on their assessment notice, which is mailed the end of January of each year: "*Your 2020 tax notice will be mailed to you in May 2020, your 2020 taxes are due June 30*".

To avoid late payments, the County also offers: 1) Tax Instalment Payment Plan (T.I.P.P.), making it easier to budget and eliminating the risk of the late payment penalty charge, 2) the ability to do online banking, 3) drop-off box located at the office, 4) send in or drop off postdated cheques, and 5) the option to pay at their respective banks.

Section 341 of the MGA indicates that, "*a tax payment that is sent by mail to a county is deemed to have been received by the county on the date of the postmark stamped on the envelope*". Often rate payers will use a 3rd party, like Canada Post, to deliver their payment, which may be delivered late and which is not a valid reason for a penalty cancellation.

Reminder letters are sent in July to all ratepayers with outstanding balances advising them of the amount outstanding, tax payment due dates, the terms of payment for remitting property taxes, and the penalty date for late or non-payment of property taxes. For properties for which we receive ownership changes from land titles and which have outstanding balances after the reminder letters have been mailed, another letter is sent.

Administration Resources
Barry Woods, Financial Services



Penalty Structure

Under bylaw C-4727-96, a 12% penalty is applied on July 1 for nonpayment of current taxes. A further 12% penalty is applied on January 1 against total outstanding taxes. Administration has compiled a list of 15 Counties, Towns, and Cities and their respective penalties (Appendix 'B'). Rocky View County is on the mid to lower end of the list as it relates to the annual penalty percentage charged. Under option #2, Administration would bring back alternatives to Council to amend the penalty bylaw. This would include looking at the percentages charged, and the time lines of when the penalty is charged. These changes would take effect January 1, 2021, which would give the required time to make the appropriate changes to all mediums, including the tax notice. Changes to the penalty bylaw may have an impact on the County's budget. The County's late tax payment penalty is budgeted at \$900,000 in the current operating budget.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT the Late Tax Payment Penalty Cancellation report be received for information. |
| Option #2 | THAT Administration be directed to prepare an amended late tax payment penalty bylaw, for Council's consideration, to be implemented for January 1, 2021. |
| Option #3 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

APPENDICES:

APPENDIX 'A' – Late Tax Payment Penalty Cancellation Policy C-204

APPENDIX 'B' – Penalty Comparison List



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.

Municipality	Penalty Dates	%	Comments
1. Mountain View County	Sept 17th	2%	Applied monthly after the due date
			(24% per year)
2. Strathcona County	July 1st	3%	Current Unpaid
	Aug 1 st	6%	On current unpaid taxes not including July 1st
	Sept 1st	9%	On current unpaid taxes not incl. July 1 and Aug 1
	January 1st	3%	On total o/s balance as of Dec 31
	Feb 1st	6%	On total o/s balance as of Jan 31 not incl. Jan penal
	March 1st	9%	On total o/s balance as of Feb 29 not incl. Jan & Feb penalty
3. Town of Strathmore	July 1 st	10%	Of the unpaid current taxes
After	Sept 1 st	4%	Of the unpaid current taxes remaining unpaid after Aug 31
After	Nov 1st	4%	Of the unpaid current taxes remaining unpaid after Oct 31
		3%	Of the unpaid supplementary taxes remaining unpaid 30 days following the date of the mailing of the supplementary notice
	Jan 7th	9%	On all unpaid taxes of the next succeeding year
	April 1st	9%	On all unpaid taxes of the next succeeding year
4. Town of Crossfield	Aug 1 st	10%	On current unpaid taxes
	Nov 1 st	7%	On current unpaid taxes
	Jan 1 st	18%	On outstanding taxes
5. Town of Cochrane	July 1 st	7%	On current unpaid taxes
	Oct 1 st	8%	On current unpaid taxes
	Jan 1 st	15%	On outstanding taxes
6. City of Airdrie	July 5 th	5%	On the current unpaid taxes
	Aug 1 st	9%	On the current unpaid taxes
	Oct 1 st	9%	On the unpaid supplementary
	Jan 1st	9%	On outstanding taxes
7. City of Calgary	July 1st	7%	On the unpaid current taxes
	Oct 1st	7%	On the unpaid current taxes
	1 st of every month	1%	On arrears balance until paid
8. City of Chestermere	Aug 1 st	7%	On current unpaid taxes
	1 st of each month	1.5%	On remaining current outstanding
	1 st of each month	1.5%	On arrears unpaid

AGENDA
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CORPORATE SERVICES

TO: Council
DATE: May 12, 2020
FILE: N/A
SUBJECT: Off-site Levies Review – Response to Council Direction on January 28, 2020

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

At the January 28, 2020, meeting, Council passed the following motion:

“Moved by Councillor Hanson that Administration be directed to bring back a report providing a broad-based set of recommendations and options regarding collection and implementation, including impact to developer cash flow, to Council on May 12, 2020.”

EXECUTIVE SUMMARY:

Council directed Administration to review and evaluate the County’s offsite levy structure in an effort to ensure the County remains competitive from a development attractiveness perspective.

Specific items were identified by Council, and Administration has provided a brief background on these items along with a recommended path forward. Many of the recommendations are related to new offsite levy bylaws that have been developed and will be presented to Council on June 9, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

At their January 28, 2020, meeting, Council discussed the possibility of imposing a three-year moratorium on the collection of offsite levies related to development applications. Administration had identified a number of factors that would need to be considered should Council provide direction in this regard.

As a result of the discussion, Council directed that Administration evaluate the County’s offsite levy structure, and prepare a report with recommendations/options for Council’s consideration. The items that Council specifically identified are as follows:

- **Cooperative Storm Water Management Initiative (CSMI)** – The County has adopted a levy that recognizes the need to fund storm water infrastructure that will support growth on the Eastern part of the County. The CSMI is a partnership of various entities, and the infrastructure required is extensive. The funding for the infrastructure will come from many sources including the levies collected within the County. **Recommendation:** A new bylaw, which has been updated to reflect current costs and new infrastructure, will be presented for Council’s consideration. This bylaw will include amendments related to timing of the collection of levies, which is discussed later in this report.
- **Transportation Levy** – Council directed that Administration evaluate both the overall levy rate and the collection of levies for Provincial infrastructure. **Recommendation:** A new bylaw, which has been updated to reflect various amendments including a freeze on the overall levy rate and a reduction in the amount collected for Provincial infrastructure, will be presented for

Administration Resources

Kent Robinson, Corporate Services



Council's consideration. This bylaw will also include amendments related to timing of the collection of levies which is discussed later in this report.

- **Soft Levies** – While the enabling legislation exists to collect levies related to infrastructure for “soft services” such as recreation, to date, the County has not implemented a levy bylaw in this regard. There are currently steps underway to develop plans such as the Recreation Master Plan, which will inform the development of a “soft services” offsite levy.
Recommendation: Continue the development of underlying information that will assist in justifying the creation of a new offsite levy bylaw for “soft services”.
- **Securities** – While not directly related to offsite levies, security requirements affect the competitiveness of the County. The County's security requirements were recently reviewed and updated to better reflect best practices. **Recommendation:** Continue to monitor and update the County's security requirements.
- **Size of Development** – Council directed that Administration consider variance in transportation levies related to the size and scope of the development application.
Recommendation: While some tools were already available to Council, a new bylaw has been developed for Council's consideration that attempts to address the differences in application size through changes to the deferral language related to parcel size and existing residences, and a freeze of the overall levy rate.
- **Levy Collection Timing** – Both Administration and Council recognized that one of the most significant obstacles in a development proposal was managing cash flow. In order to address this, Council directed Administration to determine if there was an opportunity to delay the point at which levies are collected. **Recommendation:** Administration has reviewed this matter and, in conjunction with legal counsel, has developed a proposal that moves the levy collection to a later point in time and still protects the County from a risk mitigation perspective. The advantage this proposal has from a developer's perspective is that the levies would be collected in conjunction with the security refunds. This proposal has been incorporated into the new offsite levy bylaws discussed within this report and will be brought forward for Council's consideration.

BUDGET IMPLICATIONS:

There will be budget implications associated with these levies, which will be discussed in detail when the levies are brought forward for Council's review on June 9, 2020.

OPTIONS:

- Option #1 THAT the Offsite Levies Review report be accepted for information.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

Executive Director
Corporate Services

Chief Administrative Officer

KR/rp



RECREATION, PARKS AND COMMUNITY SUPPORT

TO: Council
DATE: May 12, 2020
FILE: N/A
SUBJECT: Airdrie and Area Health Benefits Cooperative (AAHBC)

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

The Policy and Priorities Committee (PPC) had directed Administration to work with AAHBC to prepare a County participation proposal for Council's consideration.

EXECUTIVE SUMMARY:

On March 6, 2018, PPC received a presentation by Mr. Bruce Graham, CEO of the Airdrie & Area Health Benefits Cooperative (AAHBC) and Allan Hunter, Director of the AAHBC in relation to "Own Our Own Health: Becoming Canada's Healthiest Community" for information.

PPC had directed Administration to work with AAHBC to prepare a County participation proposal for Council's consideration. In November 2019, administration was notified that the project was in the discovery and business plan development phase and is expected to officially launch in Airdrie in April/May of 2020. Given the ongoing COVID-19 pandemic, the organization has decided to postponed the launch event until June 2020.

There is no specific ask for participation from Rocky View County as the project focus is for the City of Airdrie at this time.

ADMINISTRATION RECOMMENDATION:

Administration recommends that exploration of involvement be ceased in accordance with Option #1.

BACKGROUND:

Abrio Health, formerly known as the Airdrie & Area Health Cooperative (AAHC), consists of a team of community members, professionals, and medical practitioners working together to make the City of Airdrie Canada's healthiest community. Created for the city of Airdrie by local residents, Abrio Health is a movement that facilitates local solutions that target unique health challenges. Their ultimate goal is to support residents in maintaining and furthering their mental, physical, and spiritual health prior to utilizing traditional health care methods.

Influenced by the concepts of blue zones, the group encourages walkable neighborhoods and healthier food choices to reinforce positive social relationships while providing access to services and supports for mental health maintenance.

On March 6, 2019, Abrio Health delivered a presentation to PPC in relation to Abrio Health's initiative to "Own Our Own Health: Becoming Canada's Healthiest Community". The committee directed Administration to work with Abrio Health to prepare a County participation proposal for Council's consideration. Administration attended the June 13, 2019, Abrio Health annual report meeting to learn more about the initiative. After further exploration, Administration was notified that the project was in the discovery and business plan development phase and is expected to officially launch in Airdrie in June 2020.

Administration Resources

Ines Cortada; Recreation, Parks and Community Support



Abrio Health is working with Alberta Health Services (AHS) and Alberta Blue Cross (ABC) to see how they can scale the project for other communities throughout Alberta and across Canada. Furthermore, ABC and Abrio Health are working together on the development of a wellbeing tool to measure how Canadians are doing in their daily lives and in their health, with the intention of AHS looking at systemizing the project across all Alberta Communities.

As a result, there is no specific ask for participation from Rocky View County at this time.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT Administration be directed to cease exploration of involvement in the Airdrie & Area Health Benefits Cooperative at this time and that the item be closed.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Theresa Cochran

Executive Director
Community Development Services

Concurrence,

"Al Hoggan"

Chief Administrative Officer



CORPORATE BUSINESS AND ECONOMIC DEVELOPMENT

TO: Council

DATE: May 12, 2020 **DIVISION:** All

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

SUBJECT: Community Broadband Study Project – Update #2

POLICY DIRECTION:

On April 30, 2019, Council provided the following direction:

- Motion #1 THAT Administration be directed to discontinue Phase I of the internet Servicing Strategy, pay all outstanding costs and assign the remaining funds to the new Community Broadband Study project.*
- Motion #2 THAT an application be made to the 2019 Community and Regional Economic Support (CARES) program, requesting 50% of the total estimated program cost.*
- Motion #3 THAT subject to the successful award of a CARES grant, amounting to not less than 50% of the project costs, an amount not to exceed \$28,500.00 be assigned to the Bragg Creek Community Broadband Study project and funded from the Tax Stabilization Reserve.*

EXECUTIVE SUMMARY:

Rocky View County made an application to the CARES funding program in accordance with direction from County Council and relative to the last update provided on February 25, 2020. Approval of the Grant would be a pivotal component of the overall funding required for this project.

The County has now received the needed response from the Government of Alberta (GoA); we were not successful in our attempt to secure any of the funds required to move forward.

A decision is now required as to whether the project is considered to be high amongst the list of all priorities for the County, and therefore, whether allocation of additional of tax funds is appropriate; whether the project should be held until a future or subsequent CARES grant funding application can be made; or whether the project should be concluded. Broadband services will continue to rely on industry and other private forces to continue their core work of internet servicing and their own evaluation of merit.

ADMINISTRATION RECOMMENDATION:

Administration recommends ceasing further efforts related to the Community Broadband Study Project, in accordance with Option #1.

BACKGROUND:

County Council formally raised the issue of Broadband Internet service issues in the late fall of 2018, further directing in the winter of 2019 for Administration to investigate and provide information on the options available. County Council directed Administration to apply for a Provincial CARES grant, supplementing available funds to complete a study that would provide Council with recommendations on how to address service issues throughout the County.

Administration Resources

Cole Nelson, Corporate Business Development



Administration was pleased to submit a CARES grant application, as directed by Council in Spring 2019, on November 29, 2020. A response from the GoA has now been received; the County was not successful with the requested application for funding.

Administration continues to monitor the activities of other ISPs, engaging with them to advocate for both improved and possibly expanded service areas throughout the County. Several encouraging contacts have already indicated a desire to establish preliminary networks to test their services and the market, while others are either embarking in Federal funding applications of their own, or researching the usefulness of such program funding.

BUDGET IMPLICATIONS:

A total of \$82,500.00 was previously allocated from tax dollars for this project. A remaining unfunded amount of \$82,500.00, for a total of \$165,000.00, will be needed to proceed with the study project. At the time of this report, no new intake periods have been announced for future CARES funding applications.

OPTIONS:

- | | | |
|-----------|---|--|
| Option #1 | Motion 1: | THAT the Community Broadband Study Project Update #2 report be received for information. |
| | Motion 2: | THAT Administration be directed to cease further efforts related to the Community Broadband Study Project. |
| Option #2 | THAT alternative direction be provided. | |

Respectfully submitted,

"Cole Nelson"

Manager
Corporate Business Development

CN/rp

Concurrence,

"Al Hoggan"

Chief Administrative Officer



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 12, 2020
FILE: N/A
SUBJECT: Feasibility of Bragg Creek Hamlet Expansion Strategy project

DIVISION: 1
APPLICATION: N/A

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on the Bragg Creek Hamlet Expansion Strategy, and to seek further direction from Council in regards to how the project should proceed.

After analysis of community input, technical studies, and County policies, Administration has concluded that development of the proposed Bragg Creek Hamlet Expansion Strategy may not be feasible at this time without a substantial increase in residential density allowed in the area. This is predominantly due to the anticipated cost of over \$30 million to provide water and wastewater servicing infrastructure to the expansion lands.

Option #1 of this report directs Administration to prepare Area Structure Plan amendments supporting a land use scenario with a higher residential density that justifies the costs of providing water and wastewater servicing the lands. Alternatively, Option #2 would rescind the Hamlet Expansion Strategy Terms of Reference, thereby directing Administration to cease further work on the project.

ADMINISTRATION RECOMMENDATION:

Administration recommends continuation of the Bragg Creek Hamlet Expansion Strategy project in accordance with Option #1.

BACKGROUND:

The Greater Bragg Creek Area Structure Plan (ASP) encourages expansion of the hamlet boundary to include the properties located south of the hamlet, between Highway 22 and Bragg Creek Provincial Park, once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the area. The municipal water and wastewater systems were put in place within the hamlet in 2014 following the major flood in southern Alberta.

The Hamlet of Bragg Creek Revitalization Plan (adopted by Council in 2015) indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community.

In January 2019, Council adopted a Terms of Reference to review the Greater Bragg Creek Area Structure Plan (ASP) for the potential Bragg Creek hamlet expansion (see Appendix A).

Land Use Scenarios

In Phase 3 of the project, Administration sought community feedback on three land use scenarios it had prepared based on previous community input and the Greater Bragg Creek Area Structure Plan's direction. A summary of these scenarios is set out below.

Administration Resources

Johnson Kwan, Planning and Development Services

Scenario 1 – County Residential Development



Residential Density & Housing Types

- 2-4 acre lots similar to north and west Bragg Creek.
- This scenario would allow $\pm 50 - 100$ new lots in the entire expansion area.
- Detached, semi-detached, plus accessory dwelling units.

Servicing & Transportation

- Proposed subdivision would be serviced by individual water wells and private sewage treatment systems.
- Transportation Impact to be confirmed by the Applicant at the time of subdivision application.

Scenario 2 – Hamlet Density Development



Residential Density & Housing Types

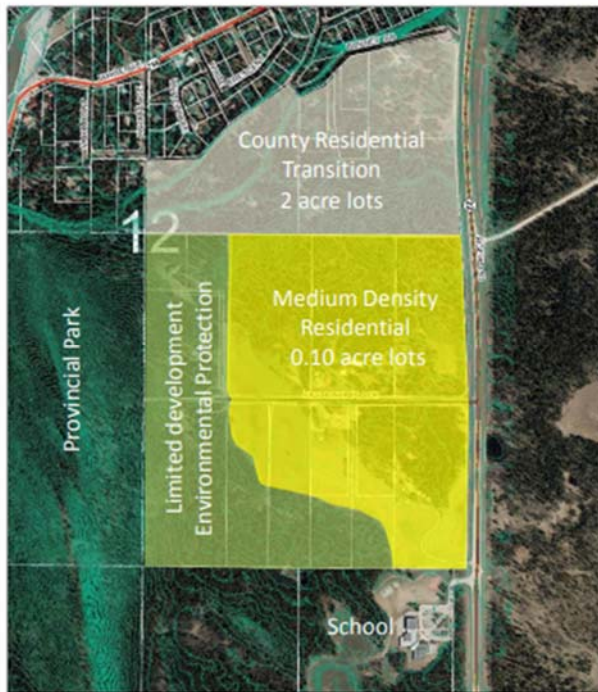
- $\frac{1}{4}$ acre lots (± 4 units per acre), same density as the existing hamlet.
- Environmental Protection along the west side beside the Provincial Park.
- This scenario would allow ± 288 new lots across the entire expansion area.
- Detached, semi-detached, plus accessory dwelling units provided that there is adequate servicing.

Servicing & Transportation

- Connection to municipal water and wastewater servicing.
- Estimated cost for water servicing is approximately \$15 million.
- Estimated cost for wastewater servicing is approximately \$14.48 million to \$15.91 million.



Scenario 3 – Hybrid Development



Residential Density & Housing Types

- 2 acre lots between the existing hamlet and the hamlet expansion area.
- 0.10 acres (\pm 10 units per acre) on the top of the hill.
- Environmental Protection along the west side beside the Provincial Park.
- This scenario would allow \pm 16 new lots in transition area and \pm 408 new lots in the southern portion
- Detached, semi-detached, townhomes, multi-units (i.e. four-plexes) plus accessory dwelling units provided that there is adequate servicing.

Servicing & Transportation Impact

- Connection to municipal water and wastewater servicing
- Estimated cost for water servicing is approximately \$16.82 million to \$17.43 million.
- Estimated cost for wastewater servicing is approximately \$18.25 million to \$19.68 million.

Public and Stakeholder Engagement

Engagement was undertaken over three phases. Phases 1 and 2 engagement included stakeholder meetings with internal and external agencies to gather background information. An Open House was held in May 2019 to publicly launch the project with over 120 attendants. A total of 18 Coffee Chat sessions were held in June 2019 to provide the opportunity for the participants to ask questions and to discuss the project.

Phase 3 engagement included an Open House held in January 2020 to gather feedback on the land use scenarios, with over 120 attendants. An online survey was made available to the public between February to early March with over 50 respondents.

The three major topics emerged from the public and stakeholder engagement were:

- **Traffic:** upgrading the Highway 22 intersection is a top priority for the community, and is seen as a must before development can happen in the expansion area. Some residents are concerned about the use of Burney Road and/or Burntall Drive as a potential connection into the expansion area.
- **Servicing:** some landowners expressed concerns about the cost for tying into the water and wastewater servicing system, while some landowners expressed concerns for the expansion area not tying into to the system to share the cost. Several landowners expressed interest to continue the use of existing well and septic system.



- **Density:** The majority of participants expressed that development needs to fit into the surrounding area. Some indicated that acreage development is the appropriate form, while others support smaller lot sizes and a variety of housing types to support younger families and the aging population. Most agree that all development (if any) should fit into the Bragg Creek character.

Technical studies

The project team engaged ISL Engineering to prepare a servicing analysis with preliminary cost estimates, and Watt Consulting Group to prepare the Traffic Network Analysis based on potential development scenarios. A summary of findings is set out below.

Water Servicing

- Existing Greater Bragg Creek Area Structure Plan policies require future multi-lot subdivision (less than 4 acres) to connect to municipal water distribution systems;
- Preliminary estimates for the water servicing extension cost range from \$15.29 million to \$17.12million for land use scenarios 2 and 3 respectively;
- Developers can enter into a cost recovery agreement for the infrastructure upgrades (Agreement typically valid for 15 years for the benefiting area).
 - a. Assuming an estimated \$15.29 million cost for the water servicing would be shared among the developable expansion area (\pm 48.56 hectares), the Cost recovery amount would be approximately \$315,000 per developable hectare for the water-servicing infrastructure.

Wastewater Servicing

- Existing Greater Bragg Creek Area Structure Plan requires future multi-lot subdivision (less than 4 acres) to connect to municipal approved wastewater treatment systems;
- Preliminary estimates for two waste water servicing options were provided. The wastewater servicing extension cost for Option 1 is \$14.48 million to \$18.25 million for land use scenarios 2 and 3 respectively. The wastewater servicing extension cost for Option 2 is \$15.91 million to \$19.68 million for and use scenarios 2 and 3 respectively;
- Developers can enter into a cost recovery agreement for the infrastructure upgrades (Agreement typically valid for 15 years for the benefiting area).
 - a. Assuming the \$14.48 million cost for the wastewater servicing costs would be shared among the developable expansion area (\pm 48.56 hectares), the cost recovery amount would be approximately \$298,000 per developable hectare for the wastewater servicing infrastructure.

Transportation

- The results of the traffic distribution analysis show that accesses to the proposed hamlet expansion development should be provided via Burney Road and East Park Place to achieve the best traffic distribution. Should additional or alternate access locations be required, the additional access that could be considered should be located at Banded Peak School and subsequently at Park Place.
- Based on the result of the analysis, improvements to the network are expected to be required by the 5-year time horizon. The improvements are limited to construction of a single lane roundabout at the intersection of Highway 22/Highway 758 (White Avenue).



- Currently, the existing roads providing access to the hamlet expansion lands (i.e. Burney Road, Park Place, and East Park Place) are constructed to gravel surface standard. It is recommended that the gravel surface roads be upgraded to a Urban Residential Collector paved standard. The existing road allowance dimensions of the access roads can accommodate these upgrades hence road dedication is not required at time of future subdivisions.

BUDGET IMPLICATIONS:

There are no further budget implications at this time. The Bragg Creek Hamlet Expansion Strategy was budgeted for 2019 to 2020.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT Council directs Administration to continue the Bragg Creek Hamlet Expansion Strategy project and to finalize the Greater Bragg Creek Area Structure Plan amendments based on a land use scenario that envisages higher residential densities to off-set the anticipated cost of servicing the area. |
| Option #2 | THAT Council rescinds the Bragg Creek Hamlet Expansion Strategy Terms of Reference as adopted on January 8, 2019. |
| Option #3 | THAT alternative direction be provided. |

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’ – Approved Bragg Creek Hamlet Expansion Strategy Terms of Reference



PLANNING & DEVELOPMENT SERVICES

TO:	Council	DIVISION:	1
DATE:	January 8, 2019	APPLICATION:	N/A
FILE:	1011-534		
SUBJECT:	Terms of Reference – Bragg Creek Hamlet Expansion Strategy		

¹POLICY DIRECTION:

Council approved the Greater Bragg Creek Area Structure Plan in 2007. The ASP encourages expansion of the hamlet boundary to include the properties located just south of the hamlet once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the hamlet expansion area.

EXECUTIVE SUMMARY:

The Greater Bragg Creek Area Structure Plan (ASP) was adopted in 2007 to guide future land use, subdivision, and development in the hamlet of Bragg Creek (the hamlet) and its surrounding area. The purpose of this report is to present Council with a Terms of Reference to guide the preparation of amendments to the Greater Bragg Creek Area Structure Plan for the purposes of creating a Hamlet Expansion Strategy, as per the policies of the existing ASP and the direction of the Hamlet of Bragg Creek Revitalization Plan. This project has been scheduled for inclusion on the 2019 work plan, in accordance with the criteria of Council Policy 322: Area Structure Plan Priority Policy.

The Greater Bragg Creek Area Structure Plan encourages expansion of the hamlet boundary to include the properties located just south of the hamlet once a funding commitment and a timetable for development of municipal water and wastewater systems are available for the hamlet expansion area. Since the adoption of the ASP, a municipal water distribution system and wastewater collection and treatment systems were put in place within the hamlet to provide safe and reliable services to the community.

In the summer of 2013, the major flood in southern Alberta affected the majority of the hamlet. As part of the flood recovery, the Hamlet of Bragg Creek Revitalization Plan (the Revitalization Plan) was adopted by Council to identify opportunities and actions that can be undertaken to achieve the community's vision for the hamlet, and to revitalize the Bragg Creek area as a dynamic place to live and visit.

The Revitalization Plan indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community. As part of the Revitalization Plan implementation, one of the recommended actions is to determine steps for allowing future development in the hamlet expansion area as originally intended in the Greater Bragg Creek ASP.

For this reason, Administration is initiating the Hamlet Expansion Strategy in accordance with the Greater Bragg Creek ASP policies and the Revitalization Plan's implementation strategy.

BACKGROUND:

The Greater Bragg Creek Area Structure Plan (ASP) identifies the properties located just south of the hamlet between Highway 22 and Bragg Creek Provincial Park as hamlet expansion land (see Terms of Reference location map within Appendix 'A').

¹ **Administration Resources**

Johnson Kwan, Planning & Development Services



The Greater Bragg Creek ASP (Policies 7.2.5 and 10.1.10) indicates that the County should undertake preparation of a comprehensive land use strategy (Hamlet Expansion Strategy) to accommodate hamlet expansion within the expansion lands once a funding commitment and a timetable for development of municipal water and wastewater systems to service the hamlet expansion area are available. Those systems are now in place in the hamlet, and the potential service extensions to the hamlet expansion area are currently being investigated. For this reason, Administration is initiating the Hamlet Expansion Strategy.

The Hamlet Expansion Strategy will explore the potential development scenarios and establish a land use strategy for the expansion lands in accordance with the Greater Bragg Creek ASP and other relevant planning policies (i.e.: Interim Growth Plan and the County Plan).

The Hamlet Expansion Strategy will involve public and stakeholder engagement, technical review and studies, policy writing, and development of land use scenarios. Should the proposed Terms of Reference be adopted, the project would be initiated in early 2019.

BUDGET IMPLICATIONS:

The Bragg Creek Hamlet Expansion Strategy ASP amendments project was budgeted for in 2018. Subject to year-end, Administration would recommend this budget be carried forward to 2019.

OPTIONS:

Option #1: THAT the Bragg Creek Hamlet Expansion Strategy Terms of Reference be approved as presented in Appendix 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/rp

APPENDICES:

APPENDIX 'A': Terms of Reference



Bragg Creek Hamlet Expansion Strategy

Terms of Reference

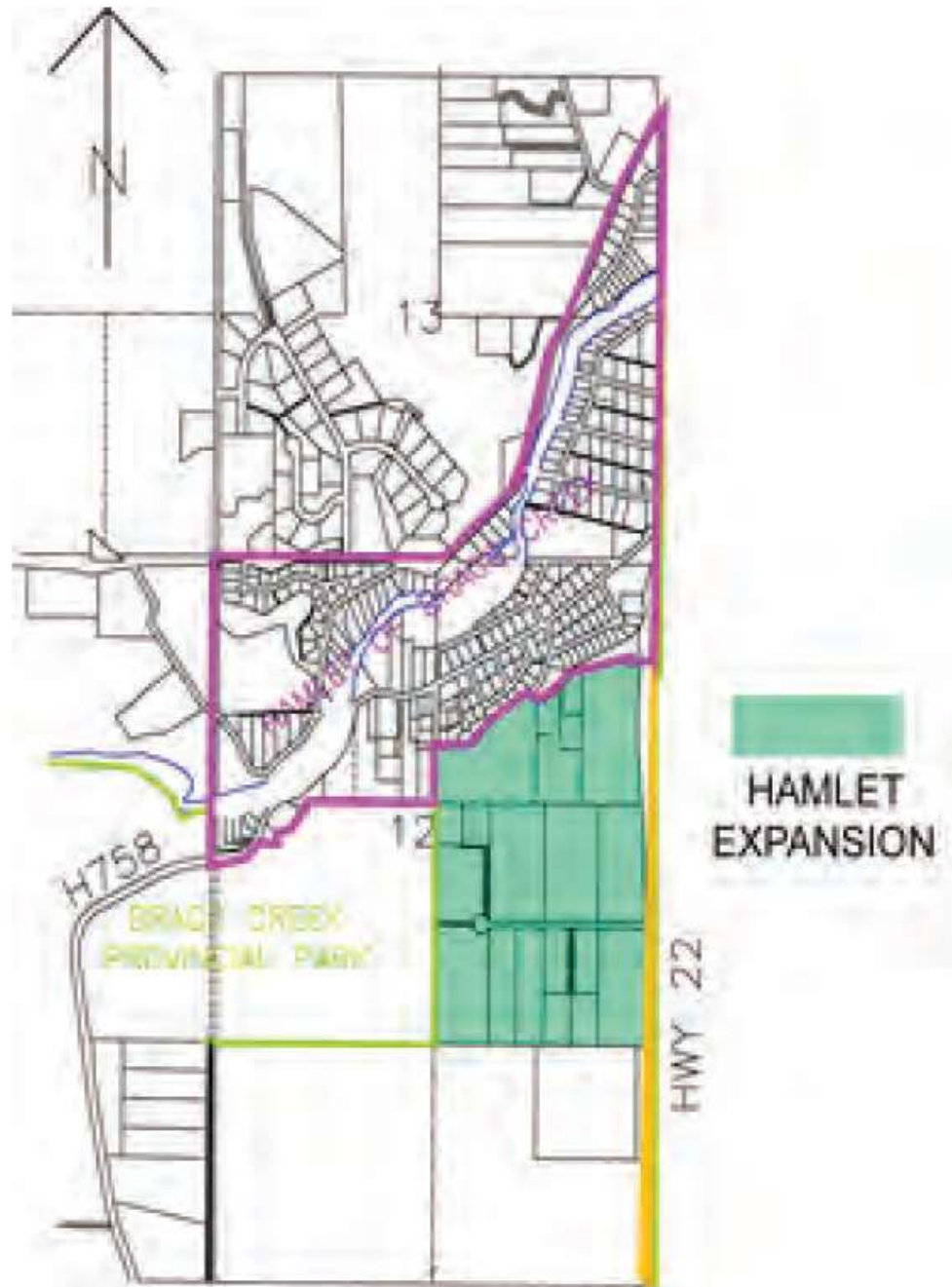
TOR #1011-534

Introduction

- 1 The hamlet of Bragg Creek (the hamlet) is located approximately 30 km southwest of the city of Calgary. The County's Municipal Development Plan (the County Plan) supports the development of the hamlet as a small rural community with basic services in accordance with the local plan.
- 2 The Greater Bragg Creek Area Structure Plan (ASP) is the local plan that was adopted in 2007 to guide future land use, subdivision, and development in the hamlet and its surrounding area.
- 3 At the time, development in the hamlet of Bragg Creek was restrained due to geotechnical conditions that do not support effective use of private sewage treatment systems, and shallow, untreated water wells upon which most hamlet residents rely.
- 4 In the following years, the hamlet experienced little development, and the hamlet's population remained static as reflected in the 2006 and 2013 municipal censuses.
- 5 In the summer of 2013, the major flood in southern Alberta affected the majority of the hamlet. As part of the flood recovery, a municipal water distribution system and wastewater collection and treatment systems were put in place within the hamlet to provide safe and reliable services to the community.
- 6 In December 2015, the Hamlet of Bragg Creek Revitalization Plan (the Revitalization Plan) was adopted by Council to identify opportunities and actions that can be undertaken to achieve the community's vision for the hamlet, and to revitalize the Bragg Creek area as a dynamic place to live and visit after the flood in summer of 2013.
- 7 The Revitalization Plan indicates that a large portion of the hamlet expansion lands has the potential to accommodate cluster housing as a way to provide diverse housing types to the community.
- 8 As part of the Revitalization Plan implementation, one of the recommended actions is to determine steps for allowing future development in the hamlet expansion area as originally intended in the Greater Bragg Creek ASP.
- 9 The Greater Bragg Creek ASP encourages expansion of the hamlet boundary to include the properties located just south of the hamlet, between Highway 22 and Bragg Creek Provincial Park (see Figure 1).
- 10 The study area consists of 20 parcels and is approximately 86.66 hectares (214.41 acres) in size (see Figure 2).

