

Council Meeting Agenda (Full)

May 26, 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. May 12, 2020 Council Meeting Page 4

B FINANCIAL REPORTS

1. 2019 Year End Financial Statements

Staff Report Page 12

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act and Public Notification Bylaw C-7860-2019*, the public hearings were advertised on April 28, 2020 and May 5, 2020 on the Rockyview County website.

MORNING PUBLIC HEARINGS / APPOINTMENTS 10:00 A.M.

1. Division 8 – File: PL20190107 (06712023) – Bylaw C-7951-2019 –
Redesignation Item – Residential

Staff Report Page 68

2. Division 6 – File: PL20190164 (07104002) – Bylaw C-7983-2019 –
Redesignation Item – Agricultural

Staff Report Page 85

AFTERNOON PUBLIC HEARINGS / APPOINTMENTS 1:30 P.M.

3. Division 7 – File: PL20180153 (06410005) – Bylaw C-7984-2019 –
Redesignation Item – Direct Control Bylaw Amendment

**Note: this item should be heard in conjunction with item C-4*

Staff Report Page 142

Council Meeting Agenda (Full)

May 26, 2020

9:00 a.m.



ROCKY VIEW COUNTY

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

4. Division 7 – File: PL20190090 (0641002/0005/0058) – Bylaw C-7984-2019 – Redesignation Item – Direct Control Bylaw Amendment (Master Site Development Plan)

**Note: this item should be heard in conjunction with item C-3*

Staff Report

Page 165

D GENERAL BUSINESS

1. Division 2 – File: PL20200021 (05705006) – Council Direction – Harmony Residential Subdivision Condition

Staff Report

Page 220

2. Division 3 – File:– PRDP20200424 (04606006) – General Item – Construction of a New Storage Shed in Elbow Valley Community

Staff Report

Page 245

3. All Division – File: N/A – Letter of Support Request – Cable Barrier Installation along Highway 2 North of Crossfield

Staff Report

Page 303

4. Divisions 4 & 5 – File: N/A – Terms of Reference – East Highway 1 Area Structure Plan

Staff Report

Page 312

5. Divisions 4 & 5 – File: 1013-280 – Terms of Reference – Glenmore Trail Area Structure Plan

Staff Report

Page 325

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

**Note: a motion on this item was tabled at the May 12, 2020 Council meeting and will be considered at this meeting*

Staff Report

N/A

Council Meeting Agenda (Full)

May 26, 2020

9:00 a.m.



ROCKY VIEW COUNTY

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

E BYLAWS

1. All Divisions – File: N/A – Bylaw C-8048-2020 – First Reading – Public Notification Amendment to the Land Use Bylaw

Staff Report

Page 332

2. Divisions 4 – File: PL20200028 (03305012) – First Reading Bylaw – Bylaw C-8044-2020 – Residential Redesignation

Staff Report

Page 336

3. Division 5 – File: PL20200011 (03333001) – First Reading Bylaw – Bylaw C-8049-2020 – Janet Crossing Conceptual Scheme (Residential/Commercial)

Staff Report

Page 347

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

Page 394

I NOTICES OF MOTION

- None

J PUBLIC PRESENTATIONS

- None

K CLOSED SESSION

- None

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 1

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 May 12, 2020 commencing at 9:25 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
- C. Nelson, Manager Corporate Business Development, Business and Economic Development
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:25 a.m. present electronically through video conference call.

2020-05-12-01

Updates/Acceptance of Agenda

The Chair called for a recess at 9:27 a.m. and called the meeting back to order at 9:28 a.m. with all previously mentioned members present.

MOVED by Councillor Henn that the May 12, 2020 Council meeting agenda be approved as presented.

Carried

2020-05-12-02

Approval of Minutes

MOVED by Councillor Henn that the April 28, 2020 Council meeting minutes be approved as presented.

Carried

2020-05-12-03 (D-1)

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

File: 0785

MOVED by Councillor Hanson that Administration be directed to prepare an amended late tax payment penalty bylaw, for Council's consideration, to be implemented for January 1, 2021.

Defeated

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 2

MOVED by Councillor Henn that the Late Tax Payment Penalty Cancellation report be received for information.
Carried

2020-05-12-04 (D-2)

All Divisions – Offsite Levies – Response to Council Direction on January 28, 2020

File: N/A

MOVED by Deputy Reeve Schule that the Offsite Levies Review report be accepted for information.

Carried

2020-05-12-05 (D-3)

All Divisions – Airdrie and Area Health Benefits Cooperative (AAHBC)

File: N/A

The Chair called for a recess at 10:11 a.m. and called the meeting back to order at 10:15 a.m. with all previously mentioned members present.

MOVED by Councillor Henn that this item be tabled sine die.

Carried

MOVED by Councillor Henn that Administration be directed to continue involvement in the Airdrie & Area Health Benefits Cooperative and bring any available updates to Council.

Carried

The Chair called for a recess at 10:18 a.m. and called the meeting back to order at 10:25 a.m. with all previously mentioned members present.

2020-05-12-06 (D-4)

All Divisions – Community Broadband Study Project – Update #2

File: N/A

Councillor Kamachi left the meeting at 10:29 and returned to the meeting at 10:32 a.m.

MOVED by Councillor Wright that due to the recent COVID-19 pandemic further highlighting the need for internet servicing in Rocky View, that Administration be directed to continue to fund the Bragg Creek Community Connect Study in its entirety (\$165,000) with funding coming from the Tax Stabilization Reserve and to rename project the Community Broadband Study;

AND THAT Administration continue to explore all available funding streams while proactively working with communities to create critical mass while determining acceptable servicing levels for those communities no later than December 2020;

AND THAT once the study is complete, the community broadband infrastructure master plans derived from the Study be incorporated into all County ASPs.

Defeated

MOVED by Councillor Kissel that the Community Broadband Study Project Update #2 report be received for information;

AND THAT Administration be directed to cease further efforts related to the Community Broadband Study Project.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 3

2020-05-12-07 (D-5)

Division 1 – Feasibility of Bragg Creek Hamlet Expansion Strategy Project

File: N/A

The Chair called for a recess at 11:27 a.m. and called the meeting back to order at 11:32 a.m. with all previously mentioned members present.

MOVED by Councillor Kamachi 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.

Carried

2020-05-12-08 (D-6)

All Divisions – 2020 Specialized Transportation Assistance Grant Allocation

File: 2015-550

MOVED by Councillor Gautreau 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
- Carried

MOVED by Councillor Gautreau that the 2020 Specialized Transportation Grant funds totaling \$303,500.00 be approved and awarded as follows:

- b) \$3,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational services in Bragg Creek.

Carried

MAIN MOTION:

MOVED by Councillor Gautreau 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.

AMENDING MOTION:

MOVED by Councillor Hanson 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; **and Administration continue to work with Bragg Creek Snowbirds Seniors Fellowship on their cost recovery model.**

Defeated

The Chair called for a vote on the main motion:

MAIN MOTION:

MOVED by Councillor Gautreau 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.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 4

2020-05-12-09 (D-7)

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

File: N/A

Councillor Kamachi left the meeting at 12:00 p.m. and returned at 12:03 p.m.

MOVED by Councillor Hanson 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 and financing charges 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 according to the MGA be delivered to Council such that final approval for the new financial aid program can be achieved no later than the June 23rd, 2020 Council meeting date.

Defeated

The Chair called for a recess at 12:18 p.m. and called the meeting back to order at 1:31 p.m. with all previously mentioned members present.

2020-05-12-10 (D-8)

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

File: N/A

MAIN MOTION:

MOVED by Councillor Hanson that due to the recent COVID-19 pandemic further highlighting the need for internet servicing in Rocky View, that Administration be directed to continue to use the already budgeted \$82,500 to fund ongoing development of a RVC strategic-level internet servicing study to determine the cost/benefit of treating broadband connectivity as a core municipal service, no later than December 2020;

AND THAT Administration continue to work with local ISP providers to proactively advocate for connection of pure rural and fringe areas in the county;

AND THAT proactively work with communities to create critical mass while determining acceptable servicing levels for those communities;

AND THAT Administration continue to explore and access all available funding streams both existing and newly-available from higher government levels as an ongoing response to the COVID-19 pandemic;

AND THAT once the study is complete, the community broadband infrastructure master plan requirements derived from the Study and Strategy be incorporated into all ASPs.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 5

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled until the May 26th, 2020 Council meeting to allow for a proper motion to be crafted.

Carried

2020-05-12-11 (D-9)

All Divisions – Request for Council Membership on Economic Recovery Task Force

File: N/A

MOVED by Councillor Henn that Council appoint Deputy Reeve Schule to serve as a member of the Chief Administrative Officer's Economic Recovery Task Force.

Carried

MOVED by Councillor Kamachi that Council appoint Councillor McKylor to serve as a member of the Chief Administrative Officer's Economic Recovery Task Force.

Carried

2020-05-12-12 (E-1)

All Divisions – Bylaw C-8025-2020 – 2020 Tax Rate Bylaw

File: 2025-350

MOVED by Councillor Hanson that the budget adjustment for Designated Industrial Properties be approved as presented in attachment 'A'.

Carried

MOVED by Councillor Wright that Bylaw C-8025-2020 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-8025-2020 be given second reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8025-2020 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-8025-2020 be given third and final reading.

Carried

2020-05-12-13 (E-2)

All Divisions – Bylaw C-8026-2020 – 2020 Langdon Special Tax Rate Bylaw

File: 2025-350

MOVED by Deputy Reeve Schule that Bylaw C-8026-2020 be given first reading.

Carried

MOVED by Councillor Gautreau that Bylaw C-8026-2020 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-8026-2020 be considered for third reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-8026-2020 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 6

2020-05-12-14 (E-3)

Division 4 – First Reading Bylaw – Bylaw C-8040-2020 – Site-Specific Direct Control District Amendment
Reading of Borrowing Bylaw C-8032-2020

File: PL20200018 (03222114/03222115)

2020-05-12-15 (E-4)

Division 4 – First Reading Bylaw – Bylaw C-8041-2020 – Ranch and Farm District to Business – Agricultural Services District

File: PL20200029 (03216001)

2020-05-12-16 (E-5)

Division 7 – First Reading Bylaw – Bylaw C-8042-2020 – Industrial Redesignation

File: PL20200038 (06401017/06412003)

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

- Bylaw C-8040-2020
- Bylaw C-8041-2020
- Bylaw C-8042-2020

Carried

2020-05-12-17 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for May 12, 2020 was provided to Council in the agenda as information.

2020-05-12-18 (K-1)

All Divisions – Confidential Closed Session Item – Chestermere Recreation Centre

File: RVC2020-18

2020-05-12-19 (K-2)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

2020-05-12-20 (K-3)

All Divisions – Confidential Closed Session Item – Water & Wastewater Servicing Strategy

File: RVC2020-21

MOVED by Councillor Henn that Council move into closed session at 2:27 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – Chestermere Recreation Centre

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

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 7

K-2 – SR-1

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Privileged information
- Section 25 – Disclosure harmful to the economic or other interests of a public body

K-3 – Water & Wastewater Servicing Strategy

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Privileged information
- Section 25 – Disclosure harmful to the economic or other interests of a public body

Carried

Council held the closed session for confidential items K-1, K-2, and K-3 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 & Business Connections
	K. Robinson, Executive Director, Corporate Services
	T. Cochran, Executive Director, Community Development Services
	A. Zaluski, Manager, Intergovernmental Affairs

MOVED by Councillor Henn that Council move into open session at 3:22 p.m.

Carried

2020-05-12-18 (K-1)

All Divisions – Confidential Closed Session Item – Chestermere Recreation Centre

File: RVC2020-18

MOVED by Councillor Gautreau that Administration be directed to decline the offer included in the City of Chestermere's Non-Binding Letter of Intent presented on January 28, 2020.

Carried

2020-05-12-19 (K-2)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

MOVED by Councillor Henn that Council authorizes Administration to prepare and sign the Agreement with the Province of Alberta, and authorizes the signing of the Statements of Non-Objection.

Carried

MOTION ARISING:

MOVED by Councillor Kamachi that in the event there is any compensation forthcoming to Rocky View County by any provincial or federal agency, regarding damages and/or loss of tax revenue from the lands associated with the Springbank Dry Dam project, such compensation will be earmarked for recreational/cultural amenities specifically in the Springbank area.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 12, 2020

Page 8

2020-05-12-20 (K-3)

All Divisions – Confidential Closed Session Item – Water & Wastewater Servicing Strategy

File: RVC2020-21

MOVED by Councillor Henn that the confidential report RVC2020-21 be received for information.

Carried

Adjournment

MOVED by Councillor Wright that the May 12, 2020 Council meeting be adjourned at 3:31 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



FINANCIAL SERVICES

TO: Council
DATE: May 26, 2020 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2019 Year End Financial Statements

POLICY DIRECTION:

The *Municipal Government Act* (MGA) - section 281(1), each year the auditor for Rocky View County must report to Council on the annual financial statements and financial information return.

EXECUTIVE SUMMARY:

The external audit of Rocky View County's financial statements for December 31, 2019, has now been completed by MNP, the County's external auditors. An operating surplus of \$6,018,087 currently exists from an increase in revenue collection and departmental expense savings. Administration is respectfully requesting approval of the 2019 Audited Financial Statements so they may be submitted to the Province of Alberta.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Pursuant to the requirements outlined in the *Municipal Government Act* (MGA) - section 281(1), each year, the auditor for Rocky View County must report to Council on the annual financial statements and financial information return. On September 25, 2018, Council appointed MNP to be the County's auditors. MNP has conducted Rocky View County's financial statement audit for the year ending December 31, 2019.

The Auditors have issued an opinion letter. This opinion letter assures that there are no material misstatements within Rocky View County's December 31, 2019 financial statements.

The financial statements and the auditor's report on the financial statements, as well as the financial information return and the auditor's report on the financial information return, are required to be submitted to the Province by May 1 of each year as per section 278 of the *MGA*. Due to the COVID-19 virus, this date has been extended to October 1, 2020.

Section I – This section contains the 2019 audited financial statements, supporting schedules, and notes to the financial statements. An operating surplus in the amount of \$6,018,087 is derived from an increase in revenue collection and expense savings. The annual surplus will be transferred to the Tax Stabilization Reserve upon approval of the Financial Statements per Rocky View County policy C-222, "Reserve Fund Policy". These funds are available for Council's consideration of future service delivery enhancements or identified project funding.

Section II – This section contains a variance analysis of significant changes in the Statement of Financial Position and the Statement of Operations.

Administration Resources
Barry Woods, Financial Services



Section III –This section provides an overview of audit findings, which will be presented by representatives of MNP. During the 2019 Audit, one management point was identified, which was an amount for liability of gravel pit reclamation for \$886K. In 2019, Rocky View County set up a gravel pit reclamation liability and contributed \$750K. The County forecasts yearly gravel reclamation, and budgets \$280K - \$400K per year for this project. The County is assessing all of their gravel pits to determine remaining capacity output and better estimates for reclamation. As well, there is a new accounting standard that will take effect on April 2021, where Municipalities will be required to review and estimate their long term liabilities and asset retirement obligations.

BUDGET IMPLICATION(S):

Transfer to Reserve: \$6,018,807 – Operating surplus

OPTIONS:

- Option #1 THAT the 2019 Audited Financial Statements be approved as presented in Attachment 'A'.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Rocky View County - December 31, 2019 Financial Statements (draft)

ROCKY VIEW COUNTY

2019 Year End Financial Statements (draft)

May 26, 2020

ROCKY VIEW COUNTY

SECTION I

2019 Year End Financial Statements and Notes to the Financial Statements

May 26, 2020

Independent Auditor's Report

To the Reeve and Members of Council of Rocky View County:

DRAFT

Opinion

We have audited the financial statements of Rocky View County (the "County"), which comprise the statement of financial position as at December 31, 2019, and the statements of operations, changes in net financial assets, cash flows and the related schedules for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2019, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Red Deer, Alberta

May 26, 2020

Chartered Professional Accountants

DRAFT

DRAFT

ROCKY VIEW COUNTY
Statement of Financial Position
As at December 31, 2019

	2019 \$	2018 \$
FINANCIAL ASSETS		
Cash (Note 3)	8,321,047	3,663,603
Temporary investments (Note 2)	114,676,853	103,588,124
Receivables		
Taxes and grants in place of taxes (Note 4)	4,066,184	3,485,220
Trade and other receivables (Note 4)	8,812,268	13,050,685
Debt charges recoverable (Note 5)	589,864	646,752
	<u>136,466,216</u>	<u>124,434,384</u>
LIABILITIES		
Accounts payable and accrued liabilities	8,275,577	11,479,897
Deposit liabilities	7,457,008	6,460,545
Deferred revenue (Note 6)	32,694,208	29,087,162
Employee benefit obligations (Note 7)	1,461,624	1,157,476
Landfill closure and post-closure costs (Note 17)	438,156	483,876
Long-term debt (Note 8)	49,151,103	53,340,042
Capital lease obligations (Note 9)	-	36,308
	<u>99,477,676</u>	<u>102,045,306</u>
NET FINANCIAL ASSETS	<u>36,988,540</u>	<u>22,389,078</u>
NON- FINANCIAL ASSETS		
Tangible capital assets (Schedule 2)	632,631,458	620,385,457
Resource asset	16,375,000	16,375,000
Inventory for consumption	1,589,958	1,455,505
Prepaid expenses	1,001,683	652,020
	<u>651,598,099</u>	<u>638,867,982</u>
ACCUMULATED SURPLUS (Schedule 1, Note 14)	<u>688,586,639</u>	<u>661,257,060</u>

Commitments and contingencies - See Note 11 and 12

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Statement of Operations
For the Year Ended December 31, 2019

DRAFT

	Budget \$ (Note 21)	2019 \$	2018 \$
REVENUE			
Net municipal taxes (Schedule 3)	73,575,000	72,603,350	69,630,695
User fees and sales of goods	9,736,400	11,155,335	13,339,958
Cash-In-Lieu of Public Reserve	662,000	1,160,635	3,649,979
Government transfers for operating (Schedule 4)	9,083,400	2,756,798	2,988,886
Investment income	1,050,000	2,528,999	2,035,340
Penalties and cost of taxes	991,700	1,146,592	1,004,219
Development agreements and levies	7,566,300	3,432,449	8,123,695
Licenses and permits	2,936,500	3,237,380	3,461,623
Fines	825,300	1,164,623	1,097,512
Other	2,488,200	2,073,687	1,919,963
Total Revenue	<u>108,914,800</u>	<u>101,259,848</u>	<u>107,251,870</u>
EXPENSES			
Legislative	1,074,300	996,838	858,505
Administration	21,111,400	20,244,784	17,424,360
Fire	13,518,400	13,222,648	12,365,002
Disaster services	123,100	342,355	379,643
Bylaw enforcement	6,522,600	6,023,515	6,030,395
Transportation and field services	52,208,500	42,064,269	38,178,490
Water supply and distribution	4,636,100	4,927,000	4,654,526
Wastewater treatment and disposal	7,368,800	7,683,963	6,810,677
Waste management	2,455,000	2,262,808	1,913,363
Family and community support	1,143,300	1,137,189	1,066,231
Cemetery	1,347,900	1,395,219	1,266,056
Planning and development	4,847,600	3,860,821	3,882,699
Community services	2,459,300	2,249,522	2,153,938
Recreation and parks	5,094,400	3,561,812	3,735,625
Total Expenses	<u>123,910,700</u>	<u>109,972,743</u>	<u>100,719,510</u>
EXCESS (SHORTFALL) OF REVENUE OVER EXPENSES BEFORE OTHER	<u>(14,995,900)</u>	<u>(8,712,895)</u>	<u>6,532,360</u>
OTHER			
Gain on sale	-	12,837,196	-
Contributed assets	-	8,633,072	20,836,630
Government transfers for capital (Schedule 4)	40,499,600	14,572,206	23,178,475
Total Other	<u>40,499,600</u>	<u>36,042,474</u>	<u>44,015,105</u>
EXCESS OF REVENUE OVER EXPENSES	25,503,700	27,329,579	50,547,465
ACCUMULATED SURPLUS, BEGINNING OF YEAR	661,257,060	661,257,060	610,709,595
ACCUMULATED SURPLUS, END OF YEAR	<u>686,760,760</u>	<u>688,586,639</u>	<u>661,257,060</u>

The accompanying notes are an integral part of these financial statements

DRAFT

ROCKY VIEW COUNTY
Statement of Change in Net Financial Assets
For the Year Ended December 31, 2019

	Budget \$ (Note 21)	2019 \$	2018 \$
EXCESS OF REVENUE OVER EXPENSES	25,503,700	27,329,579	50,547,465
Acquisition of tangible capital assets	(68,191,200)	(28,908,304)	(38,361,974)
Contributed tangible capital assets	-	(8,633,072)	(20,836,630)
Proceeds on disposal of tangible capital assets	147,800	13,237,335	46,185
Amortization of tangible capital assets	24,242,700	24,895,236	23,255,449
Loss (Gain) on sale of tangible capital assets	-	(12,837,196)	(29,875)
	<u>(43,800,700)</u>	<u>(12,246,001)</u>	<u>(35,926,845)</u>
Use of (acquisition of) supplies inventories	-	(134,453)	492,832
Use of (acquisition of) prepaid assets	-	(349,663)	(122,826)
Use of (acquisition of) resource assets	-	-	-
	<u>-</u>	<u>(484,116)</u>	<u>370,006</u>
INCREASE (DECREASE) IN NET FINANCIAL ASSETS	(18,297,000)	14,599,462	14,990,626
NET FINANCIAL ASSET, BEGINNING OF YEAR	22,389,078	22,389,078	7,398,452
NET FINANCIAL ASSETS, END OF YEAR	<u>4,092,078</u>	<u>36,988,540</u>	<u>22,389,078</u>

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Statement of Cash Flows
For the Year Ended December 31, 2019

DRAFT

	2019 \$	2018 \$
NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:		
OPERATING ACTIVITIES		
Excess of revenue over expenses	27,329,579	50,547,465
Non-cash items included in excess of revenue over expenses:		
Amortization of tangible capital assets	24,895,236	23,255,449
Loss (Gain) on disposal of tangible capital assets	(12,837,196)	(29,875)
Tangible capital assets received as contributions	(8,633,072)	(20,836,630)
Non-cash charges to operations (net change):		
(Increase) in taxes and grants in place of taxes	(580,964)	(240,221)
(Increase) decrease in trade and other receivables	4,238,417	(3,887,477)
(Increase) decrease in inventory for consumption	(134,453)	492,832
Decrease (Increase) in prepaid expenses	(349,663)	(122,826)
Increase (decrease) in accounts payable and accrued liabilities	(3,204,320)	3,373,724
Increase in accounts payable amount applied to capital	718,468	1,419,492
Increase in deposit liabilities	996,463	1,409,922
Increase in deferred revenue	3,607,046	13,418,109
Increase in employee benefit obligations	304,148	80,567
Increase (Decrease) in provision for landfill closure and post-closure costs	(45,720)	(35,045)
Cash provided by (applied to) operating transactions	36,303,969	68,845,486
CAPITAL		
Accounts payable amount applied to capital	(718,468)	(1,419,492)
Acquisition of assets	(28,908,304)	(38,361,974)
Sale of tangible assets	13,237,335	46,185
Cash provided by (applied to) capital transactions	(16,389,437)	(39,735,281)
INVESTING		
Decrease (Increase) in investments	(11,088,729)	(18,583,057)
FINANCING		
Debt charges recovered	56,888	54,140
Capital lease paid	(36,308)	(83,825)
Long-term debt repaid	(4,188,939)	(1,341,005)
Cash provided by (applied to) financing transactions	(4,168,359)	(1,370,690)
CHANGE IN CASH DURING YEAR	4,657,444	9,156,458
CASH (BANK INDEBTEDNESS) AT BEGINNING OF YEAR	3,663,603	(5,492,855)
CASH AT END OF YEAR	8,321,047	3,663,603

Cash/Bank Indebtedness - See Note 3

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Changes in Accumulated Surplus
For the Year Ended December 31, 2019
Schedule 1

DRAFT

	Unrestricted Surplus (Deficit)	Restricted Surplus	Equity in Other Assets	Equity in Tangible Capital Assets	2019 \$	2018 \$
BALANCE, BEGINNING OF YEAR,	934,995	76,291,206	16,375,000	567,655,859	661,257,060	610,709,595
Excess (deficiency) of revenue over expenses	27,329,579	-	-	-	27,329,579	50,547,465
Unrestricted funds designated for future use	(30,287,740)	30,287,740	-	-	-	-
Restricted funds used for operations	7,674,284	(7,674,284)	-	-	-	-
Restricted funds use for tangible capital assets	-	(9,734,121)	-	9,734,121	-	-
Current year funds used for assets	(19,174,183)	-	-	19,174,183	-	-
Contributed tangible capital assets	(8,633,072)	-	-	8,633,072	-	-
Disposal of tangible capital assets	400,139	-	-	(400,139)	-	-
Annual amortization expenses	24,895,236	-	-	(24,895,236)	-	-
Capital lease paid	(36,308)	-	-	36,308	-	-
Long term debt repaid net of debt charges recovered	(4,132,051)	-	-	4,132,051	-	-
Change in accumulated surplus	(1,964,116)	12,879,335	-	16,414,360	27,329,579	50,547,465
BALANCE, END OF YEAR	(1,029,121)	89,170,541	16,375,000	584,070,219	688,586,639	661,257,060

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Tangible Capital Assets
For the Year Ended December 31, 2019
Schedule 2

DRAFT

	Land		Engineered		Machinery and		2019	2018
	Land	Improvements	Buildings	Structures	Equipment	Vehicles	\$	\$
COST:								
BALANCE, BEGINNING OF YEAR	127,328,653	3,383,722	78,141,805	928,932,060	19,281,776	15,931,246	1,172,999,262	1,114,386,634
Acquisition of tangible capital assets	1,281,250	2,109,413	2,131,126	23,844,208	2,630,522	1,725,593	33,722,112	75,905,754
Acquisition of tangible capital assets, capital lease	-	-	-	-	-	-	-	-
Construction-in-progress, net	5,225,764	(511,894)	444,343	(1,338,357)	(59,785)	59,193	3,819,264	(16,707,150)
Disposal of tangible capital assets	-	-	(2,530,285)	-	(1,309,076)	(1,498,238)	(5,337,599)	(585,976)
BALANCE, END OF YEAR	133,835,667	4,981,241	78,186,989	951,437,911	20,543,437	16,217,794	1,205,203,039	1,172,999,262
ACCUMULATED AMORTIZATION:								
BALANCE, BEGINNING OF YEAR	-	148,210	10,463,594	521,717,206	11,297,649	8,987,146	552,613,805	529,928,022
Annual Amortization	-	191,046	2,130,318	19,948,988	1,481,000	1,112,084	24,863,436	23,223,649
Annual Amortization, capital lease	-	-	-	-	31,800	-	31,800	31,800
Accumulated amortization on disposals	-	-	(2,130,146)	-	(1,309,076)	(1,498,238)	(4,937,460)	(569,666)
BALANCE, END OF YEAR	-	339,256	10,463,766	541,666,194	11,501,373	8,600,992	572,571,581	552,613,805
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	133,835,667	4,641,985	67,723,223	409,771,717	9,042,064	7,616,802	632,631,458	620,385,457
2018 NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS	127,328,653	3,235,512	67,678,211	407,214,854	7,984,127	6,944,100	620,385,457	

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
Schedule of Property and Other Taxes
For the Year Ended December 31, 2019
Schedule 3

DRAFT

	Budget \$ (Note 21)	2019 \$	2018 \$
TAXATION			
Real property taxes	109,394,038	107,252,063	103,515,702
Linear property taxes	14,790,013	14,500,419	13,913,709
Government grants in place of property taxes	72,849	71,423	214,058
Special assessments and local improvement taxes	434,000	433,219	433,239
	<u>124,690,900</u>	<u>122,257,124</u>	<u>118,076,708</u>
 REQUISITIONS FROM OTHER AUTHORITIES			
Alberta School Foundation Fund	46,419,700	45,083,080	43,982,839
Calgary Roman Catholic Separate School District	3,875,300	3,813,175	3,737,034
Rocky View Seniors Foundation	673,300	673,285	663,342
Designated Industrial Property Tax	147,600	84,234	62,798
	<u>51,115,900</u>	<u>49,653,774</u>	<u>48,446,013</u>
 NET MUNICIPAL TAXES	<u>73,575,000</u>	<u>72,603,350</u>	<u>69,630,695</u>

The accompanying notes are an integral part of these financial statements

DRAFT

ROCKY VIEW COUNTY
Schedule of Government Transfers
For the Year Ended December 31, 2019
Schedule 4

	Budget \$ (Note 21)	2019 \$	2018 \$
TRANSFERS FOR OPERATING:			
Provincial Government	9,083,400	2,751,086	2,988,886
Federal Government	-	5,712	-
	<u>9,083,400</u>	<u>2,756,798</u>	<u>2,988,886</u>
TRANSFERS FOR CAPITAL:			
Provincial Government	34,910,100	14,572,206	23,178,475
Federal Government	5,589,500	-	-
	<u>40,499,600</u>	<u>14,572,206</u>	<u>23,178,475</u>
TOTAL GOVERNMENT TRANSFERS	<u>49,583,000</u>	<u>17,329,004</u>	<u>26,167,361</u>

The accompanying notes are an integral part of these financial statements

DRAFT

ROCKY VIEW COUNTY
Schedule of Expenses by Object
For the Year Ended December 31, 2019
Schedule 5

	Budget \$ (Note 21)	2019 \$	2018 \$ (Note 20)
EXPENSES BY OBJECT			
Salaries, wages and benefits	42,519,400	41,060,504	38,643,190
Contracted and general services	38,493,500	27,383,036	23,937,639
Materials, goods and supplies	10,335,400	9,611,136	8,137,542
Interest on long-term debt	1,663,900	1,920,591	1,802,838
Interest on capital lease	500	501	4,514
Purchased from other Governments	607,900	672,050	660,350
Grants to organizations	3,486,200	2,784,779	2,593,833
Grants to Municipal agencies	2,141,800	1,407,544	1,337,257
Other	419,400	237,366	346,898
Amortization of tangible capital assets	24,242,700	24,895,236	23,255,449
Loss on disposal of tangible capital assets	-	-	-
TOTAL EXPENSES	<u>123,910,700</u>	<u>109,972,743</u>	<u>100,719,510</u>

The accompanying notes are an integral part of these financial statements

DRAFT

ROCKY VIEW COUNTY
Schedule of Segmented Disclosure
For the Year Ended December 31, 2019
Schedule 6

	General Government	Emergency Services	I & O Services	Planning & Development	Community Services	Total \$
REVENUE						
Net municipal taxes	72,603,350	-	-	-	-	72,603,350
Government transfers	779,049	1,890,066	13,343,843	-	1,316,046	17,329,004
User fees and sales of goods	242,457	639,515	6,899,956	1,419,266	1,954,141	11,155,335
Investment income	2,528,999	-	-	-	-	2,528,999
Contributed assets	-	-	8,194,272	-	438,800	8,633,072
Other revenues	6,421,000	1,335,087	2,144,941	5,401,534	9,750,000	25,052,562
	82,574,855	3,864,668	30,583,012	6,820,800	13,458,987	137,302,322
EXPENSES						
Salaries, wages and benefits	12,063,914	11,360,759	11,629,714	5,363,877	642,240	41,060,504
Contracted and general services	4,978,762	668,934	18,727,925	2,385,565	621,850	27,383,036
Materials, goods and supplies	433,495	612,990	8,446,361	74,628	43,662	9,611,136
Transfers to local boards	1,346,792	79,000	-	-	2,766,531	4,192,323
Long-term debt interest	-	34,192	1,886,399	-	-	1,920,591
Capital lease interest	-	-	501	-	-	501
Other expenses	117,477	672,050	119,889	-	-	909,416
	18,940,440	13,427,925	40,810,789	7,824,070	4,074,283	85,077,507
NET REVENUE, BEFORE AMORTIZATION	63,634,415	(9,563,257)	(10,227,777)	(1,003,270)	9,384,704	52,224,815
Amortization expenses	2,037,015	944,756	21,679,384	3,158	230,923	24,895,236
EXCESS (DEFFICIENCY) OF REVENUE OVER EXPENSES	61,597,400	(10,508,013)	(31,907,161)	(1,006,428)	9,153,782	27,329,579

The accompanying notes are an integral part of these financial statements

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

DRAFT

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

These financial statements of Rocky View County (the "County") are the representations of management prepared in accordance with generally accepted accounting principles for local governments established by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Professional Accountants. Significant aspects of the accounting policies adopted by the County are outlined as follows:

Reporting Entity

The financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and change in financial position of Rocky View County.

The schedule of taxes levied also includes requisitions for education, health, social and other external organizations that are not part of Rocky View County.

The financial statements exclude trust assets that are administered for the benefit for external parties. Interdepartmental and organizational transactions and balances are eliminated.

Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay.

Revenue Recognition

Funds from external parties and earnings thereon that are restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired. Revenue on investments, fines and penalties are recognized when earned.

Tax Revenue

The County recognized taxes as assets and revenue when they meet the definition of an asset, are authorized by bylaw, and the taxable event has occurred. Tax Revenue is initially measured at administrations best estimate of the amount resulting from the original taxable event in accordance with legislation. The related tax receivable is initially recognized at its realizable value at the date of acquisition.

Requisitions operate as a flow through and are excluded from municipal revenue.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

Government Transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

Use of Estimates

The preparation of financial statements in conformity with Canadian Generally Accepted Accounting Principles (GAAP) and in conjunction with the Public Services Accounting Board (PSAB) requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

Accounts receivable are stated after evaluation as to their collectability. Amortization is based on the estimated useful lives of tangible assets. Reclamation, closure and post-closure liabilities are calculated based on management's best estimates of costs and timing.

Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

Debt Charges Recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the un-matured long-term debt.

Local Improvement Charges

Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of related borrowings. These levies are collectable from property owners for work performed by Rocky View County.

Inventories

Inventories held for consumption are recorded at the lower of cost or net realizable value with the cost determined by the average cost method.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

Landfill Closure and Post-Closure Liability

Pursuant to the Alberta Environment Protection and Enhancement Act, the County is required to fund the closure of its landfill sites and provide for post-closure care of the facility. Closure and post-closure activities include the final clay cover, landscaping, as well as surface and ground water monitoring, leachate control, and visual inspection. The requirement is being provided for over the estimated remaining life of the landfill sites based on usage.

Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post remediation including operation, maintenance and monitoring.

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the Change in Net Financial Assets (Debt) for the year.

i) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	YEARS
Land Improvements	15-25
Buildings	10-50
Engineered structures	
Water system	30-75
Wastewater system	30-75
Other engineered structures	5-30
Machinery and equipment (owned and leased)	3-10
Vehicles	8-20

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

iii) Resource Asset

The water licenses are recorded at cost and have been assessed with an indefinite life. The assets will not be amortized and impairment will be reviewed when there are indicators of a decline in value.

iv) Leases

Leases are classified as capital or operating leases. Lease that transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. At the inception of a capital lease, an asset and payment obligation is recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair market value.

All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

An arrangement contains a lease where the arrangement conveys a right to use the underlying tangible asset, and whereby its fulfilment is dependent on the use of the specific tangible asset. After the inception of the arrangement, a reassessment of whether the arrangement contains a lease is made only in the event that:

- There is a change in contractual terms;
- A renewal option is exercised or an extension is agreed upon by the parties to the arrangement;
- There is a change in the determination of whether the fulfilment of the arrangement is dependent on the use of the specific tangible asset; or
- There is a substantial physical change to the specified tangible asset.

Requisition Over-levy and Under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

Pensions

The County participates in two multi-employer pension plans. The plan is accounted for as a defined contribution plan. Contributions for current services are recorded as expenditures in the year in which they become due.

Funds Held in Trust

The County held \$ 697,489 in a Cemetery Perpetual Care Trust Account as at December 31, 2019 (2018 - \$ 602,762).

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

Segmented Disclosure

The County conducts its business through a number of reportable segments. The operating segments are established by management and facilitate the achievement of long-term objectives and aid in resource allocation decision. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements.

NOTE 2: INVESTMENTS

	<u>2019</u>	<u>2018</u>
Investments	\$ 114,676,853	\$ 103,588,124

Investments have effective interest rates of 2.16% to 2.57% (2018 – 2.51% to 3.06%) and mature in less than one year.

Investments include funds that are designated for developer's refundable deposits, public reserve funds and grant funds for capital and operating expenditures.

NOTE 3: CASH

	<u>2019</u>	<u>2018</u>
Cash in bank	\$ 11,074,856	\$ 6,040,040
Outstanding cheques	<u>(2,753,809)</u>	<u>(2,376,437)</u>
Cash	<u>\$ 8,321,047</u>	<u>\$ 3,663,603</u>

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4: RECEIVABLES

	<u>2019</u>	<u>2018</u>
Property Taxes		
Current taxes and grants in place of taxes	\$ 2,802,864	\$ 2,565,797
Arrears taxes	<u>1,263,320</u>	<u>919,423</u>
	<u>\$ 4,066,184</u>	<u>\$ 3,485,220</u>
Other		
Trade Accounts	\$ 8,103,669	\$ 12,631,393
Fuel Tax Rebate	3,636	13,179
GST	<u>704,963</u>	<u>406,113</u>
	<u>\$ 8,812,268</u>	<u>\$ 13,050,685</u>
Total	<u>\$ 12,878,452</u>	<u>\$ 16,535,905</u>

NOTE 5: DEBT CHARGES RECOVERABLE

	<u>2019</u>	<u>2018</u>
Current debt charges recoverable	\$ 59,777	\$ 56,888
Non-current debt charges recoverable	<u>530,087</u>	<u>589,864</u>
	<u>\$ 589,864</u>	<u>\$ 646,752</u>

The County has secured long-term financing on behalf of several community organizations for joint projects within the County. This debt is recoverable from the organizations at interest rates from 4.758% to 5.250%. The debts mature and will be fully recovered starting in the year 2023 and ending in 2032.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 59,777	\$ 28,610	\$ 88,387
2021	62,812	25,574	88,386
2022	66,001	22,385	88,386
2023	69,353	19,033	88,386
2024	31,900	15,510	47,410
Thereafter	<u>300,021</u>	<u>62,558</u>	<u>362,580</u>
	<u>\$ 589,864</u>	<u>\$ 173,670</u>	<u>\$ 763,535</u>

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 6: DEFERRED REVENUE

	<u>2019</u>	<u>2018</u>
Prepaid property tax	\$ 278,100	\$ 230,063
AB Environment & Sustainable Resource Grant	13,233,715	18,300,006
Municipal Sustainability Initiative – capital	7,877,410	543,694
Strategic Transportation Infrastructure Program	180,979	-
AB Community Resilience Program	7,062,099	7,155,943
Flood Recovery and Erosion Control Program	355,992	419,228
Other operating grants	93,290	113,458
Developer contributions	230,711	80,825
Other deferred revenue	<u>3,381,912</u>	<u>2,243,945</u>
	<u>\$ 32,694,208</u>	<u>\$ 29,087,162</u>

NOTE 7: EMPLOYEE BENEFIT OBLIGATIONS

	<u>2019</u>	<u>2018</u>
Vacation	\$ 1,461,624	\$ 1,157,476

The vacation liability is comprised of the vacation that employees are deferring to future years. Employees have either earned the benefit (and are vested) or are entitled to these benefits within the next budgetary year.

NOTE 8: LONG-TERM DEBT

	<u>2019</u>	<u>2018</u>
Operating debt, maturing between 2023 and 2032, bearing interest at rates between 4.758% and 5.250%	\$ 589,864	\$ 646,752
Capital debt, maturing between 2023 and 2046, bearing variable and fixed interest rates at between 1.637% and 4.057%	<u>48,561,239</u> <u>\$ 49,151,103</u>	<u>52,693,290</u> <u>\$ 53,340,042</u>
Funding for future payments from:		
General Tax	\$ 144,460	\$ 176,186
Emergency Services Tax	646,287	1,232,442
Local Improvement Tax	5,596,610	5,768,617
Special Levy	42,697,068	46,079,448
User Fees	<u>66,678</u>	<u>83,349</u>
	<u>\$ 49,151,103</u>	<u>\$ 53,340,042</u>

Debenture debt is issued on the credit and security of the County at large.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

Principal and interest repayments are as follows, assuming debt will be renewed at similar terms as it comes due:

	<u>Capital</u>	<u>Interest</u>	<u>Operating</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 3,667,377	\$ 1,759,687	\$ 59,777	\$ 28,610	\$ 5,515,451
2021	3,678,194	1,624,713	62,812	25,574	5,391,293
2022	3,689,393	1,489,358	66,001	22,385	5,267,137
2023	3,700,988	1,353,606	69,353	19,033	5,142,980
2024	3,601,860	1,217,448	31,900	15,510	4,866,718
Remainder	<u>30,223,427</u>	<u>7,789,968</u>	<u>300,021</u>	<u>62,558</u>	<u>8,375,974</u>
Total	<u>\$ 48,561,239</u>	<u>\$ 15,234,780</u>	<u>\$ 589,864</u>	<u>\$ 173,670</u>	<u>\$ 64,559,553</u>

Of the \$ 589,864 in principal payments to be made in future years on operating debt, all will be paid from tax levies and local improvement tax.

Of the \$ 48,561,239 in principal payments to be made in future years on capital debt, all will be paid from user fees, special levies, local improvement tax and tax levies.

Interest expense on long-term debt amounted to \$ 1,920,591 (2018 - \$ 1,802,838). The County's total cash payments for interest were \$ 1,932,024 (2018 - \$ 1,818,216).

The County has a \$5,000,000 (2018 - \$5,000,000) unsecured operating line of credit with ATB Financial. This line of credit bears interest, when utilized, at 0.25% below the prime lending rate as established by ATB Financial. Three Letters of Credit were issued against the line of credit in 2019 totalling \$853,340. Two letters of credit are for the purpose of constructing and monitoring flood mitigation structures built in segments along Bragg Creek and Elbow River. The third letter of credit is for the construction of structures to divert the flow near Mountain River Estates along the Elbow River.

NOTE 9: CAPITAL LEASE OBLIGATIONS

	<u>2019</u>	<u>2018</u>
Obligation under capital lease payable in monthly Instalments of \$ 7,362 including interest at 5.499%, due at every month end.	\$ -	\$ 36,308

Currently there are no future minimum lease payments related to obligations under capital leases.

Capital lease obligations were secured by property, plant and equipment having a net book value of \$ 174,900 in 2019 (\$ 206,700 in 2018).

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 10: PENSION PLANS

Local Authorities Pension Plan (LAPP)

Employees of the County participate in the Local Authorities Pension Plan ("LAPP" or the "Plan"), which is covered by the Public Sector Pension Plans Act. This plan is financed by employer and employee contributions and by investment earnings of the LAPP Fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County is required to make current service contributions to the Plan of 9.39% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan (CPP), and 13.84% of pensionable earnings above this amount. Employees of the County are required to make current service contributions of 8.39% of pensionable earnings up to the year's maximum pensionable earnings and 12.84% on pensionable earnings above this amount.

Total employer contributions by Rocky View County to the LAPP in 2019 were \$ 2,444,765 (2018 - \$ 2,495,058). Total contributions by the employees of Rocky View County to the LAPP in 2019 were \$ 2,213,939 (2018 - \$ 2,245,440).

At December 31, 2018, the date of the most recent actuarial valuation, the Plan disclosed an actuarial surplus of \$ 3,469 million (2017 - \$ 4,836 million surplus).

APEX Supplementary Pension Plan

The APEX Supplementary Pension Plan, an Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pensions Plans Act, commenced in 2008 and provides supplementary pension plan benefits. The plan supplements the Local Authorities Pension Plan.

The Chief Administrative Officer and Executive Directors of the County can participate in the APEX Supplementary Pension Plan. APEX is financed by Employer and Employee contributions and investment earnings of the APEX fund. Contributions for current service are recorded as expenditures in the year in which they become due.

Rocky View County makes current service contributions to the plan of 3.78% of pensionable earnings up to the APEX maximum earnings of \$151,278. Eligible employees of the County can make current service contributions of 2.84% of earnings up to the APEX maximum earnings of \$151,278. Total employer contributions by Rocky View County to APEX in 2019 amounted to \$ 24,545 (2018 - \$20,717). Total contributions by employees of the County to APEX amounted to \$ 18,550 for the 2019 year (2018 - \$ 15,565).

The cost of post-retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on service and administration's best estimate of salary and benefit escalation and retirement ages of employees. The costs of post-retirement benefits are fully funded.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 11: COMMITMENTS & CONTINGENCIES

No provision has been made on the statement of financial position for the various lawsuits and legal claims filed against the County as the extent of the lawsuits and legal claims are not determinable at December 31, 2019. The amount of any future settlement would be accounted for in the year the losses are determined.

The County has entered into equipment leases. The commitments for the next 4 years are as follows:

	Operating
2020	\$ 631,641
2021	\$ 629,881
2022	\$ 316,094
2023	\$ 30,359

The County has also entered into agreements for the following projects, (1) Bragg Creek Flood Mitigation, \$949,284 (2) Langdon Wastewater Treatment Plant, \$343,880 (3) Langdon Fire Hall, \$220,586 and (4) Langdon Baseball Diamonds, \$9,376.

NOTE 12: RECIPROCAL INSURANCE EXCHANGE MEMBERSHIPS

The County was a member of the Genesis Reciprocal Insurance Exchange and the Jubilee Reciprocal Insurance Exchange as at December 31, 2019. Under the terms of the membership, the County could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

NOTE 13: DEBT LIMITS

Section 276(2) of the Municipal Government Act and related provincial regulations require that the debt and debt limits, as defined by Alberta Regulation 255/00, for the County, be disclosed as follows:

	2019	2018
Total debt limit	\$ 151,889,772	\$ 160,877,804
Total long term debt	(49,151,103)	(53,376,350)
Total amount of debt limit unused	<u>\$ 102,738,669</u>	<u>\$ 107,501,454</u>
Debt Servicing Limit	\$ 25,314,962	\$ 26,812,967
Debt Servicing	(5,515,450)	(6,157,376)
Amount of Debt Servicing Limit unused	<u>\$ 19,799,512</u>	<u>\$ 20,655,591</u>

The debt limit is calculated at 1.5 times revenue of the County (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the County; rather, the financial statements must be interpreted as a whole. Rocky View County has taken a conservative approach by removing certain one time amounts from the revenue for the debt limit calculation.

NOTE 14: ACCUMULATED SURPLUS

	<u>2019</u>	<u>2018</u>
Unrestricted surplus	\$ 6,018,087	\$ 6,950,341
Capital deficit	<u>(7,047,208)</u>	<u>(6,015,346)</u>
	<u>\$ (1,029,121)</u>	<u>\$ 934,995</u>
Restricted surplus		
Reserve funds		
General Operating	\$ 2,572,195	\$ 2,749,766
Roads	2,908,885	2,718,027
Offsite Levies	25,677,073	26,156,669
Tax Stabilization	36,514,742	22,378,648
Utility	1,002,072	864,002
Public	16,639,582	16,136,680
Equipment	3,014,455	4,450,677
Voluntary Recreation	841,537	836,737
Equity in water license	16,375,000	16,375,000
Equity in tangible capital assets (Note 19)	<u>584,070,219</u>	<u>567,655,859</u>
	<u>\$ 688,586,639</u>	<u>\$ 661,257,060</u>

NOTE 15: FINANCIAL INSTRUMENTS

The County's financial instruments consist of cash and temporary investments, accounts receivable, investments, debt charges recoverable, bank indebtedness, accounts payable and accrued liabilities, employee benefit obligations, deposit liabilities, long-term debt, and capital lease obligations. It is managements' opinion that the County is not exposed to significant interest or currency risks arising from these financial instruments.

The County is subject to credit risk with respect to taxes and grants in place of taxes, accounts receivable and debt charges recoverable. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 16: SALARY AND BENEFIT DISCLOSURE

Salaries and benefits for elected Municipal Officials, the County Manager and the Designated Officers as required by Alberta Regulation 313/2000, is disclosed as follows:

	No. of Persons	Salary \$	Benefits & Allowances \$	Total 2019 \$	No. of Persons	Total 2018 \$
Councillors:						
Division 1	1	81,960	12,469	94,429	1	78,590
Division 2	1	82,260	12,494	94,754	1	78,590
Division 3	1	68,586	12,201	80,787	1	82,446
Division 4	1	85,527	12,555	98,082	1	79,286
Division 5	1	82,110	12,491	94,601	1	83,073
Division 6	1	112,498	13,160	125,658	1	103,269
Division 7	1	86,960	13,239	100,199	1	78,640
Division 8	1	68,336	12,129	80,465	1	78,742
Division 9	1	68,336	12,129	80,465	1	78,590
County Manager	2	258,280	113,940	372,220	3	397,969
Designated Officers	2	254,617	34,825	289,442	2	269,037

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- (2) Elected Officials: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, travel allowance and general expense allowance.
- (3) County Manager/Designated Officers: Benefits & Allowances include the County's contribution and payments for Canada Pension Plan (CPP), Workers Compensation Board (WCB), employment insurance, extended health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, local authorities pension plan (LAPP), and APEX Supplementary Pension Plan.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 17: LANDFILL CLOSURE AND POST-CLOSURE LIABILITY

Pursuant to the Alberta Environment Protection and Enhancement Act, the County is required to fund the closure of its landfill sites and provide for post-closure care of the facility. Closure and post-closure activities include the final clay cover, landscaping, pumping of ground water and leachates from the site, and ongoing environmental monitoring, site inspection and maintenance.

The County is responsible for landfill sites which have been capped and closed with no further useful life and capacity. No performance bonds have been paid on the sites and no assets have been specifically allocated to these sites.

The estimated total liability is based on the sum of discounted future cash flows of post closure activities for the remainder of the terms (between 15 years and 18 years) using a discount rate of 3.76 %.

The total estimated liability is \$ 438,156, of which \$ 438,156 has been accrued as a liability.

	<u>2019</u>	<u>2018</u>
Estimated post-closure costs	<u>438,156</u>	<u>483,876</u>
Estimated total liability	<u>\$ 438,156</u>	<u>\$ 483,876</u>

NOTE 18: CONTAMINATED SITES LIABILITY

On January 1, 2015, the County adopted PS 3260 Liability for Contaminated Sites. The standard was applied on a retroactive basis and did not result in any adjustments to the financial liabilities, tangible capital assets or accumulated surplus of the County. During 2019 the County did not identify any sites that qualify as contaminated under PS 3260 and therefore no Contaminated Sites Liability was required.

NOTE 19: EQUITY IN TANGIBLE CAPITAL ASSETS

	<u>2019</u>	<u>2018</u>
Tangible capital assets (Schedule 2)	\$ 1,205,203,039	\$ 1,172,999,262
Accumulated amortization (Schedule 2)	(572,571,581)	(552,613,805)
Long-term debt (Note 8)	(49,151,103)	(53,340,042)
Capital lease (Note 9)	-	(36,308)
Debt charges recoverable (Note 5)	<u>589,864</u>	<u>646,752</u>
	<u>\$ 584,070,219</u>	<u>\$ 567,655,859</u>

NOTE 20: COMPARATIVE FIGURES

Certain prior year corresponding figures have been restated to conform to the current year's presentation.

ROCKY VIEW COUNTY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 21: BUDGET

The budget figures presented in these financial statements are based on the budget approved by council on April 30, 2019 and subsequent budget adjustments are not included.

NOTE 22: SUBSEQUENT EVENT

Subsequent to year-end, the COVID-19 pandemic is causing significant financial market and social dislocation. The situation is dynamic with various levels of government around the world responding in different ways to address the outbreak. The County continues to monitor its operations and assess the impact COVID-19 will have on its business activities. The extent of the effect of the COVID-19 pandemic on the County is uncertain.

NOTE 23: APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements.

ROCKY VIEW COUNTY

SECTION II

Variance Analysis

May 26, 2020

ROCKY VIEW COUNTY

Financial Statement Variance Analysis

For The Year Ending December 31, 2019

Statement of Financial Position - Year over Year

The Statement of Financial Position reports on the County's assets, liabilities, and accumulated surplus as at December 31, 2019. Material changes have been identified and analyzed as follows:

FINANCIAL ASSETS

Cash – Increased due to timing of matured investments.

Temporary investments – Increased due to funds from sale of previous administration building, improved cash flow predictions and unallocated grant funding of approved projects resulting in an excess amount available for investments.

Taxes and grants in place of taxes – Increase in property taxes accounts receivable of \$580K.

Trade and other receivables - This change is due to: a) decreased trade accounts receivables of (\$1.3M) from Rocky View School Division for the Langdon Joint Use Project; b) decreased ATU Fire receivable of (\$88K); c) increased Enforcement receivable of \$249K; d) decreased grant receivables of (\$3.8M); e) increased GST refund \$298K; and f) increased accrued receivable of Bragg Creek undeveloped levy \$359K.

LIABILITIES

Accounts payable and accrued liabilities – This change is due to: a) decreased trade payables (\$2.44M); b) decreased accrued accounts payable to developer (\$1.0M); decreased capital projects accruals (\$400K), decreased Fire Services accruals (\$200K); c) increased developer holdbacks \$203K; d) increased Gravel Pit liability \$750K; and e) increased Perpetual Care Trust \$95K.

Deposit liabilities – This change is due to: a) Increased collection of refundable development deposits \$904K; and b) Increased cost recovery due to others (developers) \$52K.

Deferred revenue – This change is due to: a) grant funding available for committed projects, increase in MSI Capital grant of \$7.3M; b) a decrease in the Alberta Environment and Sustainable Resource Development grant of (\$5.0M); and c) increased other deferred revenue, Education Levy \$1.38M.

Employee benefit obligations – This change is due to increased employee accrued vacation pay.

Long term debt – This change is due to the pay down of long term debt for the year of 2019 (\$4.2M).

NON-FINANCIAL ASSETS

Tangible capital assets – This change is due to the construction, contribution and amortization of capital assets; a) land \$842K; b) land improvements \$1.5M; c) buildings (\$400K); d) vehicles \$613K; e) equipment \$1.1M; f) engineering structure (\$3.8M); g) construction in progress \$3.8M; and h) contributed assets of \$8.6M.

Inventory for consumption – This change is due to an increase in gravel, ASB chemical, and oil inventory.

Prepaid expenses – This change is due to increased prepaid services to be received in the following year \$261K and insurance premiums \$88K.

Statement of Operations – Budget to Actual – December 31, 2019

The Statement of Operations reports on revenue and expenses for both operating and capital activities, contributed assets, grants applied to projects, and the change in the accumulated surplus for the period of January 1 to December 31, 2019.

REVENUE

Net municipal taxes – The actual revenue is decreased to budget due to assessment changes throughout the year (\$299K), the Provincial Shallow Gas Tax Relief program (\$779K), and increased external requisitions \$106K.

User fees – These fees consist of payments from rate payers for various services provided by Rocky View County. This variance is due to: a) increased planning fees \$605K; b) increased engineering fees \$389K; c) increased cemetery sales and fees \$306K; d) increased Canada Red Cross Society - Regional Resilience Program \$228K; e) increased community aggregate program \$109K; and f) decreased utility revenue (\$248K).

Cash-in-Lieu of public reserve – This revenue is received from developers who are required to contribute land or cash in lieu of land to the County. This variance is due to: a) increased collection of “cash in lieu of land” payments \$305K; and b) increased interest revenue \$189K.

Government transfers for operating – This line consists of transfers (grants) from various levels of government used to fund approved operating projects. This variance is due to: a) unallocated CSMI grant revenues (\$6.8M); b) unallocated erosion control grant (\$310K); e) unbudgeted Shallow Gas Tax Relief \$779K. Both CSMI and Erosion Control projects will continue to be constructed in 2020.

Investment income – This line consists of the investment of excess funds held by the County. This variance is due to better negotiated interest rates and effective timing of cash flows \$1.5M.

Penalties and cost of taxes – This line consists of penalties and costs levied in the tax roll, as well as penalties or interest charges added to water, sewer, or other trades accounts. This variance is due to penalties on tax \$157K.

Development agreements and levies – This line consists of special levies collected from developers. They include transportation, storm water, water and wastewater levies. This variance is due to: a) increased Bragg Creek development levy \$236K; b) decreased east Rocky View water and wastewater development levies (\$3.5M); c) decreased transportation offsite levies (\$818K); and d) decreased storm water offsite levies (\$65K).

Licenses and permits – Licenses and permits relate to the issuance of development and building permits across the County. This variance is due to increased issuance of building-related permits within the County of \$301K.

Fines – Fines consist of revenue from various bylaw violations. This variance is due to the increased issuance of fines of \$339K.

Other – Other revenue consists of cost recoveries from other local governments, oil well drilling tax, annexation compensation. The variance is due to: a) increased oil well drilling taxes \$102K; b) increased insurance proceeds \$96K; c) increased 3rd party funding for projects \$112K; d) annexation \$80K; e) prior year over levy \$71K; f) reclassification of Langdon Joint Use project assets from operating to capital of \$519K; and g) decreased Langdon joint use funding from Rocky View Schools of (\$1.4M).

EXPENSES

Legislative – These services include Council. This variance is due to decreased Council salary and new initiatives (\$70K).

Administration services – These services include Chief Administrative Officer, Executive Directors, Human Resources, Financial services, Communications, Legislative Services, Corporate Properties, and Information Technology. This variance is due to: a) vacant positions and staff costs (\$360K); b) unspent engineering fees (\$306K); and d) ongoing County Plan (\$204K).

Fire services – This service provides fire protection to all areas of Rocky View County. This variance is due to: a) savings in building maintenance (\$266K); b) decreased amortization (\$127K); c) decreased materials (\$63K); and d) increased wages \$121K.

Disaster Management services – The variance is due to the ongoing Emergency Management program \$217K approved in July.

Bylaw Enforcement – This service consists of activities related to bylaw enforcement. This variance is due to: a) vacant positions and staff costs (\$333K); b) savings in services and materials (\$100K); and c) decreased Enhanced RCMP (\$89K).

Transportation and field services – This service consists of road construction, maintenance, engineering, construction of capital projects and fleet services. This variance is due to: a) CSMI – ongoing \$(6.9M); b) Hwy 566 & RR11 improvements (\$900K); c) other drainage projects (\$766K); d) erosion control (\$310K); e) Langdon joint use project – ongoing (\$275K); f) gravel development (\$181K); g) increased gravel liability \$750K; h) reallocation of material road projects from operating budget to capital (\$945K); i) decreased amortization (\$122K); j) savings in fuel and materials (\$454K); and k) reduced insurance claims (\$66K).

Water supply and distribution – This service consists of the operation of the County's water systems. The variance is due to: a) increased costs - Balzac water system of 45K; b) increased costs for the Bragg Creek water systems \$129K; and c) increased amortization costs \$119K.

Wastewater treatment and disposal – This service consists of the operation of the County's wastewater systems. The variance is due to: a) decreased treatment fees (\$228K); b) increased general maintenance \$129K; c) increased interest costs \$219K; and d) increased effluent hauling \$143K.

Waste management – This service consists of solid waste and recycling programs. This variance is due to delayed project work on the Solid Waste Servicing Strategy and new kiosk (\$120K).

Planning and development services – This service relates to the administration of land use and includes Assessment services and Business and Economic development departments. This variance is due to: a) ongoing Municipal policy projects and Inter-municipal projects (\$367K); b) vacant positions (\$222K); c) decreased usage of materials and services (\$288K); and d) decreased internal fleet usage (\$60K).

Community services – This service provides assistance to community groups for the benefit of Rocky View County residents and includes Agriculture services. This variance is due to: a) decreased materials (\$87K); b) decreased fleet usage (\$65K); and c) rural library services and Langdon recreation grant (\$63K).

Recreation and parks – This service consists of various recreational initiatives. The variance is due to: a) decreased public reserve operating grants (\$663K); b) unallocated public reserve capital grants (\$745K); and c) decreased contracted and professional services (\$129K).

Gain on sale – This category consists of the net gains from the sale of capital property. This variance is due to the sale of the previous administration building \$12.6M, and the annual sale of County owned vehicles and equipment \$237K.

Contributed assets – This category consists of developer-constructed assets that are transferred to the County during the year. These assets include: a) land and land improvements of \$902K; b) roads of \$3.6M; c) wastewater \$706K; d) water of \$679K; and e) storm water \$2.7M. No budget exists for this category as it changes from year to year and cannot be reasonably estimated.

Government transfers for capital – This category consist of transfers (grants) from various levels of government for the construction of capital infrastructure. The following capital projects are still under construction: a) Bragg Creek Flood Mitigation (\$18.1M); b) Langdon Fire Hall (\$7.2M); and c) road improvements (\$633K).

Legend

K – Thousand dollars

(K) – Decrease of a thousand dollars

M – Million dollars

(M) – Decrease of a million dollars

ROCKY VIEW COUNTY

SECTION III

Audit Findings Report

May 26, 2020



Rocky View County

2019 Audit Findings

Report to Council

December 31, 2019

Julie Oliver, CPA, CA

T: (403) 356-1265

E: julie.oliver@mnp.ca



KINCENTRIC
Best Employer
CANADA 2019

ACCOUNTING › CONSULTING › TAX

MNP.ca

Wherever business takes you.





May 26, 2020

Members of Council of Rocky View County

Dear Sirs/Mesdames:

We are pleased to submit to you this report for discussion of our audit of the financial statements of Rocky View County (the "County") as at December 31, 2019 and for the year then ended. In this report we cover those significant matters which, in our opinion, you should be aware of as members of Council.

We have substantially completed our audit of the financial statements of the County which has been carried out in accordance with Canadian generally accepted auditing standards.

Unless unforeseen complications arise, our Independent Auditor's Report will provide an unmodified opinion to the Council of the County. A draft copy of our proposed Independent Auditor's Report is attached at the end of this report.

This report is intended solely for the information and use of Council and management and should not be distributed to or used by any other parties than these specified parties.

The matters raised in this and other reports that will flow from the audit are only those which have come to our attention arising from or relevant to our audit that we believe need to be brought to your attention. They are not a comprehensive record of all the matters arising, and in particular we cannot be held responsible for reporting all risks in your business or all control weaknesses. This report has been prepared solely for your use and should not be quoted in whole or in part without our prior written consent. No responsibility to any third party is accepted as the report has not been prepared for, and is not intended for, any other purpose.

We would like to express our appreciation for the excellent cooperation we have received from management and employees with whom we worked.

We appreciate having the opportunity to meet with you and to respond to any questions you may have about our audit, and to discuss any other matters that may be of interest to you.

Sincerely,

Chartered Professional Accountants

encls.

Signature

Title

Date



CONTENTS

INTRODUCTION..... 1

 ENGAGEMENT STATUS..... 1

SIGNIFICANT AUDIT, ACCOUNTING AND REPORTING MATTERS..... 1

 AUDIT AND REPORTING MATTERS..... 1

 AUDITOR’S VIEWS OF SIGNIFICANT ACCOUNTING PRACTICES..... 3

 SIGNIFICANT RISK AREAS AND RESPONSES..... 4

OTHER MATTERS..... 5

 MANAGEMENT REPRESENTATIONS..... 5

 AUDITOR INDEPENDENCE..... 5

APPENDIX A – MNP AUDIT PROCESS..... 6

APPENDIX B – SUMMARY OF SIGNIFICANT DIFFERENCES..... 7

 SIGNIFICANT UNADJUSTED DIFFERENCES..... 7

DRAFT INDEPENDENT AUDITOR’S REPORT..... 8

MANAGEMENT REPRESENTATIONS..... 9

INDEPENDENCE COMMUNICATION..... 10

INTRODUCTION

As auditors, we report to the Council on the results of our examination of the financial statements of Rocky View County (the "County") as at and for the year ended December 31, 2019. The purpose of this Audit Findings Report is to assist you, as members of Council, in your review of the results of our audit. To facilitate in your understanding of our findings, Appendix A to this report summarizes our audit process.

Our report will discuss the status of our engagement, as well as communicate to you significant audit, accounting and reporting matters arising from our procedures. We hope that this report is of assistance to you, and we look forward to discussing our findings and answering your questions.

ENGAGEMENT STATUS

We have substantially completed our audit of the financial statements of the County and are prepared to sign our Independent Auditor's Report subsequent to completion of the following procedures:

- Receipt of the remaining outstanding legal confirmations;
- Receipt of the signed management representation letter;
- Discussion of subsequent events with Council;
- Council's review and approval of the financial statements.

INDEPENDENT AUDITOR'S REPORT

We expect to have the above procedures completed and to release our Independent Auditor's Report on May 26, 2020.

Our Independent Auditor's Report will provide an unmodified opinion to the Council. A draft copy of our proposed Independent Auditor's Report has been provided as additional materials to this report.

SIGNIFICANT AUDIT, ACCOUNTING AND REPORTING MATTERS**AUDIT AND REPORTING MATTERS**

The following significant matters arose during the course of audit that we wish to bring to your attention.

AREA	COMMENTS
CHANGES FROM AUDIT SERVICE PLAN	<p>We previously presented our proposed Audit Service Plan to you on January 28, 2020. Over the course of our audit, the following deviations were made from this plan:</p> <ul style="list-style-type: none"> • The schedule of draft financial statements and the report date were rescheduled due to delays caused by working remotely and limited access at times during the audit.
FINAL MATERIALITY	<p>Materiality is a concept used to assess the significance of misstatements or omissions that are identified during the audit and is used to determine the level of audit testing that is carried out. The scope of our audit work is tailored to reflect the relative size of operations of the County, and is affected by our assessment of materiality and audit risk.</p> <p>Final materiality used for our audit was \$3,500,000 for December 31, 2019 and \$3,000,000 for December 31, 2018.</p>
DIFFICULTIES ENCOUNTERED	<p>No significant limitations were placed on the scope or timing of our rescheduled audit.</p>

AREA	COMMENTS
IDENTIFIED OR SUSPECTED FRAUD	<p>Due to the inherent limitations of an audit and the nature of fraud, including attempts at concealment through forgery or collusion, an audit conducted in accordance with Canadian generally accepted auditing standards cannot be relied upon to detect fraud.</p> <p>While our audit cannot be relied upon to detect all instances of fraud, no incidents of fraud, or suspected fraud, came to our attention in the course of our audit.</p>
IDENTIFIED OR SUSPECTED NON-COMPLIANCE WITH LAWS AND REGULATIONS	<p>Nothing has come to our attention that would suggest any non-compliance with laws and regulations that would have a material effect on the financial statements.</p>
MATTERS ARISING IN CONNECTION WITH RELATED PARTIES	<p>No significant matters arose during the course of our audit in connection with related parties of the County.</p>
SIGNIFICANT DEFICIENCIES IN INTERNAL CONTROL	<p>Our audit process focuses on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks. This risk assessment allows us to concentrate our audit procedures on high risk areas and, where possible, place reliance on controls within the financial reporting system to reduce the extent of our testing.</p> <p>It is important to note that our assessment was not, nor was it intended to be, sufficient to comment or conclude on the sufficiency of internal controls.</p> <p>We are required under Canadian generally accepted auditing standards to communicate all significant deficiencies identified during an audit to Council on a timely basis. However, we may not be aware of all significant deficiencies that do, in fact, exist.</p> <p>While our review of controls was not sufficient to express an opinion as to their effectiveness or efficiency, no significant deficiencies in internal control have come to our attention</p>
GOING CONCERN	<p>We have not identified any material uncertainties related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern.</p> <p>We are of the opinion that the going concern assumption is appropriate in preparation of the financial statements.</p>
MATTERS ARISING FROM DISCUSSIONS WITH MANAGEMENT	<p>We would like to formally acknowledge the cooperation and assistance we received from the management and staff of the County.</p> <p>There were no significant matters discussed, or subject to correspondence, with management that in our judgment need be brought to your attention.</p>
SIGNIFICANT DIFFERENCES	<p>One significant difference was proposed to management with respect to the December 31, 2019 financial statements.</p>

AUDITOR'S VIEWS OF SIGNIFICANT ACCOUNTING PRACTICES

The application of Canadian public sector accounting standards allows and requires the County to make accounting estimates and judgments regarding accounting policies and financial statement disclosures.

As auditors, we are uniquely positioned to provide open and objective feedback regarding your County's accounting practices, and have noted the following items during the course of our audit that we wish to bring to your attention.

AREA	COMMENTS
ACCOUNTING POLICIES	<p>The accounting policies used by the County are appropriate and have been consistently applied.</p> <p>No new accounting policies, or change in accounting policies used by the County were applied.</p>
ACCOUNTING ESTIMATES	<p>The preparation of the financial statements is subject to significant accounting estimates made by management. All significant management estimates were reviewed for the current period and no material differences were noted.</p> <p>Inventory measurement</p> <p>Net realizable value determined as the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated selling costs</p> <p>Provision for legal contingencies</p> <p>No provision deemed necessary</p> <p>Amortization period of tangible capital assets</p> <p>Amortized over the estimated useful life of the respective assets. For assets under the straight-line method, the rates were from 5 to 75 years.</p> <p>Liabilities</p> <p>Amortization period and costs associated with landfill closure and post closure and gravel pit reclamation.</p>
FINANCIAL STATEMENT DISCLOSURES	<p>The disclosures made in the notes to the financial statements appear clear, neutral and consistent with our understanding of the entity and the amounts presented in the financial statements.</p>

SIGNIFICANT RISK AREAS AND RESPONSES

SIGNIFICANT RISK AREA	RESPONSE AND CONCLUSION
<p>Cash</p> <p>The nature of cash makes it susceptible to misappropriation.</p>	<p>Observe safeguards over cash and cash receipts.</p> <p>No indication of misappropriation of cash was found during the course of our audit.</p>
<p>Sale of goods/rendering of services</p> <p>Some fines or services may be paid for in cash which is subject to misappropriation.</p>	<p>Walkthrough controls over sequential number of receipts and comparison of reconciliation to summary end of day report. Additional procedures completed through walkthrough of City View, bank reconciliations, bad debt and adjustments.</p> <p>No indication of misappropriation of cash was found during the course of our audit.</p>
<p>Tax revenues</p> <p>Values used for calculating property tax are subjective. Risk that improvements on a property do not get reflected in value therefore property tax revenue not complete.</p>	<p>Recalculate overall values for property taxes using approved mill rates and compare property values to those submitted to the Alberta government. Walk through controls over ensuring additions to property values, through improvements done for example, get adjusted in the next year. No errors found in recalculation of property taxes.</p>
<p>Government transfers</p> <p>Contributions received are subject to restrictions imposed by the contributors and can only be recognized when expenditures related to the restricted use have been incurred.</p>	<p>Select a sample of projects and review a sample of expenditures to ensure that expenditures are eligible for that grant and therefore the stipulations are met.</p> <p>All stipulations appear to have been met.</p>
<p>Deposit liabilities</p> <p>Risk of inaccurate deposit liabilities due to unrecorded deposits or deposits for which all criteria has been met and they should be cleared from the listing.</p>	<p>Complete substantive testing on deposits to ensure that all deposits on the listing are appropriate. Discuss completeness of deposits with employees and corroborate explanations.</p> <p>All deposit listings are found to be appropriate.</p>
<p>Deferred revenue and restricted contributions</p> <p>Government transfers are significant and could be recorded in the wrong period.</p>	<p>Complete testing on invoices to ensure that all expenditures allocated to projects are eligible expenditures.</p> <p>All expenditures are found to be appropriate.</p>
<p>Site contamination and landfill liabilities/asset retirement obligations</p> <p>The calculation of site contamination and landfill closure and post-closure liabilities is complex and subject to significant estimation.</p>	<p>Discuss with client to ensure all liabilities have been set up in the year. Compare methodology and estimates to the prior period and obtain explanation for changes.</p> <p>All liabilities have been set up appropriately in the year.</p>

SIGNIFICANT RISK AREA	RESPONSE AND CONCLUSION
Tangible capital assets Risk of treating upgrades to capital items inconsistently. This risk includes the risk of contributed assets not being recorded.	Ensure capital items tested are appropriately classified. All tested capital items are appropriately classified.

OTHER MATTERS

MANAGEMENT REPRESENTATIONS

We have requested certain written representations from management, which represent a confirmation of certain oral representations given to us during the course of our audit. This letter, provided by management, has been included as additional material to this report.

AUDITOR INDEPENDENCE

We confirm to Council that we are independent of the County. Our letter to Council discussing our independence is included as part of the additional materials attached to this report.

APPENDIX A – MNP AUDIT PROCESS

Our audit was carried out in accordance with Canadian generally accepted auditing standards, and included a review of all significant accounting and management reporting systems, with each material year end balance, key transaction and other events considered significant to the financial statements considered separately.

Our audit process focused on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks. This risk assessment enabled us to concentrate our audit procedures on the areas where differences were most likely to arise. Where possible, reliance was placed on the controls within these systems to reduce the extent of our testing of transactions and year-end balances. Our assessment was not, nor was it intended to be, sufficient to conclude on the effectiveness or efficiency of internal controls.

During the course of our audit, we have:

- Examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessed the accounting principles used and significant estimates made by management;
- Obtained an understanding of the County and its environment, including management internal controls (regardless of whether we relied on them for the purpose of the audit), sufficient to identify and assess the risks of material misstatement of the financial statements and to design and perform audit procedures;
- Reviewed and assessed those accounting systems deemed necessary to support our audit opinion;
- Evaluated the overall financial statement presentation;
- Performed a subsequent events review with management;
- Reviewed and assessed the status of contingencies, commitments and guarantees; and
- Reviewed and assessed exposure to environmental liabilities.

We have obtained written representations from management, included as additional materials following this report, in order to confirm oral representations given to us and reduce the possibility of misunderstanding. Specifically, we have obtained written confirmation of significant representations provided on matters that are:

- Directly related to items that are material, either individually or in the aggregate, to the financial statements;
- Not directly related to items that are material to the financial statements, but are significant, either individually or in the aggregate, to the engagement; and
- Matters relevant to management judgments or estimates that are material, either individually or in the aggregate, to the financial statements.

APPENDIX B – SUMMARY OF SIGNIFICANT DIFFERENCES

SIGNIFICANT UNADJUSTED DIFFERENCES

DIFFERENCES NOTED AND ITEMS AFFECTED	FINANCIAL POSITION	EARNINGS
Gravel pit reclamation obligation is understated, which is carried forward from the prior year with an opening accumulated surplus impact of \$2,738,238 and current year impact on ending liabilities and earnings for the year as noted in this table	\$ (1,852,600)	\$ (885,638)
Total Unadjusted Differences (Earnings Effect)		\$ (885,638)

Canadian generally accepted auditing standards require that we request of management and Council that identified unadjusted differences be corrected. We have made this request of management, however based on both quantitative and qualitative considerations management has decided not to correct those identified differences that remain unadjusted. They have represented to us that in their judgment the unadjusted differences are, both individually and in the aggregate, not material to the financial statements.

We concur with management's representation that the unadjusted differences are not material to the financial statements and, accordingly, these unadjusted differences have no effect on our Independent Auditor's Report.

DRAFT INDEPENDENT AUDITOR'S REPORT

(See Attached)

Independent Auditor's Report

To the Reeve and Members of Council of Rocky View County:

DRAFT

Opinion

We have audited the financial statements of Rocky View County (the "County"), which comprise the statement of financial position as at December 31, 2019, and the statements of operations, changes in net financial assets, cash flows and the related schedules for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the County as at December 31, 2019, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Those charged with governance are responsible for overseeing the County's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Red Deer, Alberta

May 26, 2020

Chartered Professional Accountants

DRAFT

MANAGEMENT REPRESENTATIONS

(See Attached)

May 26, 2020

MNP LLP
4922 - 53 St.
Red Deer, Alberta T4N 2E9

To Whom It May Concern:

In connection with your audit of the financial statements of Rocky View County ("the County") as at December 31, 2019 and for the year then ended, we hereby confirm to the best of our knowledge and belief, the following representations made to you during the course of your audit.

We understand that your audit was made in accordance with Canadian generally accepted auditing standards. Accordingly, the audit included an examination of the accounting system, controls and related data, and tests of the accounting records and such other auditing procedures as you considered necessary in the circumstances, for the purpose of expressing an opinion on the financial statements. We also understand that such an audit is not designed to identify, nor can it necessarily be expected to disclose, misstatements, non-compliance with laws and regulations, fraud or other irregularities, should there be any.