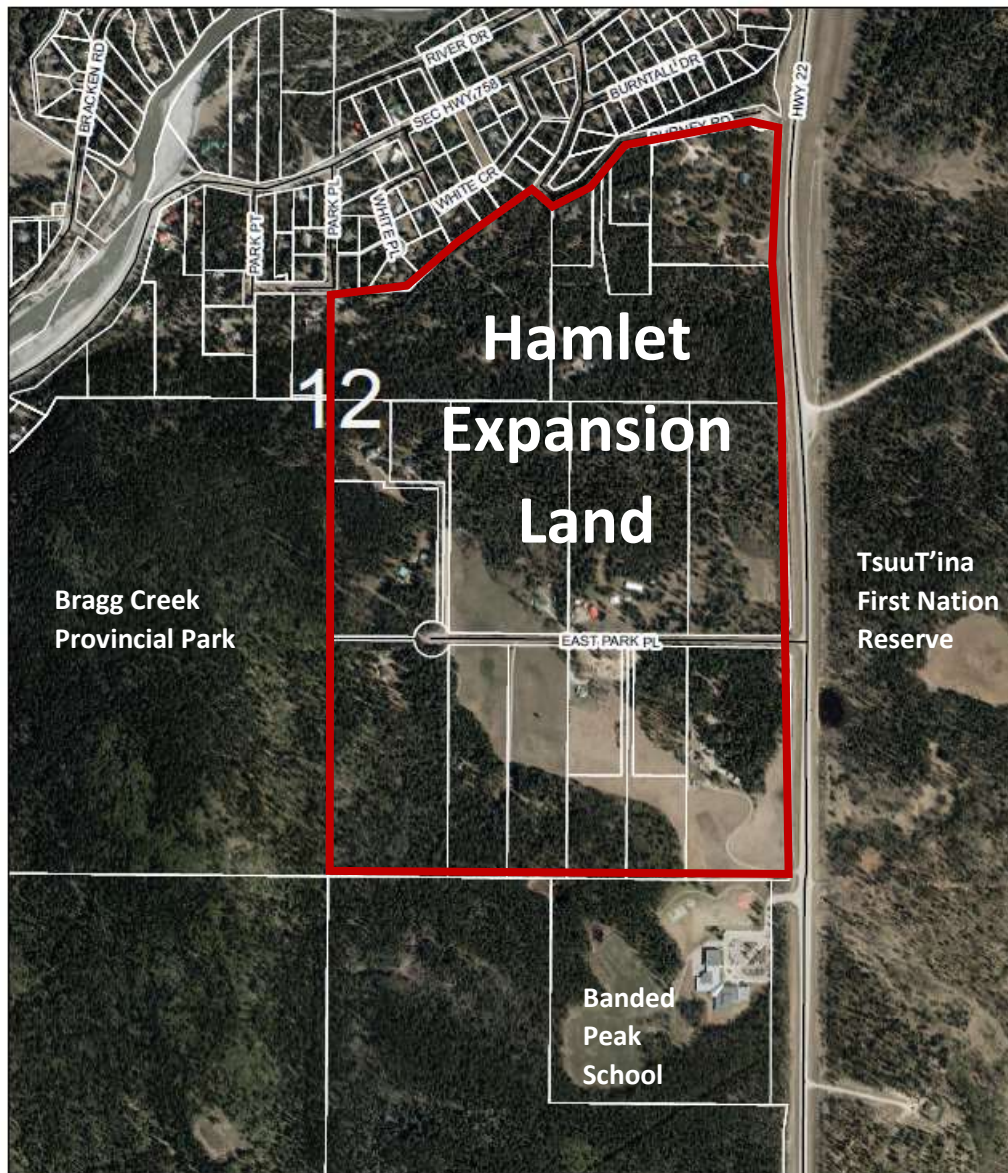
Bragg Creek Hamlet Expansion Strategy

Figure 1 – Lands for Hamlet of Bragg Creek Expansion



Bragg Creek Hamlet Expansion Strategy

Figure 2 – Hamlet Expansion Land 2018 Aerial Photo



- 11** The Greater Bragg Creek ASP (Policy 7.2.5 and 10.1.10) indicates that the County should undertake preparation of a comprehensive land use strategy (Hamlet Expansion Strategy) to accommodate hamlet expansion within these lands once a funding commitment and a timetable for development of municipal water and wastewater systems to service the hamlet expansion area are available.
- 12** The municipal water and wastewater systems are now in place in the hamlet, and the potential service extensions to the hamlet expansion area are currently being investigated. For this reason, Administration is initiating the Hamlet Expansion Strategy in accordance with the Greater Bragg Creek ASP policies and the Revitalization Plan's implementation strategy.



Bragg Creek Hamlet Expansion Strategy

Goals

- 13** The goal of the Hamlet Expansion Strategy is to explore the potential development scenarios in the expansion area and establish a land use strategy for the expansion lands in accordance with the Greater Bragg Creek ASP and other relevant planning policies.
- 14** Contributing to Hamlet Expansion Strategy would be:
 - (1)** Community and stakeholders input;
 - (2)** Baseline technical studies;
 - (3)** Growth projections;
 - (4)** Compatibility and integration with the surrounding area (e.g. interface with Bragg Creek Provincial Park, connection to the existing hamlet, consideration for TsuuT'ina First Nation Reserve); and
 - (5)** Directions and intent of higher order documents (e.g. the Interim Growth Plan and the County Plan).
- 15** The Hamlet Expansion Strategy will be a set of amendments to be adopted as part of the Greater Bragg Creek Area Structure Plan and prepared in accordance with the *Municipal Government Act*.

Basic Assumptions and Circumstances

- 16** A number of basic assumptions and circumstances guiding the planning framework for the area have changed since adoption of the Greater Bragg Creek Area Structure Plan:
 - (1)** In October 2013, the County Plan was adopted; it identifies the hamlet of Bragg Creek as a small rural community with basic services.
 - (2)** In January 2018, the Calgary Metropolitan Region Board (CMRB) was established as the provincially mandated growth management board in the Calgary region. Rocky View County became a participating municipality of the Calgary Metropolitan Region Board.
 - (a)** Under the Calgary Metropolitan Regional Board Regulations (AR190/2017), statutory plans that are to be adopted by a participating municipality must be submitted to the Board for approval.
 - (3)** In October 2018, the Interim Growth Plan (IGP) and the Interim Regional Evaluation Framework (IREF) were approved and came into effect. Under the Interim Growth Plan, amendments to existing statutory plans shall be submitted to the Board for review and approval. The Board may approve or reject a statutory plan in accordance with the Regional Evaluation Framework.
 - (4)** The 'Bragg Creek Hamlet Expansion Strategy' will be a set of amendments to the Greater Bragg Creek Area Structure Plan. For this reason, the proposed amendments would be subject to the Calgary Metropolitan Regional Board review and approval under the Interim Growth Plan and the Interim Regional Evaluation Framework.



Bragg Creek Hamlet Expansion Strategy

Background

Interim Growth Plan

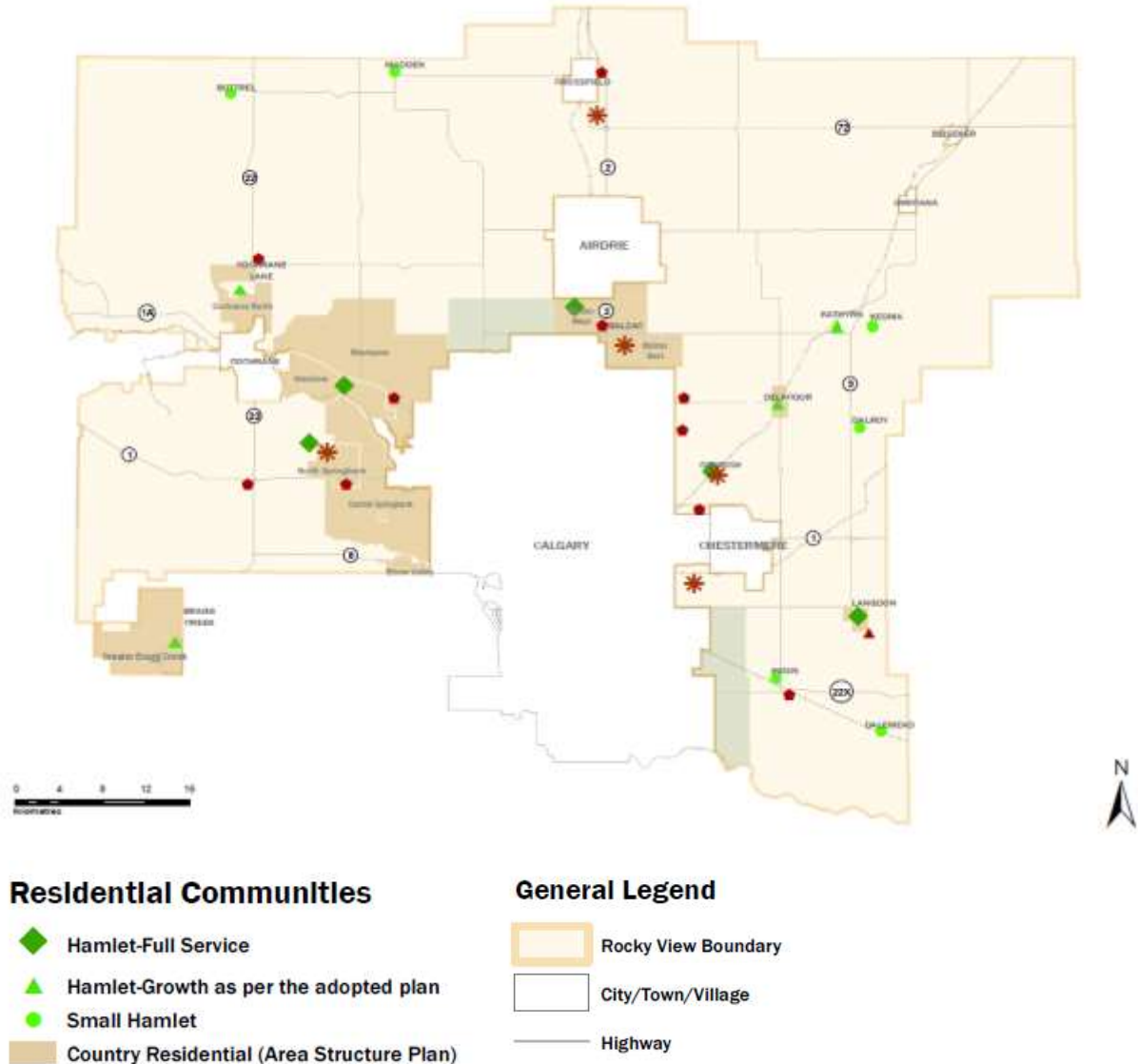
- 17** The Interim Growth Plan (IGP) identifies different types of development that would be subject to the Calgary Metropolitan Region Board review and approval.
- 18** Under the IGP, the hamlet of Bragg Creek is considered a 'Settlement area':
 - (1)** *Settlement Areas* means all lands located within the limits of planned areas in cities, towns, villages, hamlets, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.
 - (2)** *Hamlet* means an unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties and Municipal Districts, and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as *hamlets* are recognized as *hamlets* by the Calgary Metropolitan Region Board.
- 19** The IGP (3.4.1.2) indicates that *intensification and infill* in existing *settlement areas* in *hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:
 - (1)** Achieve an efficient use of land;
 - (2)** Achieve higher density development in central core areas;
 - (3)** Accommodate residential and/or mixed-use development at a higher density than currently exists;
 - (4)** Provide for a mix of uses including community services and facilities, where appropriate; and
 - (5)** Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

County Plan

- 20** The County Plan identifies Bragg Creek as a 'Hamlet – Growth as per the adopted plan' (see Figure 2 – County Plan Managing Growth Map).

Bragg Creek Hamlet Expansion Strategy

Figure 2 - County Plan Managing Growth Map



Greater Bragg Creek Area Structure Plan

- 21** The Greater Bragg Creek Area Structure Plan (ASP) consists of a number of goals and policies that guides the Hamlet Expansion Strategy. The ASP amendments will be prepared in a manner that meets the goals and intent of the ASP.
- 22** The ASP (Policy 7.2.5) also specifies that the Hamlet Expansion Strategy:
 - (1)** Should accommodate an appropriate range of residential and institutional land uses within the hamlet expansion lands;



Bragg Creek Hamlet Expansion Strategy

- (2) Should provide for an appropriately staged transition from country residential to hamlet land uses in accordance with the logical extension of transportation and utility services;
- (3) Should establish controls for the rate of development of the hamlet expansion lands. These controls should identify appropriate development phasing and conditions that should exist prior to development proceeding in a subsequent phases;
- (4) Should accommodate the logical extension of transportation connections into the hamlet expansion lands (both from the hamlet and Highway 22);
- (5) Should accommodate extension of utility services and open space connections from the hamlet into the hamlet expansion lands;
- (6) Should accommodate appropriate transitioning and buffering between the hamlet expansion lands and the Bragg Creek Provincial Park; and
- (7) Shall be developed through a process of public consultation to ensure all community issues have been addressed.

Envisioned ASP Amendments to Date

- 23** Mapping amendments for the expansion lands in the Greater Bragg Creek ASP would consider land use strategy, environmental protection, open space connectivity, transportation network, and servicing (water, wastewater, and stormwater) that reflects the public and stakeholders' input and the results of the technical studies.
- 24** Policy amendments for the expansion lands in the Greater Bragg Creek ASP would:
 - (1) Confirm and update the community's vision for the hamlet expansion area;
 - (2) Align policies with higher order planning documents such as the Interim Growth Plan and the County Plan;
 - (3) Re-evaluate the land use scenario for the expansion lands to promote the development of a full-service hamlet with a mix of residential and non-residential uses, which connects to the existing hamlet;
 - (4) Update technical policies to reflect new and revised studies; and
 - (5) Address existing policy gaps in the ASP.

ASP Amendments' Goals

- 25** In addition to the goals already listed in the Greater Bragg Creek ASP, the Hamlet Expansion Strategy should also take into account a number of goals:
 - (1) Intent to develop the hamlet expansion area as a distinct and attractive community;
 - (2) Be supported by growth projections, desired growth size, and limitations of servicing;



Bragg Creek Hamlet Expansion Strategy

- (3) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- (4) Explore appropriate methods to infill existing development;
- (5) Explore the use of alternate forms of development, such as compact and/or cluster housing;
- (6) Demonstrate sensitivity and respect for key environmental and natural features;
- (7) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (8) Achieve effective public consultation in a fair, open, considerate and equitable manner;
- (9) Alignment with other planning documents; and
- (10) Other achievable goals identified by the public.

ASP Amendments' Objectives

- 26** The objectives for the ASP Hamlet Expansion review should be achievable, based on existing studies and additional work as described in the following subsections:

Land Use

- (1) To develop a land use strategy for the Hamlet Expansion Lands;
- (2) To establish a development sequence for future subdivision and development of the expansion lands; and
- (3) To determine appropriate integration and transition policies for adjacent land uses;

Servicing

- (4) To identify land carrying capacities and servicing options that may be available for existing and future development of the expansion lands;
- (5) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities;
- (6) To identify possible pedestrian and other non-vehicular linkages to ensure the development of a cohesive community; and
- (7) To identify other required physical services.

Physical Environment

- (8) To identify key environmental and natural features within the area and suggest methods to uphold their form and function; and
- (9) To identify physical constraints to future development that may limit connectivity of land uses, such as steep slopes within the study area;



Bragg Creek Hamlet Expansion Strategy

Local Amenities

- (10) To identify desired and achievable amenities;

Institutional Development

- (11) To further explore the potential for the institutional development identified in the Greater Bragg Creek ASP, with reference to the existing establishments (e.g.: Bragg Creek Community Centre and Banded Peak School);

Phasing

- (12) To explore phasing to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
- (13) To describe the existing development within the study area and adjacent lands;
- (14) To discover where development opportunities and constraints may exist; and
- (15) To determine the fiscal impact of the proposed land uses;

Other

- (16) To establish a framework for monitoring the long-term effectiveness of the Plan; and
- (17) To meet the intent and direction of the Interim Growth Plan, the County Plan, the Greater Bragg Creek Area Structure Plan and other relevant policy frameworks.

Enabling Legislation

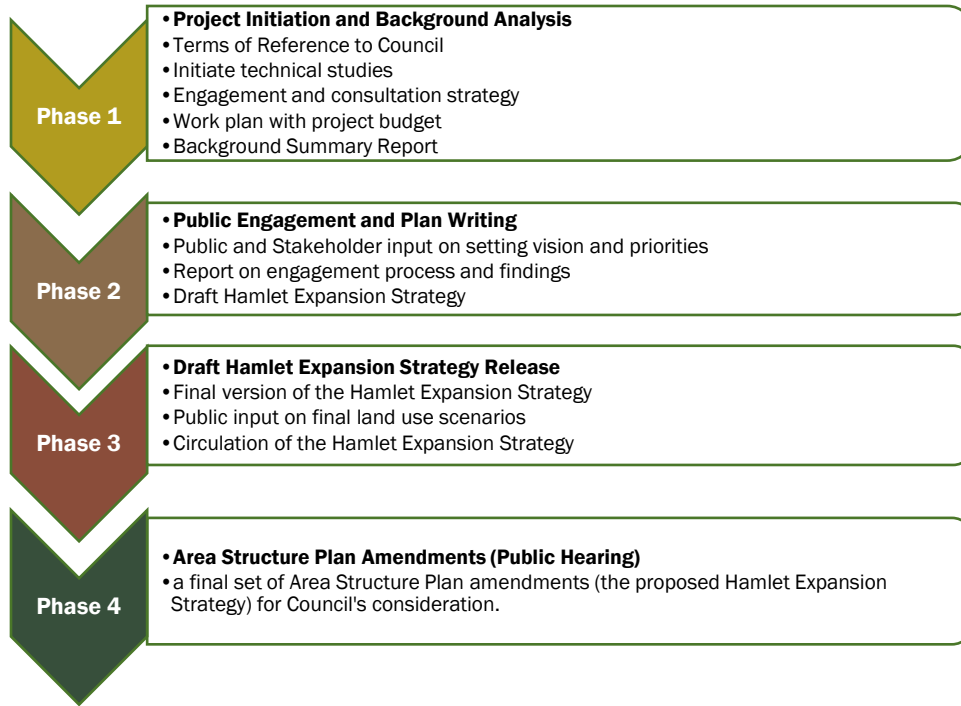
- 27 The *Municipal Government Act* (MGA), *Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an area structure plan for the purpose of establishing a framework to guide subsequent subdivision and development within a defined area. In accordance with the MGA, the Greater Bragg Creek Area Structure Plan must describe, provide notification, and be consistent with the Act.



Bragg Creek Hamlet Expansion Strategy

Work Program

28 The Work Program is anticipated to occur in four phases.



Phase 1 – Project Initiation and Background Analysis (Jan 2019 – March 2019)

29 In this phase, the baseline technical studies will be conducted while the project initiation and background analysis take place:

- (1) Confirm goals and objectives of the project and update Terms of Reference;
- (2) Conduct technical studies including, but not limited to, water and wastewater servicing strategy, transportation Impact analysis, and updated master drainage plan;
- (3) Initiate technical studies;
- (4) Develop a public and stakeholder engagement strategy;
- (5) Create a work plan and budget to guide overall project management; and
- (6) Create a Background Report to inform the review of the Area Structure Plan. The timing of the public release of the report will be in accordance with the public engagement strategy.

30 Phase 1 Deliverables:

- (1) Draft technical studies;
- (2) Engagement and consultation strategy;



Bragg Creek Hamlet Expansion Strategy

- (3) Work plan with project budget; and
- (4) Background report that identifies and summarizes the existing situation and potential issues.

Phase 2 – Public Engagement and Plan Writing (March 2019-July 2019)

- 31 This phase marks the official public launch of the project. It begins with public engagement and finishes with the writing of a draft plan. Public and stakeholder engagement will be conducted as per the engagement plan.
- 32 The preparation of the draft Hamlet Expansion Strategy integrates the community's vision for the area, with:
 - (1) The goals and objectives identified in the Terms of Reference;
 - (2) The results of the technical studies; and
 - (3) Relevant planning documents.
- 33 Phase 2 Deliverables:
 - (1) A report on public and stakeholder input on setting the vision and priorities; and
 - (2) A draft of the Hamlet Expansion Strategy.

Phase 3 – Draft Hamlet Expansion Strategy Release (July –December 2019)

- 34 This phase of the project is the release of the draft ASP amendments with an opportunity for public and agency review. Upon completion of the external review, the Hamlet Expansion Strategy will be amended as required.
- 35 Phase 3 Deliverables:
 - (1) Final version of the Hamlet Expansion Strategy with supporting technical studies;
 - (2) Release of the ASP Amendments (final - proposed) for public input; and
 - (3) Circulation of the Hamlet Expansion Strategy to agencies and adjacent municipalities.

Phase 4 – Area Structure Plan Amendments (Public Hearing) (Jan - March 2020)

- 36 This phase of the project is the public hearing and consideration of the proposed ASP amendments. It is anticipated that the Hamlet Expansion Strategy will be completed in the last quarter of 2019.

Conclusion

- 37 The Greater Bragg Creek ASP identifies the Bragg Creek expansion lands as a suitable location for future residential and institutional development. The Hamlet Expansion Strategy will ensure that proposed development is consistent with higher order planning policies, and that the area is prepared to accommodate future growth where appropriate.



Bragg Creek Hamlet Expansion Strategy



Approval Date	•
Replaces	• n/a
Lead Role	• County Manager
Committee Classification	• Council/Advisory
Last Review Date	• n/a
Next Review Date	•

Reeve

Approval Date



RECREATION, PARKS AND COMMUNITY SERVICES

TO: Council

DATE: May 12, 2020

DIVISION: All

FILE: 2015-550

SUBJECT: 2020 Specialized Transportation Assistance Grant Allocation

POLICY DIRECTION:

The 2020 intake of Specialized Transportation Assistance Grant applications were evaluated in accordance with Specialized Transportation Assistance Grant Policy, C-102, and were found to be compliant.

EXECUTIVE SUMMARY:

The Specialized Transportation Assistance Grant is intended to subsidize transportation costs related to medical and/or therapeutic appointments for seniors and persons with disabilities who reside in the County. Service providers submit annual Specialized Transportation Grant applications to the County. Their applications were assessed in accordance with Specialized Transportation Assistance Grant policy C-102.

Specialized transportation assistance grant fund awards are established on an annual basis by Council in conjunction with the County's annual budget.

Administration received applications from two service providers.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Specialized Transportation Assistance Grant policy enables resourcing for Specialized Transportation providers operating within the County by establishing objectives, eligibility criteria, and the application process for grant fund distribution. In 2020, the per capita rate was \$7.70 x 39,407 (population based on 2018 municipal census) for a total budget of \$303,500.00.

Specialized transportation is predominately provided by the Rocky View Regional Handibus Society (Attachment A) and the Bragg Creek Snowbirds Seniors Fellowship (Attachment B).

Rocky View Regional Handibus Society (RVRHS)

Requested grant: \$323,137.40

Option 1 Budgeted grant: \$300,500

Year	Yearly number of service trips for medical and therapeutic appointments (one way)	Total number of service trips (one way)
2019	2008	4018
2020 (projected numbers)	2400	4500

Administration Resources

Randy Ell, Recreation, Parks & Community Support



With regard to operations during the COVID-19 pandemic, daily ridership has dropped from an average of 155 trips per day down to between 3 and 9 trips per day. This drop in ridership is due to the shutdown of many facilities in the region. County residents, however, continue to utilize the service to attend medical appointments and to access everyday needs (i.e.: groceries, pharmacies, etc.).

Furthermore, the RVRHB has indicated that their multi-stakeholder approach creates synergies that that help reduce overall cost of service provided to participating municipalities. As some programs have been shut down by the pandemic, these synergies have been altered, and remaining stakeholders may lose some of the existing cost-sharing benefit, which may result in an increased cost to service.

Looking forward, the costs of re-building / reopening as demand re-establishes are unknown at this time. Resources will be required to re-obtain laid-off staff for after the slow-down. RVRHB's capital fund-raising campaign to replace three (3) buses has been nullified by the widespread pandemic and is on hold at this time.

Municipalities will be kept informed via quarterly reports, and any significant surpluses from both 2020 municipal participation and federal emergency relief will be considered in the 2021 budget proposals.

Bragg Creek Snowbirds Seniors Fellowship (BCSSF)

Requested grant: \$3,000

Option 1 Budgeted grant: \$3,000

Year	Yearly number of service trips for medical and therapeutic appointments (one way)	Total number of service trips (one way)
2019	180	180
2020 (projected numbers)	100	100

With regard to operations during the COVID-19 pandemic, the BCSSF has suspended operations at this time and has been in contact with the Cochrane (Rocky View Regional Handibus Society) Bus to help with transportation needs for the near term. The grant application submitted is to be utilized to address operational expenditures in the latter portion of the 2020 calendar year.

The total requested amount from the 2020 applications exceeds the available funding for the grant; however, the recommended distributions have been adjusted to align with available budgets.

Policy Direction

Policy C-102 does not provide specific guidance on the allocation of funds to individual applications. The option before Council is based on the grants provided and spent by the respective organizations in the previous year.

BUDGET IMPLICATION(S):

The budget allocation of \$303,500.00 for this grant program is included in the 2020 Operating Budget.



OPTIONS:

- Option #1 Motion #1 THAT the 2020 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:
- a) \$300,500 to the Rocky View Regional Handibus Society for operational services in the County; and
 - b) \$3,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational services in Bragg Creek.
- Motion #2 THAT Council authorize Administration to enter into funding agreements with the Rocky View Regional Handibus Society and the Bragg Creek Snowbirds Seniors Fellowship Society for Specialized Transportation services.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

ATTACHMENTS:

- Attachment ‘A’ – Rocky View Regional Handibus Society Grant Application
Attachment ‘B’ – Bragg Creek Snowbirds Seniors Fellowship Grant Application
Attachment ‘C’ – Policy C-102



ROCKY VIEW COUNTY
Cultivating Communities

SPECIALIZED TRANSPORTATION

2020 SERVICE PROVIDER GRANT

APPLICATION

APPLICANT INFORMATION
Organization Name: Rocky View Regional Handibus Society
Registered Society Number: 502511397
E-Mail: Manager@rockyviewbus.ca
Mailing Address: Box 10203 Airdrie AB T4A 0H5
Phone: 403-948-2887
Contact Person: Paul Siller, Executive Director

FUNDING

Amount of Funding Received in 2019 \$289,000.00
 Amount of Funding Spent to Date \$289,000.00
FUNDING REQUEST FOR 2020 \$323,137.40 (\$8.20/capita X 39,407 population)

DOCUMENTATION REQUIREMENTS	ATTACHED
1. List of current Society Board of Directors by name and position	--yes--
2. Fee policy and schedule	--yes--
3. Proposed operating budget that indicates revenues and expenditures for current year directly related to specialized transportation	--yes--
4. Prior year's audited financial statement (Balance Sheet and Statement of Revenues and Expenditures)	--yes--
5. Copy of Certificate of Incorporation under the Societies Act	
6. Copy of insurance policy or letter of confirmation from provider	--yes--

DAYS AND HOURS OF OPERATION							
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
OPERATING HOURS	7:30-4:30	7:30-4:30	7:30-4:30	7:30-4:30	7:30-4:30		
Dates not Operating: Statutory Holidays _____ X _____ Other _____ weekends/ evenings _____							

NUMBER OF SERVICE TRIPS PROVIDED YEARLY (ONE WAY)							
2019 Actual Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	2008	445	567	---	115	883	4018
Other Municipalities	5317	1817	845	276	545	3583	12383
2020 Projected Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	2400	400	500	0	100	1100	4500
Other Municipalities	5000	1600	800	300	300	3000	10820

STATEMENT OF NEED (Tell us about the situation you wish to address)

“Aging in place” requires access to services such as the health and social supports, enabling residents to live safely and independently in their home and community for as long as they wish or are able.

Transportation is key to accessing such services.

Registered Passengers	2015	2016	2017	2018	2019
County Residents	193	211	242	284	287
Other Municipalities	569	677	685	801	1190

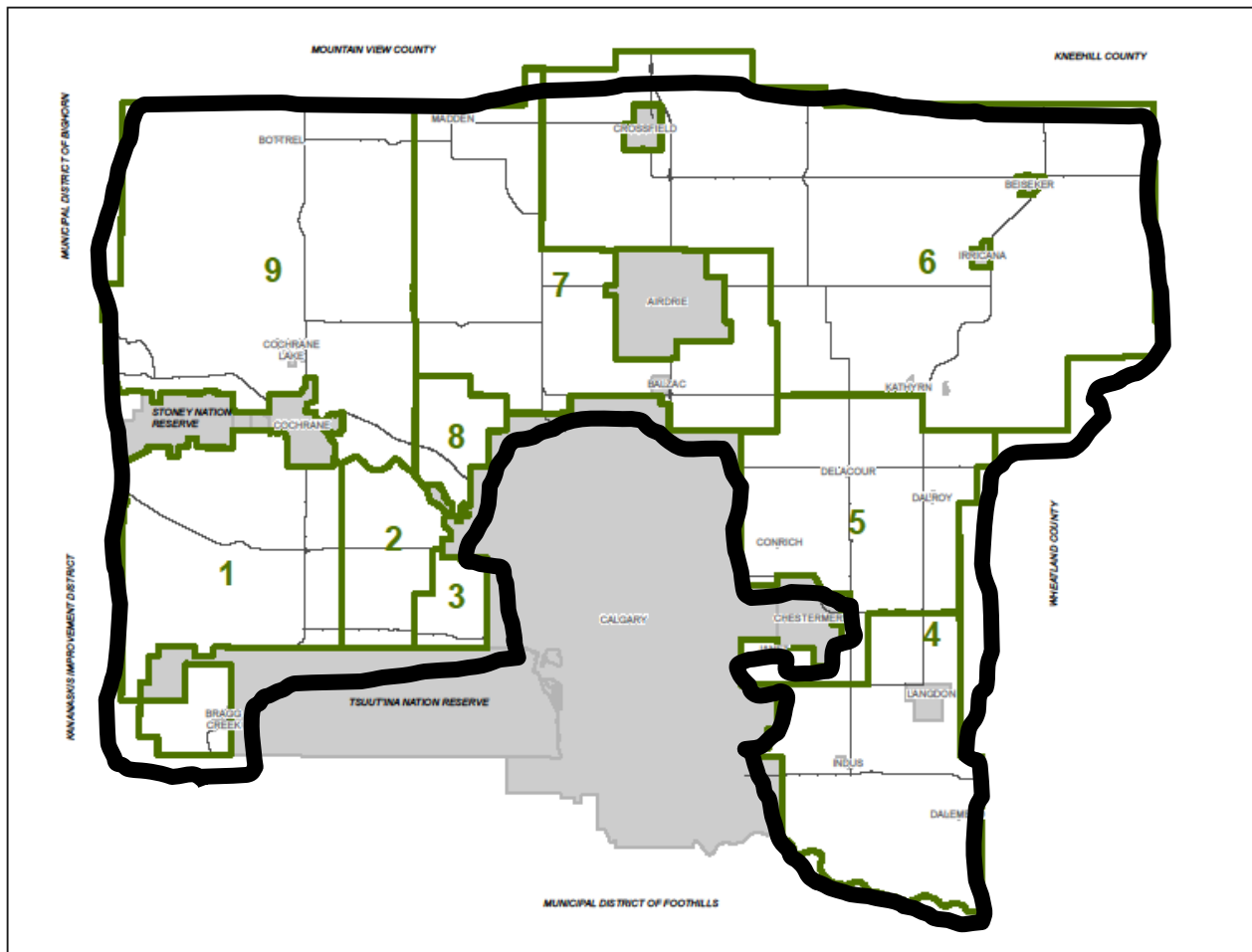
ACTIVITIES (Tell us the specific ways or actions you provide service to your clients)

The **Rocky View Bus** program is available to County residents were facing transportation barriers due to disability or other factors. When residents can access community supports and services, maintain independence, reduce isolation and stay longer in their own homes and community.

We work on a pre-booked, shared-ride basis. Transportation can be booked in response to minor or major health issues, basic needs of life (groceries) or even personal matters (e.g. visit friend/family in hospital). Time sensitive trips such as specialist appointments have scheduling priority over a more flexible trip purpose (groceries banking, etc.). Passengers can establish repeating or subscription bookings.

This program has limitations. Passengers are limited to 20 one-way trips per month. As a shared-ride service, passengers may experience travel times double than traveling directly by car or taxi. To maximize the delivery of trips, passengers may arrive up to 30-60 minutes early for an appointment or wait up to 30- 60 minutes after an appointment.

SERVICE AREA (Tell us your area of operation and mark it clearly on the map with a thick black marker)



ADDITIONAL INFORMATION (Please provide a brief society history and any other additional information you believe is relevant to your application).

Rocky View Regional Handibus has been focusing on a regional approach to paratransit (community transit) since 2003. Transportation has been available to all corners of Rocky View County since 2012.


Our 2019 funding request was for \$303,434 (\$7.70/capita X 39,407 population)

NOTES:

NOTES:

1. Council allocates the total amount of specialized transportation assistance grant funds available in its annual budget.
2. The grant funding awarded may vary in any given year due to the volume of applications.
3. Specialized transportation providers that provide County-wide service receive grant funding priority.
4. Grant payment to a particular specialized transportation provider in one year does not guarantee grant payments in the future.
5. Specialized transportation providers:
 - a. means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.
 - b. are eligible for grant funding to support transportation needs of seniors and individuals with disabilities who require transit to their medical or therapeutic appointments;
 - c. must demonstrate fiscal responsibility through a cost recovery model that includes user fees or other forms of operational funding;
 - d. shall enter into an agreement with the County outlining the terms and conditions of the grant funding; and
 - e. must submit a grant completions report to the County no later than three months after the end of the calendar year. A grant completion report is required to be eligible for future grant funding consideration.
6. The following are ineligible for grant funding under this policy:
 - a. cost of transportation beyond medical or therapeutic services;
 - b. fundraising activities;
 - c. honoraria; and
 - d. retroactive expenditures.

This is to certify that to the best of my knowledge and belief, the information included in this application is true and factual.



Signature (Society Signing Authority)

Paul Siller
Name (Please Print)

Executive Director
Title

Submit Completed Documents by March 31, 2020 to:

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

Attention: Recreation, Parks and Community Support

Rocky View Regional Handibus Society

Transportation for Community Needs

P.O Box 10203, Airdrie, AB T4A 0H5
Tel: (403) 948-2887 Fax: (403) 948-2802
www.rockyviewbus.ca

Board List 2020

PRESIDENT:	Albert Hulzebos , Calgary
VICE PRESIDENT:	Andrew Carr, Airdrie
TREASURER:	Jo Ann Miller, Calgary
SECRETARY:	Mavis Hallman, Irricana
DIRECTOR:	Orville Lammle, Cochrane
DIRECTOR:	JoAnne Baker, Chestermere
DIRECTOR:	Jo Tennant, Crossfield
DIRECTOR:	Jim Bryson, Irricana
DIRECTOR:	Marni Fedeyko, Cochrane
DIRECTOR:	Angus Chalmers, Irricana
DIRECTOR:	James Ginter, Crossfield

As of April 2020

As of April 2013, The fare is \$4 for every ten kilometres of travel (or portion thereof). Attendants travel free if reserved at time of booking. Distance is calculated at time of booking by our paratransit software based on the shortest route to destination. The fare doesn't not change if the route is detoured by external factors such as, (additional distance travel to accommodate other passengers, traffic detours or alternative routes.

The following sample fares for Rocky View County residents are based on estimated distance from known landmarks across Rocky View County and the associated Municipalities.

From	To:	Dist	2013 fare	
Airdrie region	Airdrie Urgent Care Centre	10	\$ 4.00	one-way
Airdrie region	Chumir Health Ctr	34	\$ 16.00	one-way
Airdrie region	Foothills Hosp	35	\$ 16.00	one-way
Airdrie region	Lougheed Hospital	31	\$ 16.00	one-way
Airdrie region	Retina Centre	37	\$ 16.00	one-way
Airdrie region	Rockyview General Hospital	42	\$ 20.00	one-way
Airdrie region	Strathmore	70	\$ 28.00	one-way

Bearspaw school	Airdrie Urgent Care Centre	36	\$ 16.00	one-way
Bearspaw school	Chumir Health Ctr	24	\$ 12.00	one-way
Bearspaw school	Foothills Hosp	19	\$ 8.00	one-way
Bearspaw school	Lougheed Hospital	30	\$ 12.00	one-way
Bearspaw school	Retina Centre	31	\$ 16.00	one-way
Bearspaw school	Rockyview General Hospital	28	\$ 12.00	one-way

Bragg Creek	Canmore Hospital	90	\$ 36.00	one-way
Bragg Creek	Chumir Health Ctr	45	\$ 20.00	one-way
Bragg Creek	Cochrane UCC	33	\$ 16.00	one-way
Bragg Creek	Foothills Hosp	43	\$ 20.00	one-way
Bragg Creek	Lougheed Hospital	59	\$ 24.00	one-way
Bragg Creek	Retina Centre	42	\$ 20.00	one-way
Bragg Creek	Rockyview General Hospital	40	\$ 16.00	one-way

Cochrane region	Airdrie Urgent Care Centre	47	\$ 20.00	round- trip
Cochrane region	Canmore	81	\$ 36.00	round- trip
Cochrane region	Chumir Health Ctr	37	\$ 16.00	round- trip
Cochrane region	Cochrane	6	\$ 4.00	round- trip
Cochrane region	Foothills Hosp	31	\$ 16.00	round- trip
Cochrane region	Lougheed Hospital	42	\$ 20.00	round- trip
Cochrane region	MRU	38	\$ 16.00	round- trip
Cochrane region	Retina Centre	46	\$ 20.00	round- trip
Cochrane region	Rockyview General Hospital	41	\$ 20.00	round- trip

Delacour	Airdrie Urgent Care Centre	34	\$ 16.00	one-way
Delacour	Chumir Health Ctr	35	\$ 16.00	one-way
Delacour	Chestermere	26	\$ 12.00	one-way
Delacour	Didsbury Hospital	81	\$ 36.00	one-way
Delacour	Foothills Hosp	36	\$ 16.00	one-way
Delacour	Lougheed Hospital	26	\$ 12.00	one-way
Delacour	Retina Centre	42	\$ 20.00	one-way

Delacour	Rockyview General Hospital	44	\$ 20.00	one-way
Delacour	Strathmore	43	\$ 20.00	one-way

Indus	Airdrie Urgent Care Centre	60	\$ 24.00	one-way
Indus	Chumir Health Ctr	41	\$ 20.00	one-way
Indus	Chestermere	19	\$ 8.00	one-way
Indus	Foothills Hosp	42	\$ 20.00	one-way
Indus	Lougheed Hospital	32	\$ 16.00	one-way
Indus	Retina Centre	31	\$ 16.00	one-way
Indus	Rockyview General Hospital	35	\$ 16.00	one-way
Indus	Strathmore Hospital	43	\$ 20.00	one-way

Langdon	Airdrie Urgent Care Centre	57	\$ 24.00	one-way
Langdon	Chumir Health Ctr	34	\$ 16.00	one-way
Langdon	Chestermere	13	\$ 8.00	one-way
Langdon	Foothills Hosp	41	\$ 20.00	one-way
Langdon	Lougheed Hospital	32	\$ 16.00	one-way
Langdon	Retina Centre	21	\$ 12.00	one-way
Langdon	Rockyview General Hospital	32	\$ 16.00	one-way
Langdon	Strathmore Hospital	21	\$ 12.00	one-way

Madden	Airdrie Urgent Care Centre	33	\$ 16.00	one-way
Madden	Chumir Health Ctr	61	\$ 28.00	one-way
Madden	Foothills Hosp	56	\$ 24.00	one-way
Madden	Lougheed Hospital	64	\$ 28.00	one-way
Madden	Retina Centre	75	\$ 32.00	one-way
Madden	Rockyview General Hospital	77	\$ 32.00	one-way

Prince of Peace	Airdrie Urgent Care Centre	34	\$ 16.00	one-way
Prince of Peace	Chumir Health Ctr	16	\$ 8.00	one-way
Prince of Peace	Chestermere	11	\$ 8.00	one-way
Prince of Peace	Foothills Hosp	18	\$ 8.00	one-way
Prince of Peace	Lougheed Hospital	11	\$ 8.00	one-way
Prince of Peace	Retina Centre	21	\$ 12.00	one-way
Prince of Peace	Rockyview General Hospital	22	\$ 12.00	one-way
Prince of Peace	Strathmore Hospital	41	\$ 20.00	one-way

Springbank SPFAS	Canmore Hospital	83	\$ 36.00	one-way
Springbank SPFAS	Chumir Health Ctr	27	\$ 12.00	one-way
Springbank SPFAS	Cochrane Urgent Care Centre	26	\$ 12.00	one-way
Springbank SPFAS	Foothills Hosp	20	\$ 8.00	one-way
Springbank SPFAS	Lougheed Hospital	33	\$ 16.00	one-way
Springbank SPFAS	Retina Centre	32	\$ 16.00	one-way
Springbank SPFAS	Rockyview General Hospital	30	\$ 12.00	one-way

Rocky View Regional Handibus Society
2020-2022 Operating Budget
revised Feb 2020

REVENUE	2020	2021	2022
Donations (operations)	\$4,000	\$4,000	\$6,000
Fuel & other Rebates	\$5,800	\$7,250	\$9,063
other	\$210	\$50,000	\$0
Grants - Municipal	\$766,671	\$822,220	\$869,474
User Fees	\$141,507	\$151,412	\$162,011
fee for service	\$105,210	\$15,782	\$31,563
R.V.S. Contract work	\$259,329	\$261,922	\$264,542
vehicle sale	\$0		
passenger subsidies	-\$4,800	-\$4,800	-\$4,800
TOTAL REVENUE	\$1,277,927	\$1,307,786	\$1,337,852

EXPENSES

Advertising and Promotion	\$1,800	\$1,890	\$1,985
Accounting & Audit	\$8,000	\$8,000	\$8,000
Bank Charges	\$3,120	\$3,120	\$3,120
Cell Phones	\$8,400	\$8,400	\$8,820
clean buses	\$3,600	\$3,600	\$3,780
Software licences/GPS tracking	\$36,000	\$39,600	\$43,560
Contracting Consulting expense	\$2,350	\$2,350	\$2,350
Employee Education/Training	\$3,600	\$4,050	\$4,556
Entertainment/Recognition	\$1,200	\$1,200	\$1,200
Financing Charges	\$2,400	\$2,448	\$2,570
Fuel - Auto	\$113,000	\$115,260	\$118,718
Insurance/Licence Auto	\$72,000	\$75,600	\$75,600
Legal	\$150	\$150	\$150
fees /membership& permits	\$3,600	\$3,600	\$3,600
Office Supplies	\$11,000	\$11,550	\$12,705
Operation Supplies	\$11,000	\$11,550	\$12,705
Rent	\$36,000	\$36,000	\$36,000
building repair and maintenance	\$2,400	\$2,448	\$2,497
Repairs & Maintenance - Auto	\$97,000	\$97,970	\$99,929
Telephone	\$6,600	\$6,732	\$6,867
Uniforms	\$2,400	\$2,400	\$2,640
Utilities	\$6,250	\$6,375	\$6,503
payroll expenses	\$750	\$750	\$750
Wages	\$750,639	\$765,652	\$780,965
EI Expense	\$15,936	\$16,255	\$16,580
CPP Expense	\$34,038	\$34,719	\$35,413
WCB Expense	\$44,738	\$45,633	\$46,000
TOTAL EXPENSE	\$1,278,421	\$1,311,081	\$1,341,531
NET INCOME	-\$494	-\$3,295	-\$3,679

Municipal Contribution Breakdown	2020	2021	2022	Population
<i>per capita rate</i>	<i>\$8.20 / capita</i>	<i>\$8.70 / capita</i>	<i>\$9.20 / capita</i>	
Rocky View County	\$323,137	\$342,841	\$362,544	39407
Cochrane	\$240,071	\$254,710	\$269,348	29277
Chestermere	\$170,019	\$180,386	\$190,753	20732
Crossfield	\$25,051	\$26,579	\$28,106	3055
Irricana	\$9,971	\$10,579	\$11,187	1216
Biesecker	\$6,716	\$7,125	\$7,535	819
total Contributions	\$774,966	\$822,220	\$869,474	94506

BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP

19 BALSAM AVENUE

MAIL: P.O.BOX 135, BRAGG CREEK, AB T0L 0K0

Tel.: 403-949-3313



Friday, March 27, 2018

Rocky View West Recreation Board
Rocky View County
26075 Rocky View Point
Rocky View County, Alberta T4A 0X2

Re: 2020 Specialized Transportation Grant Application

Attached is the Bragg Creek Snowbirds Senior Fellowship's 2020 Specialized Transportation Grant Application. I will be happy to address any questions you may have.

We again express our deep appreciation for your past support, and trust you will favourably consider this request for specialized transportation funds to allow us to continue to provide our seniors community with the transportation needs of our members and neighbours, for medical and therapeutic purposes.

Regards,

BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP

Robert M. Hughes, Treasurer, Bragg Creek Snowbirds Seniors Fellowship



ROCKY VIEW COUNTY
Cultivating Communities

SPECIALIZED TRANSPORTATION

2020 SERVICE PROVIDER GRANT

APPLICATION

APPLICANT INFORMATION	
Organization Name: Bragg Creek Snowbirds Seniors Fellowship	
Registered Society Number: 50392148	
E-Mail: robert@myfinancialsolutions.ca	
Mailing Address: <div style="text-align: center;"> Bragg Creek Snowbirds Seniors Fellowship P.O. Box 135 Bragg Creek, Alberta T0L 0K0 </div>	
Phone: (403) 949-3313	
Contact Person: Robert M. Hughes, Treasurer, (403) 949-2919	

FUNDING	
Amount of Funding Received in 2019	\$14,000.00
Amount of Funding Spent to Date	\$9,288.72
FUNDING REQUEST FOR 2020	\$3,000.00

DOCUMENTATION REQUIREMENTS	ATTACHED
1. List of current Society Board of Directors by name and position	X
2. Fee policy and schedule	X
3. Proposed operating budget that indicates revenues and expenditures for current year directly related to specialized transportation	X
4. Prior year's audited financial statement (Balance Sheet and Statement of Revenues and Expenditures)	X
5. Copy of Certificate of Incorporation under the Societies Act	X
6. Copy of insurance policy or letter of confirmation from provider	X

DAYS AND HOURS OF OPERATION							
OPERATING HOURS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	9:00 AM – 11:00 AM + As needed	9:00 AM – 5:00 PM + As needed	9:00 AM – 11:00 AM + As needed	9:00 AM – 5:00 PM + As needed	9:00 AM – 11:00 AM+ As needed		
Dates not Operating: Statutory Holidays _____ Other _____							

NUMBER OF SERVICE TRIPS PROVIDED YEARLY (ONE WAY)							
2019 Actual Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	180						
Other Municipalities							
2020 Projected Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	100						
Other Municipalities							

STATEMENT OF NEED (Tell us about the situation you wish to address)

In order to meet the transportation needs of our members and neighbours, for medical and therapeutic purposes, we reimburse the various volunteer drivers, on the basis of, \$0.55 per kilometer driven. All trips are out of Bragg Creek to Canmore, Cochrane, Calgary, etc.

During 2017 we recorded 92 one-way trips, at an average cost of \$51.89 per trip, for a total of \$4,773.47. Transportation Grant received was \$4,000. This was a 10% increase over 2016.

During 2018 we recorded 142 one-way trips, at an average cost of \$54.09 per trip, for a total of \$7,680.78. Transportation Grant received was \$5,000. This was a 54% increase over 2017.

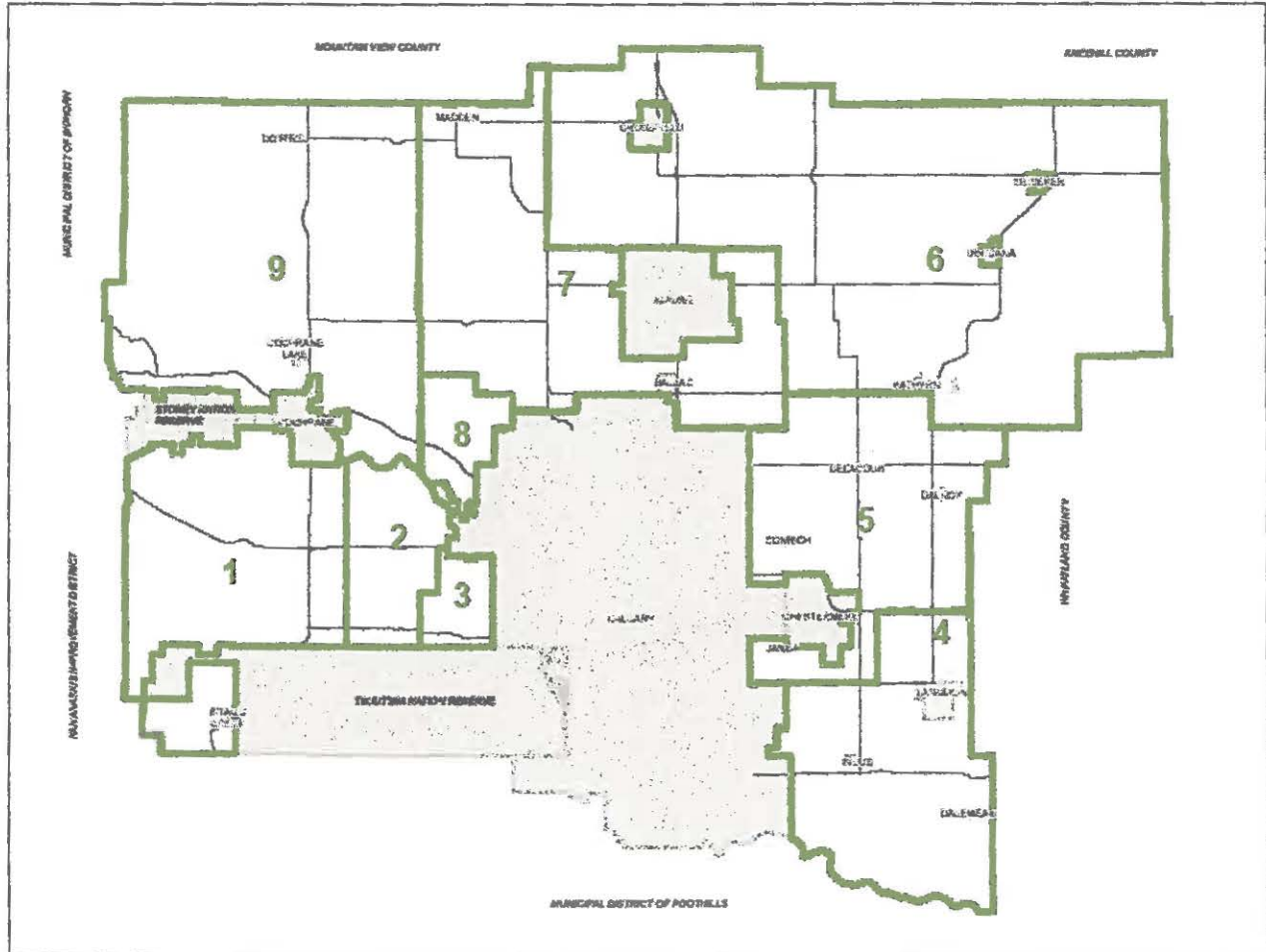
During 2019 we recorded 180 one-way trips, at an average cost of \$51.60 per trip, for a total of \$9,288.00. Transportation Grant received was \$14,000. This was a 21% increase over 2018.

With the current Coronavirus Pandemic our estimated trips is, just that, an estimate.

ACTIVITIES (Tell us the specific ways or actions you provide service to your clients)

Since Bragg Creek now has a medical clinic, some of our residents can now receive the medical care they require locally. However, all our transportation trips covered under the grant program involve situations that still require medical or specialist care not available locally, such as hospitals, the cancer clinic, surgeries, eye and ear specialists and other specialized physician care. Many of our members are too old to drive, too sick, unable or forbidden to drive due to age or infirmity, and therefore often have no reasonable way to reach these facilities. Our volunteers provide this service, without delay and without cost to the individuals. The Handi Bus from Cochrane is available, but Bragg Creek is a long dead head trip for the Handi Bus driver. With only a mileage reimbursement to our volunteer drivers and no cost to the individual, we are driving to appointments, we can deliver a very cost effective and responsive service to our community.

SERVICE AREA (Tell us your area of operation and mark it clearly on the map with a thick black marker)

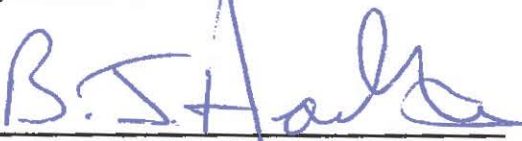


ADDITIONAL INFORMATION (Please provide a brief society history and any other additional information you believe is relevant to your application).

NOTES:

1. Council allocates the total amount of specialized transportation assistance grant funds available in its annual budget.
2. The grant funding awarded may vary in any given year due to the volume of applications.
3. Specialized transportation providers that provide County-wide service receive grant funding priority.
4. Grant payment to a particular specialized transportation provider in one year does not guarantee grant payments in the future.
5. Specialized transportation providers:
 - a. means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.
 - b. are eligible for grant funding to support transportation needs of seniors and individuals with disabilities who require transit to their medical or therapeutic appointments;
 - c. must demonstrate fiscal responsibility through a cost recovery model that includes user fees or other forms of operational funding;
 - d. shall enter into an agreement with the County outlining the terms and conditions of the grant funding; and
 - e. must submit a grant completions report to the County no later than three months after the end of the calendar year. A grant completion report is required to be eligible for future grant funding consideration.
6. The following are ineligible for grant funding under this policy:
 - a. cost of transportation beyond medical or therapeutic services;
 - b. fundraising activities;
 - c. honoraria; and
 - d. retroactive expenditures.

This is to certify that to the best of my knowledge and belief, the information included in this application is true and factual.



Signature (Society Signing Authority)

Name – Brian Hodgkins

President

Submit Completed Documents by March 31, 2020 to:

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

Attention: Recreation, Parks and Community Support

Bragg Creek Snowbirds Seniors – List of executives and directors December 2019

Role/Position.	Name.	Address.
President.	Brian Hodgkins.	
Vice President.	Dan Creaser.	
Treasurer.	Robert Hughes.	
Secretary.	Bruce Fox.	
Past President.	Fred Smith.	
Director.	Sharon Gough	
Director.	Carole Gert.	
Director.	Gayle Hodgkins.	
Director.	Avril Derbyshire	

BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP

SPECIALIZED TRANSPORTATION FEE SCHEDULE

Effective January 2020

Volunteer drivers are to be reimbursed at the following rates:

- 0.55 cents per kilometer for own vehicle use

Bragg Creek Snowbirds Seniors Fellowship.

BUDGET OVERVIEW: SNOWBIRDS 2020 BUDGET - FY20 P&L

January - December 2020

	TOTAL
Income	
8010 Income - Membership Fees	2,000.00
8020 Income - Social Events - Food	6,500.00
8021 Income - Social Events - Drink	5,000.00
8023 Income - Christmas Dinner	2,000.00
8040 Income - Building Rental	9,000.00
8050 Income - Donations - Cash	500.00
8060 Income - Book Exchange	300.00
8080 Income - Interest General Account	3,000.00
8085 Income - Interest Casino Account	1,000.00
8120 Grants - Transportation Program	3,000.00
8140 Grants - Recreation Board - Operating	3,000.00
Total Income	\$35,300.00
GROSS PROFIT	\$35,300.00
Expenses	
7004 Capital Improvements - F & E	10,000.00
7008 Janitor Expense	1,000.00
7009 Repair and maintenance	5,000.00
7010 Sponsored Activities Expense	2,500.00
7023 Office & Administration Expenses	1,750.00
7025 GST - General Expenses	2,000.00
7026 GST - Casino Funds Expense	2,000.00
7030 Social Events Expenses - Food	6,000.00
7031 Social Events Expenses - Drink	5,000.00
7040 Professional Fees	1,000.00
7051 Bank charges	400.00
7060 Kitchen/Washroom Supplies	300.00
7075 Insurance	3,000.00
7085 Christmas Dinner Expenses	3,000.00
7087 Christmas in the Creek	500.00
7098 Depreciation	20,269.00
7120 Satellite TV	1,300.00
7121 Communications Expense	700.00
7125 Natural Gas	2,500.00
7130 Electric Power	3,500.00
7142 Water & Sewer	1,000.00
7145 Security System Expense	450.00
7210 Transportation Expense	8,000.00
7424 Newsletter Expenses	300.00
7434 Advertising & Promotion Expenses	5,000.00
Total Expenses	\$86,469.00
NET OPERATING INCOME	\$ -51,169.00
NET INCOME	\$ -51,169.00

Bragg Creek Snowbirds Seniors Fellowship.

BALANCE SHEET

As of December 31, 2019

	TOTAL
Assets	
Current Assets	
Cash and Cash Equivalent	
1010 Bank - ATB General Account	24,740.43
1015 Bank - ATB Casino Account	47,998.32
1025 Bank - Tangerine General Account	54,329.80
1030 Bank - Tangerine Casino Account	59.96
1035 Oaken Financial - Savings Account	108,518.20
Total Cash and Cash Equivalent	\$235,646.71
Accounts Receivable (A/R)	
1305 Accounts Receivable	1,902.54
1315 Interest Receivable	2,249.43
Total Accounts Receivable (A/R)	\$4,151.97
1020 GICs & Short-term Investments	0.00
2060 Prepaid Insurance	2,349.26
2070 Other Prepaid Expenses	0.00
2510 Building	491,644.88
2530 Furniture & Equipment	104,363.72
Total Current Assets	\$838,156.54
Non-current Assets	
Property, plant and equipment	
2511 Accm. Amortization - Building	-88,497.00
2531 Accum. Amortization - Furn. & Equipment	-93,924.00
Total Property, plant and equipment	\$ -182,421.00
Total Non Current Assets	\$ -182,421.00
Total Assets	\$655,735.54
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
4010 Accounts Payable	1,000.00
Total Accounts Payable (A/P)	\$1,000.00
4070 Prepaid Memberships	0.00
4080 Other Accrued Liabilities	4,711.28
Total Current Liabilities	\$5,711.28
Non-current Liabilities	
4500 Accrued Reserve Fund	80,000.00
Total Non-current Liabilities	\$80,000.00
Total Liabilities	\$85,711.28



SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

Policy Number:	C-102
Policy Owner:	Recreation, Parks and Community Support
Adopted By:	Council
Adoption Date:	2003 April 22
Effective Date:	2003 April 22
Date Last Amended:	2019 December 10
Date Last Reviewed:	2019 November 27

Purpose

- 1 This policy establishes funding for specialized transportation providers operating within Rocky View County (the County).