Certain representations in this letter are described as being limited to matters that are material. An item is considered material, regardless of its monetary value, if it is probable that its omission from or misstatement in the financial statements would influence the decision of a reasonable person relying on the financial statements.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 11, 2019, for the preparation and fair presentation of the County's financial statements and comparatives in accordance with Canadian public sector accounting standards. We believe these financial statements and comparatives are complete and present fairly, in all material respects, the financial position of the County as at December 31, 2019 and the results of its operations and its cash flows, in accordance with Canadian public sector accounting standards.
2. All transactions have been recorded in the accounting records and are reflected in the financial statements, and are reported in the appropriate period.
3. We acknowledge that we are responsible for the accounting policies followed in the preparation of the County's financial statements. Significant accounting policies, and any related changes to significant accounting policies, are disclosed in the financial statements. The selection of accounting policies is appropriate in accordance with the requirements of Canadian public sector accounting standards, and are applied consistently throughout the financial statements.
4. We have disclosed to you all significant assumptions used in making accounting estimates and judgments, and believe they are reasonable.
5. We are aware of and concur with the contents and results of the journal entries prepared pertaining to the prior period error correction, and accept responsibility for the financial statement effects of the entries.
6. We believe the effects of those uncorrected financial statement differences aggregated by you during the audit are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. A summary of these differences has been attached to this written representation.
7. Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian public sector accounting standards.
8. All events or transactions that have occurred subsequent to the statement of financial position and for which Canadian public sector accounting standards require adjustment or disclosure have been adjusted or disclosed appropriately in the financial statements.

9. All plans or intentions that may affect the carrying value or classification of assets and liabilities are appropriately reflected in the financial statements in accordance with Canadian public sector accounting standards.
10. All liabilities, both known and contingent, requiring recognition or disclosure in the financial statements in accordance with the requirements of Canadian public sector accounting standards have been adjusted or disclosed as appropriate.
11. All outstanding and possible claims, whether or not they have been discussed with legal counsel, have been disclosed to you and are appropriately reflected in the financial statements.
12. All assets, wherever located, to which the County had satisfactory title at the year-end, have been fairly stated and recorded in the financial statements. The assets are free from hypothecation, liens and encumbrances, except as noted in the financial statements. We have disclosed the nature and carrying amounts of any assets pledged as collateral. All assets of uncertain value, and restrictions imposed on assets, are appropriately reported in the financial statements.
13. All aspects of laws, regulations or contractual agreements, including non-compliance, are appropriately reflected in the financial statements.
14. Accounts and contributions receivable are correctly described in the records and represent valid claims as at December 31, 2019. An appropriate allowance has been made for losses from uncollectible accounts and for costs or expenses that may be incurred with respect to sales made or services rendered.
15. Inventory is correctly recorded in the financial statements in accordance with the requirements of Canadian public sector accounting standards. All required provisions for slow-moving, obsolete, and unsaleable stock have been recorded. Inventory does not include any goods on consignment to others or goods invoiced to customers.
16. All charges to tangible capital assets represent capital expenditures. No expenditures of a capital nature were charged to operations of the County. Depreciation of property, plant and equipment has been recorded according to our best estimates of their useful lives. All events or circumstances giving rise to impairments are appropriately reflected in the financial statements.
17. All long-term debt and capital lease obligations have been appropriately recorded in the financial statements. All payments and accrued interest has been accounted for. The current portion of long-term debt and capital lease obligations is appropriately classified.
18. Revenue has been recognized only where sales have been made and items delivered, or services rendered, and the amounts have been collected or are collectible. Revenues do not include any amounts arising from consignment sales or from any other transaction from which the County is not entitled to the proceeds.

Information provided

1. We have responded fully to all inquiries made to us and have made available to you:
 - A complete record of all financial records that are relevant to the preparation and presentation of the financial statements and minutes of the meetings of the Council held throughout the year to the present date as well as summaries of recent meetings for which minutes have not yet been prepared;
 - Additional information that you have requested from us for the purpose of your audit;
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
2. We acknowledge management's responsibility for the design, implementation and operation of controls that have been designed to prevent and detect fraud.
3. We have assessed the risk that the financial statements may be materially misstated as a result of fraud,

and have determined such risk to be low.

4. Where the impact of any frauds or suspected frauds, and non-compliance or possible non-compliance with laws and regulations, has a material effect on the financial statements, we have disclosed to you all known significant facts relating thereto, including circumstances involving management, employees having significant roles over controls, and others. We have made known to you any allegations of fraud or suspected fraud communicated by employees, former employees, analysts, regulators and others. The effects of such events, if any, are properly presented in the financial statements.
5. We have disclosed to you all deficiencies in the design or operation of internal controls over financial reporting of which we are aware.
6. We have disclosed to you all aspects of laws, regulations or contractual agreements that may affect the financial statements, including non-compliance.
7. We have disclosed to you the identities of all related parties to the County and all related party relationships and transactions of which we are aware.
8. We have no knowledge of side agreements (contractual or otherwise) with any parties that have not been disclosed to you.
9. The previous year's representation letter dated April 30, 2019 is still applicable to the prior year's financial statements and comparatives, and no matters have arisen that require restatement of those financial statements and comparatives.
10. There are no discussions with your firm's personnel regarding employment with the County.

Professional Services

1. We acknowledge the engagement letter dated October 11, 2019, which states the terms of reference regarding your professional services.
2. We are not aware of any reason why MNP LLP would not be considered independent for purposes of the County's audit.

Sincerely,
Rocky View County

Signature

Title

INDEPENDENCE COMMUNICATION

(See Attached)



May 26, 2020

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

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Rocky View County ("the County") as at December 31, 2019 and for the year then ended.

CAS 260 *Communication With Those Charged With Governance* requires that we communicate with you matters that are significant to our engagement. One such matter is relationships between the County and its related entities or persons in financial reporting oversight roles at the County and MNP LLP and any affiliates ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate professional accounting body and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client or a related entity;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client or a related entity;
- (d) Economic dependence on a client; and
- (e) Provision of non-assurance services in addition to the audit engagement.

We are not aware of any relationship between the County and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2019 to May 26, 2020.

We hereby confirm that MNP is independent with respect to the County within the meaning of the Rules of Professional Conduct of the Chartered Professional Accountants of Alberta as of May 26, 2020.

The total fees charged to the County for 2019 audit services interim billings were \$37,800 during the period from January 1, 2019 to May 26, 2020. In addition, the total fees charged for the 2018 audit services during the period noted was \$25,000. There was also \$2,000 in fees charged for the remaining 2017 audit services during the period. There were no billings for non-audit services.

This report is intended solely for the use of Council, management and others within the County and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our meeting on May 26, 2020. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,

MNP LLP

Chartered Professional Accountants

encls.

MNP LLP – Wherever Business Takes You

Assurance › Consulting › Tax

About MNP LLP

MNP is a leading national accounting, tax and business consulting firm in Canada. We proudly serve and respond to the needs of our clients in the public, private and not-for-profit sectors. Through partner-led engagements, we provide a collaborative, cost-effective approach to doing business and personalized strategies to help organizations succeed across the country and around the world.



**PLANNING AND DEVELOPMENT SERVICES**

TO: Council
DATE: May 26, 2020 **DIVISION:** 8
TIME: Morning Appointment
FILE: 06712023 **APPLICATION:** PL20190107
SUBJECT: Redesignation Item – Residential

POLICY DIRECTION:

The Interim Growth Plan, the County Plan, and the Bearspaw Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Residential Two District to Residential One District to accommodate the creation of one new lot.

Council gave first reading to Bylaw C-7951-2019 on November 26, 2019.

This proposal was circulated to 147 adjacent landowners; one letter of support was received in response. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

The proposed application is consistent with the Bearspaw ASP as well as the Land Use Bylaw, and Administration determined that:

- The application is consistent with the land use strategy (Figure 7) and Country Residential policies (section 8.0) of the Bearspaw ASP;
- The applicant is consistent with the phasing plan (Figure 8) of the Bearspaw ASP;
- The application complies with the minimum parcel size, and purpose and intent of the Residential One District; and
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED: July 30, 2019
DATE DEEMED COMPLETE: July 30, 2019

PROPOSAL: To redesignate the subject lands from Residential Two District to Residential One District, to accommodate future subdivision of a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder.

LEGAL DESCRIPTION: Lot 9, Plan 9510097 within SE-12-26-03-W05M

GENERAL LOCATION: Located 1.20 kilometers (3/4 miles) south of Township Road 262 and 0.25 kilometers (1/4 miles) west of Bearspaw Road.

APPLICANT: Donald & Joanne Fraser

Administration Resources

Jessica Anderson and Milan Patel, Planning and Development Services



OWNERS:	Donald & Joanne Fraser
EXISTING LAND USE DESIGNATION:	Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION:	Residential One District (R-1)
GROSS AREA:	± 2.06 hectares (± 5.09 acres)
SOILS (C.L.I. from A.R.C.):	5T90 5W10 – Very severe limitations to cereal crop production due to excessive wetness/poor drainage and adverse topography (step and/or long uniform slopes).

HISTORY:

January 11, 1995 Plan 9510097 was registered to create the subject ± 2.06 hectare (± 5.09 acre) parcel.

BACKGROUND:

The surrounding area is composed of country residential parcels with a few larger parcels to the west, south, and east, while lands in the immediate vicinity have been undergoing gradual infilling since the 1970s.

The parcel is currently accessed from Bunny Hollow Drive, which is a paved road. The Applicant indicated that access to Lot 1 would be achieved via a panhandle, and both proposed lots would use the existing approach. At the future subdivision stage, the Applicant/Owner would be required to upgrade the existing approach to a mutual standard and enter into a mutual access easement agreement.

The subject lands contain an existing dwelling and detached garage. Servicing is provided from Rocky View Water Coop and a private sewage treatment system. Lot 1 is proposed to be serviced in a similar fashion. The topography of the subject site does not pose significant concerns with regard to developability, and there are no significant slopes.

POLICY ANALYSIS:

The site is located within Development Priority Area 1 of the Bearspaw Area Structure Plan (BASP). Figure 3 of the Plan identifies the subject lands as being located in an area for which a conceptual scheme is generally not required; however, subdivision policy 8.1.20 – 8.1.21 states that the minimum parcel size should not be less than 4 acres unless supported by a Concept Plan. The Applicant has not proposed a conceptual scheme. Administration concluded that a conceptual scheme would not provide any additional benefit for the following reasons:

1. Conceptual schemes are generally focused at the quarter section scale, and are put in place to guide overall development of a greater site. In this case, the submission of a conceptual scheme would be limited to the subject lands and would therefore not provide additional benefit;
2. This redesignation would only facilitate the creation of one new lot; and
3. There are no technical concerns from an access, stormwater, or servicing perspective.

Proposed Lot 1 would be accessed via a 12.5 m wide panhandle. Section 8.1.22 of the Bearspaw ASP states that such access may only be deemed appropriate where topographic conditions preclude other design solutions. In the case of the subject lands, prior subdivisions have eliminated all other options to provide access to the site, and the proposed panhandle meets the County's Servicing Standards. Administration has no further concerns with the proposed access.

Land Use Bylaw

As the minimum parcel size and the intent of the district would be met within each proposed lot, the application is consistent with the Land Use Bylaw.

**OPTIONS:**

- Option #1: Motion #1 THAT Bylaw C-7951-2019 be given second reading.
 Motion #2 THAT Bylaw C-7951-2019 be given third and final reading.
- Option #2: THAT application PL20190107 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
 Community Development Services

Chief Administrative Officer

JA/lt

APPENDICES:

- APPENDIX 'A': Application Referrals
 APPENDIX 'B': Bylaw C-7951-2019 and Schedule A
 APPENDIX 'C': Map Set
 APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Public Utility</i>	
ATCO Gas	Please be advised that our existing/future gas line(s) on the subject property are protected by way of a Utility Right of Way Agreement, registered as Instrument(s) #751 107 816. Therefore, ATCO Gas has no objection of the proposed subdivision.
ATCO Pipelines	Applicant to confirm access to development/subdivided lots.
<i>Internal Departments</i>	
Planning and Development Services (Engineering Review)	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> Based on the review of site contours on GIS, slope greater are less than 15%. Engineering have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> Access to Remainder Lot 2 is provided off Bunny Hollow Drive. A mutual driveway is provided with north property, Instrument # 951009690. Applicant submitted a Transportation Impact Assessment Justification, prepared by JCB Engineering Ltd., dated June 3, 2019. As per Transportation Impact Assessment Justification, there is expected to be 28 trips per day and 3 trips in each peak hour due to proposed subdivision. No road or intersection upgrades are required as the trip generation is not significant. As per the Transportation Impact Assessment, access to proposed lot 1 will be provided by a new gravel driveway off existing mutual driveway on the north side. As a condition of subdivision, the Owner shall: <ul style="list-style-type: none"> a) Provide an access right of way plan; and b) Prepare and register respective easements on each title, where required. As a condition of subdivision, the applicant is required to provide payment of the Transportation Offsite Levy of in accordance with the applicable bylaw at time of subdivision approval for the total gross acreage of proposed lots to be subdivided.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • Remainder Lot 2 will be serviced by existing PSTS. • The applicant provided Level 3 PSTS assessment for proposed lot 1, prepared by Osprey Engineering Inc., dated May 27, 2019. Based on submitted Level 3 PSTS assessment, the soil is suitable for treatment mound and field type system. • In accordance with County Policy 449, as the proposed subdivision will result in the creation of lots less than 4 acres, the County will not permit the use of standard PSTS to support the development, but will require a Decentralized or Regional Wastewater Treatment System. As the connection to a Decentralized or Regional Wastewater Treatment System is not possible, a Packaged Sewage Treatment Plant must be used for each newly created lot along with a deferred servicing agreement for requirement of connection to a decentralized or regional system once available. • As a condition of subdivision, the Owner is to enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of lot 1 and shall include the following: <ul style="list-style-type: none"> ○ In accordance with the Level 3 PSTS Assessment prepared by Osprey Engineering Inc. (May 27, 2019) ○ For the construction of a Packaged Sewage Treatment System which meet Bureau de Normalisation du Quebec (BNQ) standards for treatment. • As a condition of subdivision, the applicant is required to enter into a Deferred Services Agreement with the County for connection of the proposed lots to a regional or decentralized wastewater system once available. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Remainder Lot 2 is serviced by Rocky View Water Co-op. • Proposed lot 1 will be serviced via Rocky View Water Co-op. Applicant provided a letter from Rocky View Water Co-op, dated November 14, 2018 indicating that Rocky View Water Co-op has capacity to service proposed lot 1. • As a condition of subdivision, the applicant is required to provide confirmation of tie-in to the Rocky View Water Co-op potable water distribution system for the proposed lot 1. The applicant will be required to provide: <ul style="list-style-type: none"> ○ Documentation showing that the necessary water supply has been purchased for all proposed lot 1 ○ Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specification. (Servicing Agreement)



AGENCY	COMMENTS
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> Applicant provided a storm drainage report, prepared by Osprey Engineering Inc., dated May 27, 2019. As per the report, the proposed development will not measurably increase the flow and volume of discharge runoff from the parcel. No stormwater improvements are required for the proposed development. The Applicant/Owner shall follow the recommendations of storm drainage report for the proposed development. As a condition of subdivision, the applicant is required to enter into Deferred Services Agreement with County requiring the owner to tie into municipal services when they become available. <p>Environmental:</p> <ul style="list-style-type: none"> Based on the review of County GIS, no environmental constraints are present on site. Engineering have no concerns at this time.
Transportation Services	Applicant to confirm access to development / subdivided lots.
Utility Services	Should get confirmation from the proposed water supplier that there is capacity and agreement to supply water to the proposed development.

Circulation Period: August 20, 2019 to September 11, 2019

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



BYLAW C-7951-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7951-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 67 and 67-SE of Bylaw C-4841-97 be amended by redesignating Lot 9, Plan 9510097 within SE-12-26-03-W05M from Residential Two District to Residential One District, as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 9, Plan 9510097 within SE-12-26-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7951-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 8
File: 06712023 / PL20190107

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2020</i>
READ A FIRST TIME IN COUNCIL this	26 th day of	November , 2019
READ A SECOND TIME IN COUNCIL this	day of	, 2020
READ A THIRD TIME IN COUNCIL this	day of	, 2020

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
BYLAW C-7951-2019



AMENDMENT

FROM Residential Two District TO Residential One District



Subject Land _____

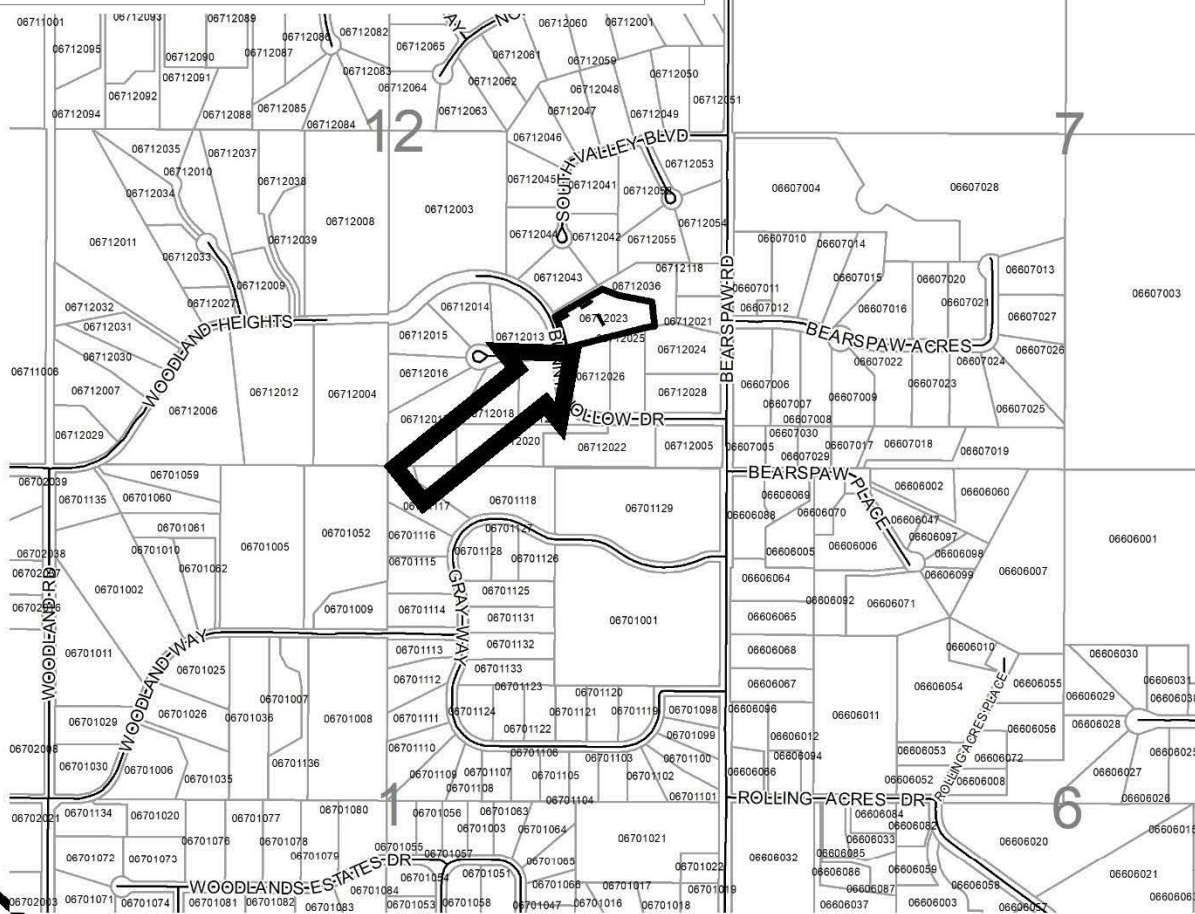
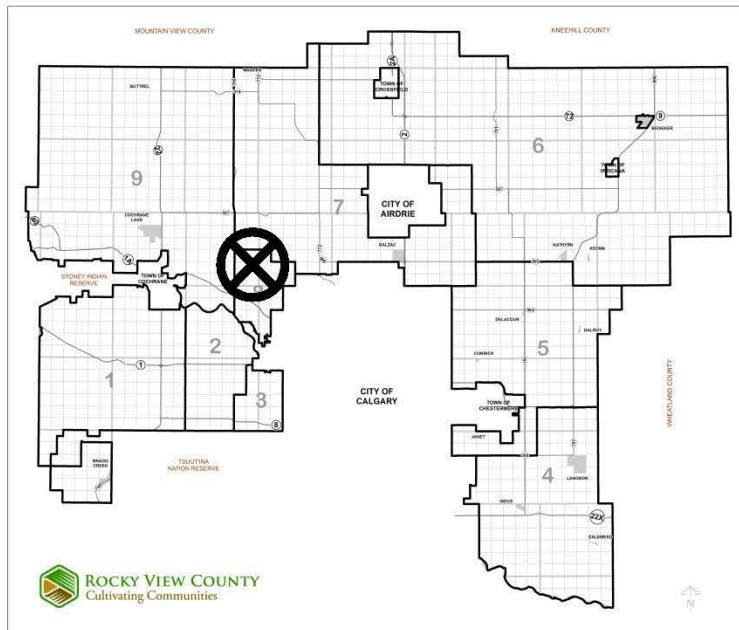
LEGAL DESCRIPTION: Lot 9, Plan 9510097 within
SE-12-26-03-W05M

FILE: PL20190107 / 06712023

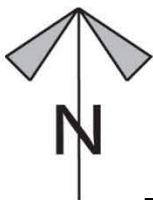
DIVISION: 8



ROCKY VIEW COUNTY
Cultivating Communities



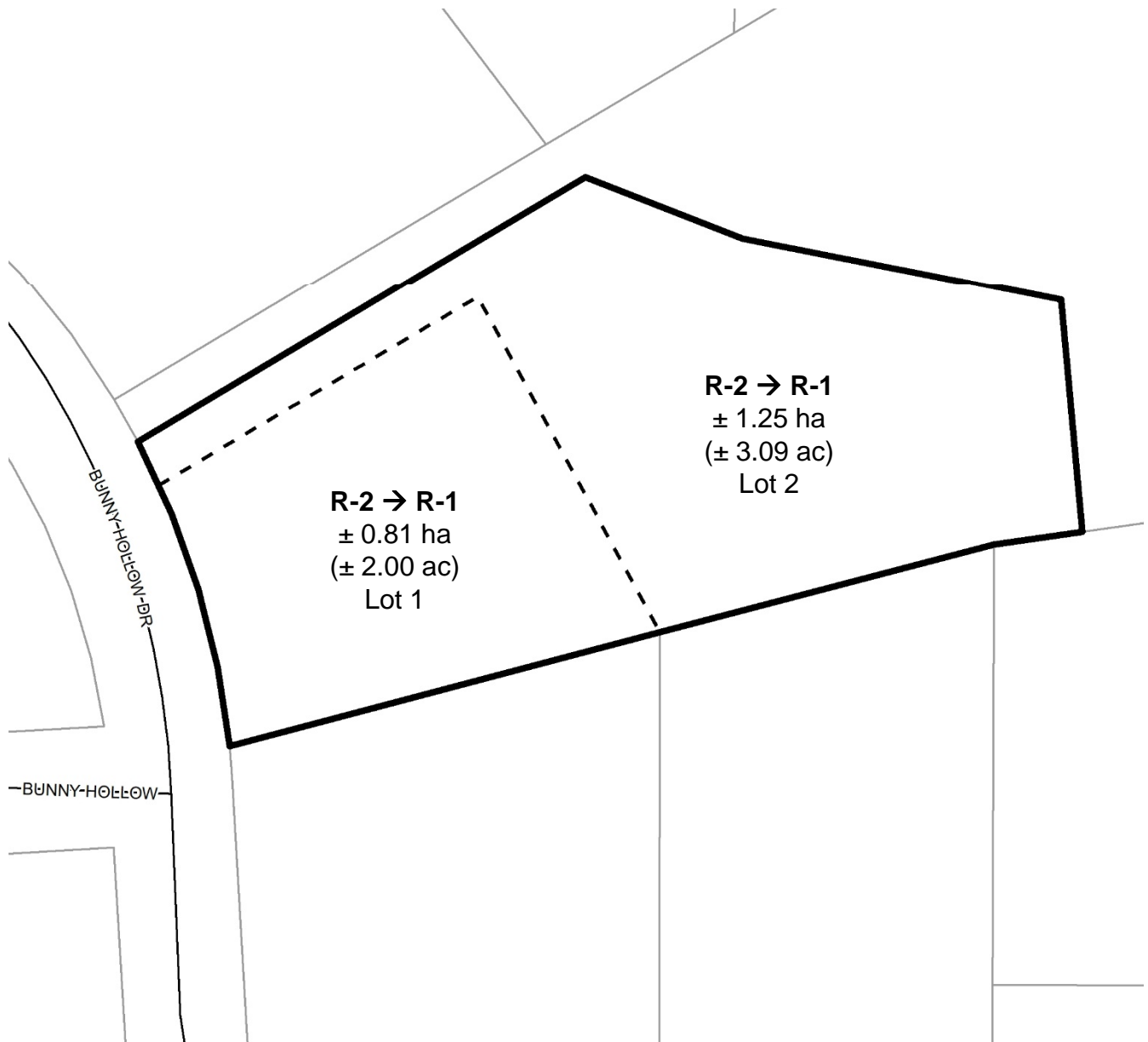
LOCATION PLAN



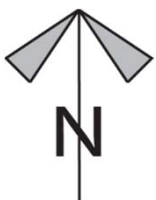
SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019Division # 8File: 06712023

Development Proposal: To redesignate the subject lands from Residential Two District to Residential One District, to accommodate future subdivision of a ± 0.81 hectare (± 2.00 acre) lot with a ± 1.25 hectare (± 3.09 acre) remainder.



DEVELOPMENT PROPOSAL

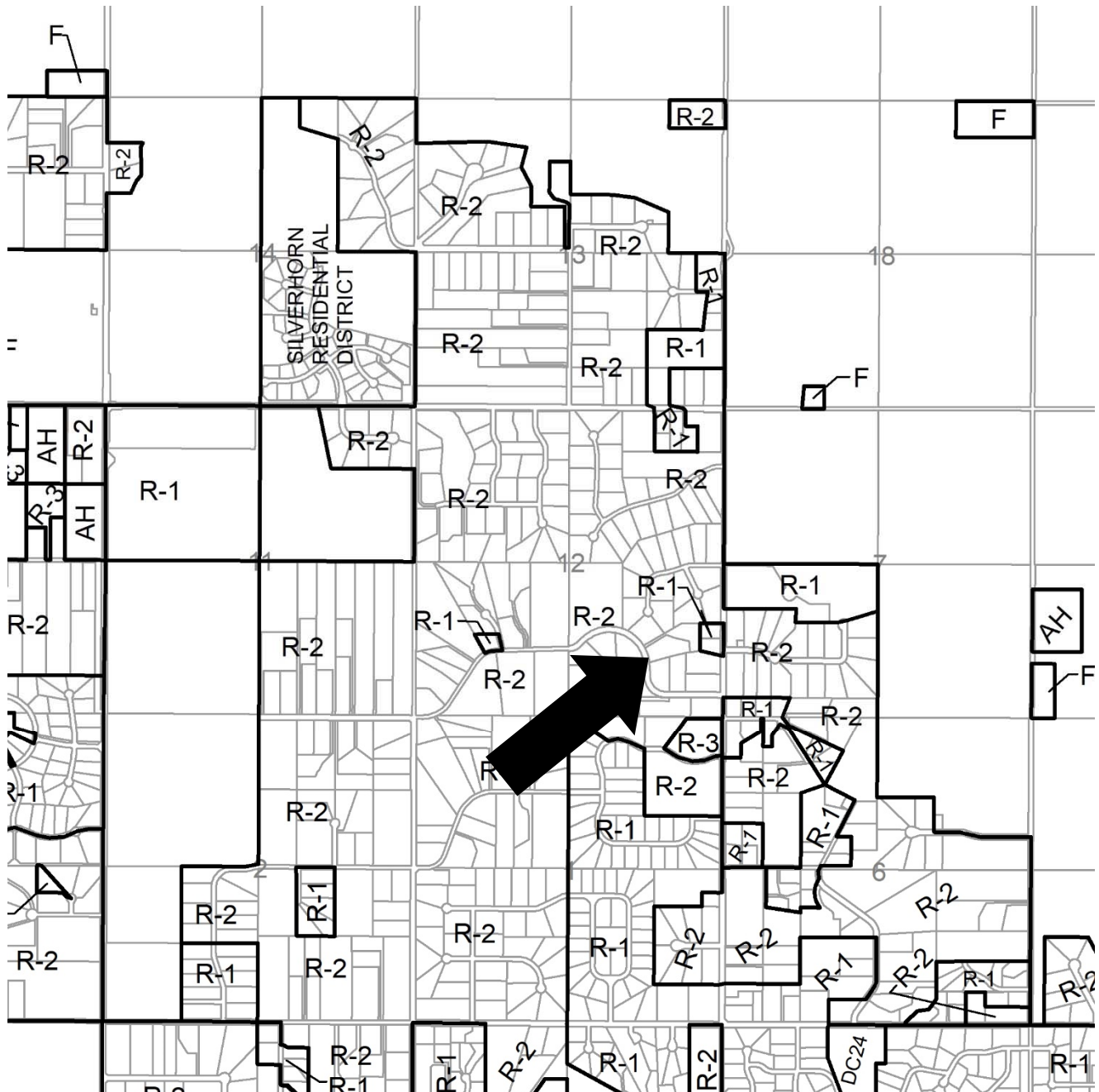


SE-12-26-03-W05M
Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

LAND USE MAP

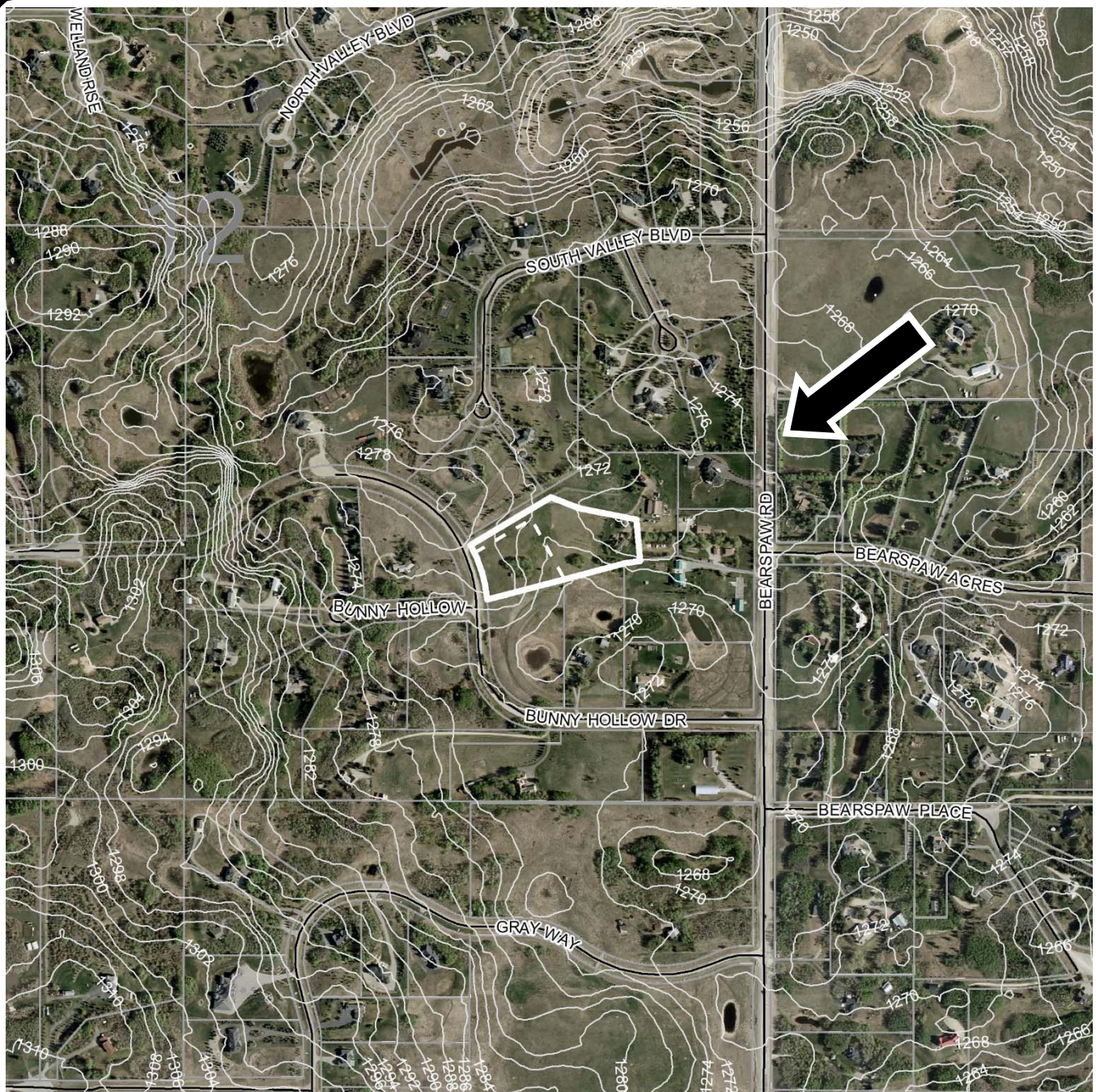
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

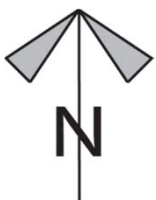
File: 06712023



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

TOPOGRAPHY

Contour Interval 2 M



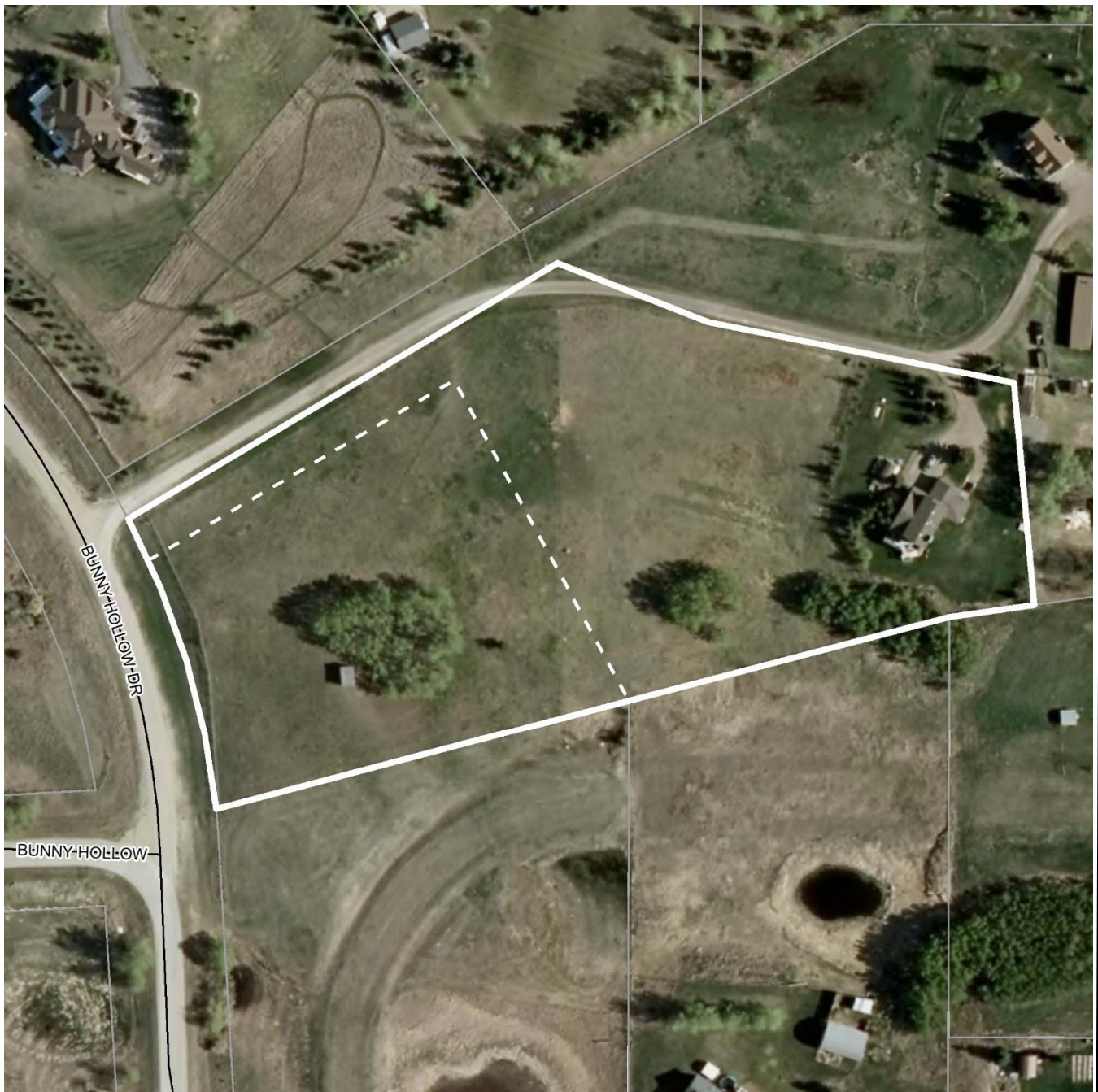
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