Policy Statement

- 2 Council recognizes the importance of specialized transportation that makes it easier for County residents to access medical and therapeutic services. Through this grant program, Council supports transportation providers who specialize in serving senior citizens and persons with disabilities.



Policy

- 3 Council allocates the total amount of specialized transportation assistance grant funds available in its annual budget.
- 4 The grant funding awarded may vary in any given year due to the volume of applications.
- 5 Specialized transportation providers that provide County-wide service receive grant funding priority.
- 6 Grant payment to a particular specialized transportation provider in one year does not guarantee grant payments in the future.



SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

- 7 Specialized transportation providers:
- (1) are eligible for grant funding to support transportation needs of seniors and individuals with disabilities who require transit to their medical or therapeutic appointments;
 - (2) must demonstrate fiscal responsibility through a cost recovery model that includes user fees or other forms of operational funding;
 - (3) shall enter into an agreement with the County outlining the terms and conditions of the grant funding; and
 - (4) must submit a grant completions report to the County no later than three months after the end of the calendar year. A grant completion report is required to be eligible for future grant funding consideration.
- 8 The following are ineligible for grant funding under this policy:
- (1) cost of transportation beyond medical or therapeutic services;
 - (2) fundraising activities;
 - (3) honoraria; and
 - (4) retroactive expenditures.



References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• N/A
Related Procedures	• N/A
Other	• N/A



Policy History

Amendment Date(s) – Amendment Description	• 2019 December 10 – Council amended to give fund allocation guidance, streamline the program, and align with current practices
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SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

Review Date(s) – Review Outcome
Description

- 2009 September 08 – Council amended
- 2019 November 27 – Minor changes recommended to align with current practices and policy standards



Definitions

9 In this policy:

- (1) “Council” means the duly elected Council of Rocky View County;
- (2) “County” means Rocky View County;
- (3) “grant funds” means the amount of funds allocated annually to the specialized transportation grants component of the County’s budget;
- (4) “person with a disability” means:
 - (a) a person who has a substantial physical or mental impairment that is continuous or recurrent;
 - (b) the direct and cumulative effect of the impairment on the person’s ability to attend to his or her personal care, function in the community, or function in a workplace, results in a substantial restriction in one or more of these activities of daily living; and
 - (c) the impairment and its likely duration and the restriction in the person’s activities of daily living have been verified by a person with the prescribed qualifications;
- (5) “Rocky View County” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires;
- (6) “senior citizen” means a person who is 65 years of age or older;
- (7) “specialized transportation” means transportation provided for medical or therapeutic services; and



ROCKY VIEW COUNTY

SPECIALIZED TRANSPORTATION ASSISTANCE GRANT

Council Policy

C-102

- (8) “specialized transportation provider” means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.



NOTICE OF MOTION

**Submitted in accordance with sections 54, 55, 56, 57, and 58 of
Procedure Bylaw C-7907-2019**

Presented By: Councillor Kevin Hanson, Division 3
Seconded By: Councillor Crystal Kissel, Division 9

This notice of motion is read into the Council record on **April 28, 2020**. The motion as read into the record will be debated on **May 12, 2020**.

TITLE: **Rock View County Optional Property Tax Deferral Program**

WHEREAS Like many other municipalities, Rocky View County finds itself in the midst of unprecedented economic upheaval due to a combination of a prolonged multi-year downturn in Alberta's economy, and a rapidly escalating chain of events this spring relating to the COVID-19 Pandemic at the Federal, Provincial, and Municipal Government levels - all having serious collateral consequences with the effect of setting a new social and economic reality for the County and its residents for the foreseeable future;

AND WHEREAS The Province has focused its tax relief efforts to date on deferring education taxes for Rocky View businesses;

AND WHEREAS The current financial stress is unprecedented, there is no question that Rocky View ratepayers ultimately need to take ownership for their financial responsibilities and commitments - however, the "bridge financing" that a tax payment deferral would provide could be invaluable and "life-saving" for some;

AND WHEREAS For the long term health of the County's tax assessment base, it is desirable to keep as many Rocky View ratepayers in their homes and as many businesses operating as possible;

AND WHEREAS At this time, Rocky View County has just over \$30 million dollars in its Tax Stabilization Fund, funds in reserve for a "rainy day", and/or to help smooth year-over-year tax revenue fluctuations, and unforeseen, but necessary, operating cost expenditures;

AND WHEREAS Rocky View County has an existing subscription-based Tax Instalment Payment Plan (TIPP) that is beneficial to the County, as it smooths yearly tax revenue cash flow by spreading it equally across the year;

AND WHEREAS A mechanism to modify payment amounts and repayment schedules known as a “Blend and Extend” strategy is a common technique employed by financial organizations to help their clients bridge financial hardship;

AND WHEREAS Property Tax payments are never ultimately at “at risk” for the County, as seizure and forced sale of the property, to obtain payment, is a potential last option;

AND WHEREAS Per the last audit report, the County’s balance sheet is in sound financial shape, and the cash flow implications of a Property Tax Deferral Program is likely within the financial means of the County without relying on additional operating credit;

THEREFORE BE IT RESOLVED THAT: Administration be directed to develop and deliver a “Property Tax Deferral Program” to be made available on an case-by-case basis, that would allow County ratepayers to defer their 2020 tax payments until December 31, 2020, on the condition that they:

- A) demonstrate that they are in-need, and meet the qualifications of the program,
- B) make a commitment to enlist in the Rocky View County’s TIPP program,
- C) agree to blend 2020’s tax payments with 2021’s tax payments;

AND THAT a detailed list of qualifications, step-by-step sign-up procedure, and roll-out plan be established as part of the program development;

AND THAT the fiscal implications to Rocky View County are analyzed and reported back to Council, including an option to charge the ratepayers a cost-recovery financing fee on the basis of the County’s additional costs of covering the deferred cash flow;

AND THAT the necessary Bylaw and/or Policy as required to enact the program be delivered to Council such that final approval for the new financial aid program can be achieved no later than the May 12th, 2020 Council meeting date.

BACKGROUND

With an uncertain end to the COVID-19 Pandemic crisis, Rocky View is in for a prolonged bought of tough economic times, impacting a large swath of ratepayers in all corners of the County.

Approximately 27% of Rocky View's assessment base is non-residential. Given the current business "mill-rate" being set at a factor of three compared to the residential rate, it supplies just over 50% of the County's tax revenue. If the Province's projections for a near-term potential 25% unemployment rate come to light, there will be a significant number of related business failures. A reduced commercial tax revenue for 2021 is a very real concern and is an upcoming "new reality" for Rocky View.

Given the unprecedented financial stress expected in the near-term, implementation of a carefully thought out framework for a tax deferral scheme could cushion the Pandemic's financial impacts for many residents and businesses.

This "Made in Rocky View" program could provide the bridge financing that many ratepayers need. Utilities, mortgages, and rents, are being deferred. Avoiding a balloon payment at the end of the deferral is of paramount concern. Therefore, the initial proposal of this Notice of Motion to be debated, is that 2020 taxes be deferred to the end of 2020. This 6-8 months of tax deferrals would then be blended with 2021's normal tax instalment payments, and paid over the next 12 months. Residents would have to apply for this relief, and commit to joining the tax instalment payment plan (TIPP), which does help Rocky View's cash flow in 2021.

Taxes would not be forgone. However it will strain the RVC cash flow situation until mid-2021, and cost the County interest income. Rocky View could look to recover this cost, by implementing a small financing fee that is blended into the deferred tax payments. In this manner all rate payers would be treated equally regardless of whether they choose to take advantage of the deferral program or not. Alternatively, the financing cost could be borne by the entire community as a show of solidarity in the war against the COVID-19 virus.

At the beginning of 2020, there was approximately \$39 million dollars in the Tax Stabilization Reserve at the start of this year. \$9.6 million was earmarked by Council to service West Balzac for potential new development. This leaves approximately \$30 million in the County's "rainy day" fund, monies that could easily be invested in a Property Tax Deferral Program. This would keep Rocky View competitive with its regional neighbors', while propping up its tax assessment base. Many of Rocky View's neighbors' have already announced tax relief measures, and while Alberta recovers from the global recession we find ourselves in, these measures will ultimately help speed the economic recovery of Rocky View County long after the pandemic is squashed, and a new normal is established.

Title: High-Speed Internet Servicing for Rocky View County Ratepayers

Presented By: Councillor Samanntha Wright, Division 8; and,
Councillor Kevin Hanson, Division 3

WHEREAS Internet access is an essential means by which citizens, businesses, and institutions access information, offer services, and create opportunities that could otherwise be out of reach;

AND WHEREAS the COVID-19 pandemic has further illustrated the disadvantage facing Rocky View ratepayers due to the lack of high speed internet access which allows residents to work from home, continue educating their children during school closures, and promote social inclusion, safety, and mental well-being;

AND WHEREAS Many Rocky View County households and businesses cannot access 50 Mbps downloads – the Canadian Radio Television and Telecommunications Commission's (CRTC) basic service objective for 2021;

AND WHEREAS The Federal Government has pledged \$500 million by 2021 through its Connect to Innovate program to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age;

AND WHEREAS the CRTC has created the \$750 million Broadband Fund to support projects to build or upgrade infrastructure to provide fixed and mobile wireless broadband Internet service to underserved Canadians;

AND WHEREAS Some Rocky View residents may be viewed as non-rural due to their proximity to the city and through a flawed CRTC analysis and boundary design;

AND WHEREAS Rocky View's competitiveness in the region depends on having comparable internet servicing.

THEREFORE, BE IT RESOLVED THAT Rocky View County conduct a detailed cost / benefit analysis of internet servicing in the County and, explore all available funding streams to provide Rocky View ratepayers with best available internet servicing, comparable to neighbouring municipalities;

AND THAT Rocky View County communicate and advocate for improvements to internet servicing with local internet service providers;

AND THAT Rocky View County proactively work with communities to create critical mass and determine acceptable internet servicing levels;

AND THAT where applicable, Rocky View County explore options that eliminate the gap for last-mile connectivity;

AND THAT Rocky View County secure all available funding options from other levels of government to promote competitive internet servicing;

AND THAT Rocky View County ensure that broadband connectivity is supplied into Area Structure Plans with the same vital consideration given to electricity, storm water, potable water, and sewage infrastructure;

AND THAT Rocky View County establish itself as a recognized leader of rural communities in internet service provision.

BACKGROUND:

In Spring of 2019, funding of \$60,000 was granted by Council to proceed with a similar motion, however, that motion was discarded in favour of doing the Bragg Creek Connect study. The Bragg Creek Connect study involved procuring matching funds (\$85,000) from Alberta's Community and Regional Economic Support (CARES) program. This request was delayed due to the Federal election and later, denied, leaving the County with no plan and no direction with regards to internet servicing.

The ongoing COVID-19 pandemic has underscored the reality that affordable, high-speed internet access has become a necessity for Canadians to not only access economic opportunities and enhance their quality of life, but to be able to function during emergencies such as pandemics. Lack of internet access is a significant financial, educational and social barrier for rural communities that has become more apparent during the ongoing COVID-19 pandemic as people attempt to work from home, educate their children online, and stay connected to friends and family.

Alberta's SuperNet was completed in 2005. SuperNet is a fibre optic high-speed Internet network that connects municipalities throughout the province. Public infrastructure, such as schools, government offices and medical facilities, in rural communities received a boost. However, the network's last mile was never extended.

Final connection to reach residents or businesses was left in the hands of private Internet service providers to step in. This was not done. As such, there is a major gap for last mile connectivity throughout rural Alberta.

Access to the internet is not equal. Many Rocky View communities still rely on dial-up and have spotty mobile connections. It is common for many Rocky View households to have download speeds lower than 5 Mbps.

Building this internet infrastructure is the modern equivalent of building roads or railway spurs into rural and remote areas, connecting them to the global economy. This backbone infrastructure is often fibre optic-based but can be comprised of a range of technologies including microwave and satellite service.

The Federal Government's Connect to Innovate program supports new and upgraded backbone and last-mile infrastructure projects in rural and remote communities across Canada to ensure that our country is drawing on the strengths of all Canadians to drive innovation, growth, and the creation of new jobs. There are areas within Rocky View that are designated as "non-rural" by the CRTC but "rural" by providers. As a result,

Rocky View needs to make sure it is not overlooked for this funding due to its proximity to major urban centres.

In many cases, high-speed internet servicing is available within metres of existing County dwellings. Initiatives must be established to allow County residents the ability to tie into these networks should they so desire. The County must start working immediately with varying levels of government to establish funding options for high speed internet. It must also work with telecommunication companies to promote servicing strategies that provide better internet servicing to our communities and work with these providers to enable last mile connectivity.

In 2016, the CRTC declared that broadband Internet access and mobile wireless service are basic telecommunications services that should be available to all Canadians. The Broadband Fund is designed to complement existing and future private investments and public funding. The Broadband Fund will help close the gap in connectivity between rural and urban areas. The CRTC set a target that Canadians should have access to speeds of at least 50 Mbps for downloads and 10 Mbps for uploads, as well as access to mobile wireless services including coverage on major transportation roads.

The CRTC is committed to working together with all levels of government. The CRTC recognizes the need for a collective effort to achieve the goal of providing fixed and mobile wireless broadband Internet service to underserved Canadians.

To achieve Rocky View's strategic goals for financial health, a capable broadband connectivity into all current Area Structure Plans is required to support a competitive environment for attracting new high-value business with healthy business-related tax assessment base.

Office of the Chief Administrative Officer

TO: Council
DATE: May 12, 2020
FILE: N/A
SUBJECT: Request for Council Membership on Economic Recovery Task Force

DIVISION: All
APPLICATION: N/A

EXECUTIVE SUMMARY:

In response to the economic impact of the COVID-19 pandemic, the Chief Administrative Officer (CAO) is assembling an Economic Recovery Task Force to provide recommendations to Council and the business community on how the County can assist with spurring the County's economic recovery.

This Administrative Task Force will be chaired by the CAO and will consist of two members of Council and several representatives of the County's business community. The Task Force will have a focused scope and is intended to meet several times over the next several months, culminating with a report of recommendations to Council in October 2020. Administration is requesting that Council appoint two members to sit on the Task Force. The Terms of Reference for the Task Force is included as Attachment A.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

- Option #1 THAT Council appoint two members of Council to serve as members of the Chief Administrative Officer's Economic Recovery Task Force.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

"Al Hoggan"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Terms Of Reference: Economic Recovery Task Force

Administration Resources

Al Hoggan, Chief Administrative Officer



Terms of Reference

BACKGROUND

- 1 The Office of the Chief Administrative Officer (CAO) has established an Economic Recovery Task Force ("Task Force") to support businesses and business organizations to recover from the COVID-19 pandemic.
- 2 The Task Force should consider the range of businesses located in the County including, but not limited to, warehousing, retail, agri-business, construction, material supply, and tourism and entertainment.

PURPOSE

- 3 The purpose of the Task Force is to provide recommendations to Council on how various segments of the County can assist with spurring the County's economic recovery in the wake of the COVID-19 pandemic. The CAO will provide a report to Council on the consensus recommendations generated by the Task Force.

MANDATE

- 4 The mandate of the Task Force is to:
 - (1) Create a set of recommendations to spur economic growth in the County, including job creation and employment recovery, post pandemic; and
 - (2) Work with stakeholders to identify initiatives to stimulate economic recovery for businesses, workers and the community, within the County.

DELIVERABLES

- 5 The Task Force will produce a series of recommendations, by the end of September 2020, with a minimum of three (3) recommendations in several key areas, including:
 - (1) How the business community can spur economic recovery;
 - (2) How County residents can support economic recovery;
 - (3) How the County can support economic recovery;
 - (4) How the County can build resiliency in the event of future pandemics;
- 6 The Chair will report to Council on the recommendations from the Task Force on or before October 31, 2020.



REPORTING RELATIONSHIP

- 7 The Task Force will report to the Chair, who will report to Council at his discretion.

MEMBERSHIP

- 8 The Task Force will be comprised of the following members:
- (1) The Chief Administrative Officer for Rocky View County, who will be the Chair;
 - (2) Two (2) members from Rocky View County Council;
 - (3) Four (4) or five (5) members from the Rocky View County business community, representing a variety of sectors; and
 - (4) Support Staff – Manager of Economic Development, Manager of Intergovernmental Affairs, Manager of Corporate Business Development, and Manager of Agriculture Services.
- 9 The Chair may add, remove, or replace any member of the Task Force at any given time, and as required, with the exception of members of Council.

RESPONSIBILITIES

- 10 The Task Force members will:
- (1) Attend and participate in a maximum of four (4) Task Force meetings, as scheduled by the Chair;
 - (2) Engage in collaborative, respectful discussions related to topics on the agenda, including sharing thoughts, opinions, and recommendations; and
 - (3) The Chair may delegate administrative tasks to County Administration to support Task Force initiatives as needed and appropriate.
- 11 Rocky View County Administration will:
- (1) Coordinate and produce all Task Force agendas and follow-up actions; and
 - (2) Schedule all Task Force meetings; and
 - (3) Provide administrative support as deemed necessary by the Chair.

MEETING PROCEDURES

- 12 Decisions of the Task Force will be made by consensus.
- 13 County Administration will:
- (1) Prepare and circulate an agenda in advance of the meeting;
 - (2) Maintain a record of the meeting including key items, actions and follow-up items; and



(3) Prepare a final report of the Task Force's recommendations.

- 14 Meetings will be confidential and any reporting, to Council or the public, will occur only through the Chair, or at the permission of the Chair.
- 15 The Task Force may, by mutual agreement, invite subject matter experts to attend meetings and provide information.

TERM

- 16 The Task Force will remain active until September 30, 2020, or until such time as the Chair resolves to conclude it.

RENUMERATION

- 17 Task Force members serve without financial remuneration.

BUDGET

- 18 There is no budget assigned to the Task Force. Any funds required for Task Force initiatives will be accommodated through existing County budgets or approved by Council if additional resources are required.



Approval Date

- May 1, 2020

Replaces

- n/a

Lead Role

- Al Hoggan

Administrative Responsibility

- CAO's Office

Last Review Date

- n/a

Next Review Date

-

Al Hoggan, CAO

Approval Date



FINANCIAL SERVICES

TO: Council

DATE: May 12, 2020 **DIVISION:** All

FILE: 2025-350

SUBJECT: 2020 Tax Rate Bylaw C-8025-2020

POLICY DIRECTION:

Under the *Municipal Government Act* Section 353 (1), “Each council must pass a property tax bylaw annually”. The property tax bylaw authorizes Council to impose a tax on property in the County to raise revenue to be used toward the payment and delivery of County services.

EXECUTIVE SUMMARY:

Council and Administration set and approve an operating and capital budget annually. Property taxes are the difference between the County’s total expenditures and revenues relating to user fees and government transfers. The 2020 tax rate bylaw authorizes Rocky View County to impose a tax in respect of property to fund and balance the approved operating budget.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Municipal Property Tax

On December 10, 2019, Council approved the 2020 operating and capital base budget, which included a 2% property tax increase or \$1,462,900 increase. Due to the current COVID 19 outbreak, Council revisited the 2020 budget and approved a 3% property tax decrease on April 28, 2020. This decrease is included in the 2020 property tax rate bylaw and will require a reserve transfer of \$2,888,200 in order to balance the operating budget. The final assessment roll is used to set the County’s tax rates, and an update is included with this report as Attachment ‘C’. Random property samples have been included to demonstrate total tax impacts as represented in Attachment ‘D’. Municipal funds raised from taxes support the general municipal services and emergency services delivered by Rocky View County to its residents.

External Requisitions

Under the MGA s.359 (1), Rocky View County collects external requisitions on behalf of external organizations through the property tax system and forwards these amounts to the requisitioning bodies. Bylaw C-8025-2020 includes a decrease of \$934,000 related to Provincial education (Alberta School Foundation Fund (ASFF) and the Calgary Catholic School District (CCSD). With the change of Provincial Government in 2019, municipalities were required to estimate the amount of collection for the 2019 year. This estimation resulted in an over-collection of education tax for the 2019 year. As a result, Rocky View County will collect \$934,000 less in education tax in the 2020 year. Other external requisitions include the Rocky View Foundation, which requires an increase of \$2,000 or .3%. The designated Industrial Property amount has been reduced year over year by the Provincial government from \$147,000 to \$133,312 and will require a budget adjustment of \$13,700.



BUDGET IMPLICATIONS:

Reduced Provincial requirement on the Designated Industrial Property (DIP) amount of \$13,700.

OPTIONS:

- Option #1 Motion 1: THAT the budget adjustment for Designated Industrial Properties be approved as presented in attachment 'A'.
- Motion 2: THAT Bylaw C-8025-2020 be given first reading.
- Motion 3: THAT Bylaw C-8025-2020 be given second reading.
- Motion 4: THAT Bylaw C-8025-2020 be considered for third reading.
- Motion 5: THAT Bylaw C-8025-2020 be given third and final reading.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/ls

ATTACHMENTS:

- ATTACHMENT 'A' – Designated Industrial Properties Budget Adjustment
- ATTACHMENT 'B' – C-8025-2020 Tax Rate Bylaw
- ATTACHMENT 'C' – Final 2020 Assessment Roll
- ATTACHMENT 'D' – Property Tax Impacts



BYLAW C-8025-2020

A Bylaw of Rocky View County to authorize the rates of taxation to be levied against assessable property for the 2020 taxation year.

The Council of Rocky View County enacts as follows:

PURPOSE & TITLE

- 1 The purpose of this bylaw is to authorize the rates of taxation to be levied against assessable property for the 2020 taxation year.
- 2 This bylaw shall be known as the “2020 Tax Rate Bylaw”.

DEFINITIONS

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
 - (a) **“Designated Industrial Property”** has the same meaning as in Section 284(1)(f.01)
 - (b) **“Farm Land”** has the same meaning as Section 297(4)(a) of the *Municipal Government Act* and Section 2(f) of Matters Relating to Assessment and Taxation Regulation;
 - (c) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
 - (d) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
 - (e) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
 - (f) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
 - (g) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*; and
 - (h) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the *Municipal Government Act*.

TAX RATES

- 4 Rocky View County (hereinafter referred to as the "County") has prepared and adopted detailed estimates of the municipal revenues and expenditures as required.
- 5 The estimated municipal expenditures and transfers set out in the budget for the County for 2020 total \$267,620,300.
- 6 The estimated municipal revenues and transfers from all sources other than taxation is estimated at \$144,510,300 and the balance of \$123,110,000 is to be raised by general municipal taxation.
- 7 The requisitions are:

Alberta School Foundation Fund (ASFF)

Residential	\$ 30,164,461
Non-Residential	<u>15,317,321</u>
	<u>\$ 45,481,782</u>

Opted Out School Boards

Residential	\$ 2,892,453
Non-Residential	<u>986,768</u>
	<u>\$ 3,879,221</u>

Rocky View Seniors Foundation

\$ 675,246

Designated Industrial Property

\$ 133,312

- 8 The Council of the County is required each year to levy on the assessed value of all property the tax rates sufficient to meet the estimated expenditures and the requisitions.
- 9 The Council is authorized to classify assessed property and to establish different rates of taxation with respect to each class of property, subject to the *Municipal Government Act*.
- 10 Section 297 of the *Municipal Government Act* provides that the assessor must assign one or more of the following classes to the property: residential, non-residential, farm land, and machinery and equipment, and that the assessor may assign one or more sub-classes to a property if a council, by bylaw, divides the residential and non-residential classes into sub-classes;
- 11 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

<u>Tax</u>	<u>Tax Levy</u>	<u>Assessment</u>	<u>Rate</u>
<u>Municipal-General</u>			
Residential	25,659,473	13,066,900,220	1.9637
Farmland	671,972	152,088,380	4.4183

Non-Residential	20,342,908	3,453,159,540	5.8911
Machinery and Equipment	3,055,049	518,587,230	5.8911
Linear	<u>7,040,735</u>	<u>1,195,147,780</u>	5.8911
	<u>\$ 56,770,137</u>	<u>18,385,883,150</u>	
<u>Provincial Policing</u>	826,100	18,385,883,150	0.0449
<u>Municipal-Emergency Services</u>			
Residential	\$ 6,935,912	13,066,900,220	0.5308
Farmland	181,639	152,088,380	1.1943
Non-Residential	5,498,811	3,453,159,540	1.5924
Machinery and Equipment	825,798	518,587,230	1.5924
Linear	<u>1,903,153</u>	<u>1,195,147,780</u>	1.5924
	<u>15,345,313</u>	<u>18,385,883,150</u>	
<u>Alberta School Foundation Fund (ASFF)</u>			
Residential/Farmland	\$ 30,164,461	12,059,995,693	2.5012
Non-Residential	<u>15,317,321</u>	<u>4,227,100,471</u>	3.6236
	<u>\$ 45,481,782</u>	<u>16,287,096,164</u>	
<u>Opted Out School Boards (Calgary)</u>			
Residential/Farmland	\$ 2,892,453	1,156,426,117	2.5012
Non-Residential	<u>986,768</u>	<u>272,317,049</u>	3.6236
	<u>\$ 3,879,221</u>	<u>1,428,743,166</u>	
<u>Rocky View Seniors Foundation</u>	\$ 675,246	18,385,883,150	0.0367
<u>Designated Industrial Property</u>	\$ 133,312	1,754,106,780	0.0760

- 12 The assessed value of all taxable property in the County as shown on the Assessment Roll is:

<u>Assessments</u>	
Residential	13,066,900,220
Farmland	152,088,380
Non-Residential	3,453,159,540
Machinery and Equipment	518,587,230
Linear	<u>1,195,147,780</u>
	<u>18,385,883,150</u>

13 The minimum Tax Levy for each individual taxable property in the County is \$20.00.

TRANSITIONAL

14 Bylaw C-8025-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

Division: All
File: 2025-350

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2020

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2020

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

Municipal Clerk

Date Bylaw Signed

Final Assessment Roll for 2020 Tax Rates

Property Class	2019	
	\$	%
Residential	13,066,900,220	71.0%
Farmland	152,088,380	0.8%
Non-Residential	3,453,159,540	18.8%
Machinery & Equipment	518,587,230	2.9%
**LINEAR	1,195,147,780	6.5%
Totals	18,385,883,150	100.00%

Rocky View County
2020 Tax Impacts
Property Samples

	2019 Assmt	2019 Mun.Portion	2019 External Req's	2019 Total Tax	2020 Assmt	2020 Mun.Portion	2020 External Req's	2020 Total Tax
Example #1: Vacant Farm 159 Acres	\$44,900	\$256.68	\$117.63	\$374.31	\$44,900	\$254.02	\$113.95	\$367.97
Example #2: Gravel Pit with improvements*	\$4,212,760	\$32,110.08	\$7,857.85	\$39,967.93	\$4,171,560	\$31,405.17	\$7,776.62	\$39,181.79
Example #3: Highway Commercial*	\$2,246,400	\$17,122.29	\$8,331.90	\$25,454.19	\$2,288,700	\$17,230.25	\$8,377.33	\$25,607.58
Example #4: Golf Course West of Calgary*	\$6,788,100	\$51,739.58	\$25,177.06	\$76,916.64	\$6,717,500	\$50,572.03	\$24,588.07	\$75,160.09
Example #5: Shopping Centre	\$949,300	\$6,270.90	\$3,314.14	\$9,585.04	\$964,400	\$6,501.06	\$3,359.16	\$9,860.23
Example #6: Wrangler office/shop	\$6,011,030	\$45,816.67	\$22,294.91	\$68,111.58	\$6,470,700	\$48,714.02	\$23,684.70	\$72,398.72
Example #7: Vacant Land - Wrangler Bus Park	\$1,073,100	\$8,179.28	\$3,980.13	\$12,159.41	\$1,151,900	\$8,671.96	\$4,216.30	\$12,888.26
Example #8: Bottrel area acreage 19.37 ac.	\$877,000	\$2,250.03	\$2,297.48	\$4,547.51	\$846,200	\$2,148.84	\$2,147.57	\$4,296.41
Example #9: Res.in Conrich area - 2.00 ac.	\$1,214,500	\$3,085.68	\$3,181.63	\$6,267.31	\$1,175,800	\$2,985.83	\$2,984.06	\$5,969.89
Example #10: Res. In Escarpment - 2.00 ac.	\$2,103,700	\$5,344.87	\$5,511.06	\$10,855.93	\$2,081,400	\$5,285.51	\$5,282.39	\$10,567.89
Example #11: Res. in Bearspaw - 2.00 ac.	\$1,041,500	\$2,646.14	\$2,728.41	\$5,374.55	\$1,029,200	\$2,613.55	\$2,612.01	\$5,225.56
Example #12: Res. in Indus area - 3.72 ac.	\$576,000	\$1,463.44	\$1,508.95	\$2,972.39	\$589,000	\$1,495.71	\$1,494.82	\$2,990.53



FINANCIAL SERVICES

TO: Council
DATE: May 12, 2020 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2020 Langdon Special Tax Rate Bylaw C-8026-2020

POLICY DIRECTION:

Under section 383(1) of the *Municipal Government Act*, “the special tax bylaw authorizes the Council to impose the tax in respect of property in any area of the County that will benefit from the specific service or purpose stated in the bylaw”.

EXECUTIVE SUMMARY:

Bylaw C-8026-2020 authorizes a special tax for recreation services in the hamlet of Langdon. This special tax, in the total amount of \$88,600, will assist in the quality and delivery of recreation services. Recreation services in the hamlet of Langdon means, “the purpose of providing funding for an increased service delivery model for the development of community programs, amenities and events exclusively for community organizations that operate and support projects within the hamlet of Langdon, as approved by the County”. The special tax raised in the hamlet of Langdon will be used to support recreational services and will enhance the quality and delivery of these services. All taxable properties within the hamlet of Langdon are subject to this special tax (see Attachment ‘B’ – area map).

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

\$88,600 – included in the 2020 operating base budget.

OPITIONS:

Option #1	Motion 1:	THAT Bylaw C-8026-2020 be given first reading.
	Motion 2:	THAT Bylaw C-8026-2020 be given second reading.
	Motion 3:	THAT Bylaw C-8026-2020 be considered for third reading.
	Motion 4:	THAT Bylaw C-8026-2020 be given third and final reading
Option #2		THAT alternative direction be provided.



Respectfully submitted,

“Kent Robinson”

Executive Director
Corporate Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

BW/ls

ATTACHMENTS:

Attachment ‘A’ – Bylaw C-8026-2020
Attachment ‘B’ – Area Map



BYLAW C-8026-2020

A Bylaw of Rocky View County to authorize a Special Tax for Recreational Services to be levied against assessable property in the hamlet of Langdon for the 2020 Taxation Year.