AIR PHOTO

Spring 2018



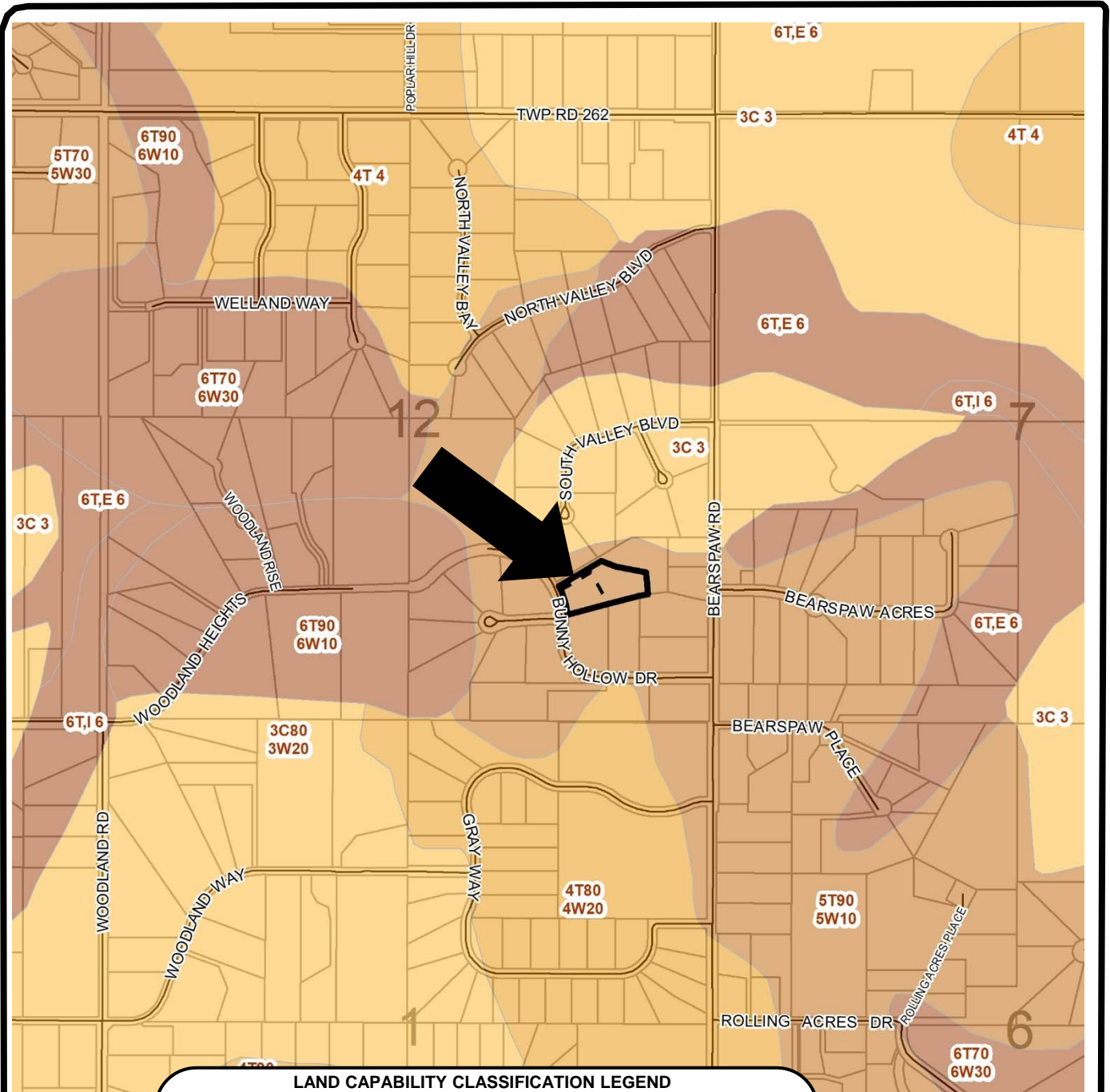
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



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

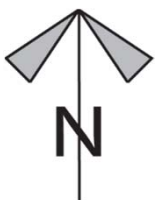
CLI Class

- 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

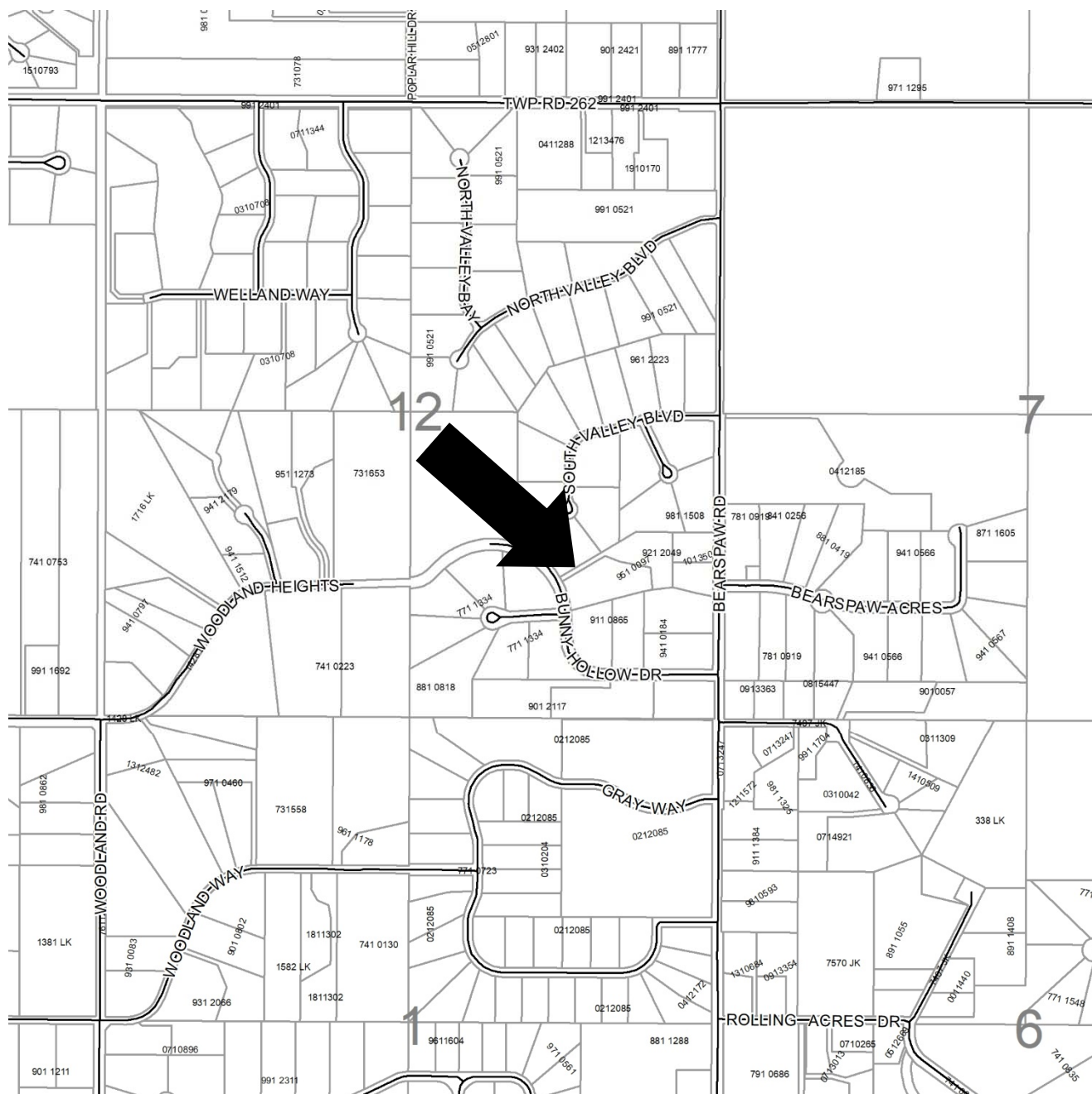


SE-12-26-03-W05M
 Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023

**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

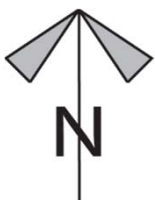
HISTORIC SUBDIVISION MAP

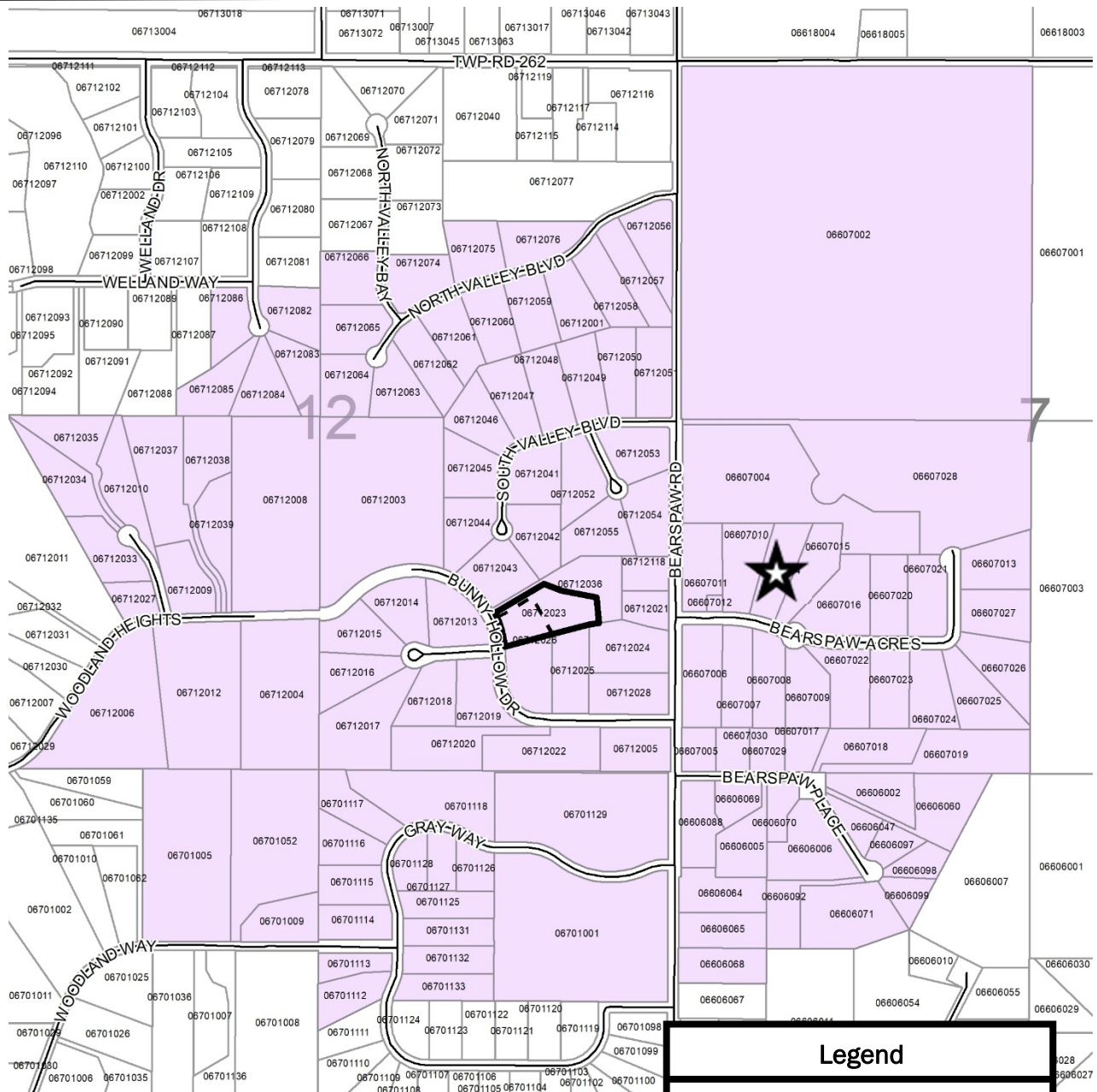
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



LANDOWNER CIRCULATION AREA

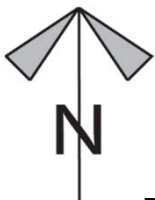
SE-12-26-03-W05M

Lot: 9 Plan: 9510097

Date: Aug 01, 2019

Division # 8

File: 06712023



Albert & Malva Rakowski
84 Bearspaw Acres
[REDACTED]

Rocky View County
Planning Services Dept.
262065 Rocky View Point
Rocky View County, AB., T4A 0X2



Att: Lisa Mrozek

Re: File #06712023, App. #PL20190106/107

In response to the your NOTICE TO ADJACENT LAND OWNER, we are in FAVOUR of their application. We have lived in Bearspaw for 30 years and have seen the graceful transition from larger acreages to the current two acre size. Two acres is a very manageable and appropriate property size will still maintaining the peaceful enjoyment for adjacent homes. Bunny Hollow currently is mainly four acres parcels but undoubtedly its time for this Cul De Sac and others in the vicinity to evolve. Of course, water is available from the Co-op and modern advanced treatment septic systems are available.

Respectfully submitted

A handwritten signature in blue ink, appearing to be "Albert Rakowski", written over a horizontal line.

Albert Rakowski



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	May 26, 2020	DIVISION: 6
TIME:	Morning Appointment	
FILE:	07104002	APPLICATION: PL20190164
SUBJECT:	Redesignation Item – Agricultural	

POLICY DIRECTION:

The County Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of SE-04-27-26-W04M from Ranch and Farm District to Agricultural Holdings District to facilitate the creation of one 20 acre lot.

Council gave first reading to Bylaw C-7983-2019 on January 14, 2020.

The application was circulated to 11 adjacent and area property owners when the application was received; no letters were received in response. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is consistent with the agricultural policies of the County Plan (Section 8);
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	November 18, 2019
DATE DEEMED COMPLETE:	November 25, 2019

LEGAL DESCRIPTION:	SE-04-27-26-W04M
GENERAL LOCATION:	Located approximately 3 miles south of the town of Irricana, on the west side of Highway 9 just north of Township Road 270A.
APPLICANT:	John. W. Bushfield
OWNERS:	Archie Bushfield
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Agricultural Holdings District (AH)
GROSS AREA:	± 120.97 acres
SOILS (C.L.I. from A.R.C.):	Class 2, H, M - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture.

Administration Resources

Johnson Kwan, Planning and Development Services



HISTORY:

July 27, 2010 Subdivision Plan 101 2924 was registered at Land Titles creating the Highway 9 Public Road Right Of Way and physically divided the subject quarter section.

POLICY ANALYSIS:

County Plan

The Applicant submitted an information package that provides an overview of the anticipated new agricultural uses on the proposed 20 acre parcel and has demonstrated compliance with the Section 8 of the County Plan, specifically Policy 8.18 relating to new and distinct agricultural uses. The proposal is considered compatible with surrounding land uses and technical matters could be addressed in further detail at subdivision stage.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7983-2019 be given second reading.
Motion #2 THAT Bylaw C-7983-2019 be given third and final reading.
- Option #2: That application PL20190164 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7983-2019 and Schedule A
APPENDIX 'C': Map Set
APPENDIX 'D': Applicant Cover Letter



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Section 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 9. The department is currently protecting Highway 9 to a Major Two Lane standard at this location.</p> <p>The above noted subdivision proposal does not meet Section 14 of the regulation. Since there is an existing services road acceptable to the Minister, Section 15 has been met. The department anticipates minimal impact on the highway from this proposal. Additionally, there is sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14. Since there is sufficient municipal road access and no access to the Highway, no service road is required.</p> <p>Pursuant to Section 678(2) of the <i>Municipal Government Act</i>, Alberta Transportation requires that an appeal of this subdivision be referred to the Municipal Government Board.</p>
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p>Geotechnical:</p> <ul style="list-style-type: none"> Engineering has no requirements at this time as no steep slopes are observed. <p>Transportation:</p> <ul style="list-style-type: none"> The application shall be circulated to Alberta Transportation for review and comment since the proposed subdivision is within the 1.6 km setback to Hwy 9. As per GIS review, the current approach the proposed Lot 1 is via an access road off TWP RD 270A. Access to the remainder appears to be off an approach from Hwy 9. Alberta Transportation to confirm suitability of existing road approach to remainder. This quarter section is bisected by Hwy 9 which has left 18 acres of isolated land on the south east side of the highway. Therefore, this subdivision shall be considered "first parcel out of a previously unsubdivided parcel" as per the LUB and the TOL shall be deferred at this time. Engineering has no requirements at this time.



AGENCY	COMMENTS
	<p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant provided a Level 1 PSTS assessment variance and a Level 1 PSTS model assessment as part of the application. <ul style="list-style-type: none"> As per the assessment variation, the existing septic tank on the proposed Lot 1 appears to be in good working condition and adheres to all required separation distances from pertinent features. As per the Level 1 model assessment, the remainder lot is suitable to site a convention private sewage treatment system. Engineering has no requirements at this time. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As per the application, the existing dwelling on the proposed Lot 1 is serviced via a groundwater well. As per policy 411, the applicant is not required to demonstrate servicing on remainder RF parcel as it is larger than 30.0 acres. <p>Storm Water Management:</p> <ul style="list-style-type: none"> Given the size of the proposed parcels and low density of the area, a storm water management plan is not warranted at this time. Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> Based on GIS review, wetlands are appear to be present on the proposed Lot 1. Should the applicant propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals. Engineering has no requirements at this time.
Transportation Services	Application involves Development along Alberta Transportation Road Allowance. Therefore recommend applications to be circulated to Alberta Transportation for review and comments.

Circulation Period: November 27, 2020 to December 18, 2020

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



BYLAW C-7983-2019

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7983-2019.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 69 of Bylaw C-4841-97 be amended by redesignating a portion of SE-04-27-26-W04M from Ranch and Farm District to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of SE-04-27-26-W04M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7983-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 6

File: 07104002 – PL20190164

READ A FIRST TIME IN COUNCIL this 14th day of January , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2020

READ A SECOND TIME IN COUNCIL this day of , 2020

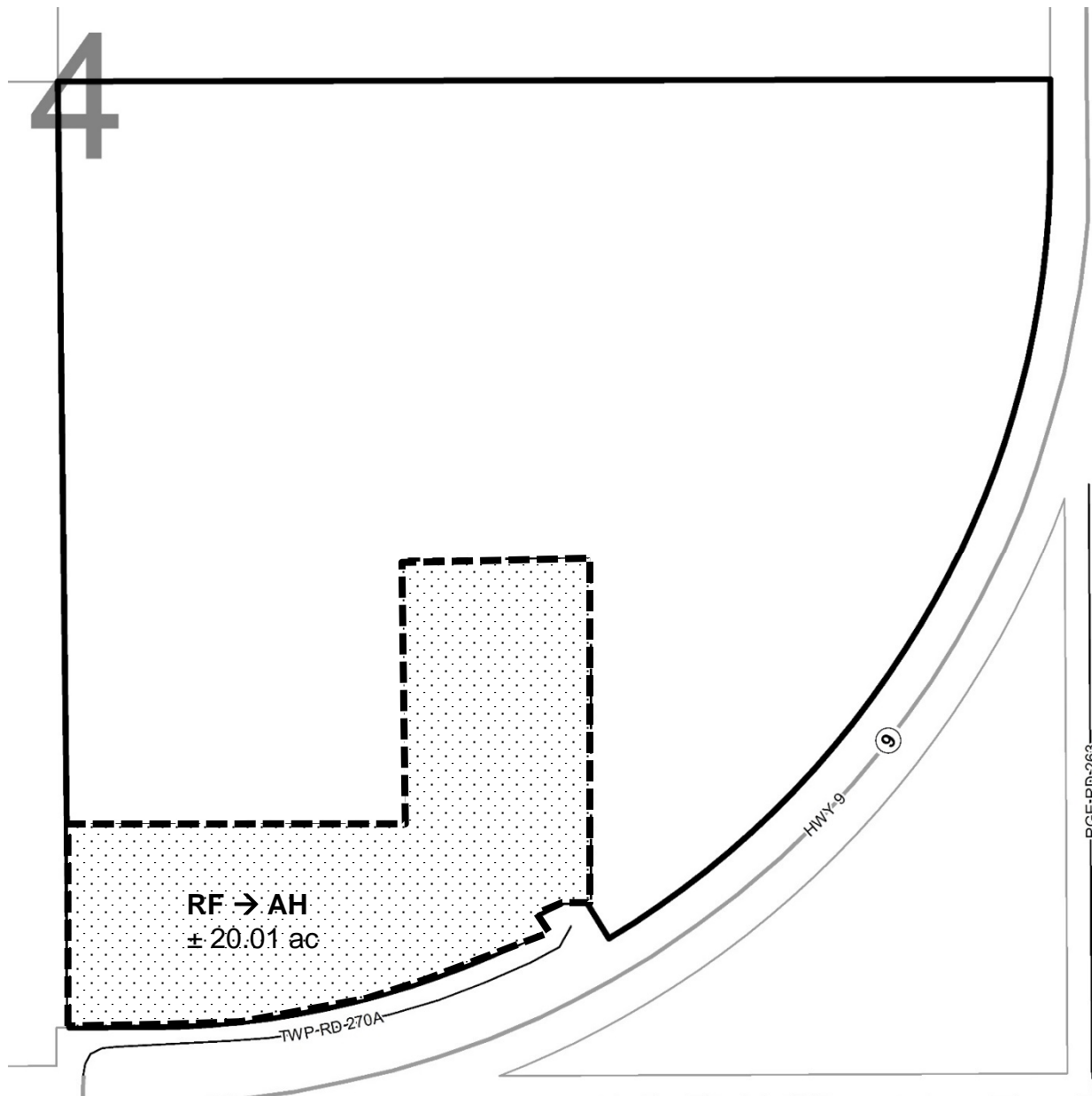
READ A THIRD TIME IN COUNCIL this day of , 2020

Reeve

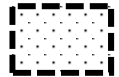
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-7983-2019

AMENDMENT

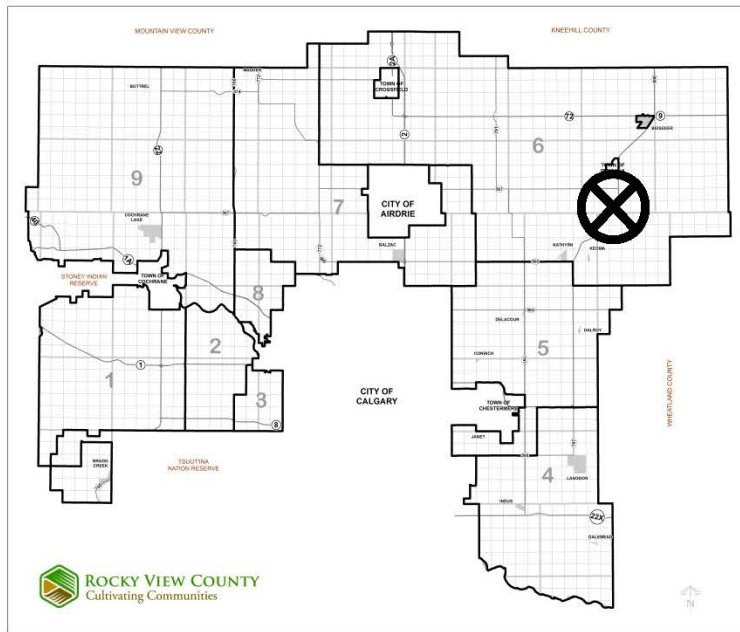
FROM Ranch and Farm District TO Agricultural Holdings District

Subject Land _____

LEGAL DESCRIPTION: A portion of SE-04-27-26-W04MFILE: 07104002 - PL20190164

DIVISION: 6

ROCKY VIEW COUNTY
Cultivating Communities



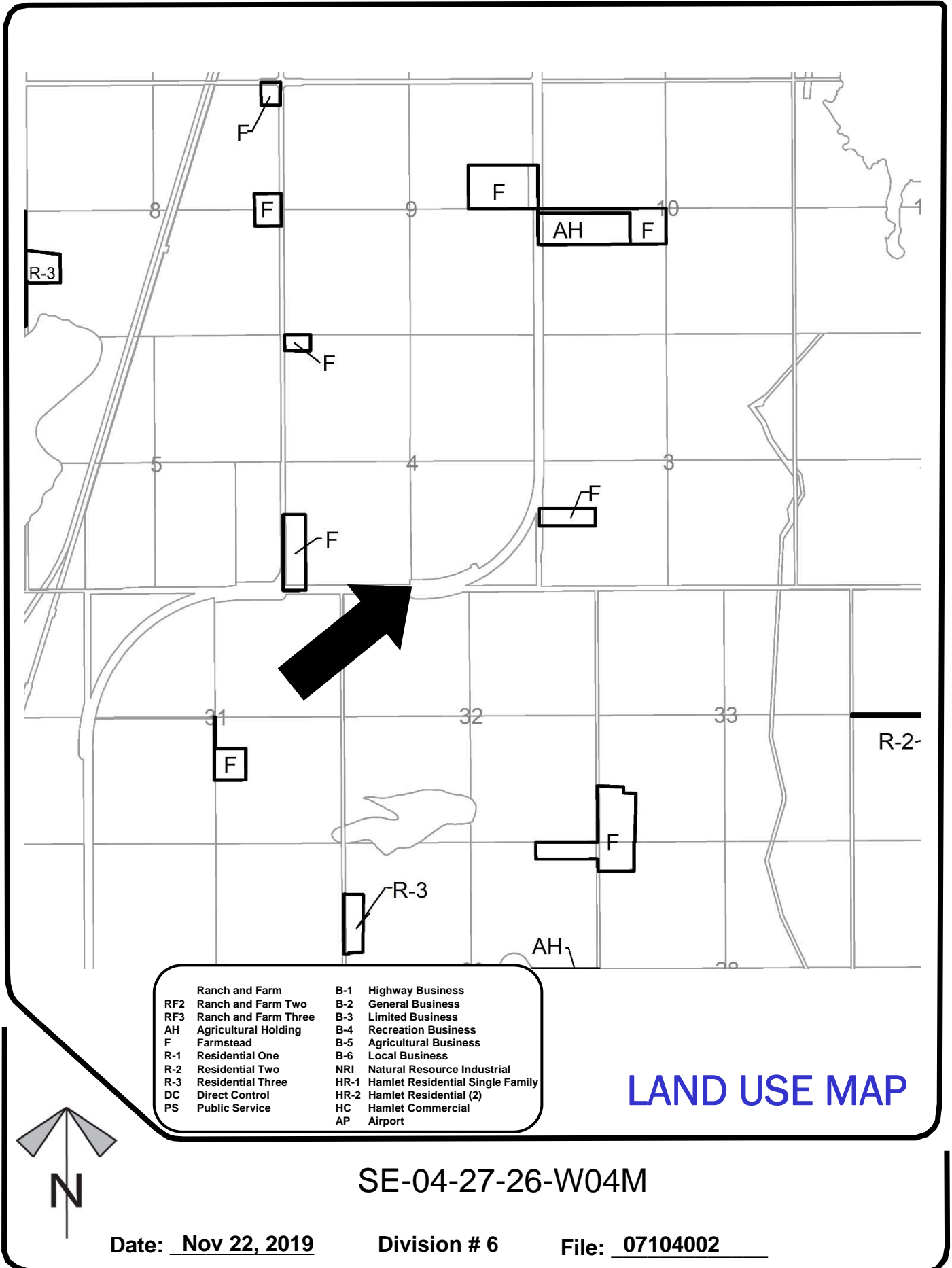
LOCATION PLAN

SE-04-27-26-W04M

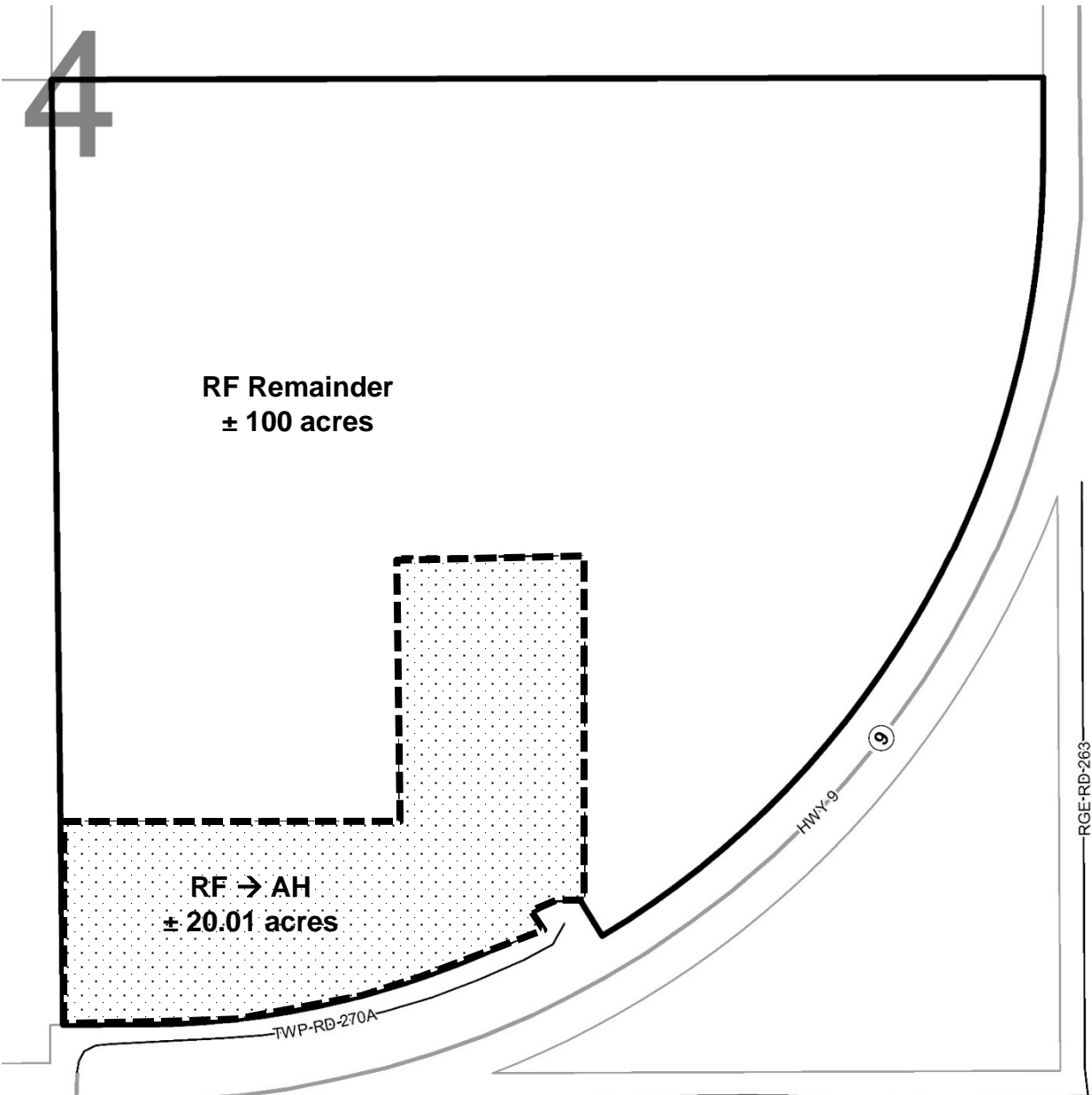
Date: Nov 22, 2019

Division # 6

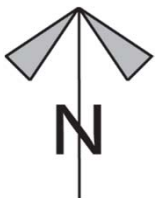
File: 07104002



Redesignation Proposal: To redesignate a portion of the subject land from Ranch and Farm District to Agricultural Holdings District to facilitate subdivision of a ± 20.01 acre parcel with a ± 100 acre remainder.



DEVELOPMENT PROPOSAL



SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

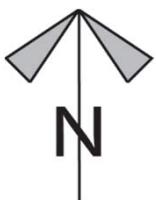
File: 07104002



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

AIR PHOTO

Spring 2018



SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

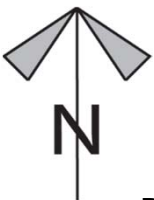
File: 07104002



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

TOPOGRAPHY

Contour Interval 2 M

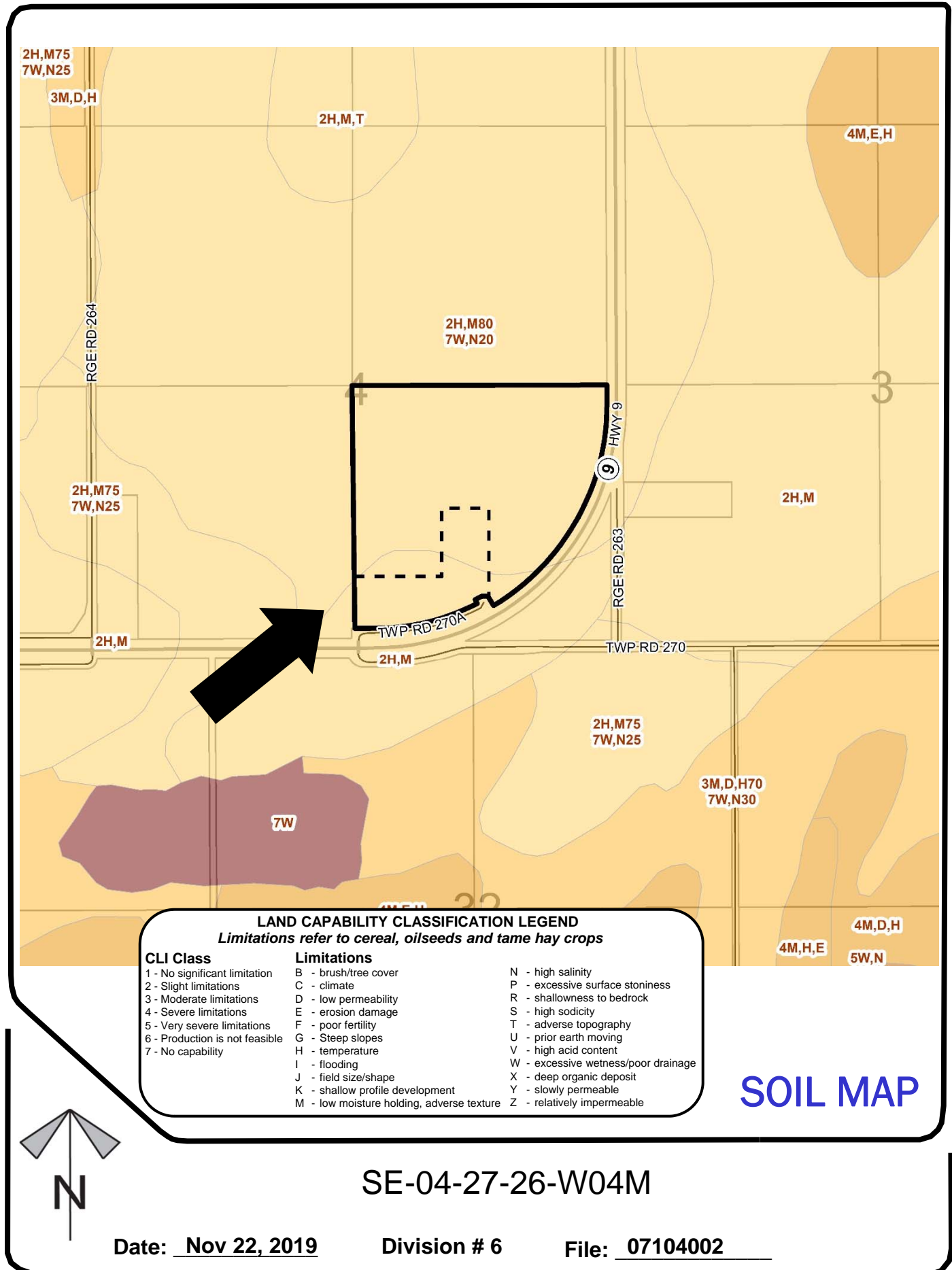


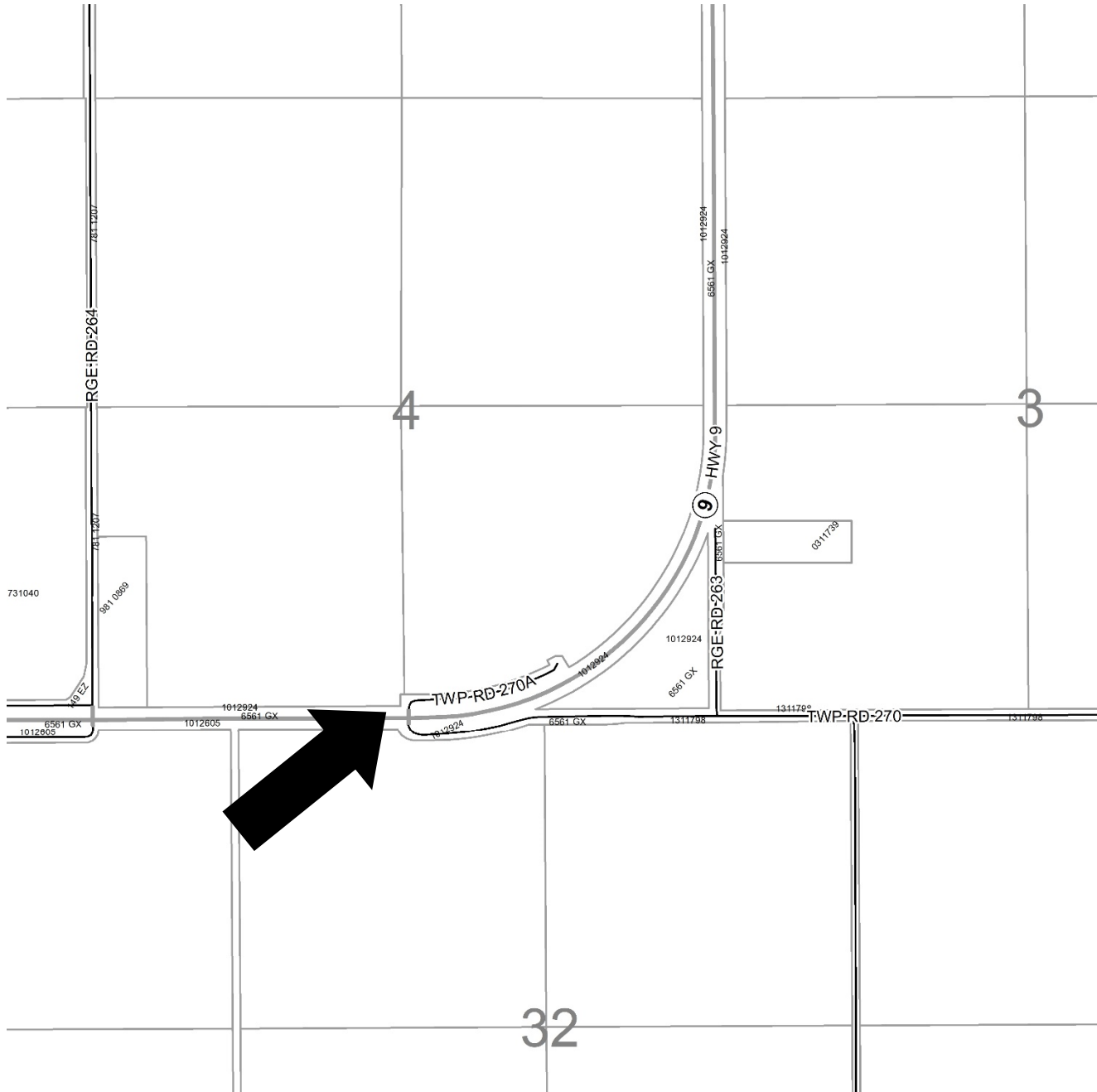
SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002

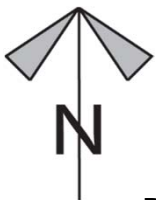


**Legend – Plan numbers**

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

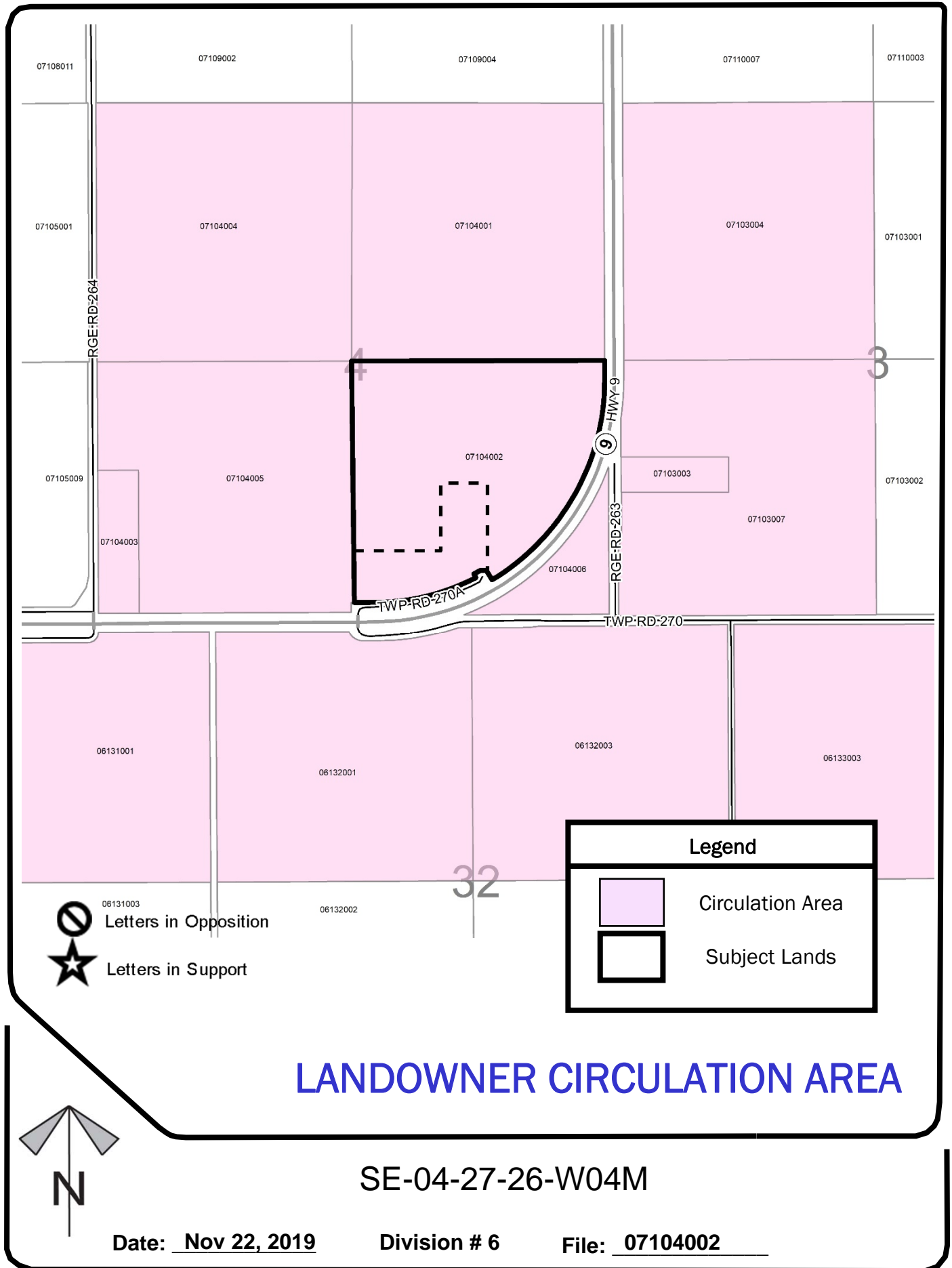
HISTORIC SUBDIVISION MAP

SE-04-27-26-W04M

Date: Nov 22, 2019

Division # 6

File: 07104002



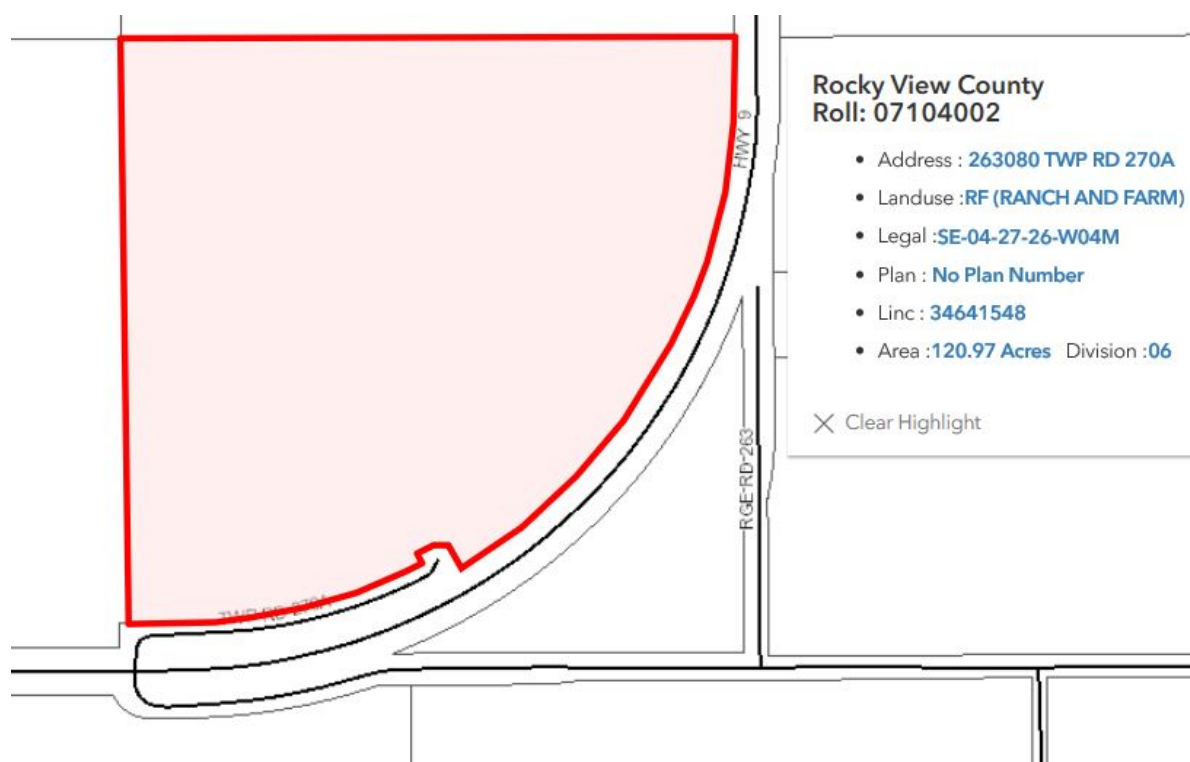
Rocky View County

SE 04 27 26 W4

Redesignation Application

Reference Number PL20190164

Distinct Agricultural Use Report



Prepared By: John Bushfield - C.E.T.

Ph (403) 226 6686

jbush@telus.net

Reviewed By: Van Ridout - P. Engineer
Western Water Resources

Ph (403) 217 2946

v.ridout@wwrinc.ca

Bernie Seifert
CIR RealtyPh (403) 333 5778
Associate Broker

www.BernieSeifert.com

Owner: Archie F. Bushfield

Ph (403) 616 2440

REDESIGNATION APPLICATION

Letter of Transmittal

Archie F. Bushfield

c/o John W. Bushfield

293016 Township Road 264

Rocky View County, AB, T4A 0N3

**RE: Distinct Agricultural Use Report****Rocky View County NW 01 28 26 W4***Redesignation Application**Reference Number PL20190164**Subdivision Application**Reference Number PL20190165*

This report is respectfully submitted to Rocky View County by John W. Bushfield

on behalf of Archie F. Bushfield the landowner of the above referenced property.

If you have any questions or comments regarding the information contained in this report,
please contact the undersigned at your earliest convenience.

Thank you for the opportunity to be of service to you.

Yours Truly,

A handwritten signature in blue ink that reads "J. Bushfield".

Date November 25, 2019

Per: John W. Bushfield – Certified Engineering Technologist

President & CEO – Robot Automation Limited



REDESIGNATION APPLICATION

Table of Contents

Purpose and Intent of This Report.....	3
Overview	3
Development Path	3
Distinct Agricultural Operations – Ten years or more.	4
Future Development Plan	5
Crop Production	6
Barriers to Large Scale Farming	7
Ten Year Farming History.....	8
Adjacent Land Use Map	9
Adjacent Crop Types	10
Potential Uses, Permitted	12
Uses, Discretionary	12
Compatibility with Existing Uses on Adjacent Lands	13
Adjacent and Similar Acreages.....	14
Overview of Nearby Acreages and Their Uses.....	14
Nearby Similar Agricultural Holdings Acreages	15
Appendix “A” – List of 37 similar acreages within five miles.....	17
Map showing 37 acreages within a five-mile distance.	18
Aerial Photos of 37 similar acreages within a five-mile radius	19
Appendix “B” Proposed Subdivision Plan - PL20190130	36
Appendix “C” – County Plan - Building Communities - Abridged	37
Building Communities	37
Overview of Agriculture.....	37
Redesignation and Subdivision Approval Requirements.....	39
Rocky View County Plan – Distinct Agriculture.....	40
Appendix “D” – Upcoming Grain Terminal Project.....	41
Grain Terminal Layout Map – Grain Terminal Property Outline.....	42



REDESIGNATION APPLICATION

Purpose and Intent of This Report

Overview

The Archie Bushfield family has a large range of parcel sizes with agricultural uses.

This provides for traditional agricultural pursuits using large scale equipment. Smaller parcels require more intense management and may be less efficient under a large-scale farming model.

The Bushfield family recognizes the trend towards new agricultural uses on smaller parcels of land. The future for these types of parcels is often a work in progress. This is the case with our 20-acre parcel South of Irricana.

The Highway Nine realignment divided the quarter section and set the initial 140-acre parcel apart from the main large-scale farming operation decades ago.

We feel the future is bright for this unique parcel of land. That is why have we applied for redesignation to Agricultural Holdings so this parcel can be subdivided and obtain its own title.

This distinct agricultural use report reviews many similar acreages within a five-mile radius. There are already many acreages nearby that are similar in size and in the same developed state. Some even have AH designations. The 20-acre subject parcel could be considered “typical” for the area.

Development Path

With separate ownership the 20-acre parcel will continue on its very promising development path.

The “Level 1 Model Process Variation” from Western Water Resources identified the type, condition, and location of an existing Private Sewage Treatment System (PSTS) within the parent parcel.

The “Level 1 Model Process Assessment” from Western Water Resources concluded that the parcel is “Very Suitable” to support a Private Sewage Treatment System.

The site already has two co-located wells drilled by Alberta transportation when Highway Nine was re-routed. Two wells were drilled at different depths to ensure a good steady supply of water. The wells are manifolded together in the six-foot dry well surrounding the well casings.

There is already an existing house and farmyard with outbuildings. This existing infrastructure has value and will be carried into the future under the agricultural holdings’ designation.

It is our intention to help this 20-acre parcel gain its own identity. When conditions are right and opportunity presents itself, the parcel will be improved.

Rocky View standards will be adhered to both in planning and implementation. Rocky View’s county plan and bylaws guide us all as future improvements are made. This will assure the citizens of Rocky View that the intended use of the area will be protected.



REDESIGNATION APPLICATION

Distinct Agricultural Operations – Ten years or more.

As with many things in agriculture, advancements in farming have set some land aside from the mainstream activity. With a separate title, the less productive parcel can continue with its natural evolution towards a small-scale agriculture owner.

We intend to keep this parcel in agriculture as the community advances. There are access issues when bringing equipment suited to larger parcels into smaller parcels and farmyards.

Modern large-scale farming, small farm equipment is a different business model. Typically, the smaller parcels are not as productive and are often farmed separately from the main agriculture business.

As time progresses, the economics of keeping small parcel attached but detached are inefficient. We hope to move this 20-acre parcel forward so that it is not attached directly to the large-scale farming efforts.

The smaller 20-acre parcel can then be placed on better path and evolve to match surrounding small agriculture parcels



REDESIGNATION APPLICATION

Future Development Plan

The economics of a 20-acre parcel under a large farming model are difficult. Extra transportation logistics and a relatively small yield cut efficiency in a large farming operation. For a Large-scale farmer, the cost of owning equipment suitable for small hayfield is not viable.

Typically, a small size hay cutter is not the same type of operator as large-scale farmer. A twenty-acre parcel could be considered just a drop in the bucket for a large farm's output.

This land could be fenced and converted to grazing. The volume of water onsite could easily support a small number of grazing animals.

At 20 acres it allows five animal units to provide a partial income for a small parcel farmer. Addition of permitted building and a well could support a more economically intensive agricultural operation.

This property has a house and outbuildings which are ideal for carrying out small scale agricultural activities. The current tenant, Lacy Hadford provides support to the local community and the film industry with her various animals.

This includes "Heartland" which is a very popular TV series produced in Alberta for CBC that runs across Canada.

She keeps geese, chickens, horses and even a Llama and is often involved with other acreages near and far within Rocky View County.

Lacy would like to buy the proposed subdivided acreage and expand her small agricultural holdings.

Many agricultural support businesses operate successfully from parcels between 20 and 30 acres. Landowners agree, 20 acres is all you really need for a class I or II small business.

This parcel with its highway exposure would suit many types of agricultural support functions in a community that is known for its agricultural roots.



REDESIGNATION APPLICATION

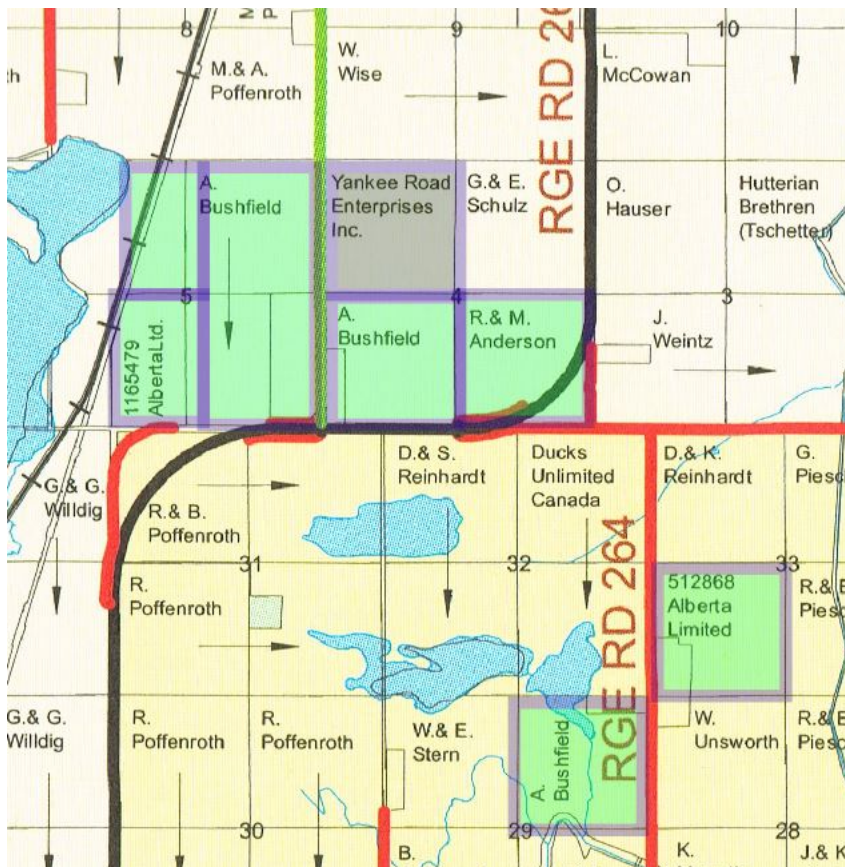
Crop Production

Shape and 20-acre size make this parcel not practical for Barley which can only be farmed with large scale equipment. The high profit margins that Barley or Canola provide are therefore diminished.

Alfalfa Hay suits the property better but yields less profit. Hay of this type has a turnaround period of four to seven years before you must tear it up and possibly reseed.

Either way, production is down on a "turn around" year. The large and small parcels may not be ready to seed or harvest at the same. Often, we have to move equipment twice or return with different equipment.

Home base for the equipment is commonly up to 20 miles South in Dalroy at a large-scale farm yard. The Archie Bushfield family's farming operations are shown on the map below.



In total, Archie Bushfield and his sons farm over 6000 acres within Rocky View County.

This redesignation application effort will help to sort out one of the less productive smaller parcels. It is not economical for a large-scale farmer to manage the smaller 20-acre parcel.

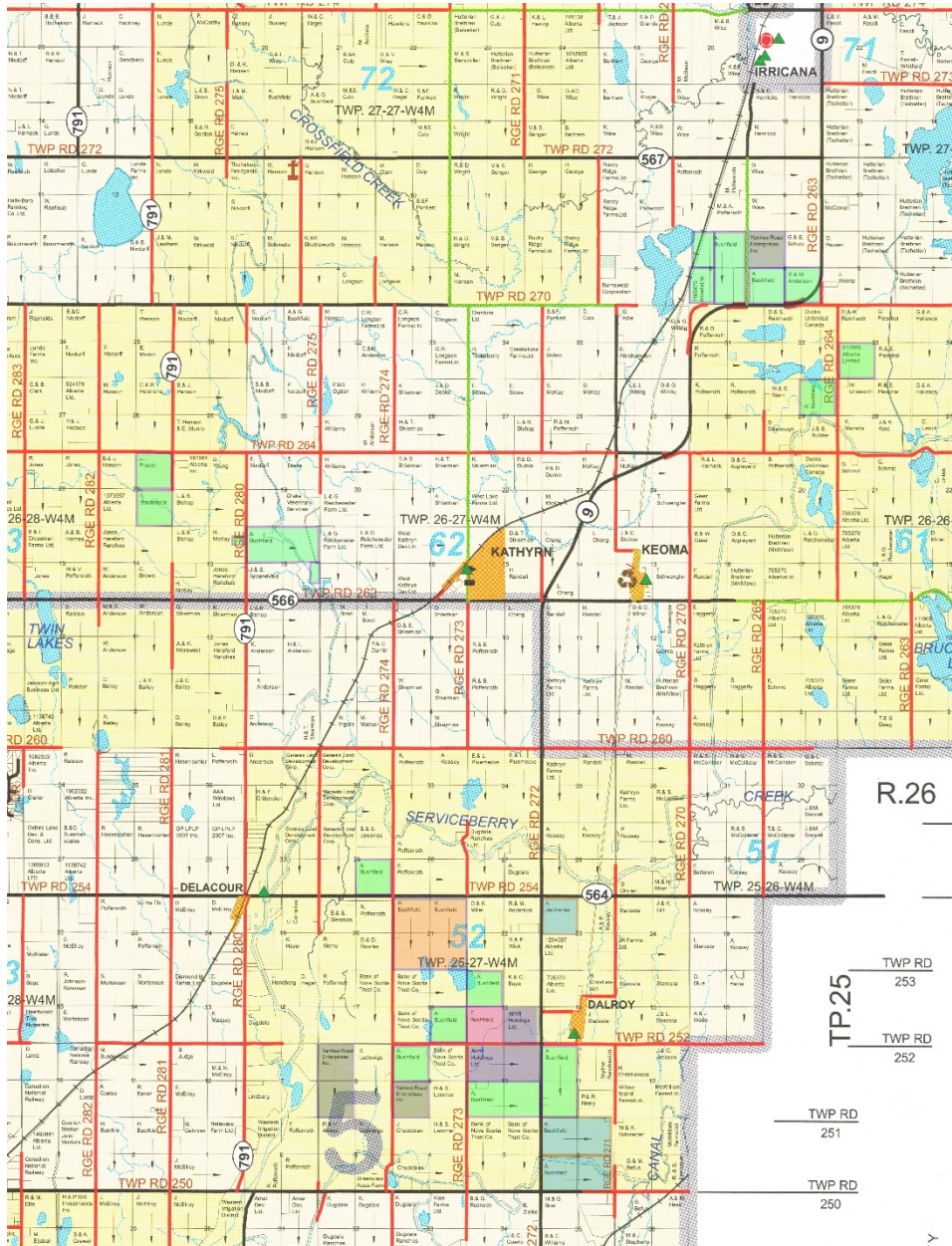
Big scale farming runs on very narrow margins and they must be very vigilant to stay profitable. The current situation could be resolved by making the 20-acre parcel into agricultural holdings.



REDESIGNATION APPLICATION

Barriers to Large Scale Farming

Archie Bushfield Family - Ranch and Farm Map – East Rocky View County



There are access issues when bringing equipment suited to larger parcels into small parcels.

Modern large-scale farming and small-scale farming require different equipment and a different business model

The economics of keeping small parcel attached but detached are inefficient.

Diverging uses over the last five years, indicate different futures

A small parcel's best development path, is to evolve to match surrounding small agriculture parcels.



REDESIGNATION APPLICATION

Ten Year Farming History

Archie Bushfield owns several quarter sections in the Irricana. He bought the land over a number of decades. The type of crops and agricultural use are universal and have stayed the same as the ownership changed hands.

There are just under a thousand acres on the North side of number Nine Highway at the double curves. This land is in large scale crop production. Easy road access and wide-open spaces make this land suited to today's large equipment. Most of this block of land can be easily farmed in one large general activity.

The proposed 20-acre parcel North of Highway Nine requires different crops and different equipment to manage the crops. There is a tendency for ground water to collect at the South end of the subject quarter section. This interferes with crops and large equipment may become stuck.



The large-scale farming will be more profitable with less worries involving the small-scale parcel.

Top Grain Production	-Full Qtr. -\$100 per acre	Costs \$70 Profit \$40
Top Hay Production	-Full Qtr. \$90 acre	Costs \$60 Profit \$30
Top Grain Production	-25 Acres \$70 per acre	Costs \$60 Profit \$10
Top Hay Production	-25 Acres \$80 acre	Costs \$60 Profit \$20



REDESIGNATION APPLICATION

Adjacent Land Use Map



The proposed “Agricultural Holdings” redesignation is compatible with adjacent land uses. Several similar size parcels already exist nearby. The highway, railway and surface water have created an area of Rocky View County that includes many parcels in the twenty-acre range.

Rocky View County recently approved a nearby grain terminal as RF (Agricultural Processing Major). The area of land inside the railway loop for the grain cars will still be farmed by the Archie Bushfield family under a new farming contract.

Consultants and engineers have identified the potential benefits a large grain handling facility in the area will bring. New business opportunities will be able to take full advantage of the activity and products associated with the grain terminal. Jobs will be created and Rocky View County will benefit from the growth ahead.



REDESIGNATION APPLICATION

Adjacent Crop Types



There has not been much change in viable crop types over the decades. Crop types vary in their profitability from year to year. As a result, the mix of crops and their proportions are different each year based on market conditions.



REDESIGNATION APPLICATION

Natural Pasture

Low lying areas are often left with the natural grasses as a conservation measure. Cultivation of grassy wetter areas near water holes can result in alkali problems. These types of areas best left undisturbed and are well suited to grazing. Prairie wool can be cut for hay about once every three years on pastures that are not grazed.

Alfalfa Hay

Alfalfa hay is a favorite with feedlot owners and horse operations. It is more intense to farm because there are usually Two “cuts” of hay per season. The input costs are higher when growing. Alfalfa becomes rootbound between four to seven years after going into production.

Careful cultivation can stimulate the roots but eventually it's time to tear it all up and start again with new plants. Some farmers choose to rotate to wheat or barley after alfalfa. This is a good land management practice.

Wheat, Barley, Oats

Wheat, Barley and Oats provide the best income for a large-scale farmer. The economies of big equipment and mass production provide the best profit margins.

Canola

Canola is also rotated onto the prime pieces of farmland and can provide the highest income



REDESIGNATION APPLICATION

Potential Uses, Permitted

Accessory buildings less than 190.00 sq. m (2,045.14 sq. ft.) building area on parcels less than 16.20 hectares (40.03 acres)

Accessory buildings less than 500.00 sq. m (5,381.95 sq. ft.) building area on parcels greater than 16.20 hectares (40.03 acres)

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Agriculture, General Dwelling, single detached Government Services

Home-Based Business, Type I Keeping of livestock (See Section 24 for regulations)

Uses, Discretionary

Accessory Buildings greater than 190.00 sq. m (2,045.14 sq. ft.) building area on parcels less than 16.20 hectares (40.03 acres.)

Accessory Buildings greater than 500.00 sq. m (5,381.95 sq. ft.) building area on parcels greater than 16.20 hectares (40.03 acres)

Agricultural Processing, Minor Animal Health Care Services.

Type "A", Type "B", Type "C"

Equestrian I and Equestrian Centre II Facilities owned and operated by the County Farm Dwelling.

Home Based Business, Type II Horticulture Development, Kennels

Keeping of livestock (6 animal units in total for 25-acre parcel),

Bees: Honey production is suited to this area due to the ample amount of Alfalfa production. Bees like to be close to a good source of water and flowers.

Kennels, Hobby, Private Riding Arena, Special Events, Working Dogs



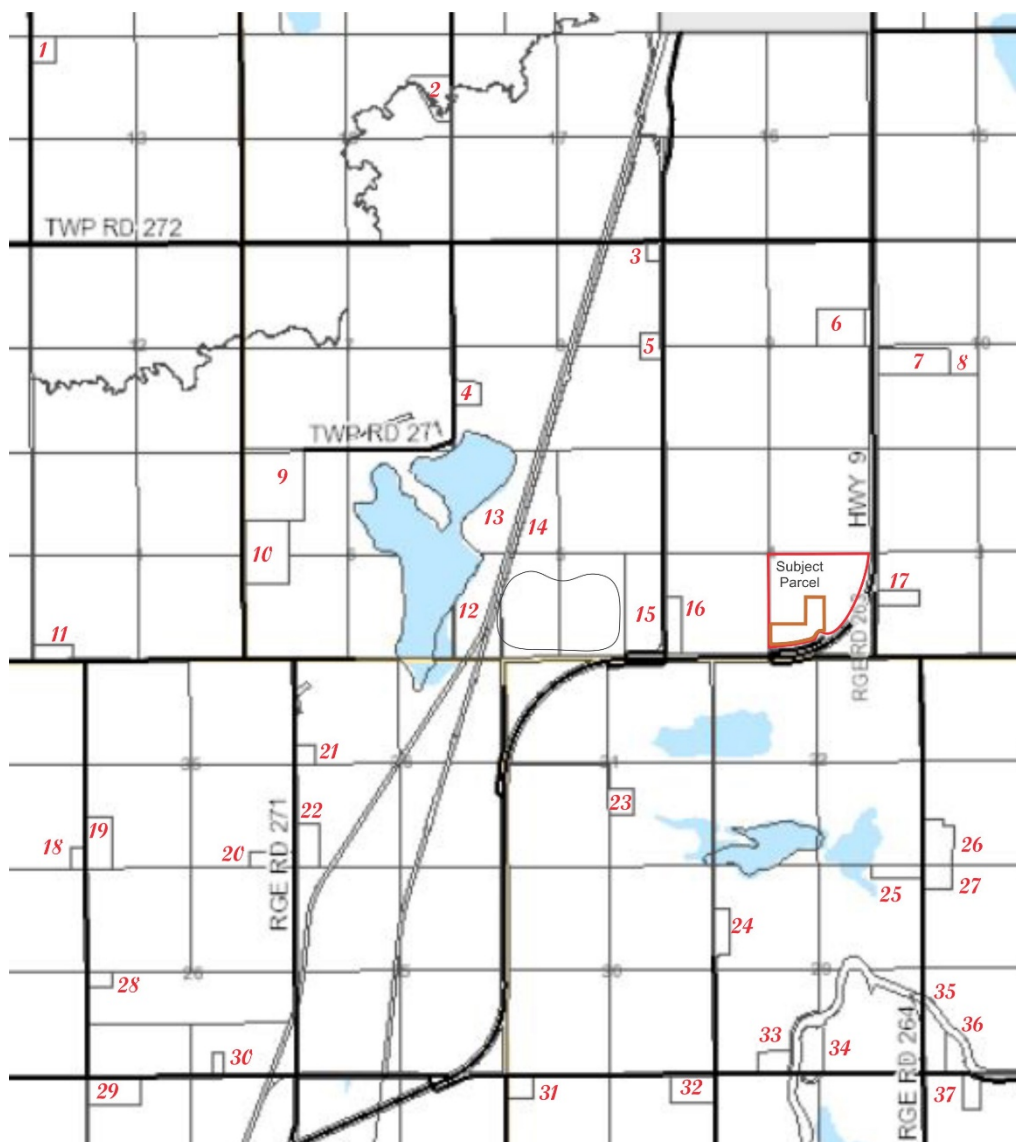
REDESIGNATION APPLICATION

Compatibility with Existing Uses on Adjacent Lands

The surrounding area South of Irricana is already populated with many similar parcels. The following analysis shows the varied uses of the 37 properties included in the study. This is an area where the Railroad, Highway Nine and the watercourses all follow the same general path.

As a result, many acreages have been created in sizes from 4 to 50 acres. There are many common threads amongst the acreages but the waterways, highway and railroad guide the future for this area.

Large blocks of land will stay in agriculture and contribute to the surrounding community for many years to come. Groupings of small agricultural parcels like these form a working community and the whole is greater than the parts.



This Map Assigns Numbers to Each Parcel

A list of the parcels was created and sorted

Seventeen of the parcels are above twenty acres in size

Five of those Parcels have an AH designation

Four of the AH parcels are currently undeveloped land



REDESIGNATION APPLICATION

Adjacent and Similar Acreages

In the immediate area South of Irricana, acreages 7, 33, 34, 35 and 36 are very similar parcels that are less than five miles South. These parcels are developed, have some wetland and are used for pasture.

Archie Bushfield's proposed twenty-five-acre parcel that is the subject of this redesignation has many things in common with these three parcels. All four of the parcels are still in an undeveloped state and used to provide feed for local animals.

Overview of Nearby Acreages and Their Uses

This section outlines thirty-three acreages up to fifty acres in size in the area South of Irricana. The activity is supported by Appendix "A" which lists each property and provides an aerial photo from the Rocky View County Atlas.

The table below shows all 5 acreages South of Irricana with an "Agricultural Holding" designation. The 20-acre parcel proposed for redesignation is very close to the average size. There are many acreages in the study area that are under similar uses to the proposed 20-acre agricultural holdings redesignation parcel.

#	Roll #	Land Use	Legal Description	Acres	
36	6128009	AH (Agricultural Holding)	SW 28 26 26 W4	9.93	Farm Yard, House
33	6129017	AH (Agricultural Holding)	SW 29 26 26 W4	10.01	Farm Yard, House
34	6129015	AH (Agricultural Holding)	SW 29 26 26 W4	15.12	Undeveloped Grass Pasture
35	6128011	AH (Agricultural Holding)	SW 28 26 26 W4	16.36	Undeveloped Grass Pasture
7	7110006	AH (Agricultural Holding)	SW 10 27 26 W4	27.26	Farm Yard, House



REDESIGNATION APPLICATION

Nearby Similar Agricultural Holdings Acreages

Acreage 7- Agricultural Holding – 27.26 acres



Rocky View County
Roll: 07110006

- Address : 271126 RGE RD 263
- Landuse :AH (AGRICULTURAL HOLDING)
- Legal :SW-10-27-26-W04M
- Plan : Lot:1 Block:2 Plan:1512400
- Linc : 36821171
- Area :27.26 Acres Division :06

Acreage 33- Agricultural Holding – 10.01 acres



Rocky View County
Roll: 06129017

- Address : 264182 TWP RD 264
- Landuse :AH (AGRICULTURAL HOLDING)
- Legal :SW-29-26-26-W04M
- Plan : Block:8 Plan:9512734
- Linc : 26589474
- Area :10.01 Acres Division :06

✕ Clear Highlight

Acreage 34 - Agricultural Holding – 15.12 acres



Rocky View County
Roll: 06129015

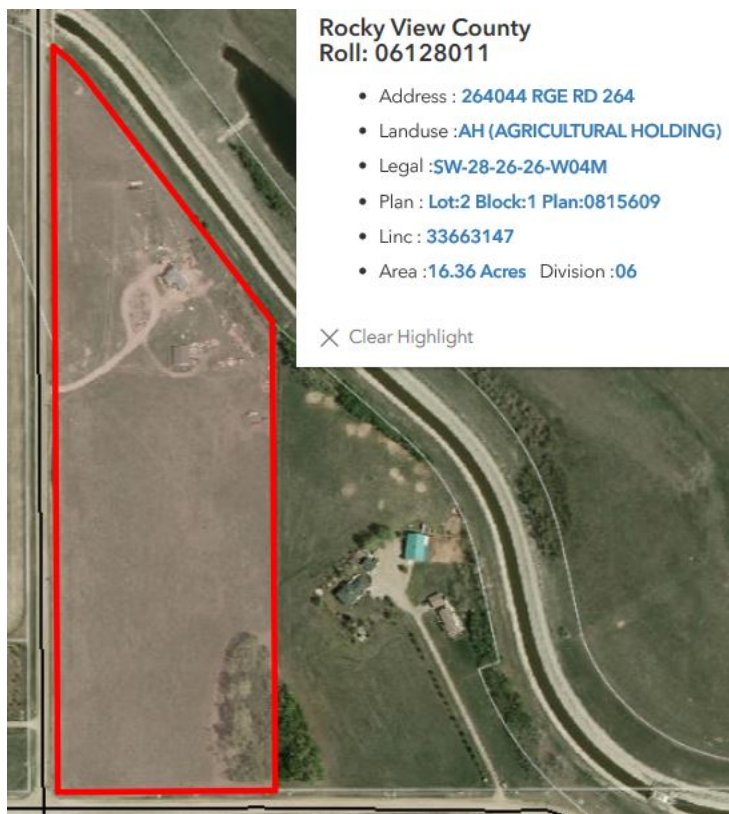
- Address : No Municipal Address
- Landuse :AH (AGRICULTURAL HOLDING)
- Legal :SW-29-26-26-W04M
- Plan : Block:6 Plan:9512734
- Linc : 26589459
- Area :15.12 Acres Division :06

✕ Clear Highlight

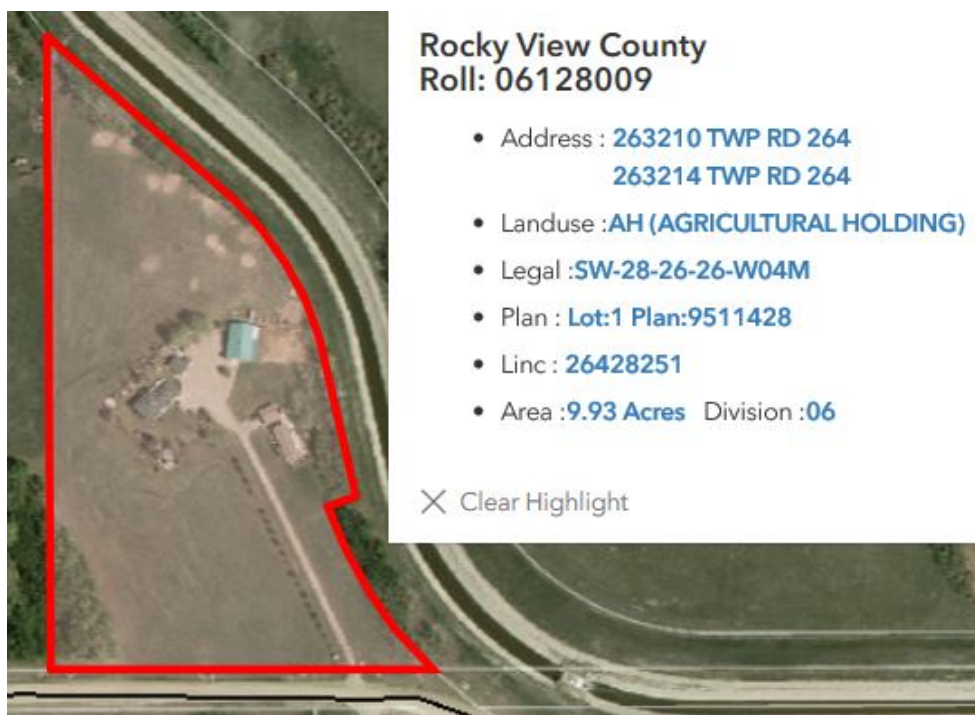


REDESIGNATION APPLICATION

Acreeage 35- Agricultural Holding – 16.36 acres



Acreeage 36- Agricultural Holding – 9.93 acres



REDESIGNATION APPLICATION

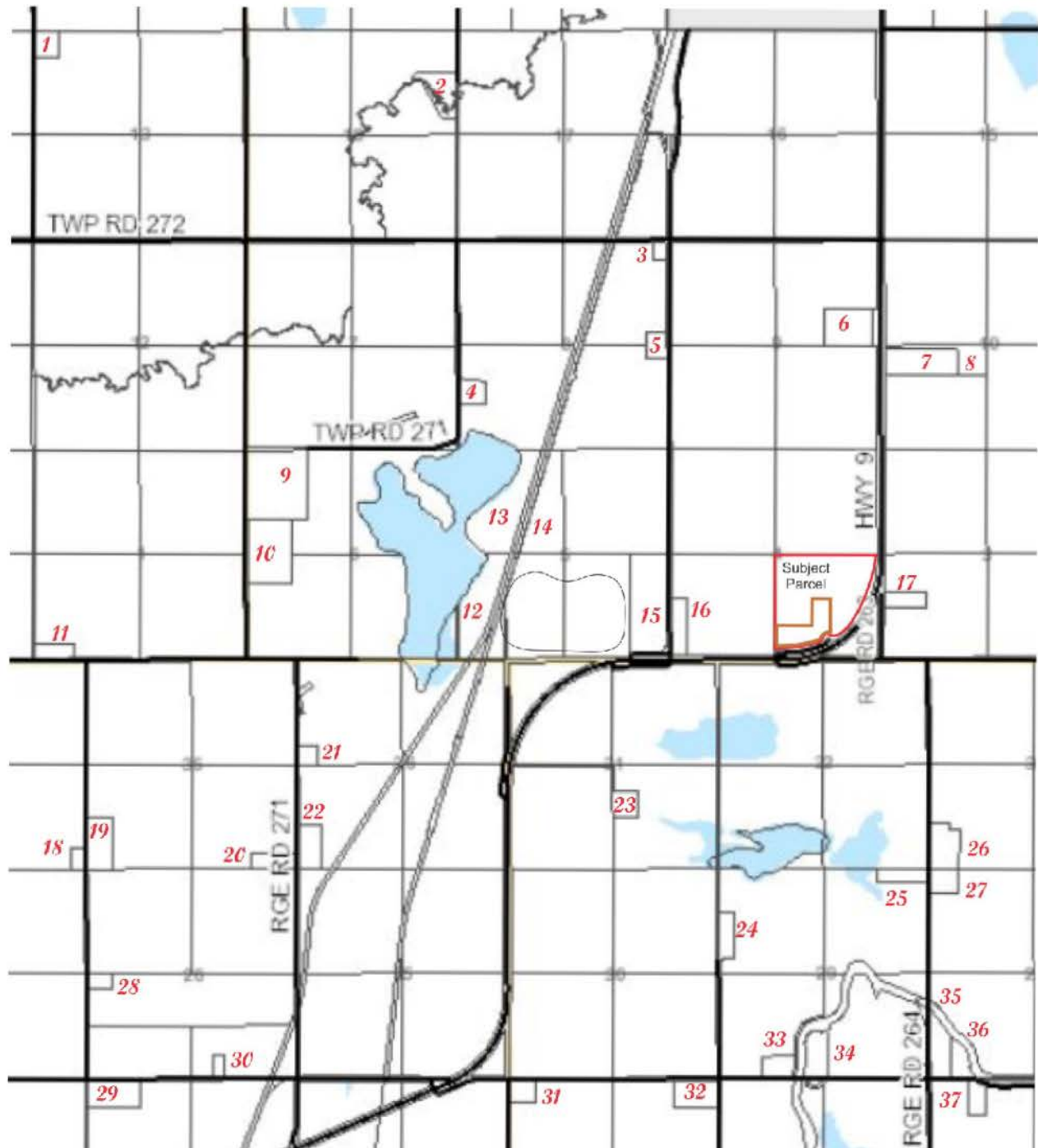
Appendix "A" – List of 37 similar acreages within five miles

#	Roll #	Land Use	Legal Description	Area (Acres)	
1	7213005	F (Farmstead)	NW 13 27 26 W4	9.64	Farm Yard, House
2	7118001	F (Farmstead)	NE 18 27 26 W4	16.88	Farm Yard, House
3	7108008	F (Farmstead)	NE 08 27 26 W4	3.48	Farm Yard, House
4	7108003	R-3 (Residential 3)	SW 08 27 26 W4	10.01	Farm Yard, House
5	7108004	F (Farmstead)	E 08 27 26 W4	8.01	Farm Yard, House
6	7109003	F (Farmstead)	NE 09 27 26 W4	26.18	Farm Yard, House
7	7110006	AH (Agricultural Holding)	SW 10 27 26 W4	27.26	Farm Yard, House
8	7110002	F (Farmstead)	SW 10 27 26 W4	17.1	Farm Yard, House
9	7106007	RF (Ranch and Farm)	NW 06 27 26 W4	60	Undeveloped Grass Pasture
10	7106005	RF (Ranch and Farm)	SW 06 27 26 W4	43.94	Undeveloped Grass Pasture
11	7201002	F (Farmstead)	SW 01 27 26 W4	8.65	Farm Yard, House
12	7105004	RF (Ranch and Farm)	SW 05 27 26 W4	38.3	Farm Yard, House
13	7105005	RF (Ranch and Farm)	NW 05 27 26 W4	41.27	Undeveloped Grass Pasture
14	7105006	RF (Ranch and Farm)	NW 05 27 26 W4	44.36	Undeveloped Grass Pasture
15	7105009	RF (Ranch and Farm)	SE 05 27 26 W4	53.76	Farm Yard, House
16	7104003	F (Farmstead)	SW 04 27 26 W4	14.07	Farm Yard, House
17	7103003	F (Farmstead)	SW 03 27 26 W4	9.22	Farm Yard, House
18	6234006	R-2 (Residential Two)	SE 34 26 27 W4	4.28	Farm Yard, House
19	6235005	F (Farmstead)	SE 35 26 27 W4	20	Farm Yard, House
20	6235001	F (Farmstead)	SE 35 26 27 W4	10.11	Farm Yard, House
21	6236007	F (Farmstead)	NW 36 26 27 W4	5	Farm Yard, House
22	6236002	F (Farmstead)	SW 36 26 27 W4	15	Farm Yard, House
23	6131006	F (Farmstead)	SE 31 26 27 W4	10.45	Undeveloped Grass Pasture
24	6129018	R-3 (Residential 3)	NW 29 26 26 W4	10.23	Farm Yard, House
25	6129013	F (Farmstead)	NE 29 26 26 W4	10.01	Farm Yard, House
26	6133001	F (Farmstead)	SW 33 26 26 W4	19.03	Farm Yard, House
27	6128004	F (Farmstead)	NW 28 26 26 W4	10.11	Farm Yard, House
28	6226010	R-2 (Residential Two)	SW 26 26 27 W4	5.02	Farm Yard, House
29	6223005	F (Farmstead)	NW 23 26 27 W4	20	Farm Yard, House
30	6226007	F (Farmstead)	SE 26 26 27 W4	4.13	Farm Yard, House
31	6119007	DC29 (C-RC Regional Commercial)	NE 19 26 26 W4	9.03	Farm Yard, House
32	6119002	F (Farmstead)	NW 19 26 26 W4	17.62	Farm Yard, House
33	6129017	AH (Agricultural Holding)	SW 29 26 26 W4	10.01	Farm Yard, House
34	6129015	AH (Agricultural Holding)	SW 29 26 26 W4	15.12	Undeveloped Grass Pasture
35	6128011	AH (Agricultural Holding)	SW 28 26 26 W4	16.36	Undeveloped Grass Pasture
36	6128009	AH (Agricultural Holding)	SW 28 26 26 W4	9.93	Farm Yard, House
37	6121007	F (Farmstead)	NW 21 26 26 W4	8.30	Farm Yard, House
			Average Size	18.96	



REDESIGNATION APPLICATION

Map showing 37 acreages within a five-mile distance.