The Council of Rocky View County enacts as follows:

PURPOSE & TITLE

- 1 The purpose of this bylaw is to authorize a Special Tax for Recreation Services to be levied against assessable property in the hamlet of Langdon for the 2020 taxation year.
- 2 This bylaw shall be known as the “2020 Langdon Special Tax Rate Bylaw”.

DEFINITIONS

- 3 Words in this Bylaw have the same meaning as in the *Municipal Government Act*, except as follows:
 - (a) **“Farm Land”** means land used for farming operations as defined in the regulations passed under the *Municipal Government Act*;
 - (b) **“Machinery and Equipment”** has the same meaning as in Section 284(1)(l) and 297(4)(a.1) of the *Municipal Government Act*;
 - (c) **“Non-Residential Property”** has the same meaning as in Section 297(4)(b) of the *Municipal Government Act*;
 - (d) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time;
 - (e) **“Parcel of Land”** has the same meaning as in Section 1(1)(v) of the *Municipal Government Act*;
 - (f) **“Property”** has the same meaning as in Section 284(1)(r) of the *Municipal Government Act*;
 - (g) **“Recreation Services”** means providing funding for an increased service delivery model for the development of community programs, amenities, and events exclusively for community organizations that operate and support projects within the hamlet of Langdon, as approved by the County;
 - (h) **“Residential Property”** has the same meaning as in Section 297(4)(c) of the *Municipal Government Act*;

4 The estimated municipal expenditures and transfers set out in the budget for Recreational Services in the hamlet of Langdon for 2020 total \$88,600.

5 The Council of Rocky View County is required each year to levy on the assessed value of all property in the hamlet of Langdon the tax rates sufficient to meet the estimated expenditures for Recreation Services in the hamlet of Langdon.

6 The assessed value of all taxable property in the hamlet of Langdon as shown on the Assessment Roll is:

7 The Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all taxable property as shown on the Assessment Roll of the County:

TRANSITIONAL

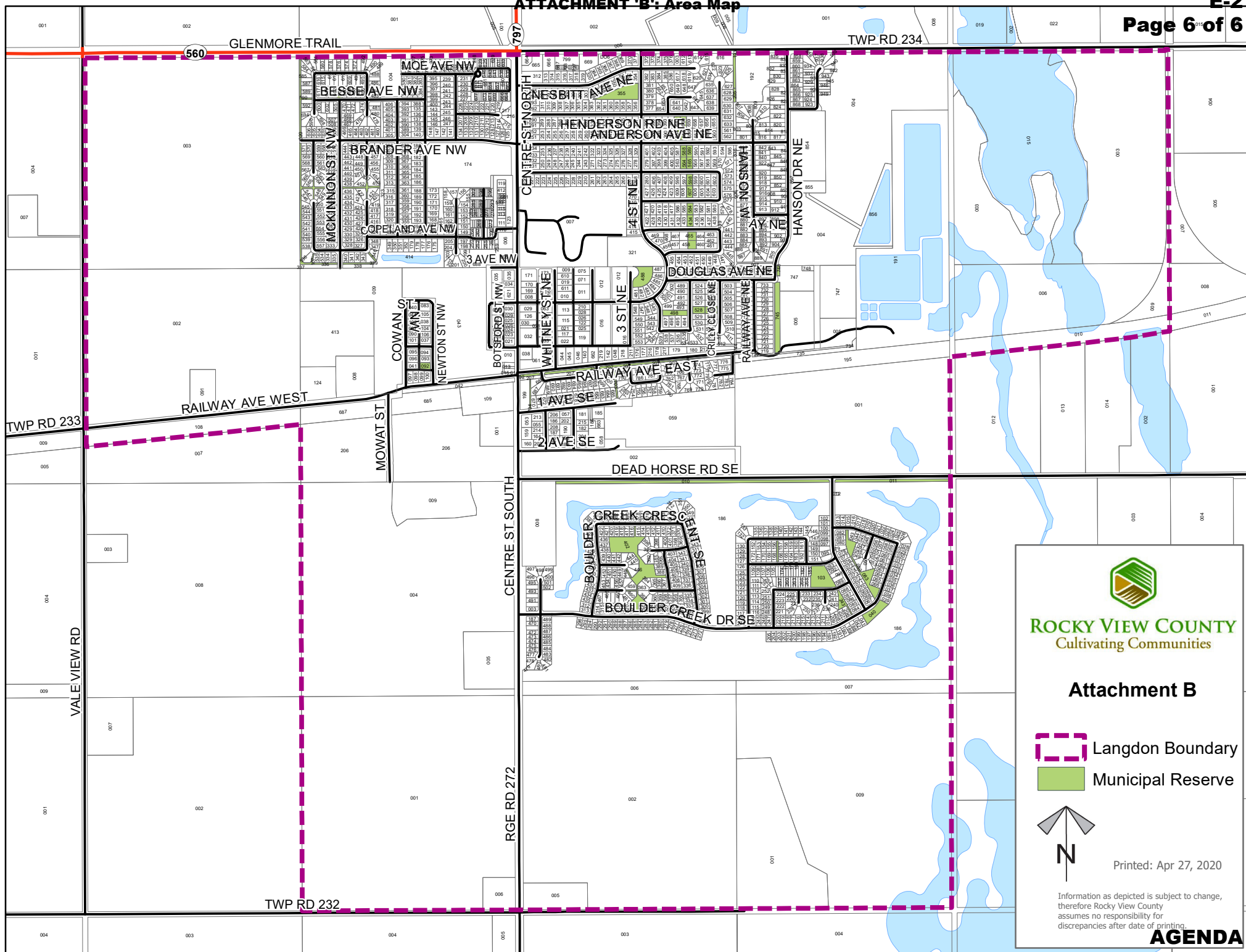
- Division: 4**
File: 2025-350

AGENDA
Page 95 of 145

Reeve

Municipal Clerk

Date Bylaw Signed



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 12, 2020 **DIVISION:** 4
FILE: 03222114 / 03222115 **APPLICATION:** PL20200018
SUBJECT: First Reading Bylaw – Site-Specific Direct Control District Amendment

PURPOSE: To amend Direct Control District 64, site specific to Units 5 & 6, Plan 0010821, NE-22-23-27-W4M, to amend the list of uses to include Animal Health Care Services, Small Animal.
GENERAL LOCATION: Located in the Hamlet of Langdon, 0.41 kilometres (1/4 mile) north of 3 Avenue NW and on the west side of Centre Street North.
APPLICANT: Langdon Veterinary Clinic. (Miguel Moncayo / Zulma Poveda)
AFFECTED AREA: ± 0.14 acres
POLICY DIRECTION: The Langdon Area Structure Plan (ASP), and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8040-2020 be given first reading.

Option #2: THAT application PL20200018 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

CL/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8040-2020 & Schedule A

APPENDIX ‘B’: Proposed Amendments to DC-64 (redline version)

APPENDIX ‘C’: Map Set

Administration Resources

Christina Lombardo, Planning and Development Services



BYLAW C-8040-2020

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5086-99

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8040-2020.

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-5086-99 is hereby amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8040-2020 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: 04
File: 03222114 & 03222115 / PL20200018

READ A FIRST TIME IN COUNCIL this	day of	, 2019
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2019</i>
READ A SECOND TIME IN COUNCIL this	day of	, 2019
READ A THIRD TIME IN COUNCIL this	day of	, 2019

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8040-2020

Schedule of textual amendments to Direct Control Bylaw C-5086-99.

Amendments:

1. Amend Section 1 within "General Regulations", to include new Part One of the Land Use Bylaw (C-4841-97) and amend clause 1.5.0 to read:
 - 1.5.0 All permitted uses, which otherwise satisfy the requirements and regulations of this bylaw, do not require a Development Permit
2. Amend Section 2.3.0 "Discretionary Uses", to remove undefined uses (2.3.2 Grocery Store, 2.3.4 Post Offices, 2.3.12 Loading areas for the principal commercial use, 2.3.13 Parking areas related to the subordinate *dwelling unit* and 2.3.14 Attached garages ancillary and subordinate to a dwelling unit) and include uses as listed in the Land Use Bylaw (C-4841-97)
 - 2.3.4 Retail Food Store
 - 2.3.5 Retail Garden Centre
 - 2.3.6 Retail Store, Local
 - 2.3.7 Retail Store, Regional
3. Amend Section 2.3.15 to remove "Excepting out Unit 22 Condominium Plan 0010821, which will include the following institutional uses:" and replace with "The following additional uses on UNIT 22, Plan 0010821:"
4. Amend Section 2.3.0 "Discretionary Uses", to include new clause 2.3.16 which reads:
 - 2.3.0 Discretionary Uses
 - 2.3.16 The following additional use on UNITS 5 & 6, Plan 0010821
 - (i) Animal Health Care Services, Small Animal
5. Amend Section 2.10.0 "Land Use Regulations for Access, Parking and Landscaping Development Cell 'C' ", to refer to "Parking Garage, Detached" as an "Accessory Building (detached garage)" to conform to current Land Use Bylaw (C-4841-97)
6. Remove Section 3.3.1.
7. Remove Uses defined under Section 4.0.0 "Definitions".
8. Minor spelling, punctuation, renumbering and formatting amendments throughout.

ROCKY VIEW COUNTY
BYLAW C-5086-99

OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-5086-99	Original Bylaw	September 14, 1999
C-7644-2017	Add Section 2.5.15 to include Child Care Facility and School or College, Commercial	March 28, 2017
C-8040-2020	Add Section 1.1.0 to include Definitions from the Land Use Bylaw (C-4841-97) and Add Section 2.3.16 for a lot specific amendment	PROPOSED

DIRECT CONTROL BYLAW REGULATIONS

The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations
- 3.0.0 Development Regulations
- 4.0.0 Definitions
- 5.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The **Operative and Interpretive Clauses (Part One)**, General Administration (Part Two) and General Regulations (Part Three) as contained in the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this bylaw.
- 1.2.0 Except where specifically noted that Council approval is required, the Development Authority shall consider and decide on applications for Development Permits for those uses which are listed as ~~“Permitted Uses”~~ and “Discretionary Uses” in this bylaw.
- 1.3.0 For the purposes of the bylaw, the Lands shall be notionally divided into three Development Cells, the boundaries and description of which shall be more or less as shown in Schedule “B” attached to and forming part of this bylaw, except as otherwise approved by Council.
- 1.4.0 In addition to the uses contemplated by Section 2.0.0 of this bylaw, underground *utility* distribution and collection systems necessary to service the *development* of the lands identified in Schedule “A” of this bylaw shall be Discretionary Uses in all Development Cells, subject to the approval by the Development Authority with a Development Permit.
- 1.5.0 All permitted uses, which otherwise satisfy the requirements and regulations of this bylaw, do not require a Development Permit**
- ~~1.5.0 For the purposes of this bylaw, the following sections of Land Use Bylaw C-4841-97 shall apply to all Development Cells in addition to any requirement relating to them found elsewhere in this bylaw:~~
 - ~~1.5.1 Section 42 relating to fences;~~
 - ~~1.5.2 Section 35 relating to signs;~~
 - ~~1.5.3 Section 30 relating to parking and loading; and~~
 - ~~1.5.4 Section 26 relating to landscaping and screening.~~

2.0.0 LAND USE REGULATIONS

- 2.1.0 Land Use Regulations for Commercial Land Uses Development Cell ‘A’
- 2.2.0 Permitted Uses
 - 2.2.1 Fences
 - 2.2.2 Pathways and Landscaping

2.2.3 Driveways

2.3.0 Discretionary Uses

2.3.1 Health Care Services

~~2.3.2 Grocery Store~~

2.3.2 Personal Service Business

~~2.3.4 Post offices~~

2.3.3 Restaurants

2.3.4 Retail Food Store**2.3.5 Retail Garden Centre****2.3.6 Retail Store, Local****2.3.7 Retail Store, Regional**

2.3.8 Drinking Establishment

2.3.9 Liquor Sales

2.3.10 Outdoor Café

2.3.11 Signs

2.3.12 *Dwelling unit* ancillary and subordinate to the principal commercial ~~land~~ use~~2.3.12 Loading areas for the principal commercial use~~~~2.3.13 Parking areas related to the subordinate dwelling unit~~~~2.3.14 Attached garages ancillary and subordinate to a dwelling unit~~**2.3.15 The following additional uses on UNIT 22, Plan 0010821** Excepting-out Unit 22 Condominium Plan 0010821, which will include the following institutional uses:

- (i) Child Care Facility; and
- (ii) School or College, Commercial.

2.3.16 The following additional use on UNITS 5 & 6, Plan 0010821

- (i) Animal Health Care Services, Small Animal**

2.4.0 Maximum Requirements

2.4.1 Number of Bareland Condominium Units - 17

2.4.2 Number of commercial *buildings* per condominium unit - 12.4.3 Number of *dwelling units* permitted within a condominium unit – 12.4.4 Number of *dwelling units* within Development Cell 'A' – 16

2.4.5 Condominium Unit size – 0.10 hectares (0.25 acres)

2.4.6 *Building Height* – 10.0 metres (32.8 feet)

2.4.7 Area of Development Cell 'A' – 0.57 hectares (1.40 acres)

- 2.4.8 Width of an individual condominium unit – 31.8 metres (104.4 feet)
- 2.4.9 Ground Floor Size of a commercial *building* – 351 square metres (3,779 square feet)
- 2.5.0 Minimum Requirements
 - 2.5.1 Width of a Condominium Unit – 6.3 metres (21 feet)
 - 2.5.2 Habitable floor area per ancillary and subordinate *dwelling unit* – 62 square metres (667.3 square feet)
 - 2.5.3 Size of a commercial *building* – 100 square metres (1076.4 square feet)
- 2.6.0 Special Requirements
 - 2.6.1 A subordinate and ancillary *dwelling unit* shall be part of and contiguous with the *building* that contains the principal commercial land use (ie: on the second floor above the commercial *building*, or attached to the commercial *building*, or a combination thereof, but not a separate detached *building*).
 - 2.6.2 The entrance and parking for a *dwelling unit* shall be located on the west side of each commercial *building*.
- 2.7.0 Land Use Regulations for Access and Landscaping Development Cell 'B'
 - 2.8.0 Permitted Uses
 - 2.8.1 Fences
 - 2.8.2 Pathways, landscaping and open space
 - 2.8.3 Condominium access driveways
 - 2.9.0 Maximum Requirements
 - 2.9.1 Area of Development Cell 'B' – 0.14 hectares (0.36 acres)
 - 2.9.2 Number of bareland condominium units – 1
- 2.10.0 Land Use Regulations for Access, Parking and Landscaping Development Cell 'C'
 - 2.11.0 Permitted Uses
 - 2.11.1 Fences
 - 2.11.2 Pathways, landscaping and open space
 - 2.11.3 Parking and loading areas
 - 2.12.0 Discretionary Uses
 - 2.12.1 **Accessory Building Parking Garage, detached**
 - 2.13.0 Maximum requirements
 - 2.13.1 Number of **Accessory Buildings (detached garage) detached parking garages** – 3
 - 2.13.2 Number of parking stalls per **Accessory Building (detached garage) garage** – 2
 - 2.13.3 Area of Development Cell "C" – 0.83 hectares (2.06 acres)
 - 2.13.4 Height of **Accessory Building (detached garage) parking garage** – 5.5

metres (18 feet)

2.13.5 Number of bareland condominium units – 1

2.14.0 Minimum Requirements

2.14.1 Front yard setback for **Accessory Buildings (detached garage)**
~~parking garage~~ – 45 metres (147.63 feet)

2.14.2 Rear yard setback for **Accessory Buildings (detached garage)**
~~parking garage~~ – 9 metres (29.52 feet)

2.14.3 Side yard setback for **Accessory Buildings (detached garage)** ~~parking garage~~ – 3 metres (9.84 feet)

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
- 3.1.1 The *applicant* has prepared a storm water management plan, dealing with both on-site and off-site storm water, completed by a qualified professional engineer licensed to practice in the Province of Alberta, that is satisfactory to the Municipality, and which shows that the *development* will not adversely affect the *adjacent land*. Further, the storm water management plan shall ensure that post-*development* storm water flows do not exceed pre-*development* storm water flows;
 - 3.1.2 The *applicant* has prepared an overall site grading plan completed by a qualified professional engineer licensed to practice in the Province of Alberta for the entire *development* (that area identified in Schedule 'A') that is based on the storm water management plan identified in section 3.1.1 and the hydrogeological study in section 3.1.4, and which recommends specific grades for the area identified in Schedule 'A', to the satisfaction of the Municipality;
 - 3.1.3 The *applicant* has prepared a Traffic Impact Analysis for the entire *development* (all condominium units contained within Development Cell 'A') completed by a qualified professional engineer licensed to practice in the Province of Alberta, and it has been approved by the Municipality, and further, that all road improvements identified in the Traffic Impact Analysis be completed or financially secured by *letter of credit* by the *applicant* at his/her sole expense;
 - 3.1.4 The *applicant* has completed a hydrogeological study prepared by a qualified professional engineer licensed to practice in the Province of Alberta, that establishes the level of the existing groundwater table, and which recommends and sets *building* grades and elevations to the satisfaction of the Municipality;
 - 3.1.5 The *applicant* has submitted a Construction Management Plan completed by a qualified professional engineer licensed to practice in the Province of Alberta, which details, amongst other items, erosion, dust and noise control measure, construction traffic access, and hours of construction; and,
 - 3.1.6 The *applicant* has submitted a plan to the Municipality which indicates adequate numbers of fire hydrants and sufficient fire-fighting access so that fire-fighting vehicles and equipment can access the site, as well as sufficient fire flow pressures from the fire hydrants, to the sole and unfettered discretion of the Rocky View Fire Chief.
 - 3.1.7 Pedestrian access to the area identified in Schedule 'A' of this bylaw be provided

across SH #797 (Centre Street) from the NW-22-23-27-W4M via a pedestrian crossing that is marked and signed, at the sole expense of the *applicant*, and to the sold and unfettered satisfaction of the Municipality.

3.2.0 Servicing Standards

- 3.2.1 No Development Permit for any use or *development* or *building* permit for any *building* shall be issued by the Development Authority and no *development* shall occur on the lands until:
- (a) the *applicant* has received all necessary permits and/or approvals from Alberta Environment for a wastewater collection and disposal system and water supply system necessary to service the proposed *development*;
 - (b) all necessary easements and rights-of-way related to the supply and distribution of power, water and gas have been approved by the Municipality.
 - (c) the *applicant* has submitted a report prepared by a qualified professional engineer licensed to practice in the Province of Alberta, stating that there is sufficient capacity in the Hamlet of Langdon sewage treatment system to accommodate all sewage generated by the proposed *development*; and further, that this report and its recommendations shall be reviewed and approved by an independent third party professional engineer licensed to practice in the Province of Alberta at the *applicant's* sole expense, to the sole satisfaction and unfettered discretion of the Municipality;
 - (d) Water to each unit in Development Cell 'A' shall be provided via a piped treated surface water supply system in accordance with the requirements of Alberta Environment and the Municipality; and,
 - (e) Sewage collection and disposal shall be provided by connection to the Hamlet of Langdon sewage treatment system in accordance with the requirements of Alberta Environment and the Municipality.

3.3.0 Performance Standards

- ~~3.3.1 All on-site lighting shall be located, oriented and shielded to prevent any adverse effect on adjacent lands.~~
- 3.3.2 Garbage and waste material at any location within the lands shall be stored in weatherproof and animal-proof containers located within *buildings* or adjacent to the side or rear of *buildings* and shall be screened from view by all adjacent properties and roadways.
- 3.3.3 Signage shall be ~~considered concurrently with a Development Permit application for each building, and shall be~~ integrated into the site and *building* architecture and be consistent with the overall *development* of the lands.
- 3.3.4 Landscaping shall be provided in accordance with a Landscaping Plan to be submitted to the Municipality upon application for a Development Permit. The Landscape Plan shall identify the location, type and extent of all landscaping proposed for the lands, and shall require that a minimum of 10% of the lands be landscaped. Within this landscaped area, there shall be a minimum of one (1) tree for every 50 square metres (538.2 square feet). There shall be a combination of deciduous trees with a minimum caliper of 2.5 inches and/or coniferous trees with a minimum height of 5 feet.
- 3.3.5 Parking and loading facilities, where proposed, shall be provided for in

accordance with the requirements of the Land Use Bylaw, except that parking shall be screened and/or landscaped pursuant to 3.3.4 above.

- 3.3.6 No use within any *building* or structure on the lands shall cause or create air contaminants, visible emissions or particulate emissions beyond the *building* that contains them.
- 3.3.7 No use or operation within a *building* shall cause or create the emission of odourous matter or vapour beyond the *building* that contains the use or operations.
- 3.3.8 No use or operation within a *building* shall cause or create the emission of toxic matter beyond the *building* that contains it. The handling, storage and disposal of any toxic or hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction.

3.4.0 Building Standards

- 3.4.1 The design, character and appearance of any *buildings*, structure or signs proposed to be erected or located on the lands must be acceptable to the Development Authority having due regard to:
 - (a) the general compatibility with the designs of the *buildings* shown on the attached Schedule 'C';
 - (b) the use of traditional and historic *building* materials, such as wood or imitation-wood siding, brick or stone.
 - (c) the *building* massing which should present a profile that reflects the traditional *building* forms associated with a small agricultural community; and,
 - (d) the *building* façade parallel to Centre Street which should avoid long unbroken expanses through the use of architectural detailing and window placement.

- 3.5.0 Notwithstanding section 3.1.0 and 3.2.0 of this bylaw, the Development Authority may issue a Development Permit for stripping and grading without the requirement for advertising as required by the Land Use Bylaw (Bylaw C-4841-97).

4.0.0 DEFINITIONS

- 4.1.0 All words and uses not defined in this section shall be defined as per Section 8 of Bylaw C-4841-97, **as amended**.

~~4.2.0 *Adjacent land* means a title of land that is contiguous to the lands and includes land that would be contiguous if not for a public roadway, river, stream or municipal reserve parcel.~~

~~4.3.0 *Applicant* means the person(s) or company(ies) that own or have a right to own all of or a portion of the lands.~~

~~4.4.0 *Building* includes anything constructed or placed, in over or under land but does not include a highway, public or private roadway or underground utilities.~~

- 4.5.0 *Development* – means:

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

(c) ~~a change 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 use of land, or a building or an act done in relation to land or a building, that results in or is likely to results **in or is likely to result** in a change in the intensity of use in the land or building.

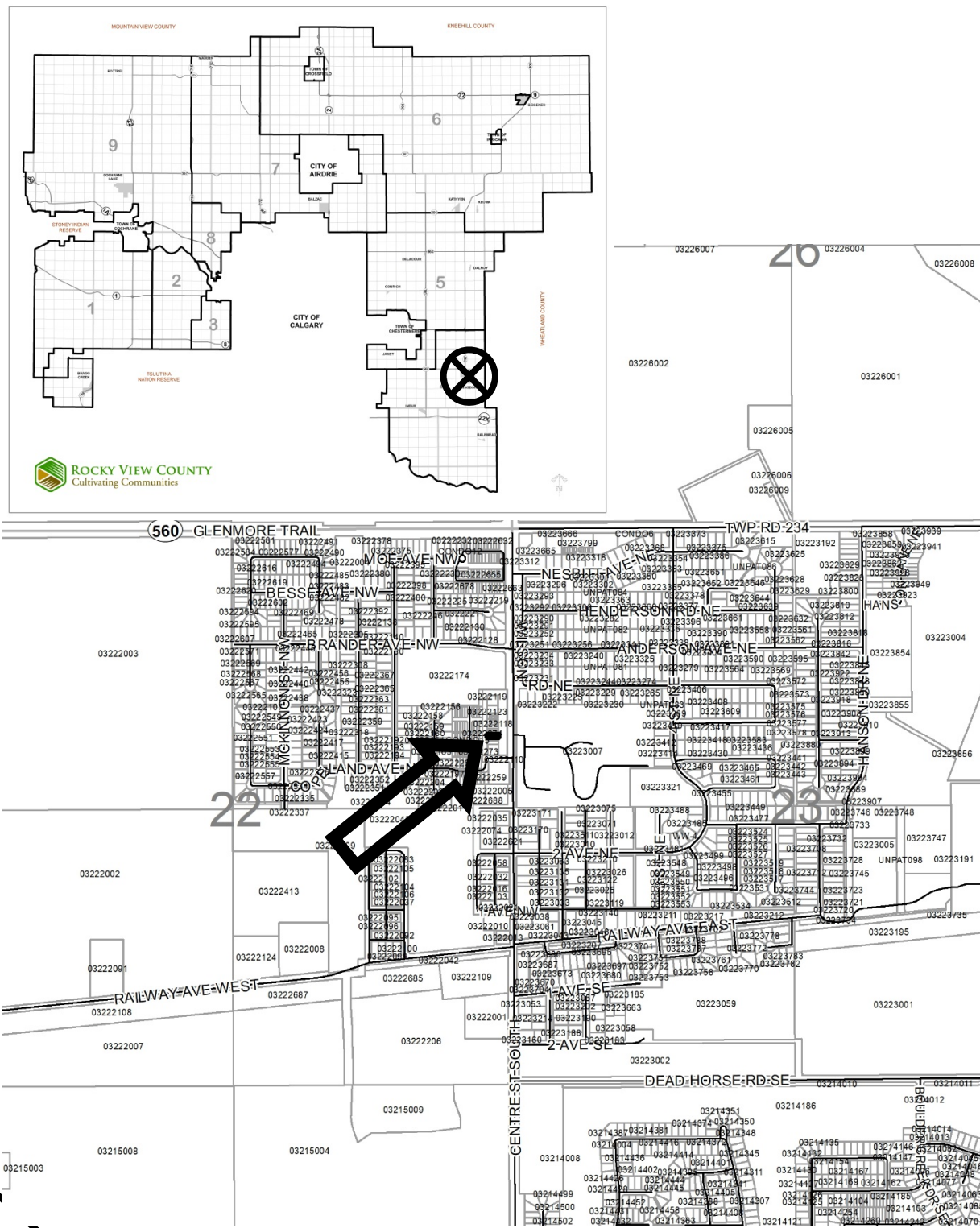
~~4.6.0 Dwelling unit – means a self-contained portion of a building with one common cooking/eating facility, sleeping and sanitary facilities for domestic use of one or more individuals.~~

4.7.0 *Letter of credit* – means an unconditional, irrevocable, *letter of credit* issued by a Canadian chartered bank at the request of the development naming the Municipality as the sole beneficiary thereof.