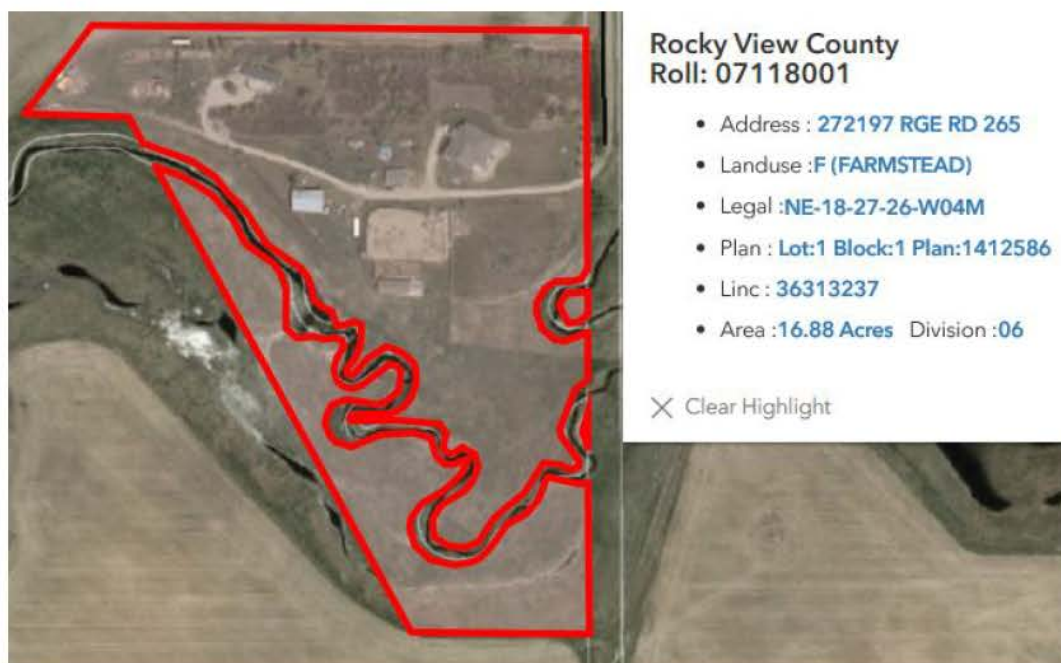
REDESIGNATION APPLICATION

Aerial Photos of 37 similar acreages within a five-mile radius

Acreage 1



Acreage 2



REDESIGNATION APPLICATION

Acreage 3



Rocky View County Roll: 07108008

- Address : 264009 TWP RD 272
- Landuse : F (FARMSTEAD)
- Legal : NE-08-27-26-W04M
- Plan : No Plan Number
- Linc : 34673210
- Area : 3.48 Acres Division : 06

✕ Clear Highlight

Acreage 4



Rocky View County Roll: 07108003

- Address : 271065 RGE RD 265
- Landuse : R-3 (RESIDENTIAL THREE)
- Legal : SW-08-27-26-W04M
- Plan : Lot:1 Block:1 Plan:0811569
- Linc : 33162835
- Area : 10.01 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 5


Rocky View County
Roll: 07108004

- Address : **271123 RGE RD 264**
- Landuse : **F (FARMSTEAD)**
- Legal : **E-08-27-26-W04M**
- Plan : **Lot:1 Block:1 Plan:1410073**
- Linc : **35993609**
- Area : **8.01 Acres** Division : **06**

✕ Clear Highlight



Acreage 6


Rocky View County
Roll: 07109003

- Address : **271131 RGE RD 263**
271135 RGE RD 263
- Landuse : **F (FARMSTEAD)**
- Legal : **NE-09-27-26-W04M**
- Plan : **Lot:1 Plan:9110858**
- Linc : **34399063**
- Area : **26.18 Acres** Division : **06**

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 7



Rocky View County
Roll: 07110006

- Address : 271126 RGE RD 263
- Landuse :AH (AGRICULTURAL HOLDING)
- Legal :SW-10-27-26-W04M
- Plan : Lot:1 Block:2 Plan:1512400
- Linc : 36821171
- Area :27.26 Acres Division :06

Acreage 8



Rocky View County
Roll: 07110002

- Address : 271128 RGE RD 263
- Landuse :F (FARMSTEAD)
- Legal :SW-10-27-26-W04M
- Plan : Block:1 Plan:9410535
- Linc : 34399071
- Area :17.1 Acres Division :06

✕ Clear Highlight

Acreage 9



Rocky View County
Roll: 07106007

- Address : No Municipal Address
- Landuse :RF (RANCH AND FARM)
- Legal :NW-06-27-26-W04M
- Plan : Plan:8311627
- Linc : 14705637
- Area :60 Acres Division :06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 10



Rocky View County
Roll: 07106005

- Address : **No Municipal Address**
- Landuse : **RF (RANCH AND FARM)**
- Legal : **SW-06-27-26-W04M**
- Plan : **Block:PIT Plan:4989 JK**
- Linc : **19353093**
- Area : **43.94 Acres** Division : **06**

✕ Clear Highlight

Acreage 11



Rocky View County
Roll: 07201002

- Address : **270224 TWP RD 270**
- Landuse : **F (FARMSTEAD)**
- Legal : **SW-01-27-27-W04M**
- Plan : **Lot:1 Plan:9610338**
- Linc : **26651687**
- Area : **8.65 Acres** Division : **06**

✕ Clear Highlight

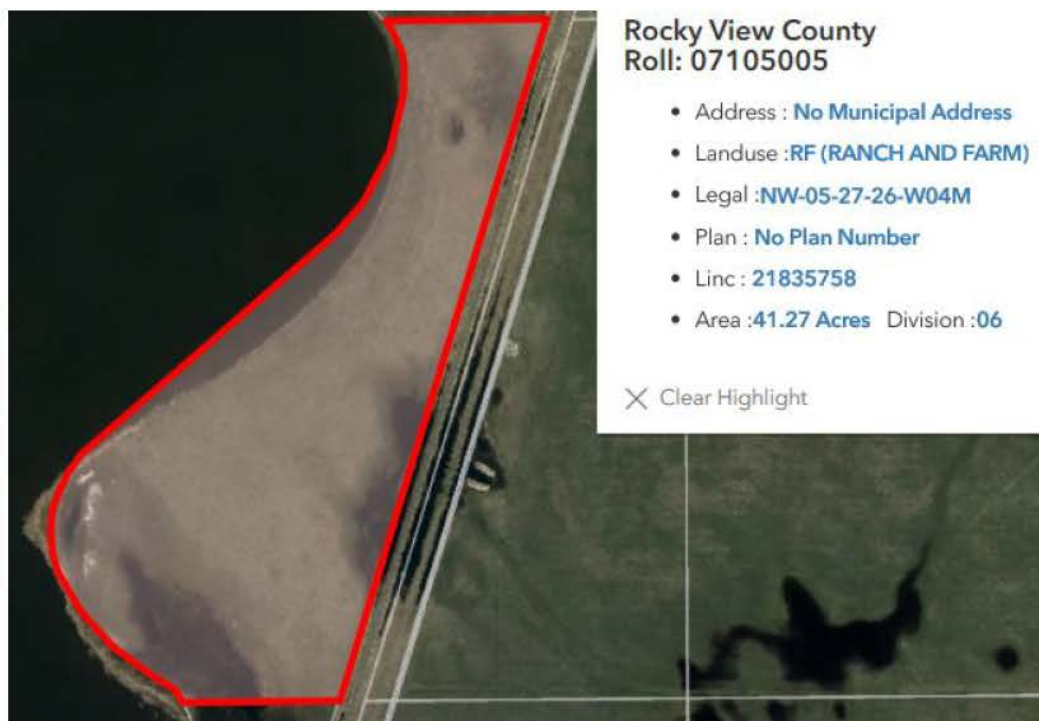


REDESIGNATION APPLICATION

Acreage 12



Acreage 13



REDESIGNATION APPLICATION

Acreage 14

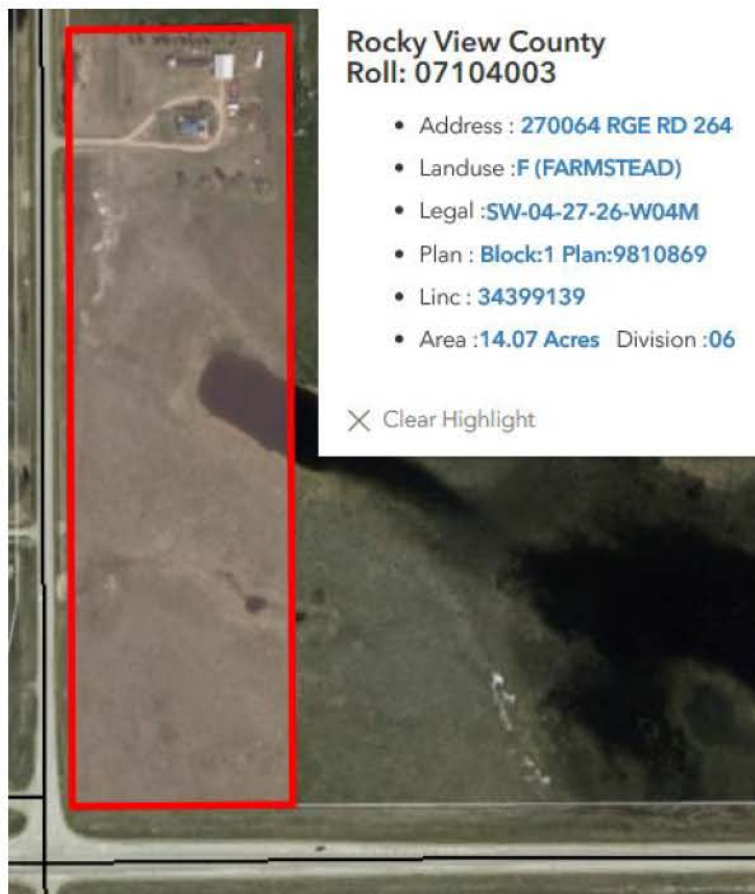


Acreage 15



REDESIGNATION APPLICATION

Acreage 16



Acreage 17



REDESIGNATION APPLICATION

Acreage 18


Rocky View County
Roll: 06234006

- Address : 265007 RGE RD 272
- Landuse : R-2 (RESIDENTIAL TWO)
- Legal : SE-34-26-27-W04M
- Plan : Lot:1 Block:1 Plan:1411111
- Linc : 36121359
- Area : 4.28 Acres Division : 06

✕ Clear Highlight



Acreage 19


Rocky View County
Roll: 06235005

- Address : 265016 RGE RD 272
265020 RGE RD 272
- Landuse : F (FARMSTEAD)
- Legal : SW-35-26-27-W04M
- Plan : No Plan Number
- Linc : 21675179
- Area : 20 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 20



Rocky View County
Roll: 06235001

- Address : 265003 RGE RD 271
- Landuse : F (FARMSTEAD)
- Legal : SE-35-26-27-W04M
- Plan : Block:1 Plan:9010734
- Linc : 13440813
- Area : 10.11 Acres Division : 06

✕ Clear Highlight

Acreage 21



Rocky View County
Roll: 06236007

- Address : 265132 RGE RD 271
- Landuse : F (FARMSTEAD)
- Legal : NW-36-26-27-W04M
- Plan : Block:1 Plan:9510293
- Linc : 26316125
- Area : 5 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 22




Rocky View County
Roll: 06236002

- Address : 265046 RGE RD 271
- Landuse : F (FARMSTEAD)
- Legal : SW-36-26-27-W04M
- Plan : Lot:1 Block:1 Plan:0213839
- Linc : 29616687
- Area : 15 Acres Division : 06

✕ Clear Highlight




Acreage 23



Rocky View County
Roll: 06131006

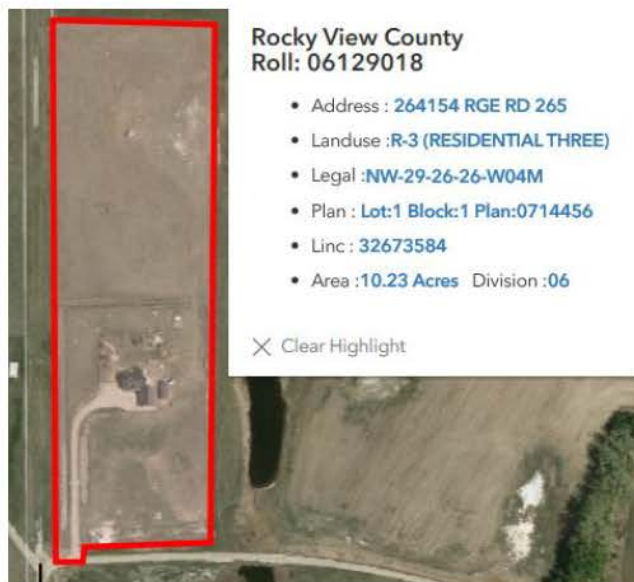
- Address : No Municipal Address
- Landuse : F (FARMSTEAD)
- Legal : SE-31-26-26-W04M
- Plan : No Plan Number
- Linc : 21774104
- Area : 10.45 Acres Division : 06

✕ Clear Highlight




REDESIGNATION APPLICATION

Acreage 24



Acreage 25



Acreage 26



REDESIGNATION APPLICATION

Acreage 27



Rocky View County
Roll: 06128004

- Address : 264230 RGE RD 264
- Landuse : F (FARMSTEAD)
- Legal : NW-28-26-26-W04M
- Plan : Lot:1 Plan:9512124
- Linc : 26500117
- Area : 10.11 Acres Division : 06

✕ Clear Highlight

Acreage 28



Rocky View County
Roll: 06226010

- Address : 264128 RGE RD 272
- Landuse : R-2 (RESIDENTIAL TWO)
- Legal : SW-26-26-27-W04M
- Plan : Block:2 Plan:0110047
- Linc : 28704443
- Area : 5.02 Acres Division : 06

✕ Clear Highlight

Acreage 29



Rocky View County
Roll: 06223005

- Address : 271195 TWP RD 264
- Landuse : F (FARMSTEAD)
- Legal : NW-23-26-27-W04M
- Plan : No Plan Number
- Linc : 21678487
- Area : 20 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 30



Rocky View County
Roll: 06226007

- Address : 271090 TWP RD 264
- Landuse : F (FARMSTEAD)
- Legal : SE-26-26-27-W04M
- Plan : No Plan Number
- Linc : 18707091
- Area : 4.13 Acres Division : 06

✕ Clear Highlight

Acreage 31



Rocky View County
Roll: 06119007

- Address : 265229 TWP RD 264
265233 TWP RD 264
- Landuse : DC29 (C-RC : REGIONAL COMMERCIAL)
- Legal : NW-19-26-26-W04M
- Plan : Block:1 Plan:8811691
- Linc : 12799268
- Area : 9.03 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 32



Rocky View County
Roll: 06119002

- Address : 263235 RGE RD 265
- Landuse : F (FARMSTEAD)
- Legal : NE-19-26-26-W04M
- Plan : Lot:1 Block:1 Plan:0313557
- Linc : 30255971
- Area : 17.62 Acres Division : 06

✕ Clear Highlight

Acreage 33



Rocky View County
Roll: 06129017

- Address : 264182 TWP RD 264
- Landuse : AH (AGRICULTURAL HOLDING)
- Legal : SW-29-26-26-W04M
- Plan : Block:8 Plan:9512734
- Linc : 26589474
- Area : 10.01 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 34



Rocky View County
Roll: 06129015

- Address : **No Municipal Address**
- Landuse : **AH (AGRICULTURAL HOLDING)**
- Legal : **SW-29-26-26-W04M**
- Plan : **Block:6 Plan:9512734**
- Linc : **26589459**
- Area : **15.12 Acres** Division : **06**

✕ Clear Highlight

Acreage 35



Rocky View County
Roll: 06128011

- Address : **264044 RGE RD 264**
- Landuse : **AH (AGRICULTURAL HOLDING)**
- Legal : **SW-28-26-26-W04M**
- Plan : **Lot:2 Block:1 Plan:0815609**
- Linc : **33663147**
- Area : **16.36 Acres** Division : **06**

✕ Clear Highlight



REDESIGNATION APPLICATION

Acreage 36

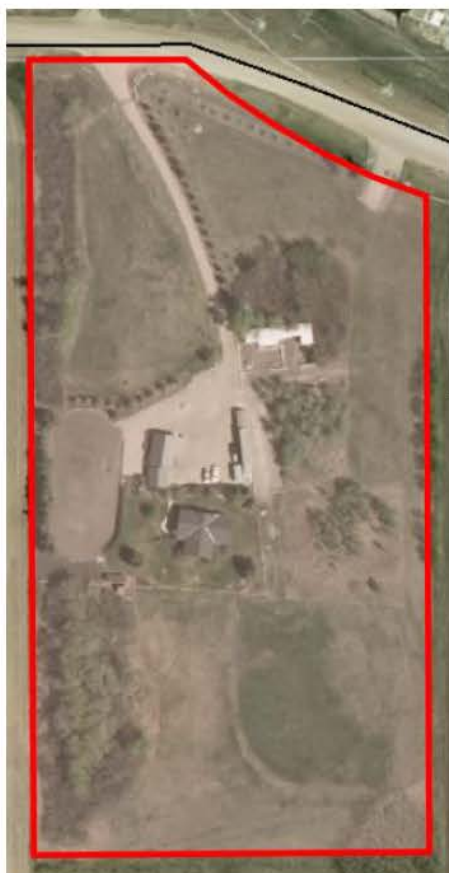


Rocky View County
Roll: 06128009

- Address : 263210 TWP RD 264
263214 TWP RD 264
- Landuse : AH (AGRICULTURAL HOLDING)
- Legal : SW-28-26-26-W04M
- Plan : Lot:1 Plan:9511428
- Linc : 26428251
- Area : 9.93 Acres Division : 06

✕ Clear Highlight

Acreage 37



Rocky View County
Roll: 06121007

- Address : 263213 TWP RD 264
- Landuse : F (FARMSTEAD)
- Legal : NW-21-26-26-W04M
- Plan : No Plan Number
- Linc : 21767579
- Area : 8.3 Acres Division : 06

✕ Clear Highlight



REDESIGNATION APPLICATION

Appendix "B" Proposed Subdivision Plan - PL20190130



Note 1 - Subdivision designed as per Rocky View County Agricultural Boundary Design Guidelines

Note 2 - Total Subdivision Area 20 acres + 20 acres + 102 acres + 18 acres = 160 acres

Irricana SE 04 27 26 W4 Subdivision Plan 4 - 5 * 20 Acres	October 31, 2019
A - SML Small Parcel Agriculture Option	Drawing By: John Bushfield CET



REDESIGNATION APPLICATION

Appendix "C" – County Plan - Building Communities - Abridged

Building Communities

Participants in the County Plan engagement process strongly supported the following statement. "The rural nature and importance of country residential, hamlet, and agricultural communities must be maintained."¹² At the same time, some participants questioned whether parts of the County are truly rural. What does it mean to be rural? Rural is a difficult word to define and it depends on whom you ask and where they live.¹³ Without question, farms and ranches, which produce crops and livestock are considered rural.

What about the small hamlets, villages, and towns that started as places to trade commodities and provide services to the surrounding agriculture area? They have some of the physical characteristics of an urban center, but because of their size and location in the county, have a very different feel and sense of community from their urban counterparts.

And what about country residential communities; are they considered to be rural? These communities often arise because of their proximity to large urban centers. Nevertheless, residents of these communities strongly value the features that characterize the rural landscape.

The challenge to county residents, landowners, and developers is to build communities that retain a rural sense and feel. The following table captures some of the characteristics of Rocky View's three types of rural communities. These characteristics should be considered in planning, design, and development of a rural community.

Overview of Agriculture

Agriculture has been a mainstay of the County's economy and has guided its settlement pattern since the early 1900's. Most of the hamlets in the county started as places to trade livestock and grain and provide service to the surrounding area. Traditional agriculture still dominates the rural landscape, but in recent times new agricultural ventures are emerging.

The County Plan envisions Rocky View as a community where:

- traditional farming and ranching continue to be valued and respected; • agriculture flourishes through innovation and diversification; and
- agriculture is promoted and recognized as vital to the County's social, economic, and environmental integrity.
- Foster an agriculture sector that is diverse, sustainable, and viable.
- Promote partnerships and education initiatives that support the agriculture sector and contribute to increased operator knowledge and opportunities.



REDESIGNATION APPLICATION

- Support individual agriculture producers and related business to help them be successful.
- Support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses.

- Encourage and support new forms of agriculture innovation and diversification through land use policy. POLICY Partnering, Education, and Food Production Maintaining a viable and sustainable agricultural sector requires practical hands-on support to educate agricultural producers and county residents, and facilitate the broadening of agriculture markets and regional food production.

In the years ahead “traditional agriculture uses including large scale crop and cattle production still dominate the landscape. However, the industry has been revitalized through a renewed global emphasis on food production... the next generation of producers and general diversification and innovation.”

Business Agricultural operators and the entire agricultural sector make an important contribution to the economy and employment levels in the County.

8.7 Support and encourage agriculture operations and agricultural related economic activity.

8.8 Support and encourage small scale, value-added agriculture and agriculture services to locate in proximity to complementary agricultural producers.

8.9 Direct large-scale value-added agriculture and agriculture services to develop in identified and comprehensively planned business centers.

8.10 Provide a road network that allows for the safe and timely movement of agricultural equipment and goods.

8.11 Provide for increased home-based business opportunities.

8.12 Support the province in recognizing, preserving, and accounting for the natural capital of land.

8.13 Support and encourage the use of agricultural land for small scale production of renewable sources of energy.

Land Use Agriculture viability and diversity requires the recognition of different types and scales of agriculture operations; and the need to allow operators to go about their day-to-day business without new land uses adversely impacting their operation.

8.14 Support traditional agriculture and new, innovative agricultural ventures.

8.15 Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.

8.16 All redesignation and subdivision approvals shall address the requirements of section 29.



REDESIGNATION APPLICATION

Redesignation and Subdivision Approval Requirements

Agriculture services assist the agricultural operator in the production of primary and value-added agriculture products and services.

Small scale means activities that are minor in nature, as per the land use bylaw; and limited in scope, extent, traffic, and employees.

Small scale, value-added agriculture and agriculture services may not require upgrades to the road network if traffic volumes can be safely accommodated.

Examples of small scale, value-added production and agriculture services include:

- berries to jam • meat to sausage • Agri-tourism • farrier services • welding shop

Natural Capital is the land resource that supports economic activity (agriculture, forestry, recreation).

It includes physical resources (minerals, timber, and petroleum) as well as the ecosystems (grasslands, wetlands, and forests) that produce ecological goods and services (clean water and air).

Physical Constraint means a natural feature or human made hazard that impacts or restricts site suitability for development.

Constraints include; rivers, water bodies, wetlands, ravines, escarpments, steep slopes, land that is subject to flooding, and land that is, in the opinion of the subdivision authority, unstable.

Un-subdivided Quarter Section is a titled area of:

I. 64.7 hectares (160 acres) more or less; or

II. a gore strip greater than 32.38 hectares (80 acres) in size, that has not been subdivided, excluding subdivisions for boundary adjustments; road widening; and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

Gore Strip means a fractional $\frac{1}{4}$ section of land created to allow for the convergence of meridian lines.



REDESIGNATION APPLICATION

Rocky View County Plan – Distinct Agriculture

Redesignation and Subdivision for Agricultural Purposes

The following policies provide for a variety of parcel sizes to accommodate a wide range of agricultural pursuits by acknowledging that emerging trends in agriculture may be successfully developed on smaller parcels of land.

8.18 Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported.

Proposals will be evaluated on the following criteria:

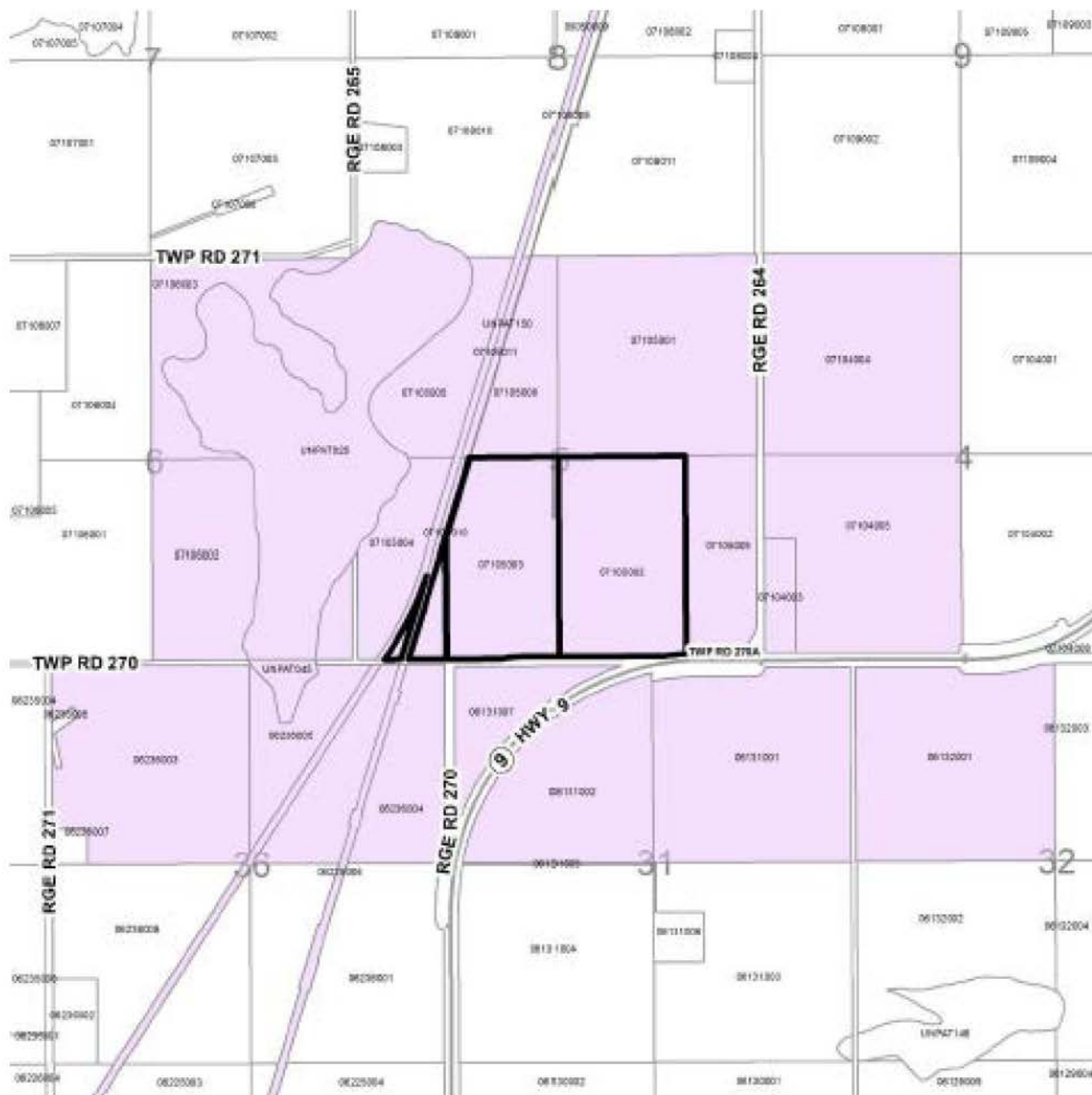
- a. A similar pattern of nearby small agricultural operations;
- b. A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation.
- c. A demonstration of the need for the new agriculture operation;
- d. An assessment of the proposed parcel size and design, to demonstrate it is capable of supporting the new or distinct agricultural operation. Site assessment criteria include:
 - (I). suitable soil characteristics and topography;
 - (II). suitable on-site infrastructure for the proposed use. Required infrastructure may include access areas, water wells, irrigation and sewage infrastructure, and manure management capability; and
 - (III). compatibility with existing uses on the parent parcel and adjacent lands;
- e. An assessment of the impact on, and potential upgrades to, County infrastructure; and
- f. An assessment of the impact on the environment including air quality, surface water, and groundwater.

8.19 The approval of discretionary agriculture land uses, or land uses related to agriculture, is supported where there are existing or potential concentrations of agricultural resources, markets, animal types, agriculture related industries, or other discretionary land uses, as identified in the Land Use Bylaw.



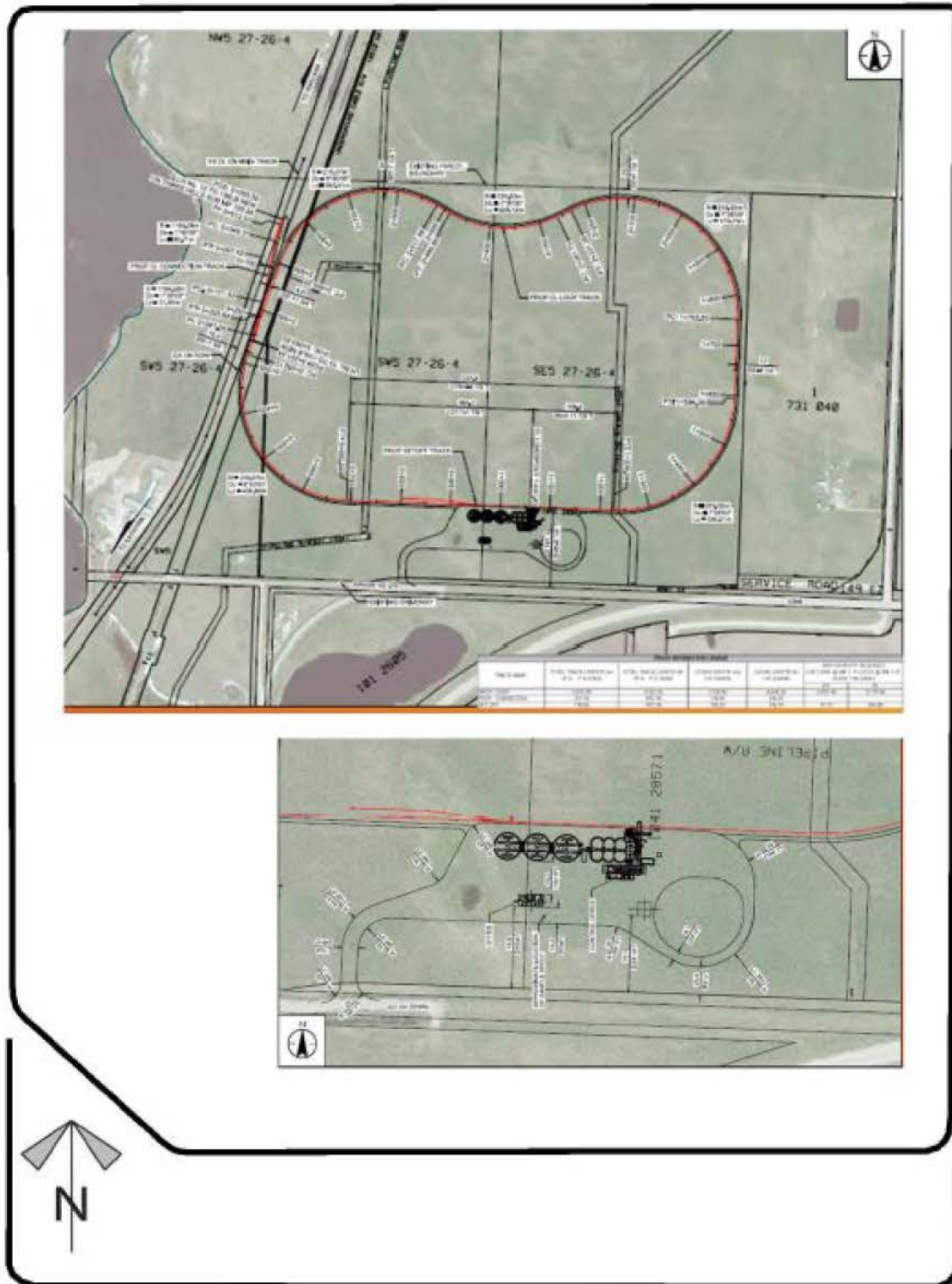
REDESIGNATION APPLICATION

Appendix "D" – Upcoming Grain Terminal Project



REDESIGNATION APPLICATION

Grain Terminal Layout Map – Grain Terminal Property Outline





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 26, 2020 **DIVISION:** 7
TIME: Afternoon Appointment
FILE: 06410005 **APPLICATION:** PL20180153
SUBJECT: Redesignation Item – Direct Control Bylaw Amendment
NOTE: This application should be considered in conjunction with application PL20190090
 (agenda item C-3)

POLICY DIRECTION:

The Balzac East Area Structure Plan.

EXECUTIVE SUMMARY:

This application is a site-specific amendment to Direct Control Bylaw (DC-109) to allow additional uses complementary to the existing Racetrack Entertainment Centre and surrounding area. A Master Site Development Plan amendment was also submitted concurrently in support of the land use application (see Application PL20190090).

Council gave first reading to Bylaw C-7984-2019 on January 28, 2020.

No letters were received in response to 73 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The application is consistent with the Balzac East Area Structure Plan;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 20, 2019
DATE DEEMED COMPLETE:	December 20, 2019
LEGAL DESCRIPTION:	Lot 6, Block 1, Plan 1513008 within SW-10-26-29-W04M
GENERAL LOCATION:	Located in the Balzac East area, at the northwest junction of Crossiron Drive and Dwight McLellan Trail.
APPLICANT:	Kellam Berg Engineering & Surveys Ltd.
OWNERS:	1685258 Alberta Ltd.
EXISTING LAND USE DESIGNATION:	Direct Control Bylaw (DC-109)
PROPOSED LAND USE DESIGNATION:	Direct Control Bylaw (DC-109), as amended.
GROSS AREA:	± 11.04 acres

Administration Resources

Johnson Kwan and Noor Mirza, Planning and Development Services



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

Class 2,T50, 2T, E50 - Slight limitations due to adverse topography, and erosion damage.

Class 3D40, 3N,W30, 2T30 - Moderate limitations due to low permeability, high salinity, excessive wetness/poor drainage and adverse topography.

HISTORY:

November 4, 2015 Subdivision Plan 1513008 was registered at Land Titles creating the subject property. Municipal Reserves were collected in full via cash-in-lieu for 10% of the parcel in accordance with Section 666 of the *Municipal Government Act*.

April 25, 2006 Council approved Bylaw C-6234-2006 redesignating the subject land to Direct Control Bylaw (DC-109).

BACKGROUND:

As required by the ASP, an amended Master Site Development Plan (MSDP) was previously prepared and approved in 2016 for Cell A-1 of DC-109 to guide development permit applications for a Racing Entertainment Centre. This MSDP was appended to Direct Control Bylaw 109.

This application proposes to create a new sub-cell – Cell A-7 – from the southern portion of Cell A-1; Cell A-7 would provide for a wide range of commercial uses (uses and definitions outlined in Appendix B to this report) to complement the Racing Entertainment Centre.

POLICY ANALYSIS:

Balzac East Area Structure Plan

The subject land is located in the Balzac East Area Structure Plan North Business Area Cell A.

According to the ASP (Section 4.3.2), North Business Area Cell A is intended to contain a wide range of business, commercial, services, hospitality office, and entertainment uses.

The proposed amendments to DC-109 and additional uses proposed within Cell A-7 are considered to be consistent with the Balzac East Area Structure Plan. All technical items would be further considered at the future subdivision and/or development permit stage.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7984-2019 be given second reading.

Motion #2 THAT Bylaw C-7984-2019 be given third and final reading.

Option #2: That application PL20180153 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



JKwan/llt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Proposed Uses and Definitions

APPENDIX 'C': Bylaw C-7984-2019 and Schedule A

APPENDIX 'D': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the <i>Highway Development and Protection Act/Regulation</i>, and will not require a roadside development permit from Alberta Transportation.</p> <p>An updated Traffic Impact Assessment needs to be prepared to assess the operations of the intersections on Highway 566, specially the intersection at Dwight McLellan Trail, and the interchange ramps with Highway 2. Modifications to the intersection will be the responsibility of Rocky View County.</p>
Recreation, Parks and Community Support	<p>Parks:</p> <ul style="list-style-type: none"> With regards to parks and active transportation network development there are no concerns with the design and overall intention of these features as they have not been altered drastically as presented in Section 3.2 "Public Realms" and Figure 5 "Conceptual Pedestrian Circulation Review" of the amended plan. Detailed comments regarding site design and requirements associated with parks and connectivity to the regional active transportation network will be addressed during any future development process.
Fire Services & Emergency Management	<ul style="list-style-type: none"> Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. Dependent on the occupancies, the Fire Services recommends that the building be sprinklered, if applicable, as per the National Building Code. Please ensure that access routes are compliant to the design specified in the National Building Code and RVC's servicing standards. <p>There are no further comments at this time.</p>
Planning and Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw. That prior to occupancy, the applicant shall contact Utility Operations for an inspection of the water meter, sanitary sewer service connection, and the sanitary test manhole. As a permanent condition, that if the facility changes commercial usage, the owner shall submit to the County a revised description of process and subsequent water and wastewater requirements. As a permanent condition, that this facility shall be subject to water usage/wastewater monitoring by Utility Operations, in order to ensure compliance with Bylaw C-5083-99 and C-7273-2103, as amended.



AGENCY	COMMENTS
	<p>Geotechnical:</p> <ul style="list-style-type: none"> That prior to issuance, a Geotechnical Investigation in accordance with the Rocky View County 2013 Servicing Standards is required to verify the site is suitable for the proposed buildings, site works, and deep utilities. For areas (if any) with greater than 1.2 m of fill a Deep Fill report is required. <p>Transportation:</p> <ul style="list-style-type: none"> County records indicate the Transportation Offsite Levy has been collected on the parcel previously (file 2006-DP-12274) and so will not apply to this approval. That prior to issuance, the applicant shall provide a letter prepared by a transportation engineer to address if the analysis and traffic volumes in the Balzac Global TIA report (December 2010, as amended) for these lands meet the criteria for the development. If updates to reflect revisions are required to the Balzac Global TIA report, this will be at the applicant's expense. The letter will also need to address if the proposed development is in accordance with the "IC" Traffic Impact Assessment, if not, a TIA will be required for the site to address the potential for off-site impacts. <ul style="list-style-type: none"> If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into. That prior to issuance, the applicant shall submit an access management plan in accordance with the County's 2013 Servicing Standards and Access Management Procedure 410. This includes verification that the proposed access will not result in conflicts with traffic movements on Crossiron Boulevard. <ul style="list-style-type: none"> Private access to DMT is not permitted due to its "skeletal" status in the East Balzac Transportation Network Plan. Public intersection spacing of >400m is required for DMT, access to this site shall be via Century Downs Drive and/or Crossiron Drive to the north/south respectively. That prior to occupancy the applicant shall restore all offsite areas to their existing condition, including pipe removals at/near Crossiron Drive, to the satisfaction of Rocky View County. That prior to issuance, if site final grading activities require the import or export of soil, the applicant shall enter into a Road Use Agreement with the County regarding use of the County's road system to haul soil off site or onto the site. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> County records indicate Lot 6, Block 1, Plan 151 3008 has been allocated a servicing capacity of 19.87m³/day (ADD) for sanitary servicing.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> That prior to occupancy, the owner is to enter into a Customer Service Agreement for wastewater use on the subject lands. <ul style="list-style-type: none"> Should the applicant's use require additional servicing capacity then the applicant will be required to provide payment for that additional capacity in accordance with the Master Rates Bylaw C-7630-2017, as amended. That prior to issuance, the applicant shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel to support the above noted service agreement. If expected demands exceed the 19.87m³/day already purchased for this lot, the owner will be required to purchase additional capacity in accordance with Bylaw C-7751-2018, as amended. That prior to issuance, the applicant shall submit a detailed site wastewater servicing design that will tie into the East Balzac wastewater system. That prior to issuance, the applicant shall submit a design drawing showing the location of sanitary sewer service connection and test manhole on the site for review and approval by Utility Operations. Note: the test manhole shall be located in an area easily accessible for the purposes of sampling and inspections. Please ensure that there is no conflict with shallow utilities and the manhole should not be located within any parking area. As an advisory note, should the test manhole be located within private property an access easement will be required for monitoring and testing purposes. As a permanent condition, connections to existing sanitary mains is not permitted without the authorization of Rocky View County's Utility Operations. Prior to occupancy, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary infrastructure. <p>Water Supply and Waterworks:</p> <ul style="list-style-type: none"> County records Lot 6, Block 1, Plan 151 3008 has been allocated a servicing capacity of 19.87m³/day (ADD) for water servicing. That prior to occupancy, the owner is to enter into a Customer Servicing Agreement for water use on the subject lands. <ul style="list-style-type: none"> Should the applicant require additional servicing capacity then the applicant would be required to provide payment for additional capacity in accordance with the Master Rates Bylaw C-7630-2017, as amended. That prior to issuance, the applicant shall confirm and demonstrate calculations for water and waste water usage for the development on the parcel to support the above noted service agreement. If



AGENCY	COMMENTS
	<p>expected demands exceed the 19.87m³/day already purchased for this lot, the owner will be required to purchase additional capacity in accordance with Bylaw C-7751-2018, as amended.</p> <ul style="list-style-type: none"> • That prior to issuance the applicant shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development in accordance with the County Servicing Standards, County Bylaws as amended, that will tie into the East Balzac potable water system. The design shall address the need for a pressure reducing valve and backflow preventer. • As a permanent condition, connections to existing water mains is not permitted without the authorization of Rocky View County's Utility Operations. • Prior to occupancy, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built water infrastructure. • As an advisory condition, no potable water can be used for irrigation purposes; outside hose bibs are not permitted. • That prior to issuance, the applicant shall be required to pay the County for the supply and installation of a water meter and remote transmitter unit. The water meter shall be sized based on calculations to be provided by the applicant in the demand analysis. • As a permanent condition, the lot shall obtain potable water from the East Balzac Water Distribution system. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • Prior to issuance, the applicant shall submit a site-specific stormwater implementation plan (SSIP) for the subject lands in accordance with County Servicing Standards and provide for any necessary easements and right-of-ways for drainage. The plan must include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes. The set of drawings shall also include proposed finished surface/grading plan (corner lot grades). <ul style="list-style-type: none"> ○ As a permanent condition, the Development Permit be structured such that it is an ongoing requirement (in perpetuity) of the Development Permit that the Owner operate the site in accordance with the approved SSIP. ○ The applicant is responsible for any related EPEA (and if necessary, <i>Water Act</i>) approvals for the on-site stormwater infrastructure. ○ The plan shall address the need for an oil/grit separator.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • That prior to issuance the owner/applicant shall submit a sediment and erosion control plan for onsite construction activities in accordance with County Servicing Standards. • That prior to issuance, the applicant shall submit a detailed site grading plan prepared by a qualified professional. • Prior to occupancy, Rocky View County requires as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built pond volumes, liner verification, traplow volumes, inverts and any other information that is relevant to the approved SSIP. Following receiving the as-built drawings from the consulting engineer, Rocky View County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".

Original Circulation Period: July 12, 2019 to August 2, 2019

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



APPENDIX B: PROPOSED USES AND DEFINITIONS

ACCESSORY BUILDING means a building incidental and subordinate to the principal building, the use of which is incidental to that of the principal building but in no instance shall be used as a permanent or temporary residence, and is located on the same parcel;

ACCESSORY USE means a use or development customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building;

AGRICULTURE AND TOURISM USES (Defined in DC-109) means a business or commercial facility that provides the travelling public with interpretive or curated services related to the agriculture industry. This may include museum facilities or facilities to who or exhibit animals;

AMUSEMENT AND ENTERTAINMENT SERVICES means those developments, having a room, area or building used indoors or outdoors for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks;

ATHLETIC AND RECREATION SERVICES (Defined in DC-109) means an indoor or outdoor sport facility, including racquet courts, gymnasiums, arenas, swimming pools, stadiums, sports fields or ice surfaces, and includes necessary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility;

AUTOMOTIVE RETAIL STORE means a place of business where vehicles are rented to the travelling public. No offsite storage of rental vehicles is to take place on the site;

AUTOMOTIVE SERVICES means a development used for the rental, lease, sale, service, restoration, mechanical repair and the retail sale of parts and petroleum products for motorized vehicles including automobiles, trucks, trailers, motorcycles, and recreation vehicles;

BREW-PUB (Defined in DC-109) means a *Drinking Establishment*, licensed by the Alberta Liquor and Gaming Commission that manufactures or produces beer or wine.

CANNABIS RETAIL STORE means a building or a portion thereof that is licensed by the Province of Alberta for the sale of cannabis and cannabis accessories for consumption off the premises;

CARWASH means a building or structure for the operation of automobile washing;

COMMERCIAL BUSINESS means the use of land, building or structures for the purpose of buying and selling commodities and supplying of services;

CONVENIENCE STORE means a retail store in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and meat. To complement such items, it may include the limited sale of magazines, books and records, housewares, toiletries, stationary, and tobacco products, but does not include Cannabis Sales;

DEALERSHIP/RENTAL AGENCY, AUTOMOTIVE means an establishment having as its main use the storage of vehicles for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles;

DRINKING ESTABLISHMENT means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant;

GROCERY STORES means the use of a building or a portion thereof with a gross floor area of less than 600.00 sq. m (6,458.35 sq. ft.) for the sale of foodstuffs and convenience goods to serve the needs of surrounding residents, and the travelling public;



GROCERY STORE, LOCAL means a building used for the sale primarily of foodstuffs and convenience goods to local clientele, and which specifically excludes the sale of specialty products as a principal use, but does not include Cannabis Sales;

GROCERY STORE, REGIONAL means a building used for the sale primarily of foodstuffs and convenience goods to regional clientele, and which specifically excludes the sale of specialty products as a principal use, but does not include Cannabis Sales;

HEALTH CARE SERVICES means a development used for the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature. Typical uses or facilities would include medical and dental offices, health clinics, and chiropractor offices;

HOTEL means a building which provides sleeping accommodation for which there is a fee charged and which may also contain commercial uses and such additional facilities or services as a restaurant, a dining room, room service or public convention room;

INDOOR PARTICIPANT RECREATION SERVICES means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis;

LIQUOR SALES means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the *Alberta Liquor Control Act*;

MOTEL means a building or group of buildings on a site designed and operated to provide temporary accommodation for transient motorists and contains separate sleeping units, each of which is provided with an adjoining, conveniently located parking stall;

OFFICES means a facility or portion of a building used primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the offices of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering, and office support services;

OUTDOOR CAFE means a facility where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed building;

PERSONAL SERVICE BUSINESS means a facility for providing a service to individuals;

PRIVATE CLUBS AND ORGANIZATIONS means a development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, without on-site residences. Private clubs may include rooms for eating, drinking, and assembly;

PUBLIC OR QUASI-PUBLIC BUILDINGS means a building, which is available to the public for the purposes of assembly, instruction, culture or enlightenment, or for a community activity, but does not include a school or a place of public entertainment for which an admission fee is normally charged;

RESTAURANT (MAY INCLUDE DRIVE THROUGH WINDOW) means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities may include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission;

RETAIL FOOD STORE means the use of a building or a portion thereof with a gross floor area in excess of 600.00 sq. m (6,458.35 sq. ft.), for the sale of foodstuffs for consumption off-premises, but does not include Cannabis Sales;



RETAIL STORE, LOCAL means a building or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to local clientele at retail, but does not include Cannabis Sales;

RETAIL STORE, REGIONAL means a building or part thereof in which foods, wares, merchandise, substances, articles, or things are offered or kept for sale directly to the regional clientele at retail, but does not include Cannabis Sales;

SERVICE STATION (MAY INCLUDE CAR-WASH) means an establishment for the sale of automotive fuels, lubricating oils, and associated automotive fluids or the routine servicing and minor repair of motor vehicles or both, excluding automotive specialty and auto body and paint shop uses, and may also include the following accessory uses: convenience store, towing service, car wash, or the sale of automotive accessories;

SHOPPING CENTRE, LOCAL means a shopping centre providing to local clientele the sale of convenience goods and personal services for day-to-day living needs. It may be built around a junior department store and/or a local grocery store. It does not provide services for the wide market-base or contain regional retail stores or warehouse stores typically found in a regional shopping centre or include Cannabis Sales;

SHOPPING CENTRE, REGIONAL means a shopping centre providing for the sale of general merchandise, apparel, furniture, and home furnishings in full depth and variety and convenience goods and personal services. It may be built around one or more regional retail stores and provides services to a regional market-base and clientele, but does not include Cannabis Sales;

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing, or event;

TOURIST INFORMATION SERVICES AND FACILITIES means the use of a parcel of land or a building to provide information to the travelling public and may include washrooms and picnic facilities;

VETERINARY CLINIC means a facility for the medical care and treatment of animals and includes provision for their overnight accommodation but does not include boarding kennels, outdoor pens, runs or enclosures;



ROCKY VIEW COUNTY

BYLAW C-7984-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-6234-2009 (DC-109)

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7984-2019.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in Direct Control Bylaw C-6234-2009 (DC-109), Land Use Bylaw C-4841-97 and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Direct Control Bylaw C-6234-2009 (DC-109) be amended, as detailed in Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7984-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 7

File: 06410005 – PL20180153

READ A FIRST TIME IN COUNCIL this 28th day of January , 2020

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

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

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-7984-2019

Amendment #1: Replace Direct Control Bylaw Schedule B to include Sub Cell A-6 and A-7 as follows:



Amendment #2: Include Sub-Cell A-6 and A-7 under Section 2.0.0 a) as follows:

The purpose and intent of this Development Cell is to provide for the development of a comprehensively designed and integrated retail/entertainment complex. The principal uses proposed for Cell A include a Super-regional Shopping Centre, and a Racing Entertainment Centre (REC). Development in the Cell will include ~~5-7~~ Sub-Cells.

Sub-Cell A-1 and A-6 comprises the Racing Entertainment Center which includes a Horse Racing Track with accompanying service, entertainment and gaming uses.

Sub-Cell A-2 comprises the Super-regional Shopping Centre. Sub-Cell A-1 ~~and~~ A-2, and A-6 will be fully integrated with each other and will provide for the movement of pedestrian and vehicular traffic between each principal use through the development of a “link” or other means of integration, which shall be detailed in the Master Site Development Plan for the Super-regional Shopping Centre and the REC.

Sub-Cell A-3, A-4, ~~& A-5,~~ and A-7 development comprises the “out parcel” development, and will consist of commercial/retail/service/hospitality/office uses that are complementary to the principal uses within Cell A. Development of Sub-Cell A-3, A-4, ~~& A-5,~~ and A-7 lands shall be comprehensively designed and shall complement and integrate with the principal uses of Cell A providing high quality landscaping treatment and a pedestrian network throughout the Development Cell and wider Development Area, in order to present a campus-like development in each of the Sub-Cell A-3, A-4, ~~& A-5,~~ and A-7 areas.

Amendment #3: Include Sub-Cell A-6 under Section 2.0.0 b) (1) as follows:

Sub-Cell A-1 and A-6: Racing Entertainment Centre

Amendment #4: Add the following provisions as 2.0.0 b) (4), Sub-Cell A-7 Uses:

The following uses are allowed on Lot 6, Block 1, Plan 1513008

- a) Accessory Buildings;
- b) Accessory Uses;
- c) Agriculture and Tourism Uses;
- d) Amusement and Entertainment Services
- e) Athletic and Recreation Facilities;
- f) Automobile Rental Store;
- g) Automotive Services;
- h) Banks or Financial Institutions (may include drive through window);
- i) Brew-pub;
- j) Cannabis Retail Store;
- k) Carwash;
- l) Commercial Business;
- m) Convenience Store;
- n) Dealership/Rental Agency Automotive;
- o) Drinking Establishment;
- p) Grocery Stores;
- q) Health Care Services;
- r) Hotels
- s) Indoor Participant Recreation Services;

- t) Liquor Sales;
- u) Motels;
- v) Offices;
- w) Outdoor Café
- x) Personal Services Businesses;
- y) Private Clubs and Organizations;
- z) Public or Quasi-Public Buildings;
- aa) Restaurant (may include drive through window);
- bb) Retail Food Store;
- cc) Retail Stores, Local;
- dd) Retail Store, Regional;
- ee) Service Station (may include car-wash);
- ff) Shopping Centre, Local;
- gg) Shopping Centre, Regional;
- hh) Signs;
- ii) Tourist Information and Services;
- jj) Veterinary Clinic;

Amendment #5: Include Sub Cell A-6 in provision 2.1.2

Maximum Building Footprint for Retail Stores:

Maximum Building Footprints do not apply to Sub-cells A1 &, A2, and A6

Amendment #6: Add a provision in regards to Maximum Building Footprint for Retail Store for Sub-Cell A-7

d) 7,500 m² (80,729 ft²) in Sub-cell A-7

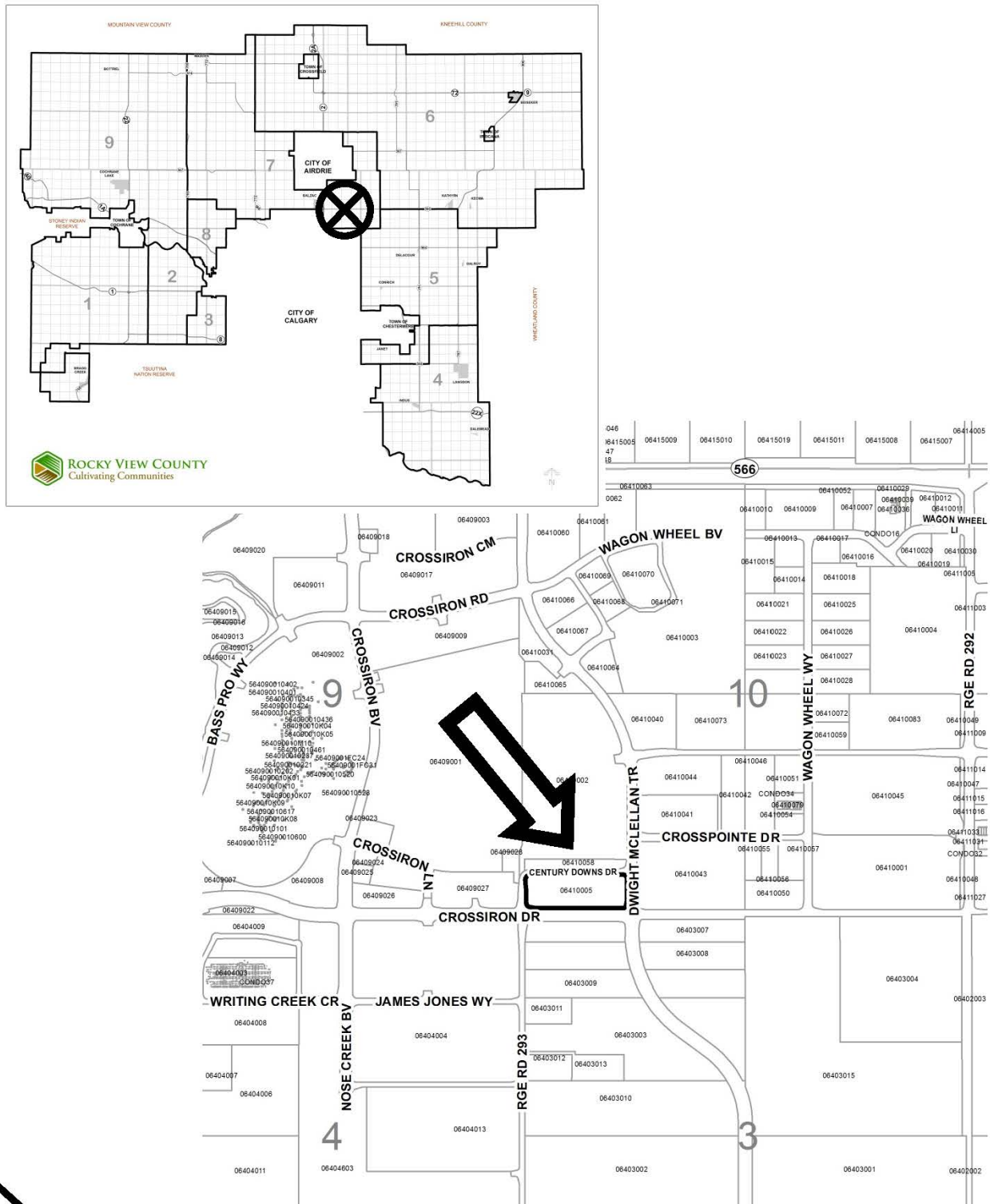
Amendment #7: Include Sub Cell A-6 in provision 2.2.2

2.2.2 The final Plan of Survey for Sub-Cells A-1, ~~and A-2,~~ and A-6 shall include the delineation of the ownership boundaries of the link between the two principal uses in Cell A, and shall provide opportunity for creation of a parcel occupying air-space above a Municipal Road.

Amendment #8: Include Sub-Cell A-6 under Section 2.2.3 and 2.2.4 as follows:

2.2.3 Prior to further subdivision of the Sub-Cell A-3, A-4 & A-5, and A-6 lands into titled lots a Master Site Development Plan for that Sub-Cell must be in place. In addition to the matters noted in 2.3.4, The Master Site Development Plan shall comprehensively illustrate the proposed lots and roads within the Sub-Cell and provide details regarding the overall integration of the Sub-Cell with the area governed by this Bylaw and adjacent lands.

2.2.4 Parcel sizes for Sub-Cell A-3, A-4 & A-5, and A-6 lots anticipated in 2.2.3 above shall be in accordance with the Master Site Development Plan.



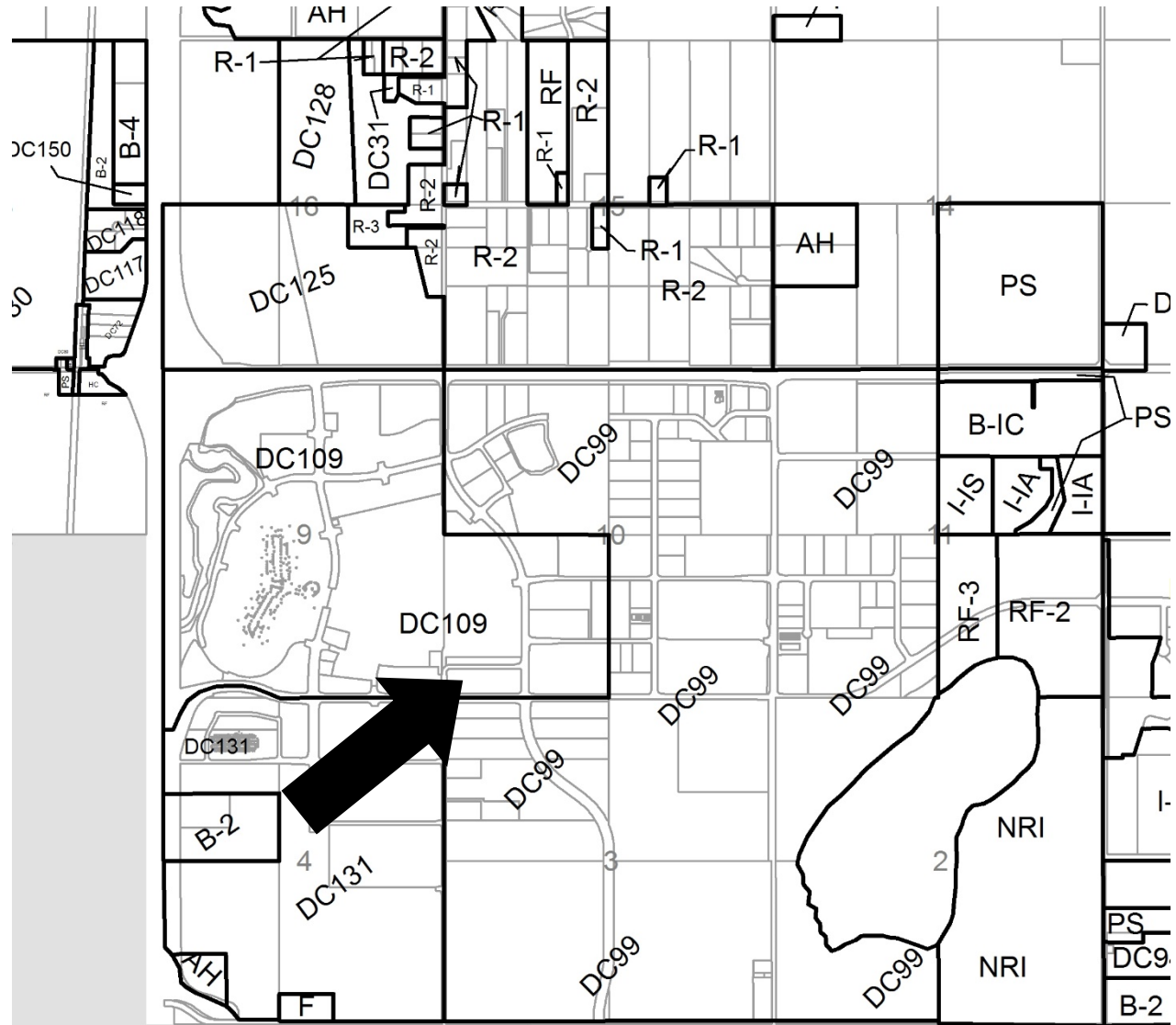
LOCATION PLAN

SW-10-26-29-W04M
 Lot:6 Block:1 Plan:1513008

Date: Dec 27, 2018

Division # 7

File: 06410005



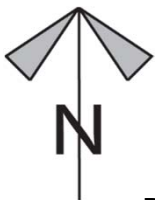
CITY OF CALGARY

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

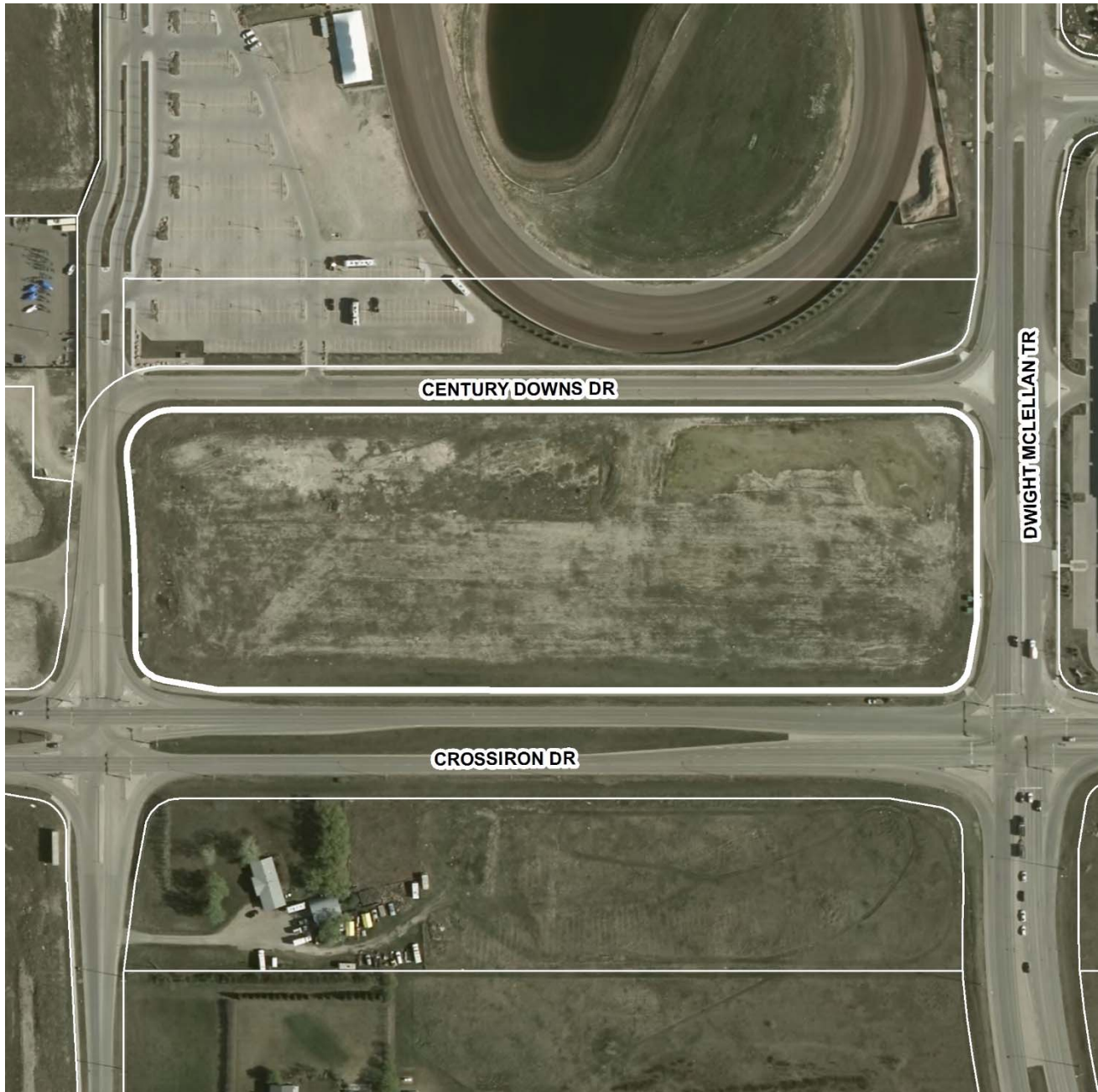
LAND USE MAP

SW-10-26-29-W04M

Lot:6 Block:1 Plan:1513008

Date: Dec 27, 2018Division # 7File: 06410005

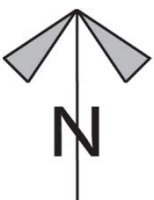
Redesignation Proposal: A site-specific amendment to Direct Control Bylaw 109 to allow additional uses on Lot 6, Block 1, Plan 1513008.



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

AIR PHOTO

Spring 2018



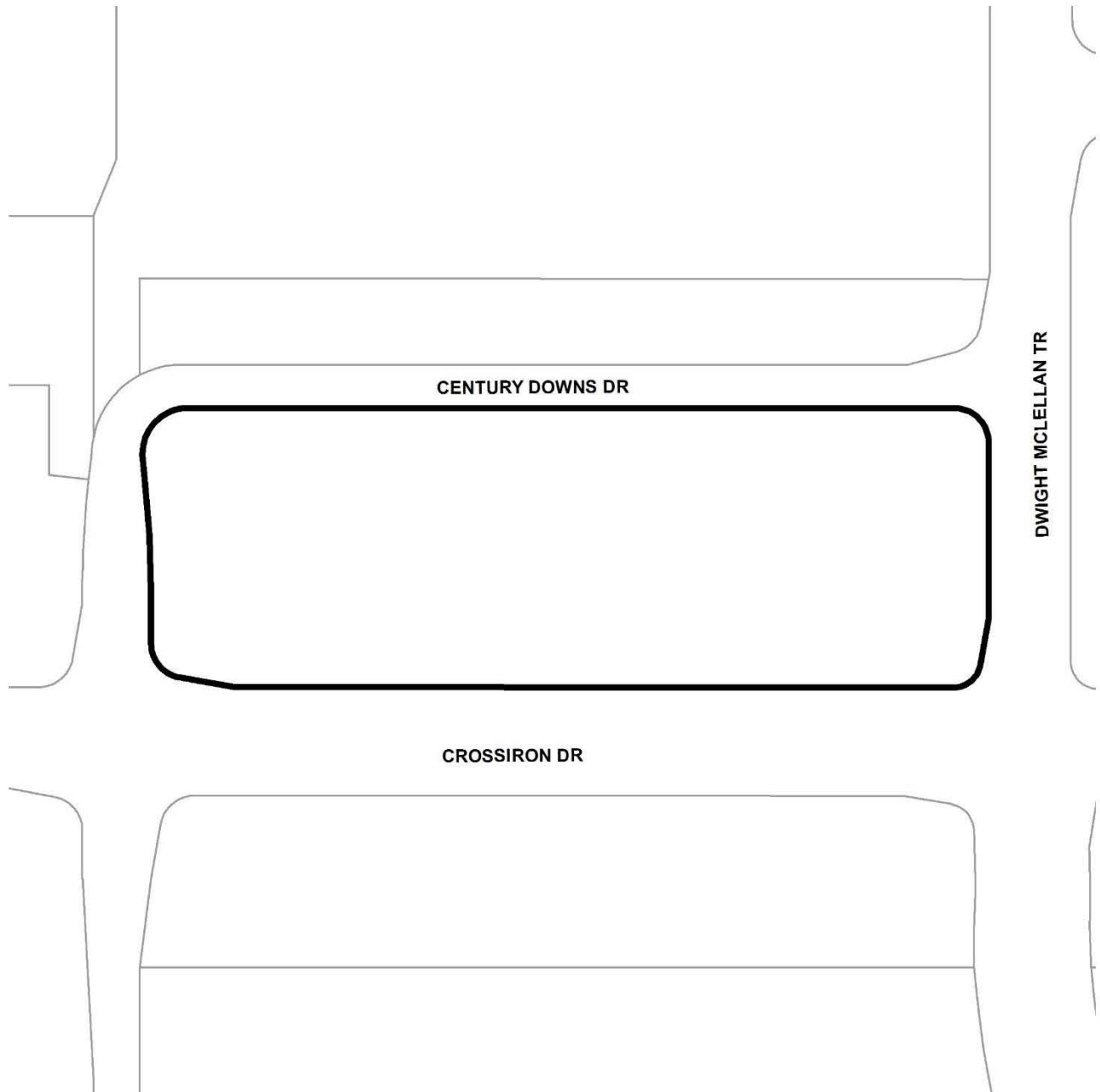
SW-10-26-29-W04M
Lot:6 Block:1 Plan:1513008

Date: Dec 27, 2018

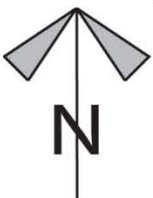
Division # 7

File: 06410005

Redesignation Proposal: A site-specific amendment to Direct Control Bylaw 109 to allow additional uses on Lot 6, Block 1, Plan 1513008.