~~4.8.0 Utilities – means water treatment and distribution and wastewater collection, treatment and disposal facilities, gas, electricity, cable and telephone transmission lines and related facilities and relevant appurtenances necessary to service the development or portions in the area covered by this bylaw.~~

5.0.0 IMPLEMENTATION

5.1.0 The bylaw comes into effect upon the date of its third reading.



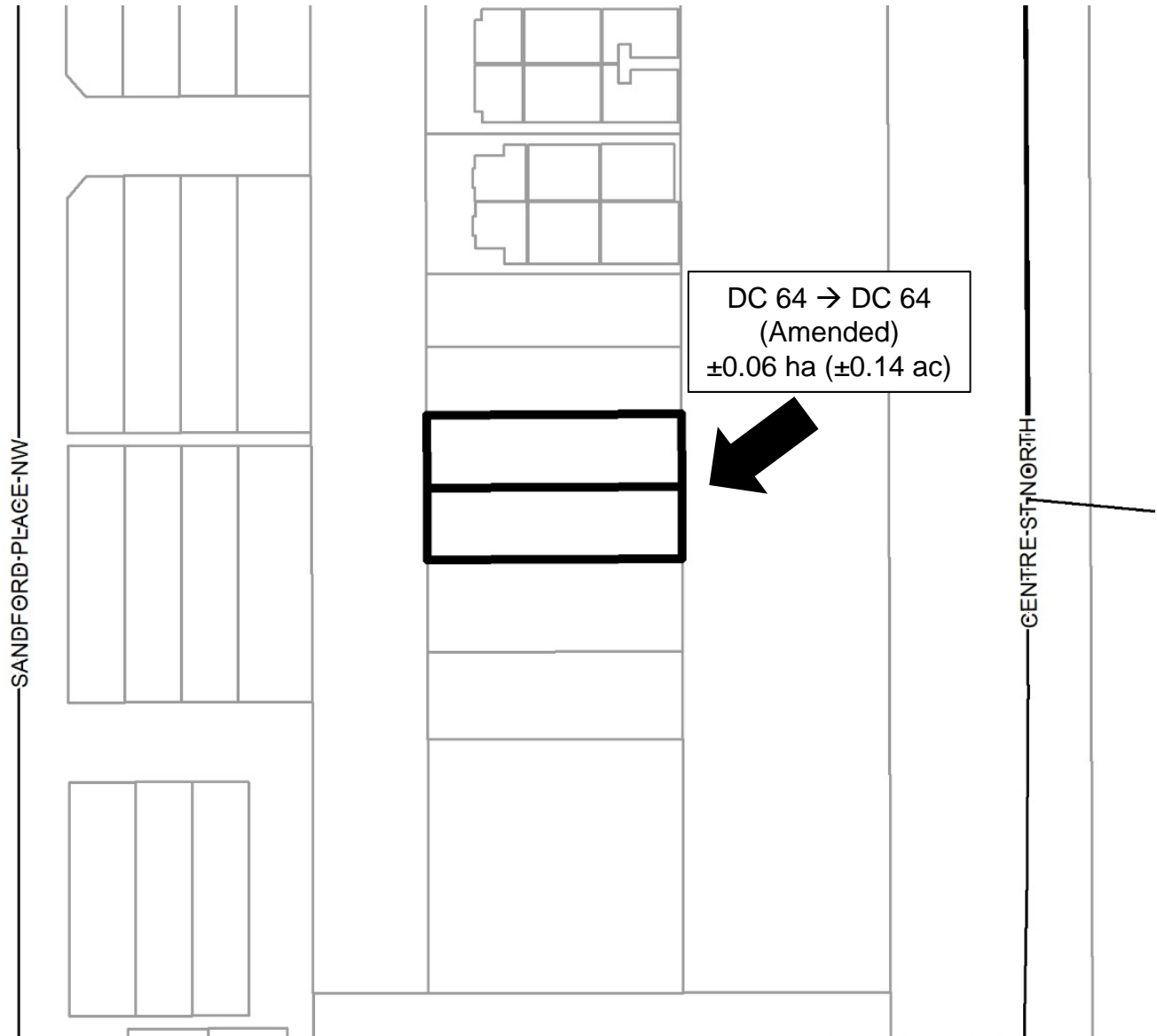
LOCATION PLAN

NE-22-23-27-W04M
Lot: UNIT 5 Plan: 0010821

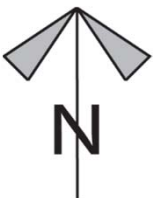
Date: February 19, 2020 Division # 4

File: 03222114

Development Proposal: A site-specific amendment to Direct Control District 64 to provide for Animal Health Care Services, Small Animal within Unit 5 & 6 Plan 0010821



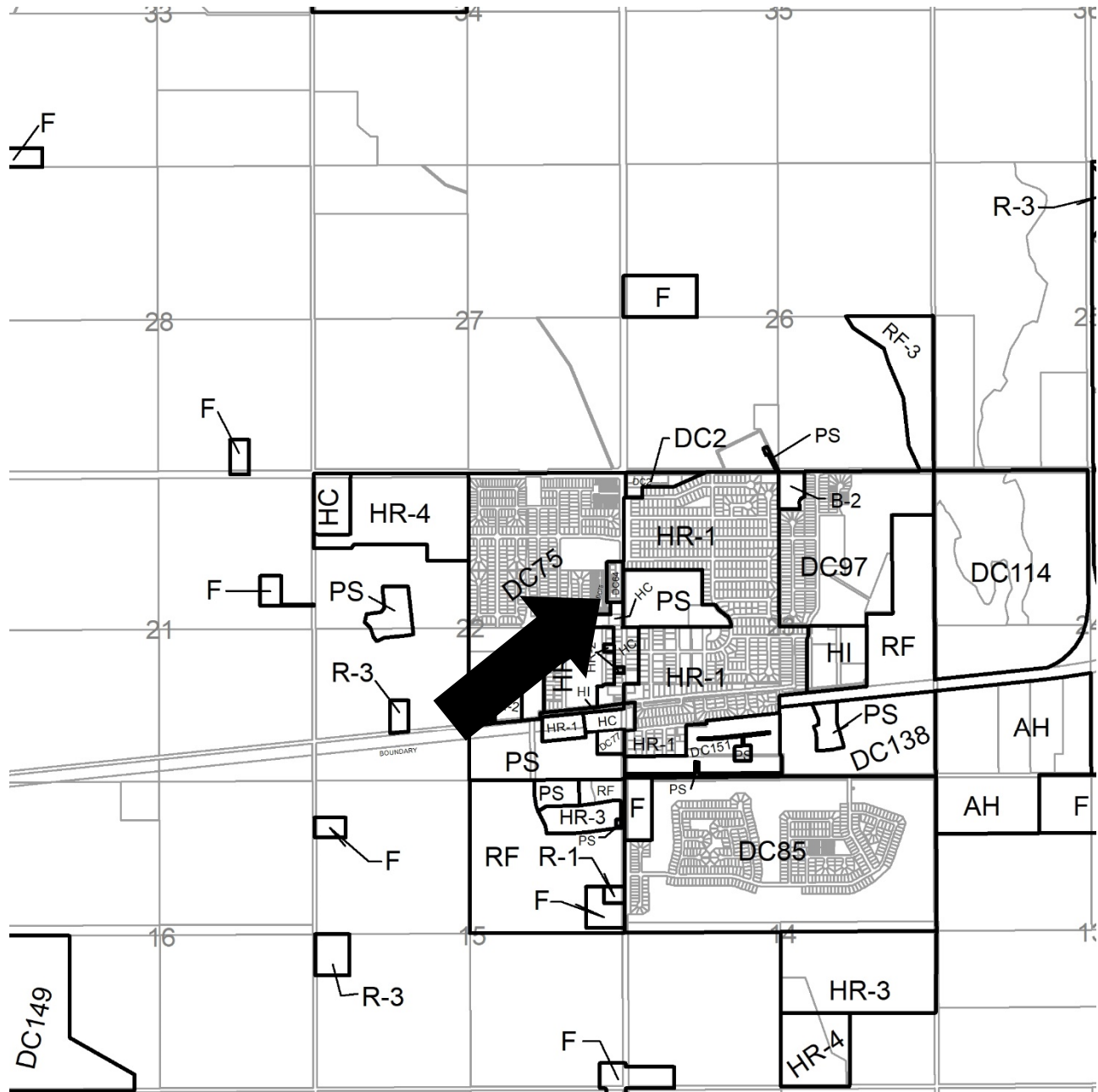
DEVELOPMENT PROPOSAL



NE-22-23-27-W04M

Lot: UNIT 5 Plan: 0010821

Date: February 19, 2020 Division # 4 File: 03222114



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

LAND USE MAP

NE-22-23-27-W04M

Lot: UNIT 5 Plan: 0010821

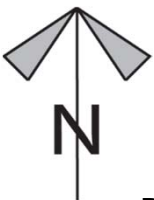
Date: February 19, 2020 **Division #** 4 **File:** 03222114



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

TOPOGRAPHY

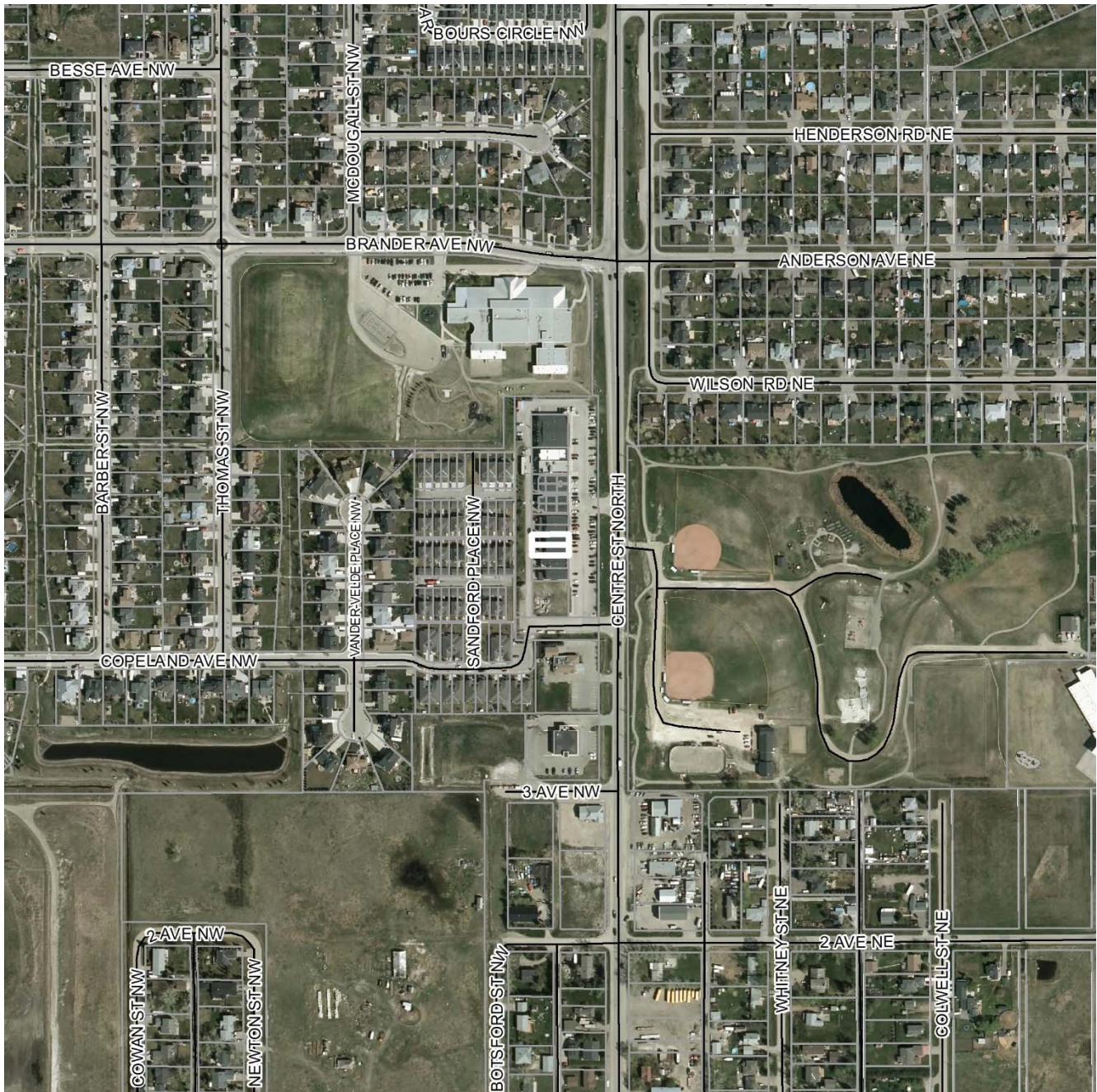
Contour Interval 2 M



NE-22-23-27-W04M

Lot: UNIT 5 Plan: 0010821

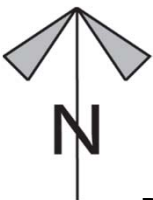
Date: February 19, 2020 Division # 4 File: 03222114



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

AIR PHOTO

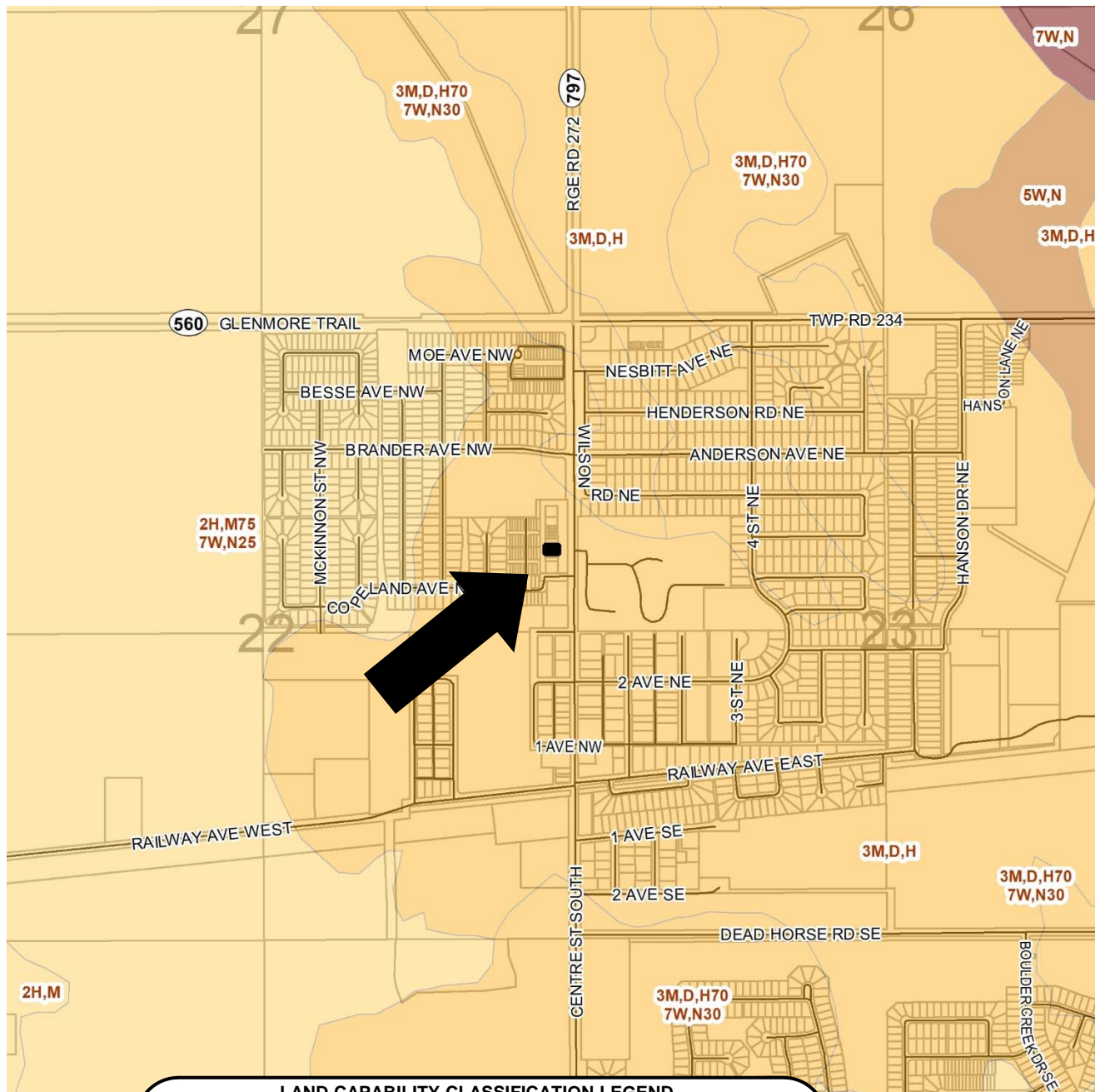
Spring 2018



NE-22-23-27-W04M

Lot: UNIT 5 Plan: 0010821

Date: February 19, 2020 Division # 4 File: 03222114



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

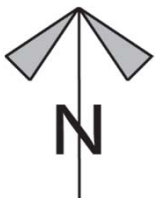
CLI Class

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

Limitations

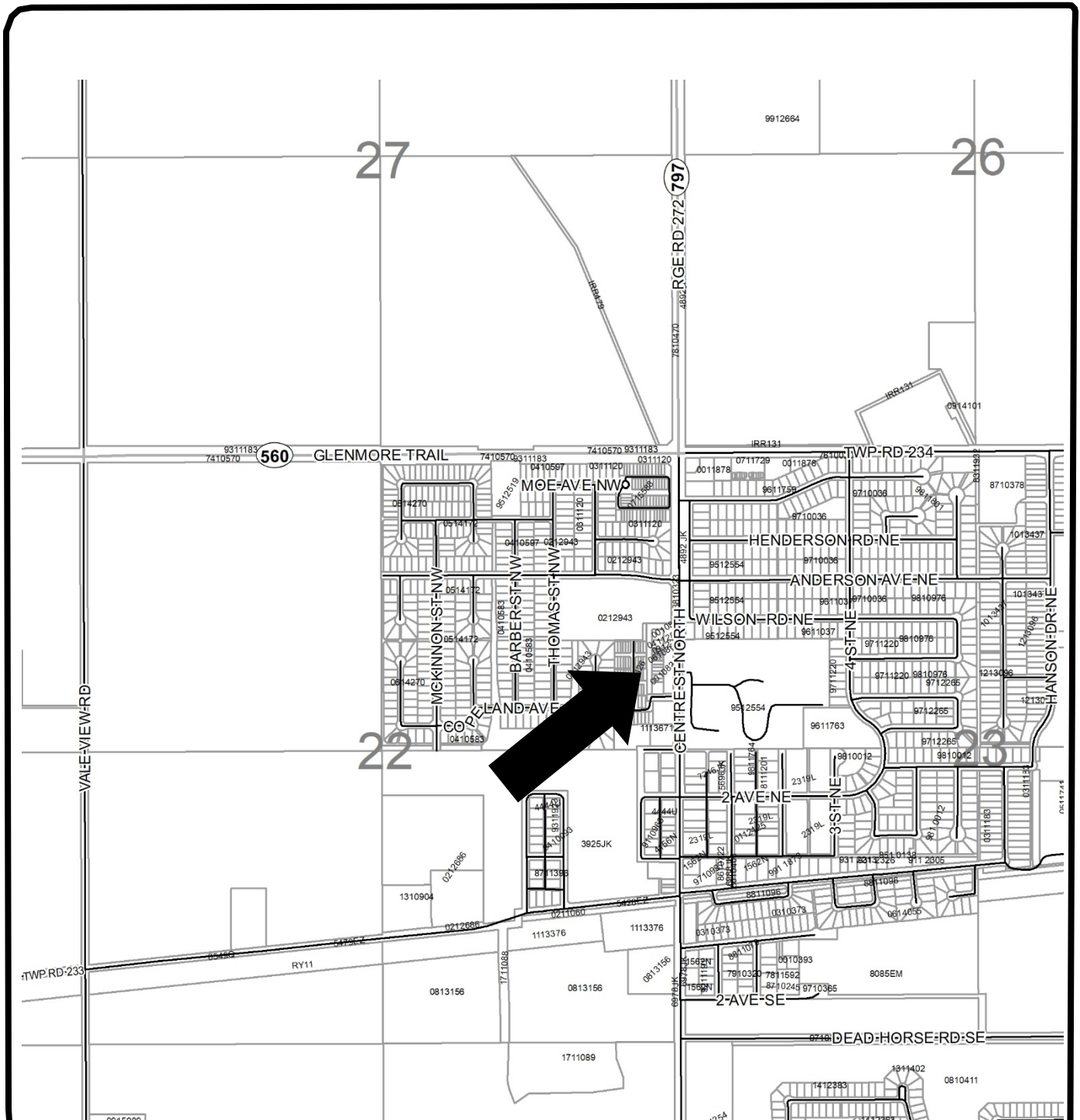
- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness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

SOIL MAP



NE-22-23-27-W04M
Lot: UNIT 5 Plan: 0010821

Date: February 19, 2020 Division # 4 File: 03222114

**Legend – Plan numbers**

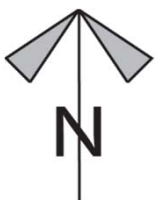
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

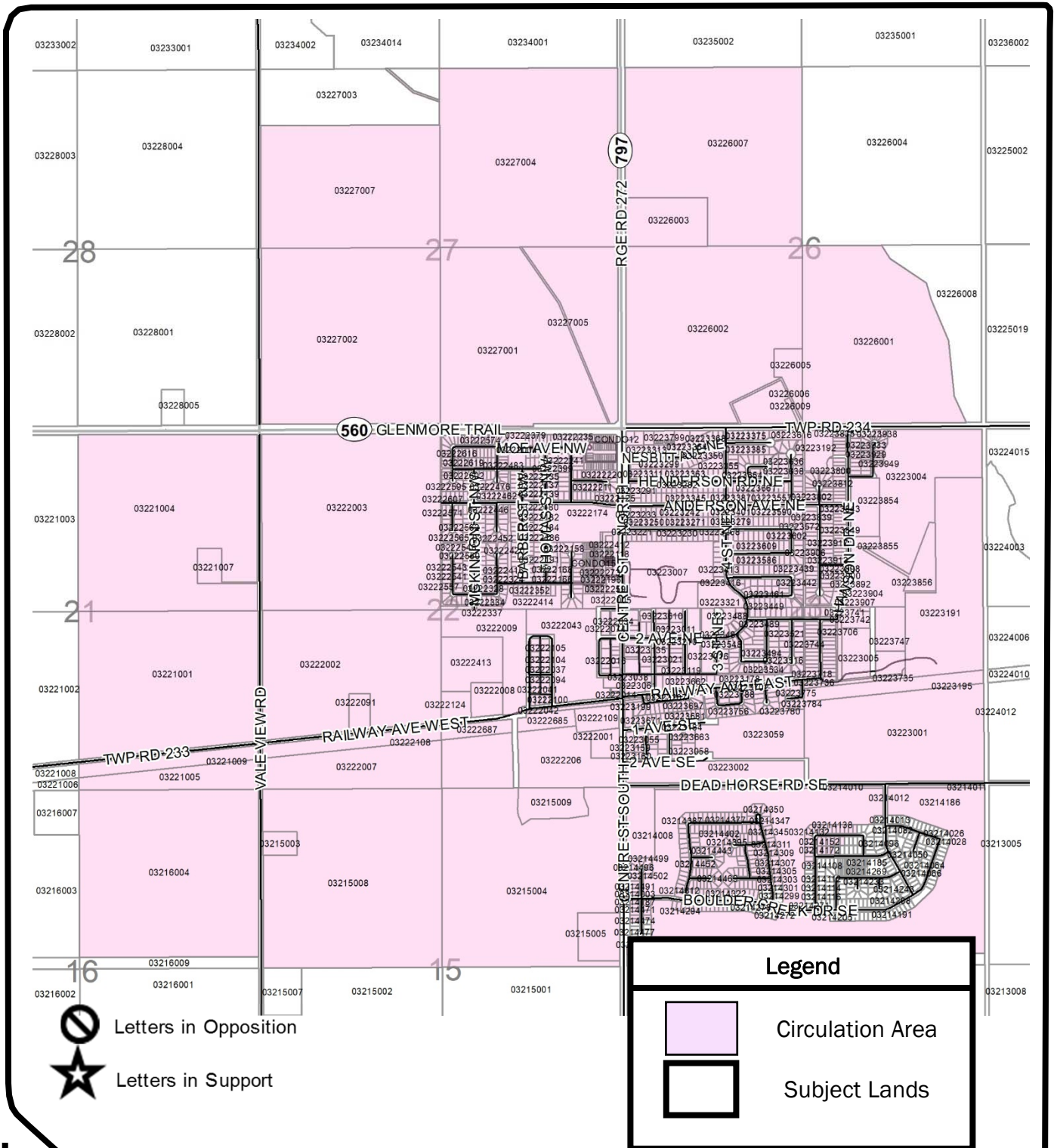
HISTORIC SUBDIVISION MAP

NE-22-23-27-W04M

Lot: UNIT 5 Plan: 0010821

Date: February 19, 2020 Division # 4 File: 03222114





PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 12, 2020 **DIVISION:** 4

FILE: 03216001 **APPLICATION:** PL20200029

SUBJECT: First Reading Bylaw – Ranch and Farm District to Business – Agricultural Services District

PURPOSE: To redesignate a portion of the subject lands from Ranch and Farm District to Business – Agricultural Services District, in order to accommodate the future creation of a ± 16.19 hectare (± 40.00 acre) parcel with a ± 47.35 hectare (± 117.00 acre) remainder.

GENERAL LOCATION: Located 0.8 kilometres (0.5 mile) west of the Hamlet of Langdon, immediately west of Vale View Road, and immediately north of Township Road 232.

APPLICANT: IDEA Group Inc. (Brad O'Keefe)

AFFECTED AREA: ± 157.00 acres

POLICY DIRECTION: The Interim Growth Plan and the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8041-2020 be given first reading.

Option #2: THAT application PL20200029 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/llt

APPENDICES:

APPENDIX 'A': Bylaw C-8041-2020 & Schedule A

APPENDIX 'B': Map Set



ROCKY VIEW COUNTY

BYLAW C-8041-2020

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 known as Bylaw C-8041-2020.

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 of Bylaw C-4841-97 be amended by redesignating a portion of SE-16-23-27-W4M from Ranch and Farm District to Business – Agricultural Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-16-23-27-W4M is hereby redesignated to Business – Agricultural Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8041-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 4

File: 03216001 - PL20200029

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-8041-2020

16

± 47.35 ha
(± 117.00 ac)

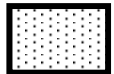
± 16.19 ha
(± 40.00 ac)

TWP RD 232

VALEVIEW RD

AMENDMENT

FROM Ranch and Farm District TO Business – Agricultural Services District



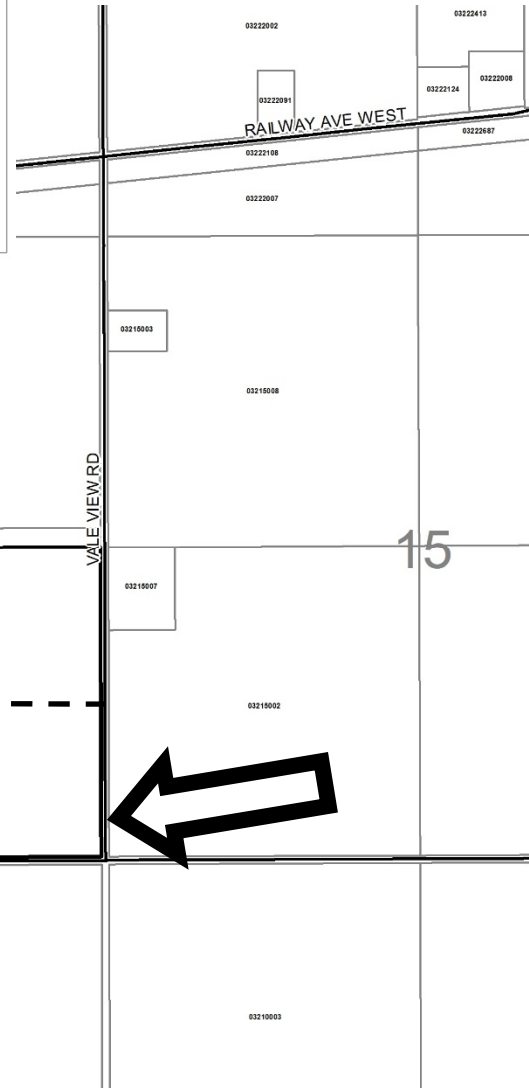
Subject Land _____

LEGAL DESCRIPTION: SE-16-23-27-W4MFILE: 03216001 - PL20200029

DIVISION: 4

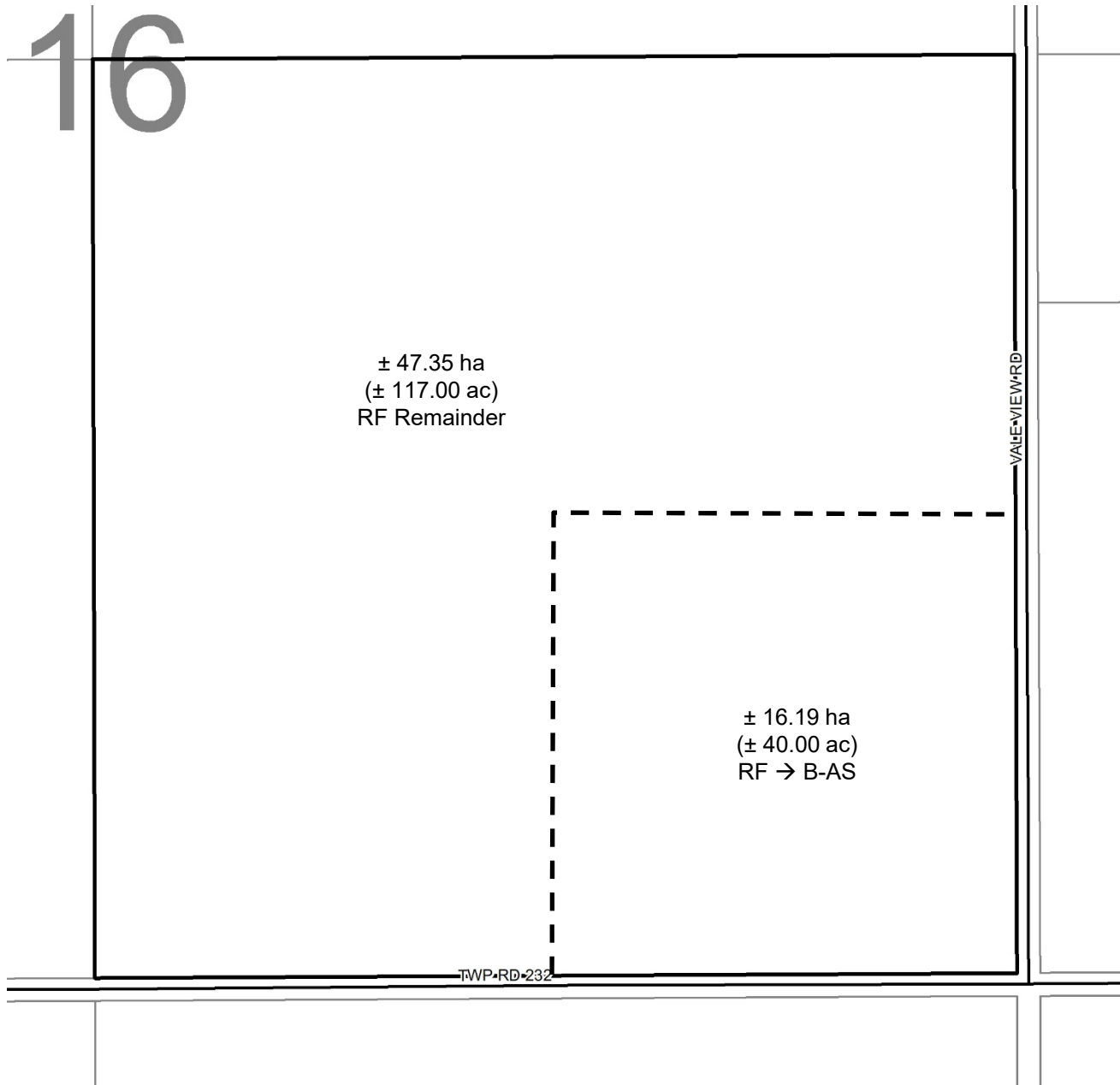


ROCKY VIEW COUNTY
Cultivating Communities

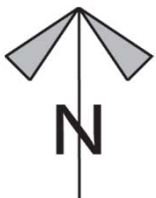


File: 03216001-PL20200029/30

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Business – Agricultural Services District, in order to accommodate the future creation of a ± 16.19 hectare (± 40.00 acre) parcel with a ± 47.35 hectare (± 117.00 acre) remainder.



DEVELOPMENT PROPOSAL

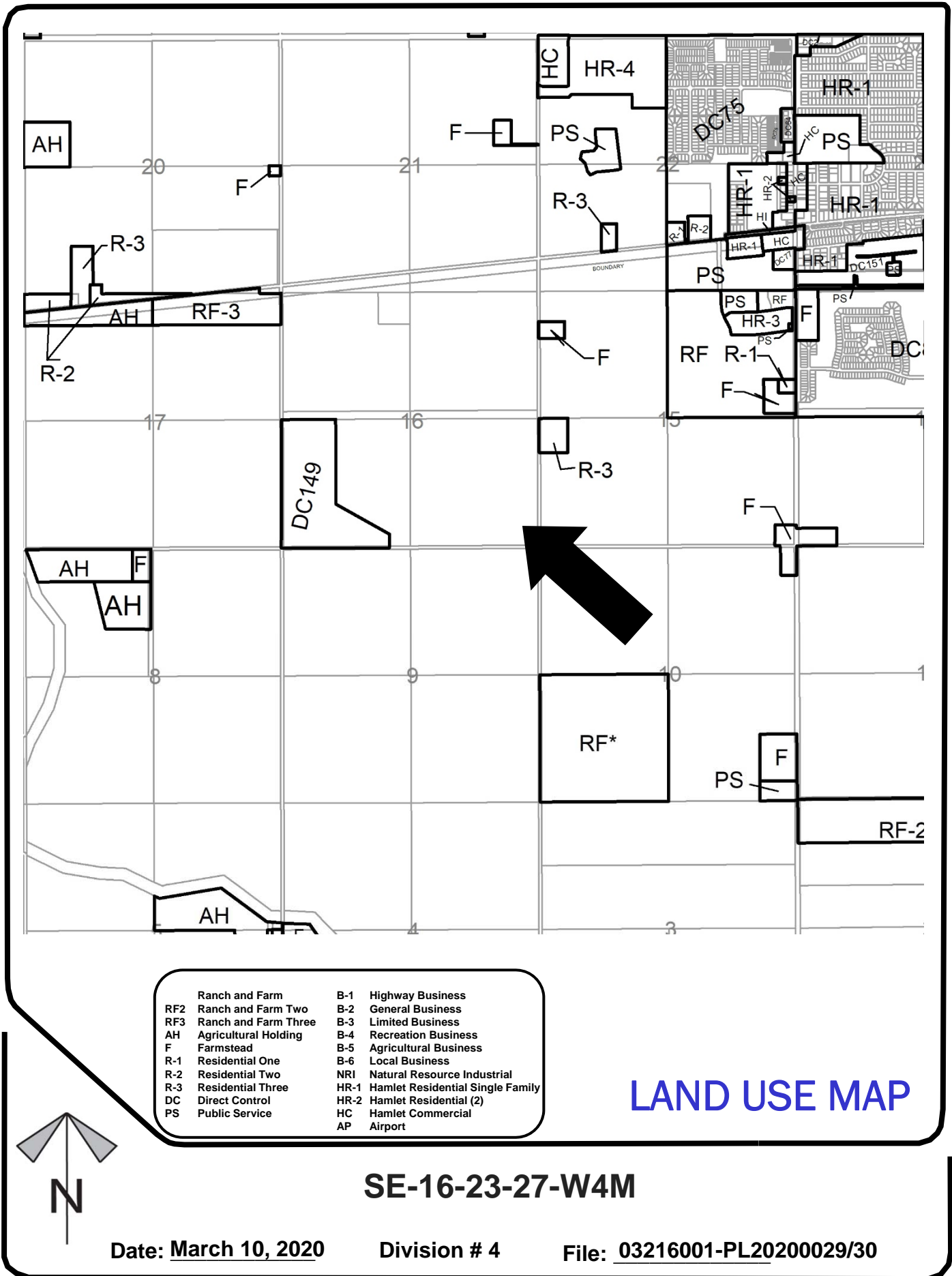


SE-16-23-27-W4M

Date: March 10, 2020

Division # 4

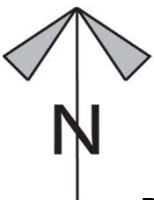
File: 03216001-PL20200029/30





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

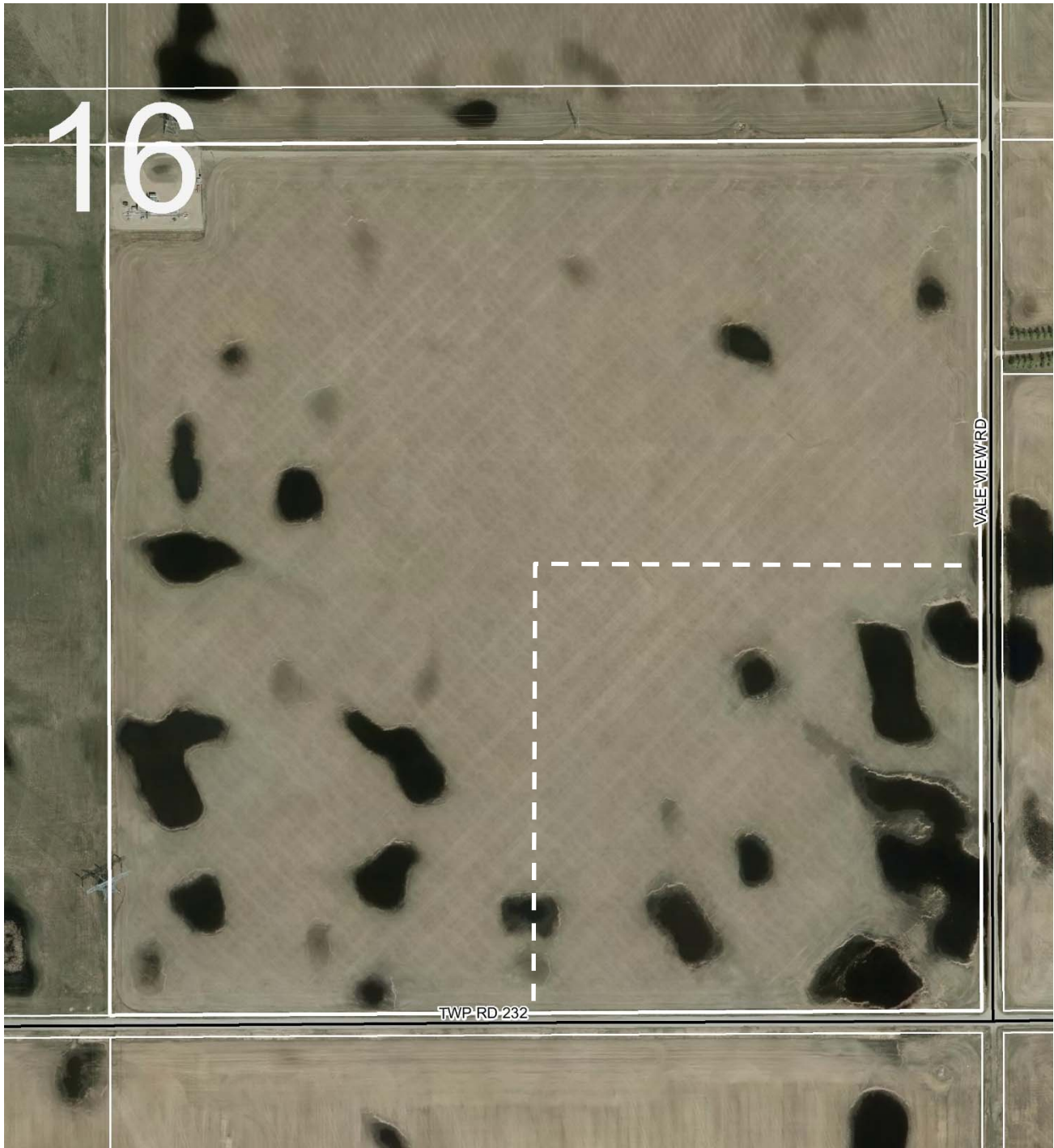


SE-16-23-27-W4M

Date: March 10, 2020

Division # 4

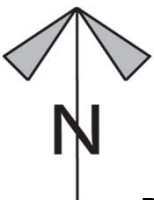
File: 03216001-PL20200029/30



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

AIR PHOTO

Spring 2018

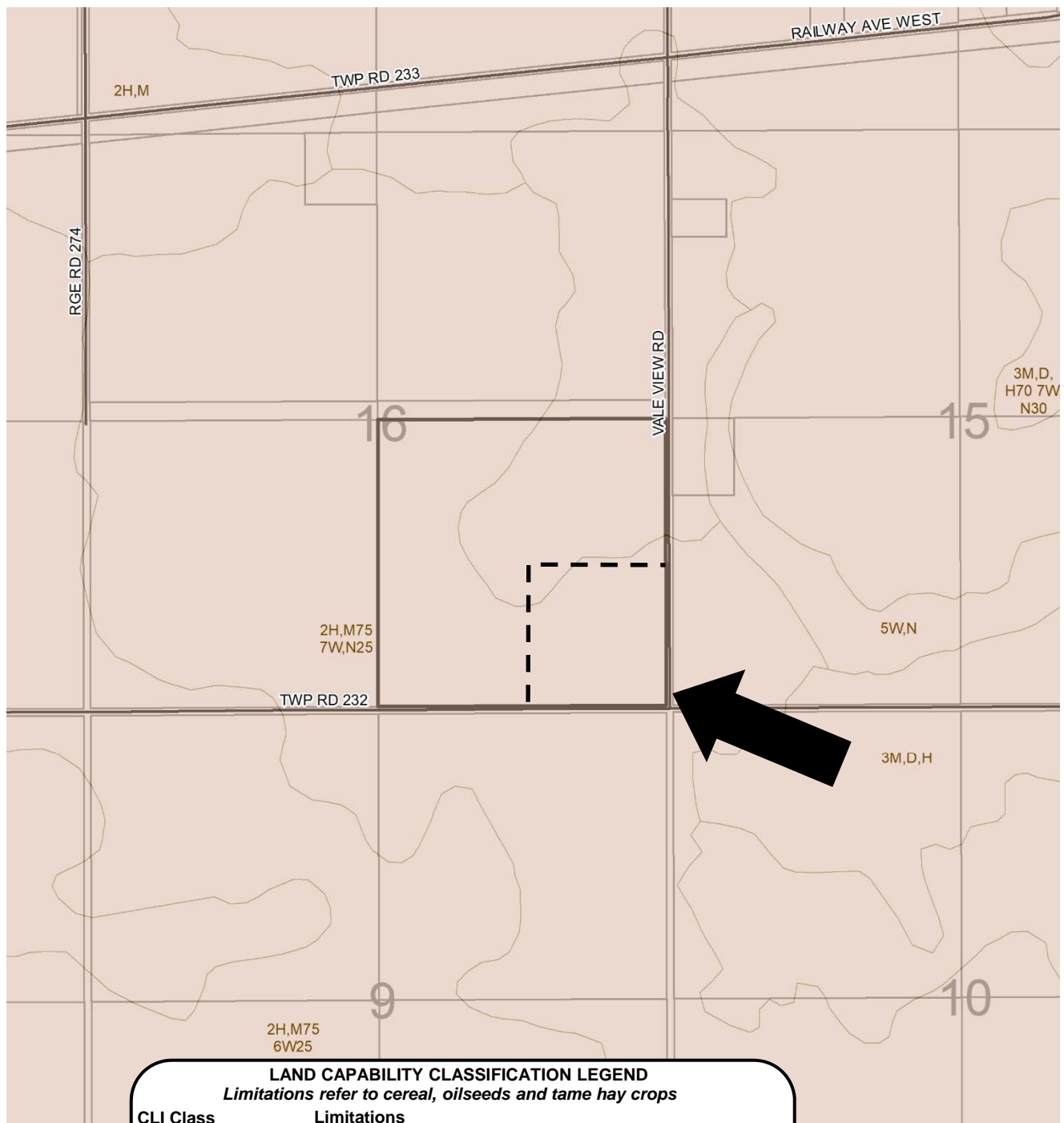


SE-16-23-27-W4M

Date: March 10, 2020

Division # 4

File: 03216001-PL20200029/30



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

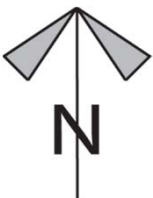
CLI Class

- 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

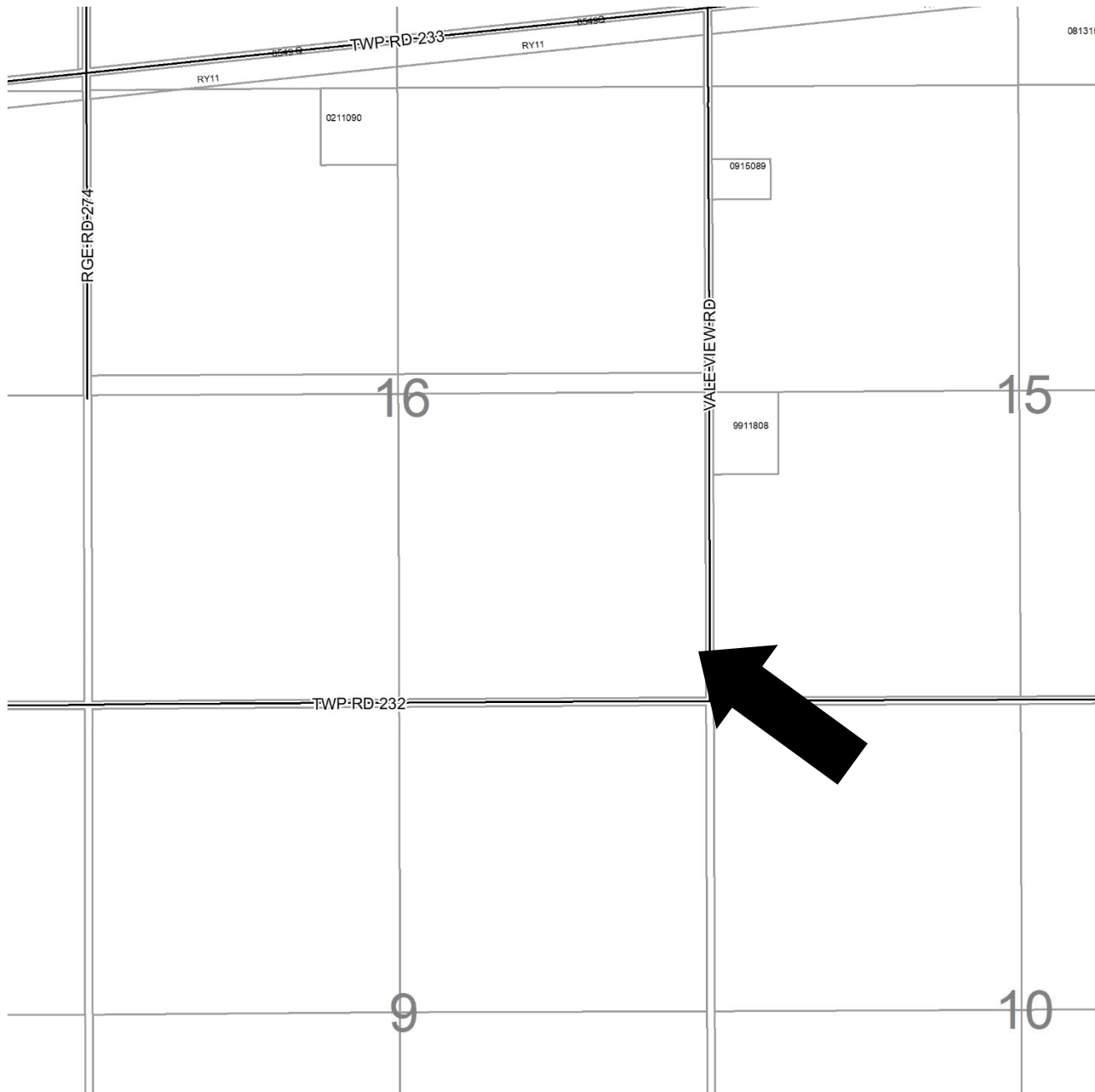


SE-16-23-27-W4M

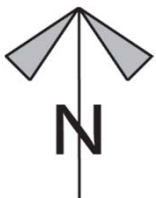
Date: March 10, 2020

Division # 4

File: 03216001-PL20200029/30

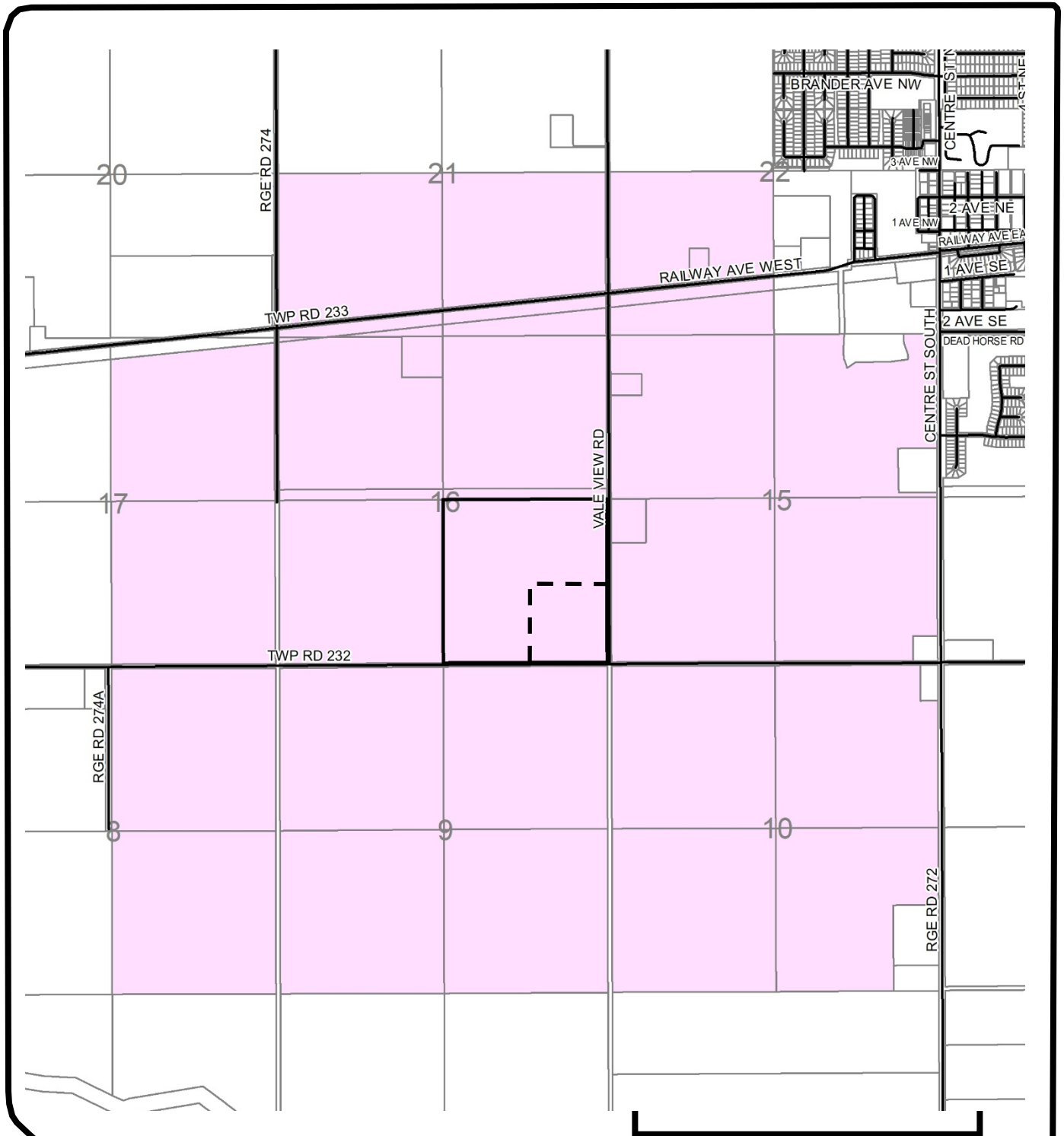
**Legend – Plan numbers**

- 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

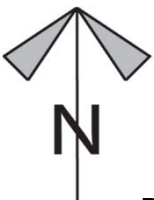
HISTORIC SUBDIVISION MAP**SE-16-23-27-W4M**Date: March 10, 2020

Division # 4

File: 03216001-PL20200029/30



LANDOWNER CIRCULATION AREA



SE-16-23-27-W4M

Date: March 10, 2020

Division # 4

File: 03216001-PL20200029/30



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 12, 2020
FILE: 06401017/06412003
SUBJECT: First Reading Bylaw - Industrial Redesignation

DIVISION: 7
APPLICATION: PL20200038

PURPOSE: To redesignate ± 12.71 acres of the subject lands from Industrial – Industrial Activity District (I-IA) to Public Services District (PS), and to redesignate ± 23.19 acres of the subject land from Public Services District (PS) to Industrial – Industrial Activity District (I-IA) in order to accommodate adjustment to the proposed stormwater infrastructure.

GENERAL LOCATION: Located in the Balzac East area, approximately ½ mile south of Highway 566 and on the east side of Range Road 291.

APPLICANT: IBI Group (Elvin Karpovich)

OWNERS: 1405275 Alberta Ltd; CLT Developments Ltd.; Highfield Investment Group Inc; Kidco Shares Ltd.

POLICY DIRECTION: The County Plan, the Balzac East Area Structure Plan, the High Plains Conceptual Scheme, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8042-2020 be given first reading.
Option #2: THAT application PL20200038 be denied.

APPLICATION REQUIREMENTS:

This application has standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8042-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Johnson Kwan, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8042-2020**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 known as Bylaw C-8042-2020.

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 Maps No. 64 and 64-South of Bylaw C-4841-97 be amended by redesignating a portion of NW-01-26-29-W4M from Industrial – Industrial Activity District to Public Service District, and a portion of NW-12-26-29-W4M from Public Service District to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** A portion of NW-01-26-29-W4M is hereby redesignated to Public Service District, and a portion of NW-12-26-29-W4M is hereby redesignated to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8042-2020 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: 06401017/06412003 – PL20200038**

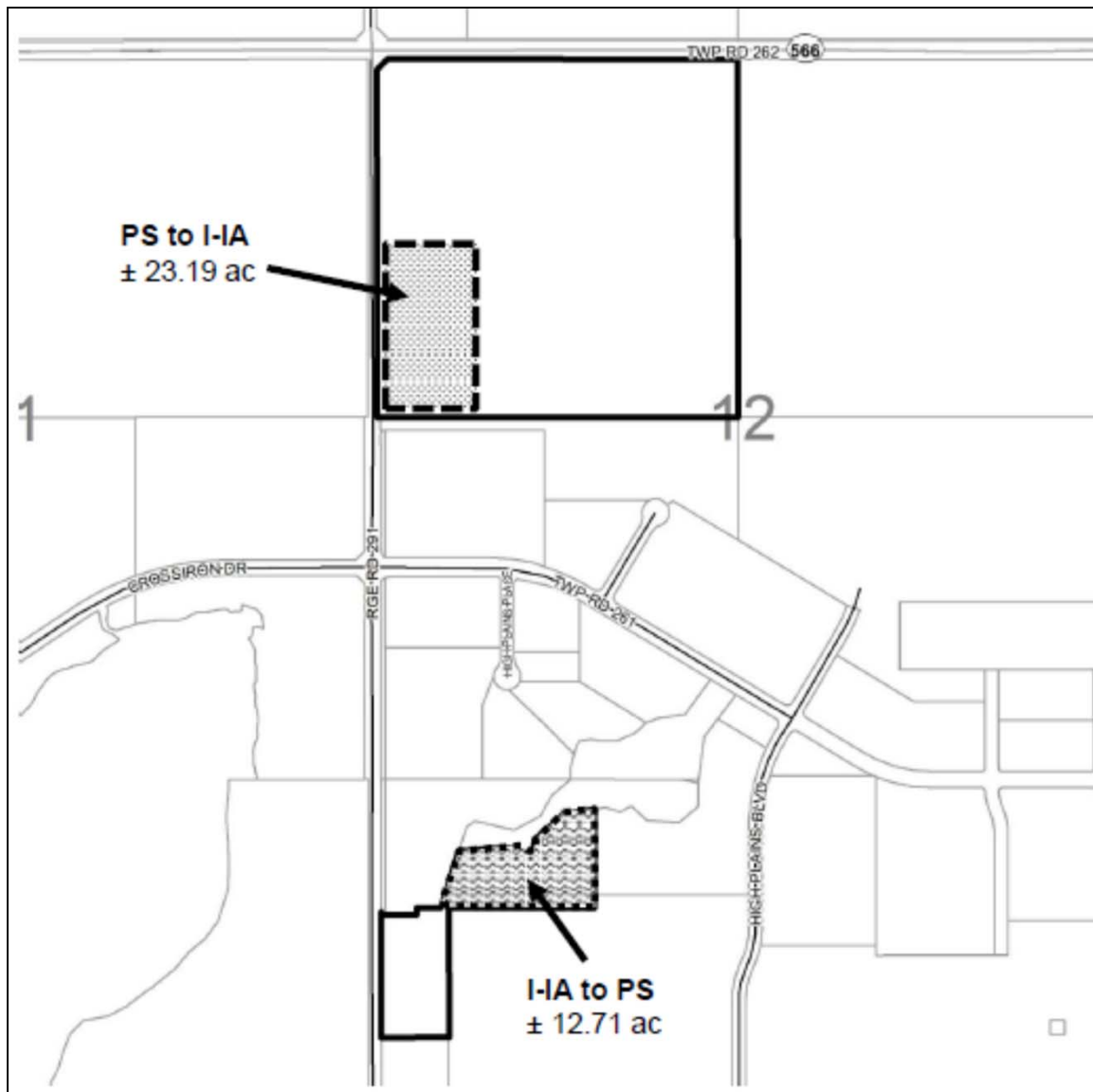
READ A FIRST TIME IN COUNCIL this	day of	, 20
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 20</i>
READ A SECOND TIME IN COUNCIL this	day of	, 20
READ A THIRD TIME IN COUNCIL this	day of	, 20

 Reeve

 CAO or Designate

 Date Bylaw Signed

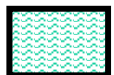
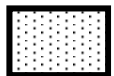
SCHEDULE "A"

BYLAW: C-8042-2020

AMENDMENT

FROM Public Service District TO Industrial – Industrial Activity District

FROM Industrial – Industrial Activity District TO Public Service District



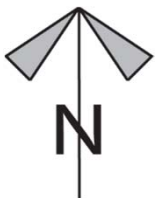
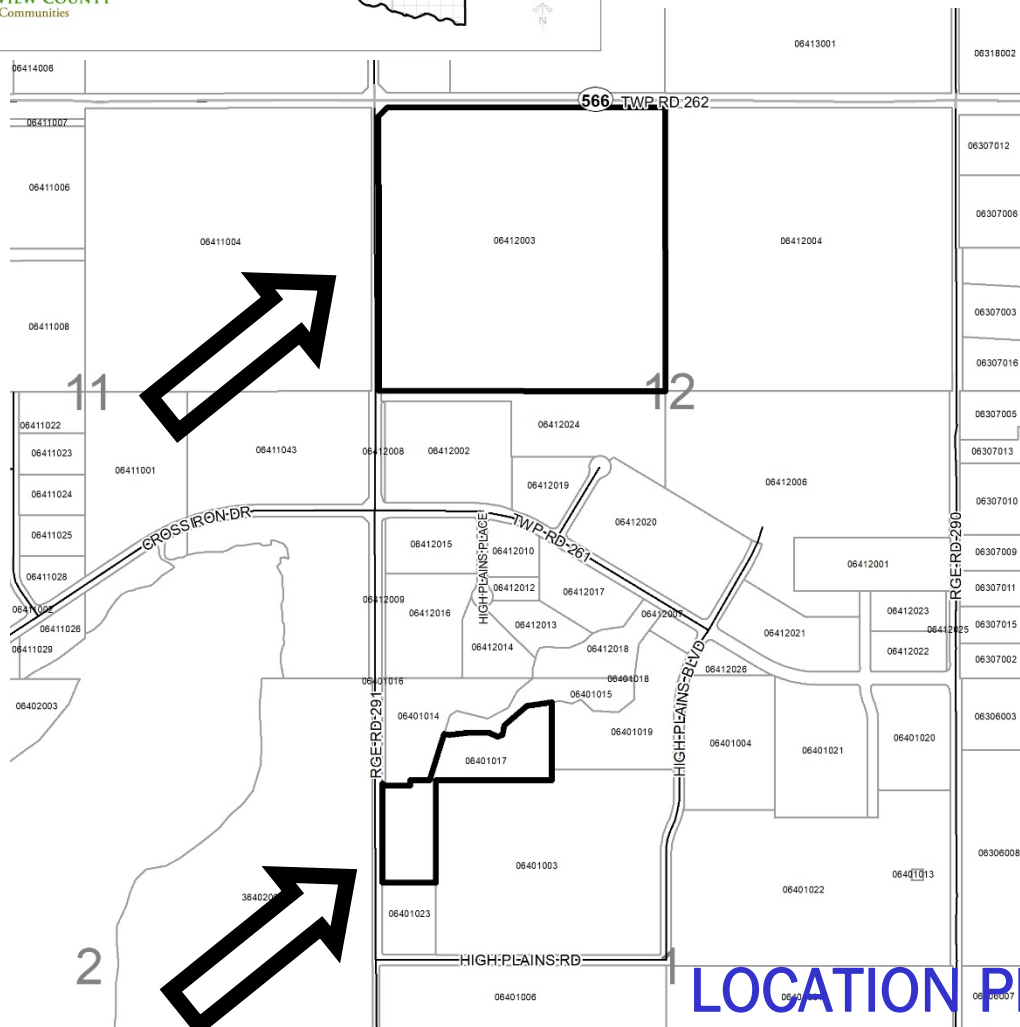
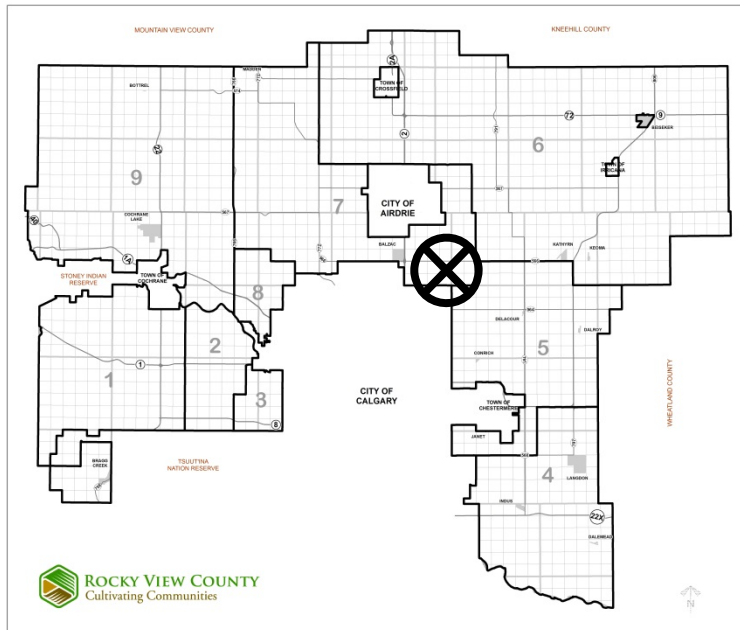
Subject Land _____

LEGAL DESCRIPTION: A portion of NW-1-26-29-W4M &
a portion of NW-12-26-29-W4M

FILE: 06401017/06412003 - PL20200038

DIVISION: 7



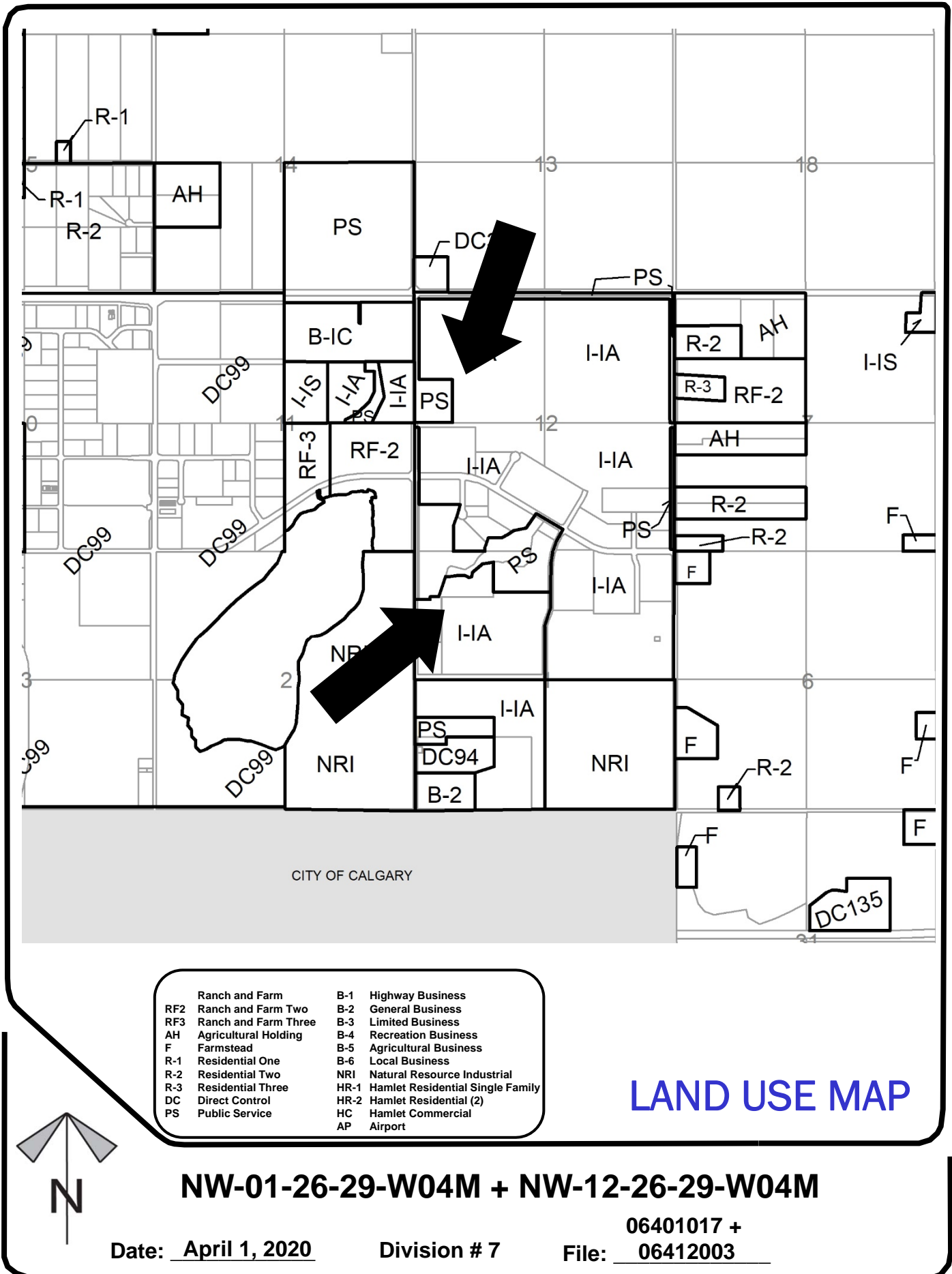


NW-01-26-29-W04M + NW-12-26-29-W04M

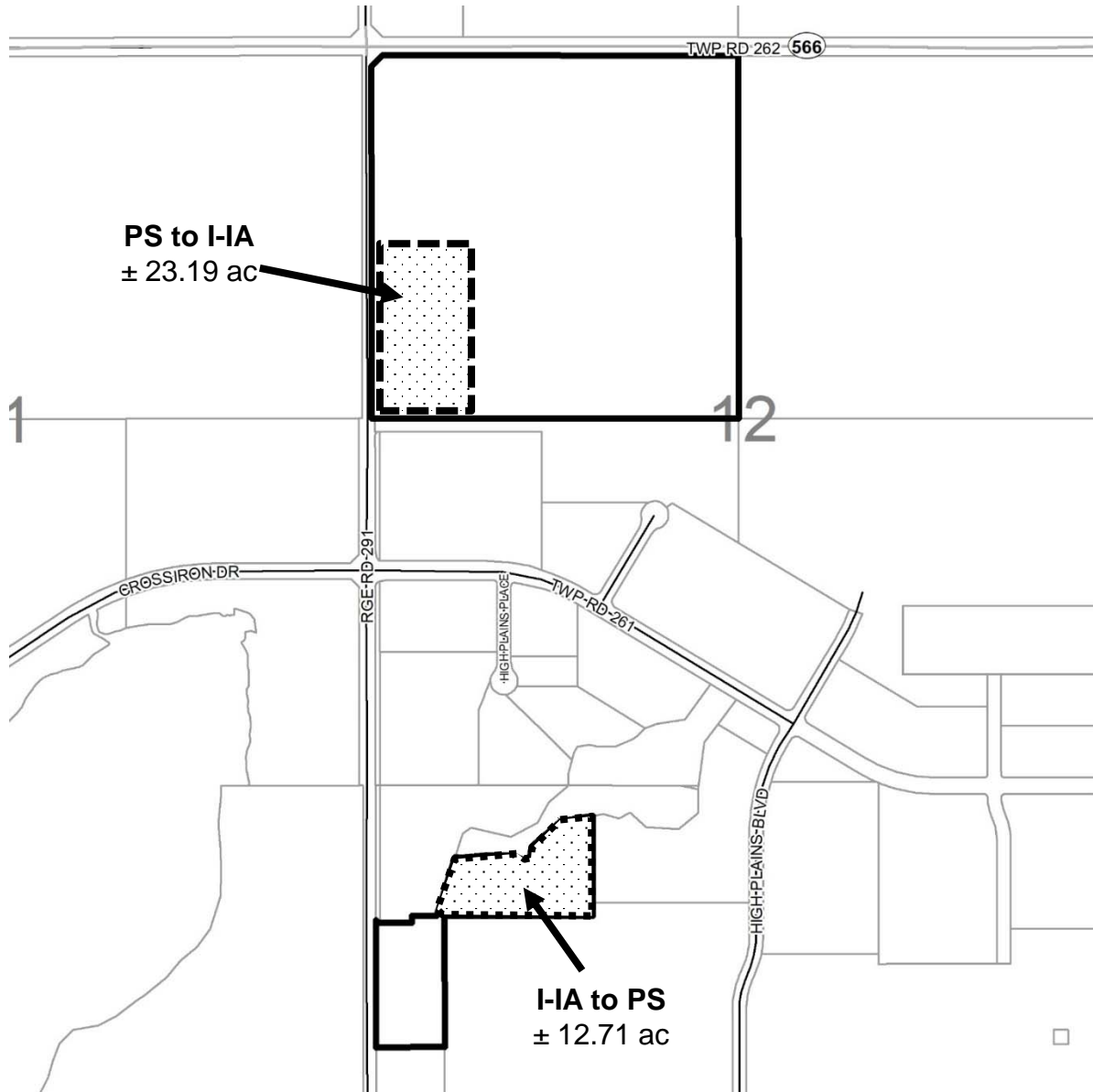
Date: April 1, 2020

Division # 7

File: 06401017 +
06412003



PL20200038 Land Use Redesignation: To redesignate the subject lands from Industrial - Industrial Activity District to Public Service District (± 12.71 acres), and from Public Service District to Industrial - Industrial Activity District (± 23.19 acres) to accommodate adjustment to the proposed stormwater infrastructure.



DEVELOPMENT PROPOSAL

NW-01-26-29-W04M + NW-12-26-29-W04M

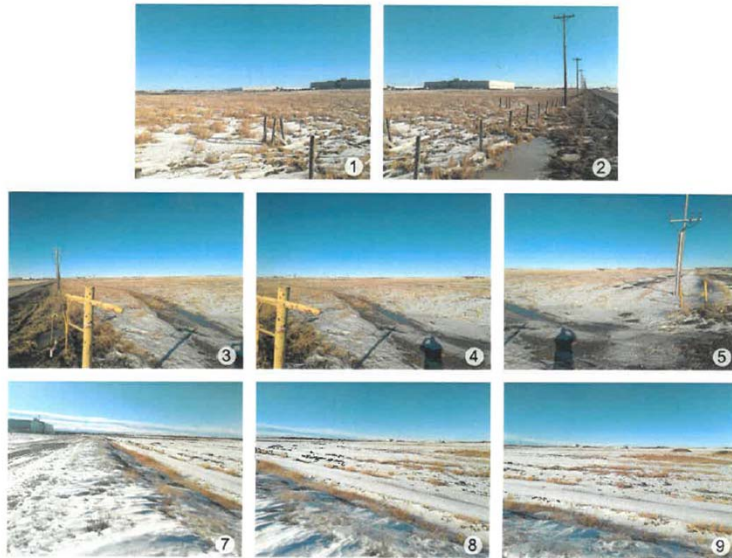
Date: April 1, 2020

Division # 7

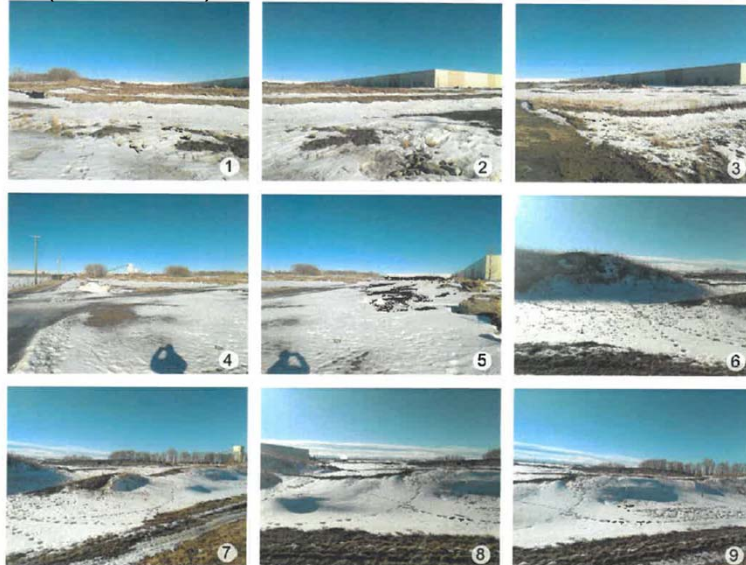
06401017 +
File: 06412003

PL20200038 Land Use Redesignation: To redesignate the subject lands from Industrial - Industrial Activity District to Public Service District (± 12.71 acres), and from Public Service District to Industrial - Industrial Activity District (± 23.19 acres) to accommodate adjustment to the proposed stormwater infrastructure.

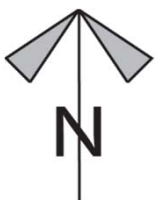
Site Photos PS to I-IA (± 23.19 ac)



Site Photos I-IA to PS (± 12.71 ac)



DEVELOPMENT PROPOSAL



NW-01-26-29-W04M + NW-12-26-29-W04M

Date: April 1, 2020

Division # 7

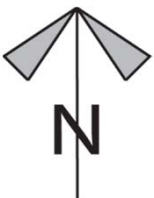
06401017 +
File: 06412003



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

AIR PHOTO

Spring 2018

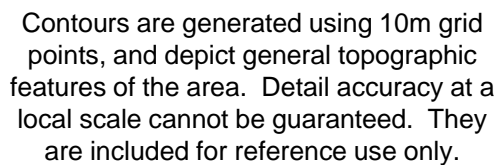


NW-01-26-29-W04M + NW-12-26-29-W04M

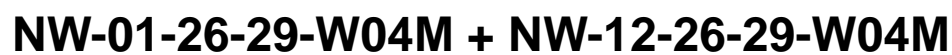
Date: April 1, 2020

Division # 7

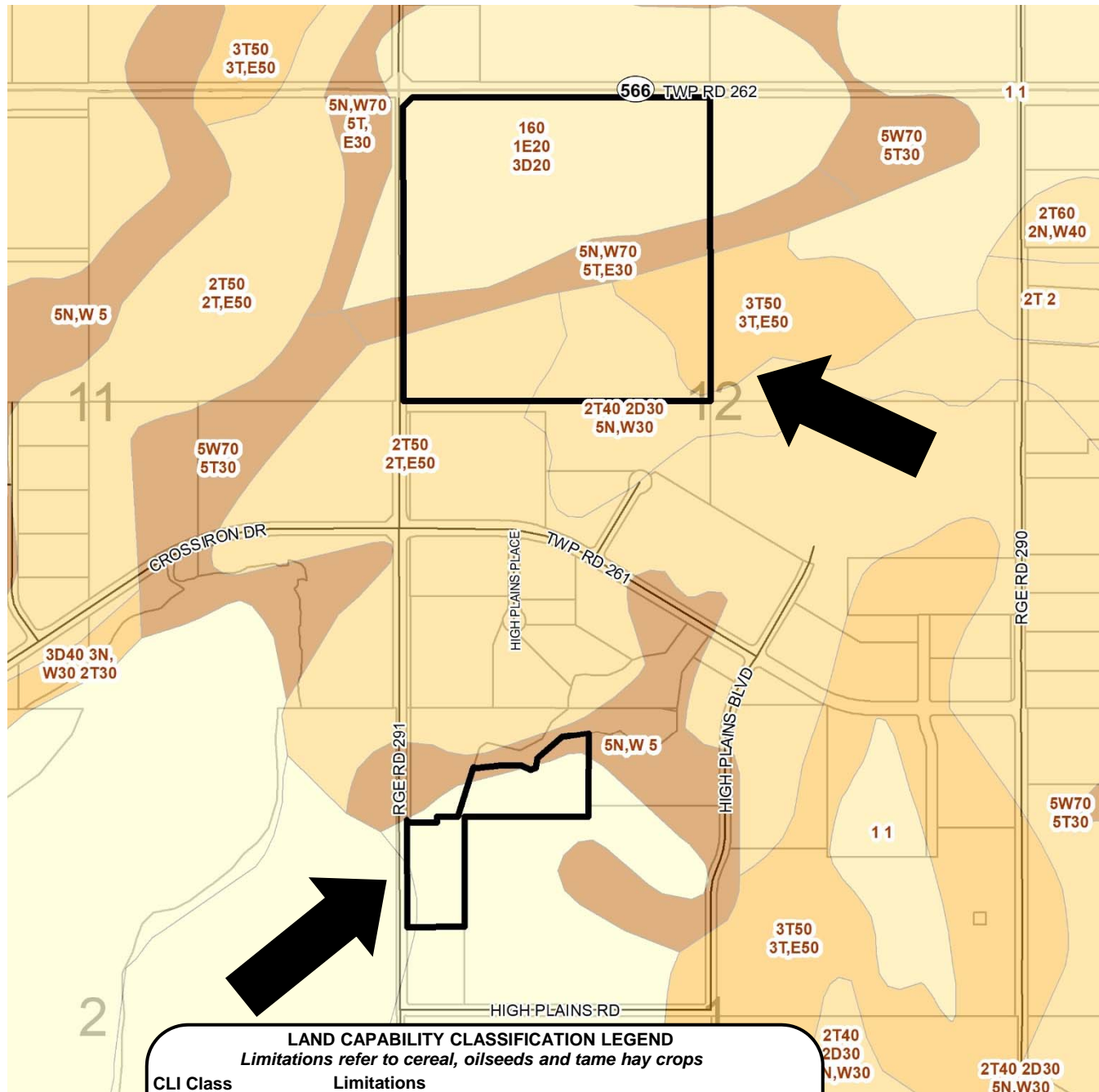
06401017 +
File: 06412003



Contour Interval 2 M



File: 06401017 + 06412003



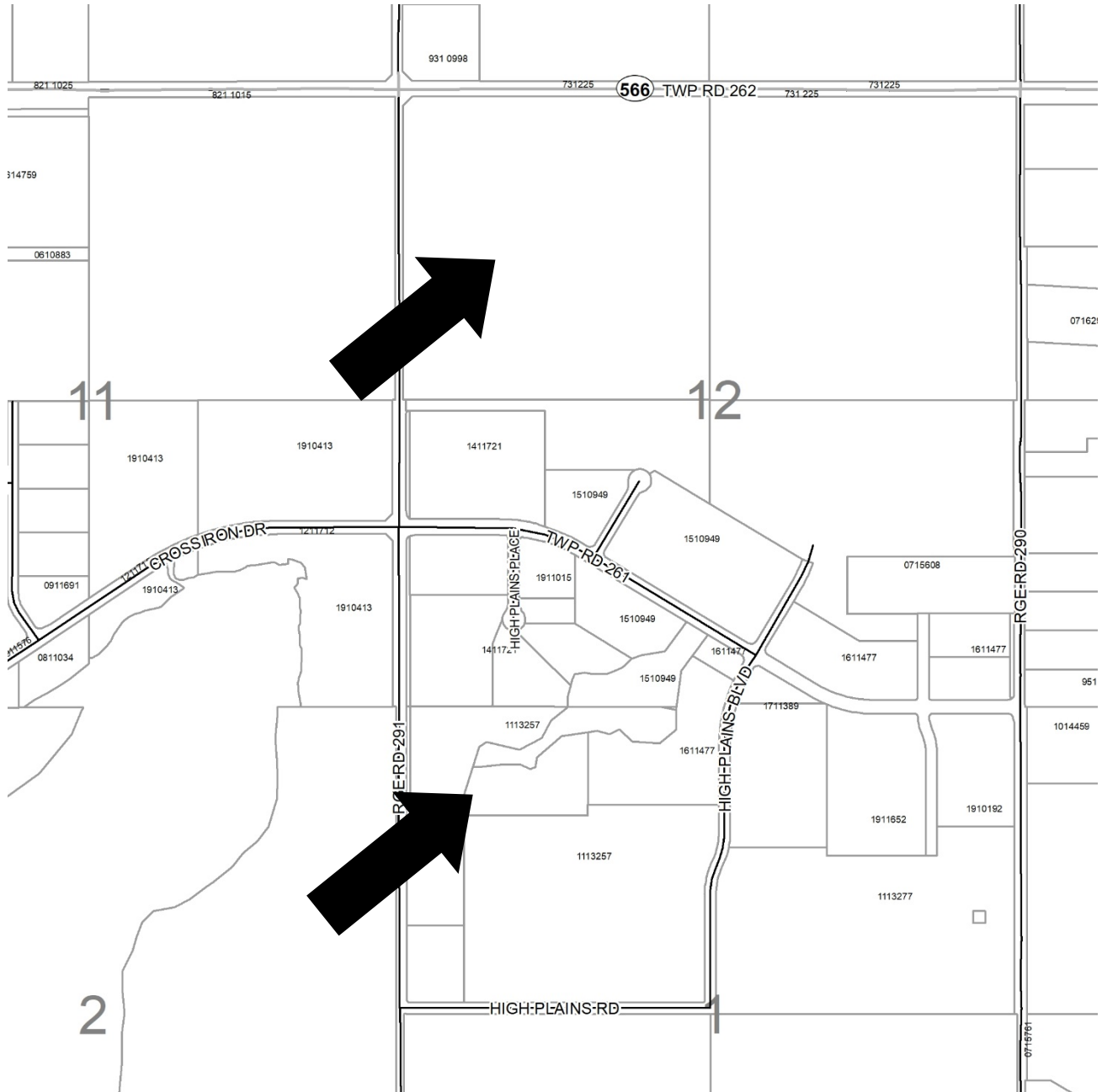
SOIL MAP

NW-01-26-29-W04M + NW-12-26-29-W04M

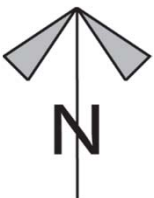
Date: April 1, 2020

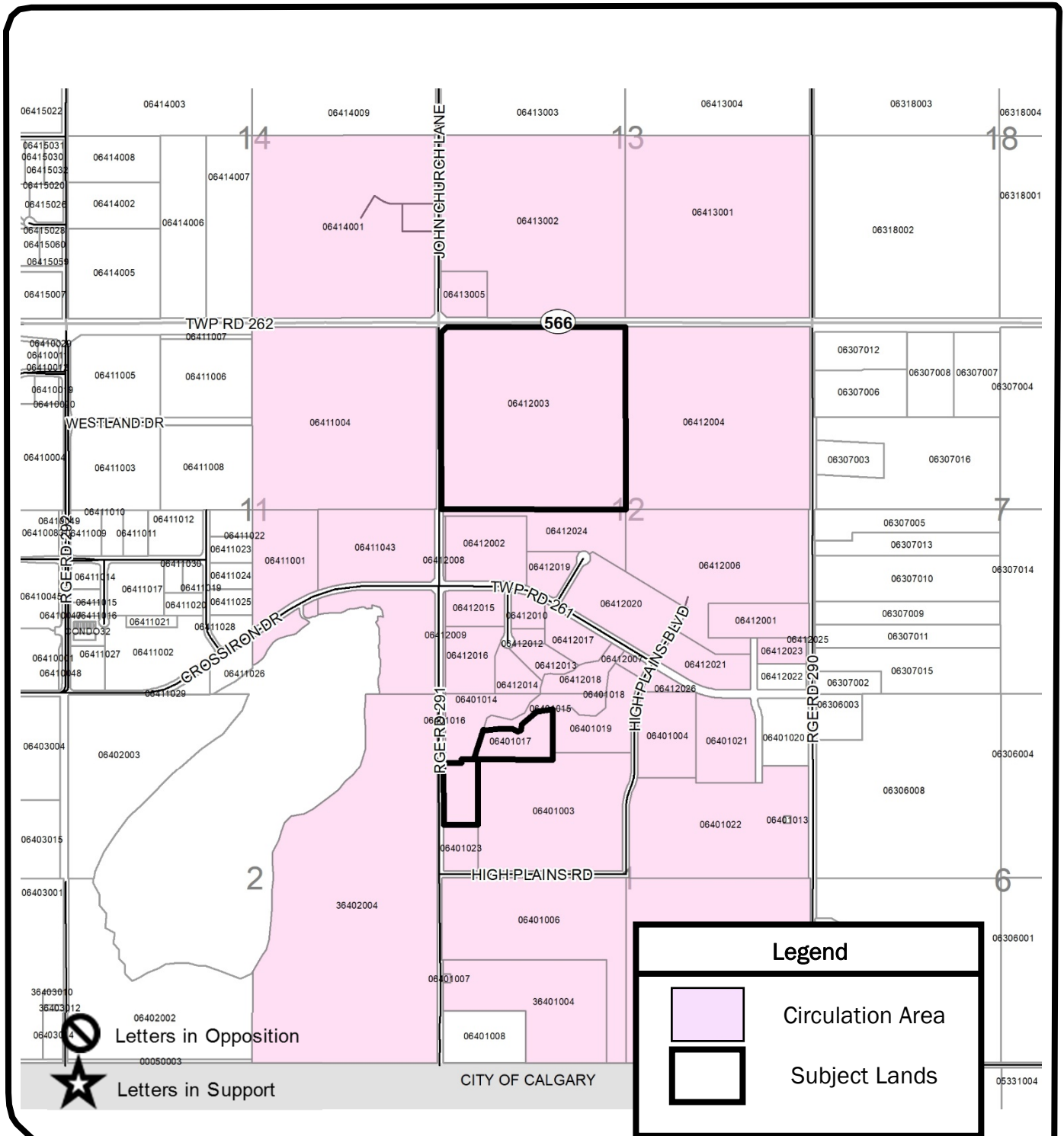
Division # 7

06401017 +
File: 06412003

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**NW-01-26-29-W04M + NW-12-26-29-W04M**Date: April 1, 2020Division # 7File: 06401017 +
06412003



Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
2	Active	High-Speed Internet Servicing	Administration was directed at the March 12, 2019 Council meeting to bring Phase I of the Internet Servicing Strategy and report back to Council with the results. Administration was further directed at the April 30, 2019 Council meeting to end Phase I of the Internet Servicing Strategy and begin work on the Community Broadband Study Project.	12-Mar-19	12-May-20	Business and Economic Development
All	Active	Offsite Levy Bylaws	Administration was directed at the December 19, 2019 Council meeting to bring forward proposed off-site levy bylaws for consideration of first reading in accordance with levy scenario 1 as presented in Administration's report. Council provided first readings of the off-site levy bylaws and directed a public hearing on May 12, 2020 at the March 10, 2020 Council meeting.	10-Dec-19	9-Jun-20	Capital Project Management
All	Active	Moratorium on the Collection of Off-Site Levies	Administration was directed at the January 28, 2020 Council meeting to bring back a report with recommendations and options regarding offsite levy collection and implementation.	28-Jan-20	12-May-20	Corporate Services Division
All	Active	Late Tax Payment Penalty Cancellation Policy C-204	Administration was directed at the January 14, 2020 Council meeting to bring the Late Tax Payment Penalty Cancellation Policy C-204 back to Council for review by the end of March, 2020.	14-Jan-20	12-May-20	Financial Services
All	Active	Explore Offering Payment of Property Taxes through Credit Cards	Administration was directed at the April 28, 2020 Council meeting to explore offering payments through credit card for property taxes and to bring a report back to Council.	28-Apr-20	9-Jun-20	Financial Services
All	Active	Specialized Municipality Status	Administration was directed at the March 26, 2019 Council meeting to proceed with an analysis of the benefits of specialized municipality status. Administration was directed at the December 19, 2019 Council meeting to begin the formal application process to change the status of Rocky View County from Municipal District to Specialized Municipality in accordance with the <i>Municipal Government Act</i> .	10-Dec-19	26-May-20	Intergovernmental Affairs
All	Active	Sale of the Chestermere Regional Recreation Center	Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility. Administration was further directed at the January 28, 2020 Council meeting to review the letter of intent presented by the City of Chestermere and prepare a report for Council's consideration.	28-Jan-20	12-May-20	Legal and Land Administration

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Electoral Boundaries and Governance Review	<p>Administration was directed at the November 22, 2016 Council meeting to prepare a terms of reference for an electoral boundary review.</p> <p>Administration was further directed at the November 22, 2016 Council meeting to develop an electoral boundary review policy.</p> <p>Administration was further directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review.</p> <p>Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation.</p> <p>Council approved the project terms of reference at the January 28, 2020 Council meeting.</p>	26-Nov-19	31-Jul-20	Municipal Clerk's Office
	Active	Potential Joint Assessment Review Board	Administration was directed at the February 11, 2020 Council meeting to bring back options for a joint Assessment Review Board once Administration has concluded preliminary discussions with potential partner municipalities.	11-Feb-20	23-Jun-20	Municipal Clerk's Office
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month.	10-Mar-20	23-Jun-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Summer 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
All	Active	Aqueduct Update	Administration was directed at the December 19, 2019 Council meeting to schedule a CAO workshop with Jonathan Huggett by the end of February, 2020.	10-Dec-19	30-May-20	Operations Division
5	Active	Creation of Authorized Truck Routes/Truck Haul Agreements	Administration was directed at the November 26, 2019 Council meeting to assess the feasibility of authorized truck haul routes or agreements for Burma Road, Weedon Trail, and Horse Creek Road.	26-Nov-19	26-May-20	Operations Division

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	New Municipal Development Plan	Administration was directed at the May 18, 2018 Council meeting to initiate the process of amending the County Plan. Administration was further directed at the March 12, 2019 Council meeting to begin the process of creating a new Municipal Development Plan.	8-May-18	Summer 2020	Planning and Development Services
5	Active	Janet ASP Amendment for an Expanded Study Area	Council approved the project terms of reference at the April 30, 2019 Council meeting, and provided further direction to expand the project area at the May 28, 2019 Council meeting.	30-Apr-19	12-May-20	Planning and Development Services
All	Active	Joint Highway 1 Corridor Area Structure Plan	Administration was directed at the December 10, 2019 Council meeting to prepare terms of reference for a proposed Area Structure Plan along Highway 1, and to return to Council within three months. This item was tabled until the May 12, 2020 Council meeting at the March 10, 2020 Council meeting.	10-Dec-19	12-May-20	Planning and Development Services
2	Active	Glenmore Trail Area Structure Plan	Administration was directed at the May 28, 2019 Council meeting to report back to Council on the feasibility of an Area Structure Plan east of Calgary along Glenmore Trail. Administration was directed at the September 24, 2019 Council meeting to prepare a terms of reference for the proposed Glenmore Trail Area Structure Plan. Administration was directed at the December 10, 2019 Council meeting to finalize the a draft terms of reference and return to Council within three months, to return to Council with a budget adjustment for the project, and to investigate options for landowner contributions. Administration was directed at the April 28, 2020 Council meeting to return with feedback regarding landowner contributions, terms of reference, and a budget adjustment, on or before May 26, 2020.	28-May-19	26-May-20	Planning and Development Services
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Springbank Area Structure Plan	Council tabled this item at the April 28, 2020 Council meeting and directed Administration to hold an additional workshop to determine whether the proposed ASP could be better served through two or more separate ASPs.	28-Apr-20	28-Jun-20	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Conrich Area Structure Plan Amendments	Council tabled this item at the April 28, 2020 Council meeting so that Administration can look into buffer areas on TWP Rd 250 and 284.	28-Apr-20	28-Jul-20	Planning and Development Services
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
All	Active	Airdrie & Area Health Benefits Cooperative (AAHBC) County Participation Proposal	Administration was directed at the March 6, 2018 PPC meeting to prepare a County participation proposal for the AAHBC.	6-Mar-18	12-May-20	Recreation, Parks and Community Support
All	Active	Rocky View County Optional Property Tax Deferral Program	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting.	28-Apr-20	12-May-20	TBD
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting.	28-Apr-20	12-May-20	TBD
All	Hold	Improved Protection of Agricultural Lands	Administration was directed at the July 25, 2017 Council meeting to review current soil importation practices and develop a more comprehensive development permit process, and bring recommendations back to Council.	25-Jul-17	Summer 2020	Planning and Development Services
All	Hold	Beekeeping in Rocky View County	Administration was directed at the December 5, 2017 PPC meeting to bring back a report to Council regarding beekeeping in the County and potential amendments to the Land Use Bylaw.	5-Dec-17	Summer 2020	Planning and Development Services
All	Hold	Recreation and Parks Foundation	Administration was directed at the September 24, 2019 Council meeting to explore the establishment of a Recreation and Parks Foundation to support the buildout and long-term maintenance of recreation and parks amenities and programs in Rocky View County. Administration was directed at the April 28, 2020 Council meeting to cease exploration of the Foundation and revisit its creation within six months of the approval of the Recreation and Parks Master Plan.	24-Sep-19	Spring 2021	Recreation, Parks and Community Support

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
7	Ongoing	Sale of the Cochrane and District Agricultural Lands	<p>Administration was directed at the September 24, 2019 Council meeting to negotiate a purchase and sale agreement with the CDAS subject to Council approval.</p> <p>Administration was directed at the Mayrch 10, 2020 Council meeting to proceed with mandate #2 as directed in the closed session.</p>	24-Sep-19	Ongoing	Legal and Land Administration

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
1	Ongoing	Garden of Peace Chapel Lease	Administration was directed at the February 25, 2020 Council meeting to negotiate a 5-year lease for the Garden of Peace Chapel and related lands.	25-Feb-20	Ongoing	Legal and Land Administration
9	Ongoing	Sale of the Cochrane Gravel Pit Lands	Administration was directed at the February 25, 2020 Council meeting to negotiate a purchase and sale agreement for the sale of the Cochrane Gravel Pit lands.	25-Feb-20	Ongoing	Legal and Land Administration