DEVELOPMENT PROPOSAL



SW-10-26-29-W04M
Lot:6 Block:1 Plan:1513008

Date: Dec 27, 2018

Division # 7

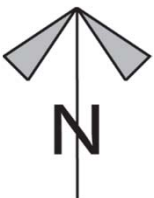
File: 06410005



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

TOPOGRAPHY

Contour Interval 2 M



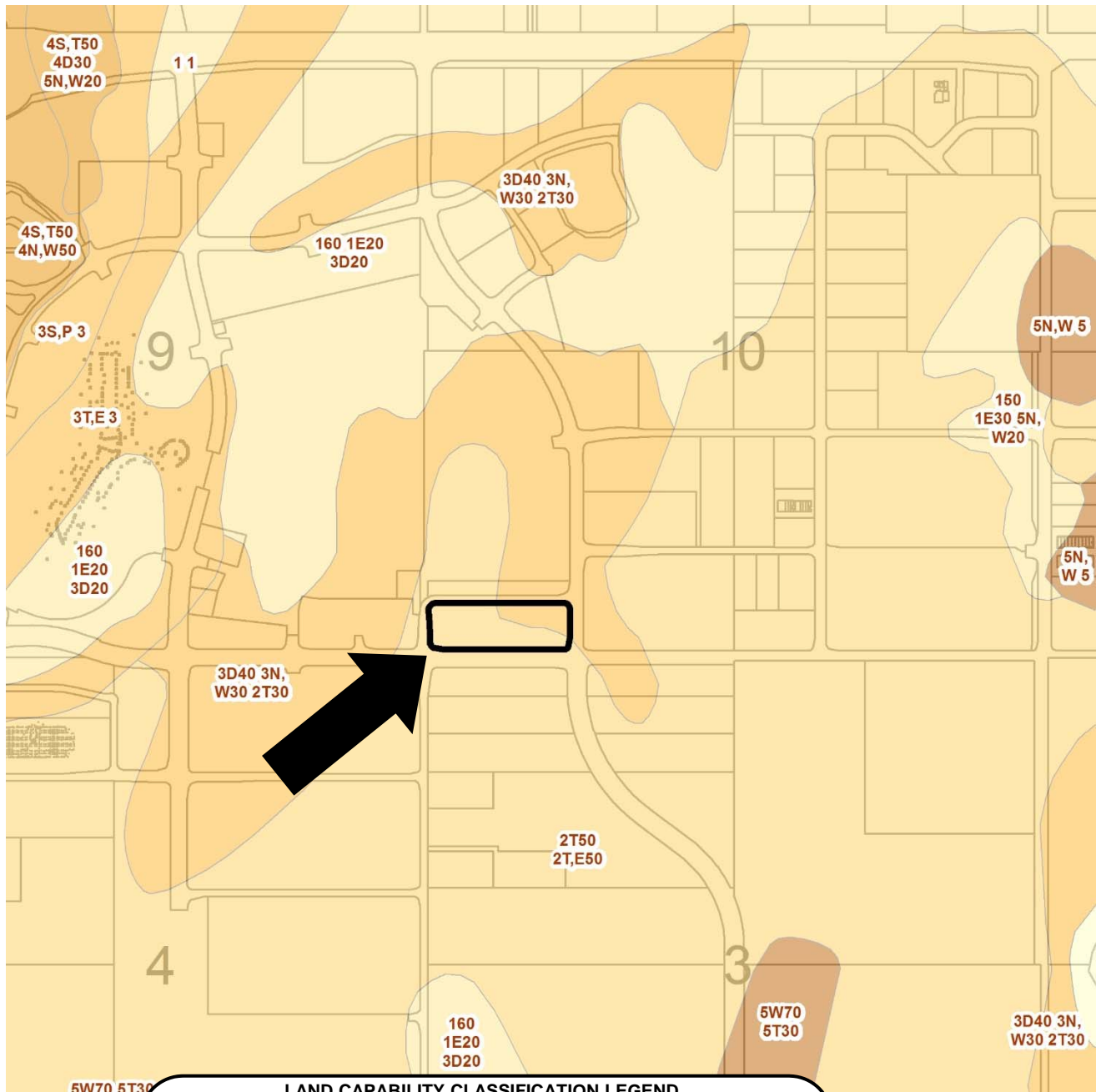
SW-10-26-29-W04M

Lot:6 Block:1 Plan:1513008

Date: Dec 27, 2018

Division # 7

File: 06410005



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

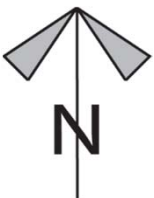
CLI Class

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

Limitations

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

SOIL MAP

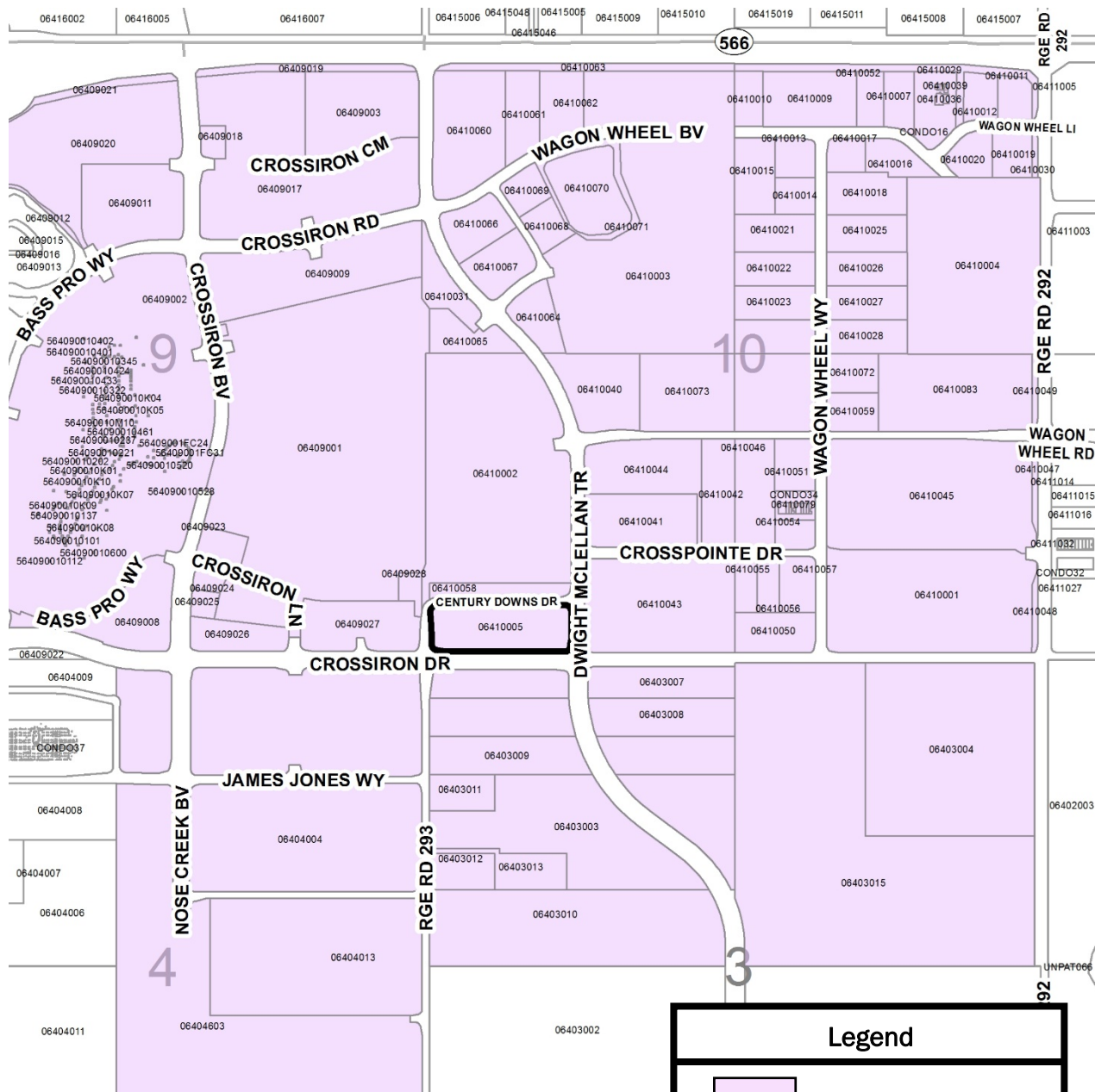


SW-10-26-29-W04M
 Lot:6 Block:1 Plan:1513008

Date: Dec 27,2018

Division # 7

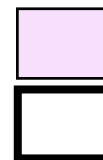
File: 06410005



Letters in Opposition

Letters in Support

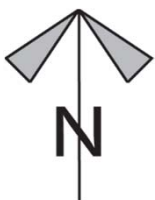
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SW-10-26-29-W04M

Lot:6 Block:1 Plan:1513008

Date: Dec 27,2018

Division # 7

File: 06410005



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	May 26, 2020	DIVISION: 7
TIME:	Afternoon Appointment	
FILE:	0641002/0005/0058	APPLICATION: PL20190090
SUBJECT:	Redesignation Item – Direct Control Bylaw Amendment (Master Site Development Plan)	
NOTE:	This application should be considered in conjunction with application PL20180153 (agenda item C-4)	

POLICY DIRECTION:

The Balzac East Area Structure Plan.

EXECUTIVE SUMMARY:

The purpose of this application is to amend Direct Control Bylaw (DC-109) Appendix B – the Master Site Development Plan for the Race Track and Entertainment Centre; this will facilitate future commercial development in a proposed sub-cell south of the racetrack.

Council gave first reading to Bylaw C-7985-2019 on January 28, 2020.

No letters were received in response to 621 letters circulated to adjacent and area property owners when the application was received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

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

ADMINISTRATION RECOMMENDATION:

Administration recommends Approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	June 20, 2019
DATE DEEMED COMPLETE:	December 20, 2019

LEGAL DESCRIPTION:	Lot 4, Block 1, Plan 1510786 within SW-10-26-29-W04M; Lot 5, Block 1, Plan 1513008 within SW-10-26-29-W04M; Lot 6, Block 1, Plan 1513008 within SW-10-26-29-W04M.
---------------------------	---

GENERAL LOCATION:	Located in the Balzac East area, at the northwest junction of Crossiron Drive and Dwight McLellan Trail.
--------------------------	--

APPLICANT:	Kellam Berg Engineering & Surveys Ltd.
-------------------	--

OWNERS:	1685258 Alberta Ltd.
----------------	----------------------

EXISTING LAND USE DESIGNATION:	Direct Control Bylaw (DC-109)
---------------------------------------	-------------------------------

PROPOSED LAND USE DESIGNATION:	Direct Control Bylaw (DC-109), as amended
---------------------------------------	---

GROSS AREA:	± 68.3 acres
--------------------	--------------

Administration Resources

Johnson Kwan and Noor Mirza, Planning and Development Services



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

Class 2T50, 2T, E50 - Slight limitations due to adverse topography and erosion damage.

Class 3D40 3N W30 2T30 – Moderate limitations due to low permeability, high salinity, excessive wetness/poor drainage and adverse topography.

HISTORY:

November 4, 2015 Subdivision Plan 1513008 was registered at Land Titles creating the subject property. Municipal Reserves were collected in full via cash-in-lieu for 10% of the parcel in accordance with Section 666 of the *Municipal Government Act*.

April 25, 2006 Council approved Bylaw C-6234-2006 redesignating the subject land to Direct Control Bylaw (DC-109).

BACKGROUND:

As required by the ASP, an amended Master Site Development Plan (MSDP) was previously prepared and approved in 2016 for Cell A-1 of DC-109 to guide development permit applications for a Racing Entertainment Centre. This MSDP was appended to Direct Control Bylaw 109.

This application proposes to create a new sub-cell – Cell A-7 – from the southern portion of Cell A-1; Cell A-7 would provide for a wide range of commercial uses (uses and definitions outlined in Appendix B to this report) to complement the Racing Entertainment Centre.

POLICY ANALYSIS:

Balzac East Area Structure Plan

The subject land is located in the Balzac East Area Structure Plan North Business Area Cell A.

According to the ASP (Section 4.3.2), North Business Area Cell A is intended to contain a wide range of business, commercial, services, hospitality office, and entertainment uses.

The proposed amendments to the MSDP appended to DC-109, allowing additional uses proposed within a new Cell A-7, are considered to be consistent with the Balzac East Area Structure Plan. All technical items would be further considered at the future subdivision and/or development permit stage.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7985-2019 be given second reading.

Motion #2 THAT Bylaw C-7985-2019 be given third and final reading.

Option #2: That application PL20190090 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer



JKwan/llt

APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7985-2019 and Schedule A

APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>In reviewing the application, the proposed development does not fall within the control distance of a provincial highway as outlined in the <i>Highway Development and Protection Act/Regulation</i>, and will not require a roadside development permit from Alberta Transportation.</p> <p>An updated Traffic Impact Assessment needs to be prepared to assess the operations of the intersections on Highway 566, specially the intersection Dwight McLellan Trail, and the interchange ramps with Highway 2. Modifications to the intersection will be the responsibility of Rocky View Coun</p>
Recreation, Parks and Community Support	<p>Parks:</p> <ul style="list-style-type: none"> With regards to parks and active transportation network development there are no concerns with the design and overall intention of these features as they have not been altered drastically as presented in Section 3.2 "Public Realms" and Figure 5 "Conceptual Pedestrian Circulation Review" of the amended plan. Detailed comments regarding site design and requirements associated with parks and connectivity to the regional active transportation network will be addressed during any future development process.
Fire Services & Emergency Management	<ul style="list-style-type: none"> Please ensure that water supplies and hydrants for the development are sufficient for firefighting purposes. Dependent on the occupancies, the Fire Services recommends that the building be sprinklered, if applicable, as per the National Building Code. Please ensure that access routes are compliant to the design specified in the National Building Code and RVC's servicing standards. <p>There are no further comments at this time.</p>
Planning and Development Services – Engineering	<p>General</p> <ul style="list-style-type: none"> The applicant will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw. See comments on PL20180153 and PRDP20193870 related to the development permit submission for the Cell A-7 lands proposed for development. In general, technical requirements related to geotechnical conditions, stormwater management, transportation and site servicing are covered under that permit. This response is intended to address the MSDP submission itself to ensure the document is consistent with County requirements in the East Balzac development area.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<ul style="list-style-type: none">• Updates to all technical reporting will be required as development progresses within Cell A-7 and will be managed through the development permitting process.

Original Circulation Period: July 12, 2019 to August 2, 2019

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



ROCKY VIEW COUNTY

BYLAW C-7985-2019

A Bylaw of Rocky View County to amend Direct Control Bylaw C-6234-2006 (DC-109)

The Council of Rocky View County enacts as follows:

PART 1 –TITLE

This bylaw shall be known as Bylaw C-7985-2019

PART 2 - DEFINITIONS

In this bylaw the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97, Direct Control Bylaw C-6234-2009, and the *Municipal Government Act*.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6234-2006, known as Direct Control District Bylaw (DC-109) Appendix “B” – Master Site Development Plan For Sub-Cell A-1, be replaced with the revised Master Site Development Plan for Sub-Cell A-1 and A-7 as contained in Schedule ‘A’, attached to and forming part of the Bylaw; and

THAT the revised “Race Track and Entertainment Centre Master Site Development Plan” be adopted to provide a policy framework for future development within Lot 4, Block 1, Plan 1510786 within SW-10-26-29-W04M, Lot 5, Block 1, Plan 1513008 within SW-10-26-29-W04M, and Lot 6, Block 1, Plan 1513008 within SW-10-26-29-W04M, consisting of an area of ± 27.64 hectares (± 68.3 acres), as defined in Schedule ‘A’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7985-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per *the Municipal Government Act*.

Division: 7

File: 06410002/0005/0058 – PL20100090

READ A FIRST TIME IN COUNCIL this 28th day of January , 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

Bylaw C-7985-2019

**SCHEDULE 'A'
FORMING PART OF BYLAW C-7985-2019**

Schedule of Amendments to Bylaw C-6234-2006

1. Replace Appendix “B” of Bylaw C-6234-2006 – Master Site Development Plan For Sub-Cell A-1 with the revised Master Site Development Plan for Sub-Cell A-1 and A-7 affecting Lot 4, Block 1, Plan 1510786 within SW-10-26-29-W04M, Lot 5, Block 1, Plan 1513008 within SW-10-26-29-W04M, and Lot 6, Block 1, Plan 1513008 within SW-10-26-29-W04M, consisting of an area of approximately 27.64 hectares (\pm 68.3 acres), herein referred to as the “Race Track and Entertainment Centre Master Site Development Plan”.



Race Track and Entertainment Centre

Master Site Development Plan for Cell A-1 and A-7

Contents

1.0 INTRODUCTION	2
1.1 Vision	2
1.2 Purpose	3
1.3 Master Site Development Guiding Principles	3
1.4 Balzac East Area Structure Plan (BEASP)	4
1.5 Direct Control District -109 (DC-109)	5
2.0 DEFINITION OF CELL A-1 AND CELL A-7	7
2.1 Site Opportunities	8
3.0 MASTER SITE CONCEPT	9
3.1 The Master Site Concept	9
3.2 Public Realms	14
3.3 Landscaping	15
3.4 Transportation and Parking Requirements	18
4.0 SIGNAGE AND LANDMARKS	20
4.1 Signage Overview	20
4.2 Signage at Major Entries to Cell A-1 and A-7	20
4.3 Preliminary Master Site Signage Plan	20
4.4 Signage Imagery and Concepts	22
5.0 LIGHTING	23

5.1 Reducing Light Pollution through Dark Sky Principals	23
5.2 Lighting Types	24
5.3 Project Site Lighting	24
5.4 Race Track Lighting	24
6.0 ARCHITECTURAL OVERVIEW	25
6.1 Massing and Materials	25
6.2 Building Entries	26
6.3 Loading and Garbage	26
7.0 SITE SERVICES	27
7.1 On Site Servicing	27
7.2 Stormwater Management	29
7.3 Utilities	29
8.0 IMPLEMENTATION	30
8.1 Development Permit Applications	30
8.2 Process for Individual Site Plan(s) & Permit Application(s)	30
8.3 Building Permit applications for all locations	30
9.0 Supporting Technical Studies (under separate cover)	30
10.0 APPENDICES	31

1.0 INTRODUCTION

1.1 Vision

The lands east of the Queen Elizabeth II ("QE2") Highway and south of Route 566 are currently being developed as a commercial destination comprised of the CrossIron Mills Mall, the Century Downs horse racing complex and light industrial/commercial developments. The CrossIron Mills Mall is experiencing growth and the Century Downs horse race track is operating successfully, contributing to the creation of a complete entertainment destination. Development south of Century Downs Drive includes a variety of commercial, services and retail businesses that complement the surrounding uses. ~~At Century Downs, the initial facilities have been completed, including the Racino building, track and barn. A second barn is expected to be completed in 2015 and discussions with horse racing stakeholders in Alberta indicate that a third barn is required in order to accommodate industry needs. This document outlines proposed revisions to the Master Site Development Plan (MSDP) which will help facilities growth of this important venue for horse racing in the Calgary region.~~

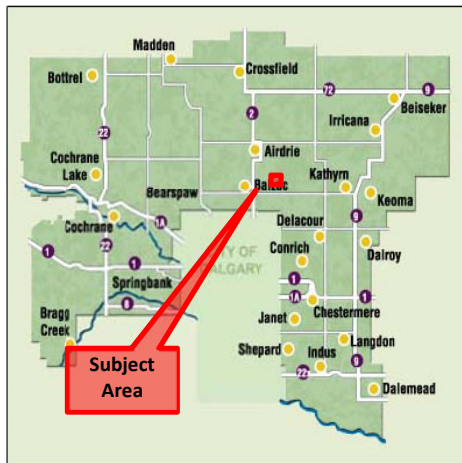


Figure 1 - Context Map



Figure 2 - Horse racing example

1.2 Purpose of a Master Site Development Plan (MSDP) for Cell A-1

The purpose of this document is to ~~amend the MSDP approved by Council in January of 2014~~ provide guidance for the development of Race Track and Entertainment Centre (Cell A-1) and development south of Century Down Drive (Cell A-7). The ~~previously approved~~ MSDP establishes the general development principles for the project area, including entranceways, parking and landscaping, pedestrian circulation, regional pathways and architectural character. ~~The proposed amendment adheres to the following documents: The Balzac East Area Structure Plan (Bylaw C 5177 2000), the original MSDP for Sub Cell A-1 and Direct Control Bylaw 109 (Bylaw C 6234 2006). The amendments include a third barn in the northeast corner of the site, possible expansion of the Racino building, a second possible hotel site south of the Racino building and the option for a future barn, trailer parking or commercial uses on the east side of the site. The previously adopted MSDP identifies the area to the east of the racetrack as possible future commercial; however, the horse racing operation would like to provide future flexibility by adding a barn and horse trailer parking as additional possible uses. The proposed amendment also includes the addition of a Barn lounge and Jockey Building which will provide important facilities for jockeys. Although the third barn is required in the immediate future, additional amendments are being proposed at this point in time, in order to provide the option to respond quickly to demand for facilities without undertaking further amendments to the MSDP.~~

1.3 Master Site Development Guiding Principles

The ~~amended~~ MSDP ~~will continue to~~ provides specific site design controls for ~~Sub-Cell A-1 and A-7, to be used by Rocky View County (RVC) to guide subsequent development applications~~ with the overarching goal of developing a high quality, integrated project.



Figure 3 - Horse racing example



Figure 4 - Horse racing example

1.4 Balzac East Area Structure Plan (BEASP)

The project area falls within the North Business Area of the Balzac East Area Structure Plan as shown in Figure 1. The MSDP and proposed amendment adhere to the Business Use Performance Standards and Development Guidelines in the BEASP. The guidelines in the BEASP address lighting mitigation, landscaping, stormwater management, and water conservation strategies, among other items.

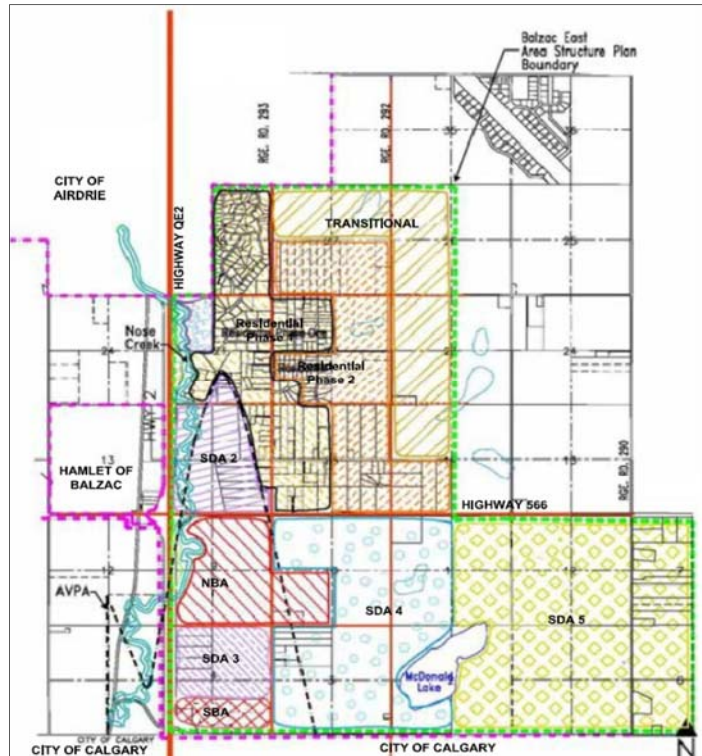


Figure 5 - Balzac East ASP Land Use Strategy (Bylaw C-5177-2000)



Figure 6 - DC-109 Development Cells (Bylaw C-6234-2006)

1.5 Direct Control District -109 (DC-109)

The Regulations in DC-109 for Cell A-1 and A-7 have been integrated into the MSDP, as follows:

Maximum Limits**Maximum Height of Buildings**

- Grandstand - 26 m (85 ft.)
- Hotel - 46 m (150 ft.) – To be measured from lobby floor elevation of Hotel facility.
- All other buildings – 15 m (49 ft.)
- Accessory Buildings: 5 m (16.5 ft.)

Maximum Building Footprints do not apply to ~~Sub-e~~Cell A-1.

Maximum Building Footprint for Cell A-7: 7,500 m² (80,729 ft²)

Number of freestanding signs per lot: 8

Number of accessory buildings per lot: 8

The minimum building setbacks are:

- 6 meters from public roads.
- 3 meters from all other roads.
- 3 meters from side yards of adjacent sites.

Subdivision Regulations**Special Regulations**

- The number of stalls required for each Cell is based on Parking and Loading Needs Assessment. A summary of the parking assessment is described in the Racing and Entertainment Centre – Balzac Transportation Impact Assessment Update, Bunt and Associates 2013, under separate cover. The Plan provides an integrated approach to the design of the parking facilities, the landscape and pedestrian systems, and identifies the traffic accommodation and flow for the internal development area.
- For the purpose of interpreting regulations contained in Section 4.4.3 d. Landscaping, of the Balzac East Area Structure Plan, the area contained within the oval of the horse racing track will not be considered as part of the total Cell area, nor as contributing to calculations of the areas required for landscaping treatment.
- The MSDP provides a comprehensive and Detailed Physical Design, Landscaping and Architectural Concepts to ensure that:
 - i. The complex integrates with the landscape, and the design seeks to mitigate the large scale of the development on the landscape;
 - ii. The appearance of parking areas from adjacent Highways is enhanced, and that the expansive appearance of parking areas is limited by breaking up their surface coverage with significant areas of landscaping, pedestrian pathways, sidewalks, and boulevards and/or other features.

- iii. Pedestrian movement throughout the development area is facilitated and encouraged through a well-developed network of sidewalks, pathways and public gathering areas. Pedestrian movement systems are an integral part of the overall development concept.
- iv. Development in Cell A-1 and Cell A-7 is sensitive to and integrates with adjacent development.

2.0 DEFINITION OF ~~SUB-CELL A-1~~ AND CELL A-7

~~This MSDP amendment affects the portion of Sub Cell A-1 located north of Crosspointe Crescent as shown in Figure 1. Sub Cell A-1 is bounded by:~~ The MSDP comprises the Race Track and Entertainment Centre (Cell A-1, ± 57.25 ac in size) and the area south of Century Downs Drive (Cell A-7, ± 11.04 ac in size). The MSDP area is bounded by the following:

North – Balzac Commercial Campus (Zoned DC-99, ~~Cell C~~)

East – Dwight McLellan Trail & Ham West Master Site Development (Zoned DC-99, ~~Cell B~~)

South – Crossiron Drive

West – Ivanhoe Cambridge Lands (Zoned DC-109, ~~Cell A-3 and Cell A-6~~)

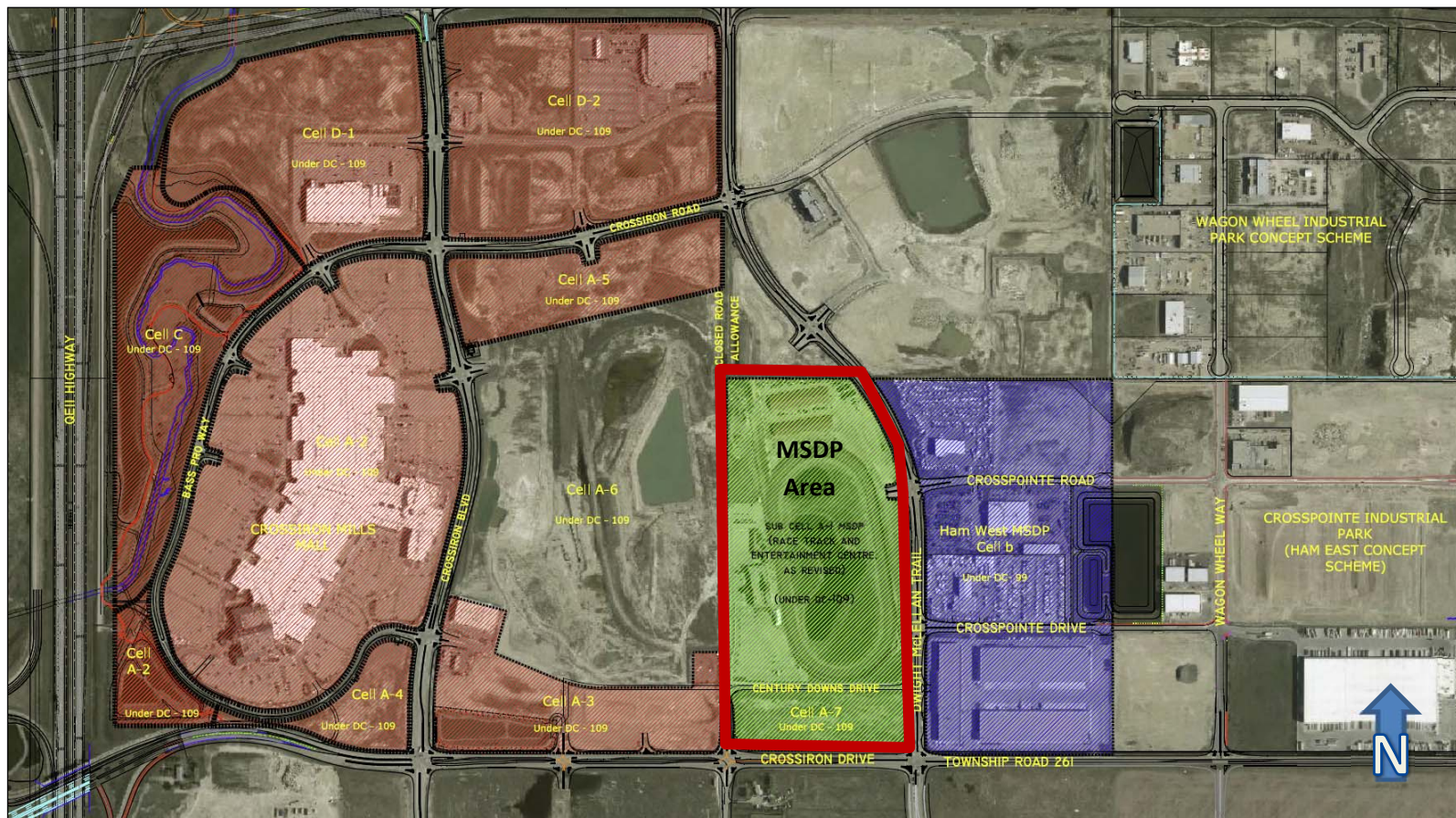


Figure 7 - Regional Context Map

2.1 Site Opportunities

- Located between two urban municipalities on a major Provincial highway.
- Ideal access from the Queen Elizabeth 2 Highway along CrossIron Drive.
- The site is located five miles north of the Calgary International Airport.
- The proximity to the CrossIron Mills commercial/retail development is seen as a draw for visitors to the racetrack facility.
- Existing residential developments to the north and south are considered in the design for future development.
- The existing east entrance along Dwight McClellan Trail is proposed for use as a gated private entrance for the horse racing operation.

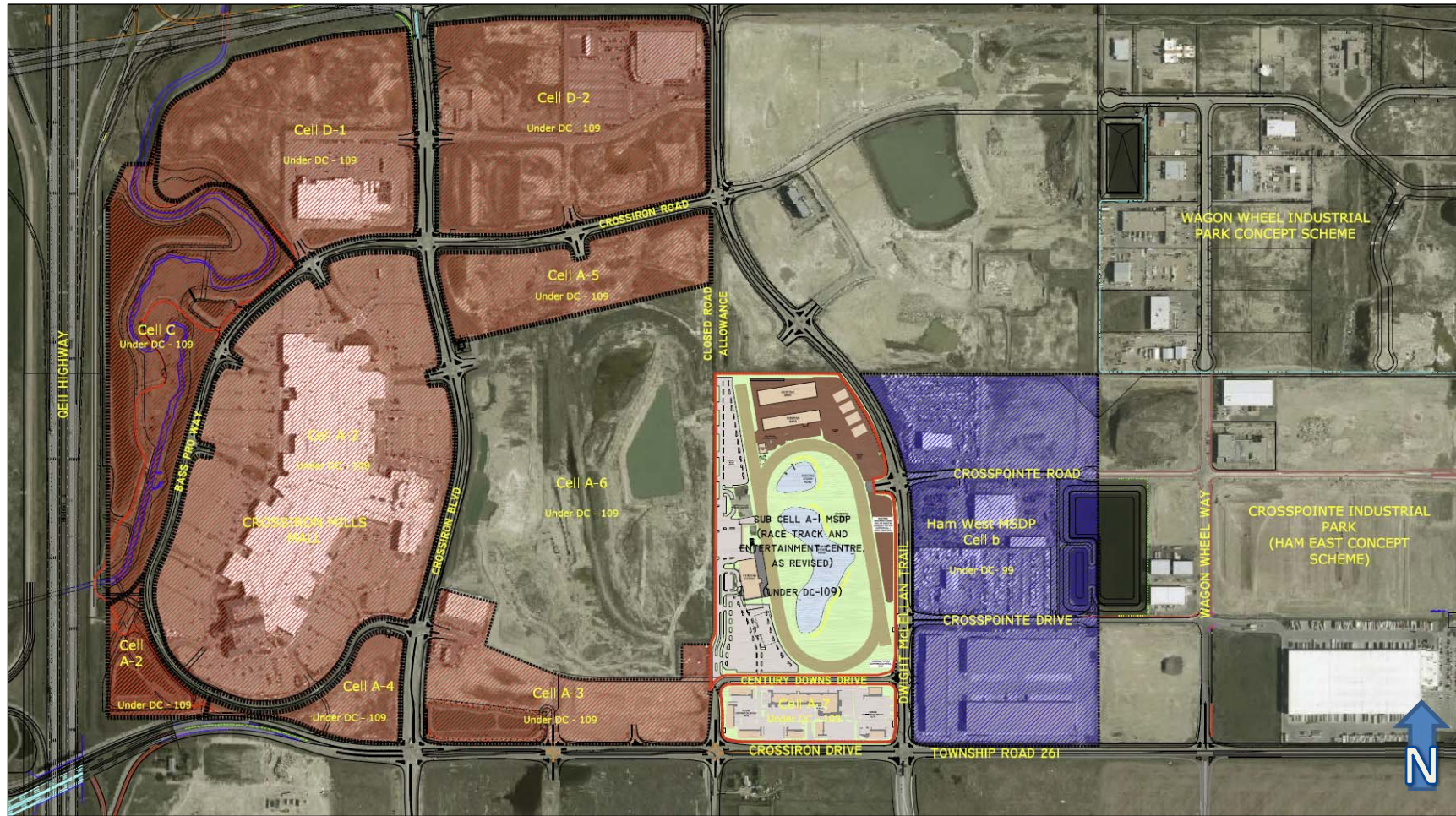


Figure 8 - Site Plan in Regional Context

3.0 MASTER SITE CONCEPT

3.1 The Master Site Concept

The goal of this development is to build a Racing & Entertainment Centre (REC) that will revitalize and bring a new facility to the racing and entertainment industry in Alberta. As defined in DC-109 Bylaw C-6234-2006:

***“Racing Entertainment Centre” (REC)** - means an indoor and outdoor facility, where the principle use is a horse racing track, including the necessary sub-cells of stables, security and grooms quarters, viewing areas & grandstand, animal health care services, vehicle parking (structured & at-grade), and accessory buildings for grounds-keeping, storage and security. Other uses include: other horse and non-horse events, restaurants, drinking establishments, cafeterias, entertainment services, gaming establishment (to include casino, slot machines, pari-mutuel betting, and simulcast/internet wagering), offices, retail stores and services, tourist information services and facilities, radio/TV/multimedia studios, and hotel. This cell is to also include Child Care Facilities for the use of Racing Entertainment Centre employees and contractors only.”*

Designed as a multi-purpose entertainment facility, the REC seamlessly integrates a modern racing facility with gaming, dining, and a possible future hotel. The REC is the focal point of the development consisting of a grandstand component on various levels offering different racing experiences including dining, lounges, and a gaming floor. Located east of the REC is the race track, barns, maintenance building and paddock area.

~~Figure 3 shows existing development as well as proposed amendments to the area north of Crosspointe Crescent. Existing Development includes the horse racetrack, storm ponds, the Racino building and a barn to the north of the racetrack. It is expected that a second barn and a storage shed will be completed in the winter of 2015. Parking to the west and south of the Racino building has also been constructed.~~

~~The revisions to the northern portion of the MSDP include:~~

- ~~• The addition of a third barn to the north of the Dwight McLellan entrance;~~
- ~~• A possible Barn lounge and Jockey Building;~~
- ~~• An additional possible location for a hotel to the south of the Racino building~~
- ~~• A possible expansion of the Racino building; and~~
- ~~• A horse trailer parking area and/or a future potential location for a fourth barn or commercial activities.~~

~~Discussion with the horse racing industry in 2015 indicate that a third barn is required at this point in time to accommodate additional types of racing. As shown in Figure 3, the proposed barn would be located in the area immediately to the north of the existing entrance on Dwight McLellan Trail. This area was identified as possible future commercial in the previously adopted MSDP. The area to the south of the Dwight McLellan Trail entrance was also previously identified as “possible future commercial”. This~~

~~amendment seeks to designate this area for horse trailer parking in the short term and possibly a fourth barn or commercial uses over the long term.~~

~~A Barn lounge and Jockey Building are also proposed to provide amenities for jockeys and an office for Horse Racing Alberta. The main floor area of the Barn Lounge is expected to be approximately 175 m² with two, one stall washrooms, a small concession bar and sitting area. The configuration and location of the Saddling Area has also been revised as shown in Figure 3. The proposed Jockey Building to be located next to the Saddling Area has a floor area of approximately 325 m² and is expected to provide the following facilities for jockeys: a men's and women's locker room with showers, sinks and saunas as well as a common lounge. It is expected that Horse Racing Alberta offices will also occupy a portion of this building.~~

~~An additional possible alternate location for a hotel south of the Racino building is proposed to provide two options for prospective hotel chains. A potential expansion area of approximately 900m² is being proposed for the Racino building to increase searing capacity on busy racing days.~~

~~The parking lot to the west and south of the Racino building has been paved and has been designed to allow expansion to the north, should a hotel be constructed in this area in the future. As per the BEASP smaller fields of parking are provided with landscaping and site lighting features. Should a hotel choose to locate to the south of the Racino building, parking adaption may be required. As per Council direction in 2014, a future development permit for a hotel will be considered by Council.~~

~~A portion of the municipal road allowance on the west side of the site has been consolidated with the REC lands to facilitate the development of the internal road and parking areas.~~

~~Crosspointe Crescent will continue to provide public access to the Racino and racetrack, as well as the commercial site to the south. The existing private entry to jockeys and horse trailers off of Dwight McLellan Trail will also remain unless commercial development occurs. If commercial development is proposed, this signalized entrance from Dwight McLellan Trail will be reconfigured to provide a public entrance from Dwight McLellan Trail.~~

As shown on the Site Plan, development consists of a race track bounded with the Racing Entertainment Centre, a possible Barn Lounge and Jockey Building, a horse trailer parking area and/or a future potential location for a fourth barn or commercial activities, a possible future hotel to the north or south of the Racino, a possible commercial site at the north west corner of Dwight McLellan Trail and Century Down Drive, and future commercial, retail and service development to the south of Century Downs Drive.

There are two entrances to Cell A-1 from Century Downs Drive on the south side and one entrance from Dwight McClellan Trail on the east side. The entrance from Dwight McLellan Trail is currently a private entry for jockeys and horse trailers. Access for a possible future commercial site on the east side of the track will also be through this existing, signalized intersection.

Parking areas are located on the west side and south end of the race track. Smaller fields of parking are provided with landscaping and site lighting features. The parking area has been designed to allow expansion to the north, should a hotel be constructed in the future.

A portion of the internal access road and parking on the west side of the development area is located on a closed road allowance, previously owned by the County. In 2014 the eastern portion of the road allowance was consolidated with the lands to the east to form the REC development area.

Development south of Century Downs Drive (within Cell A-7) will consist of commercial, service and retail establishments that are consistent with uses in the surrounding area. A proposed site layout is shown conceptually in the proposed site plan. The final site layout (buildings, parking and landscaping) and final uses will be determined at Development Permit stage.

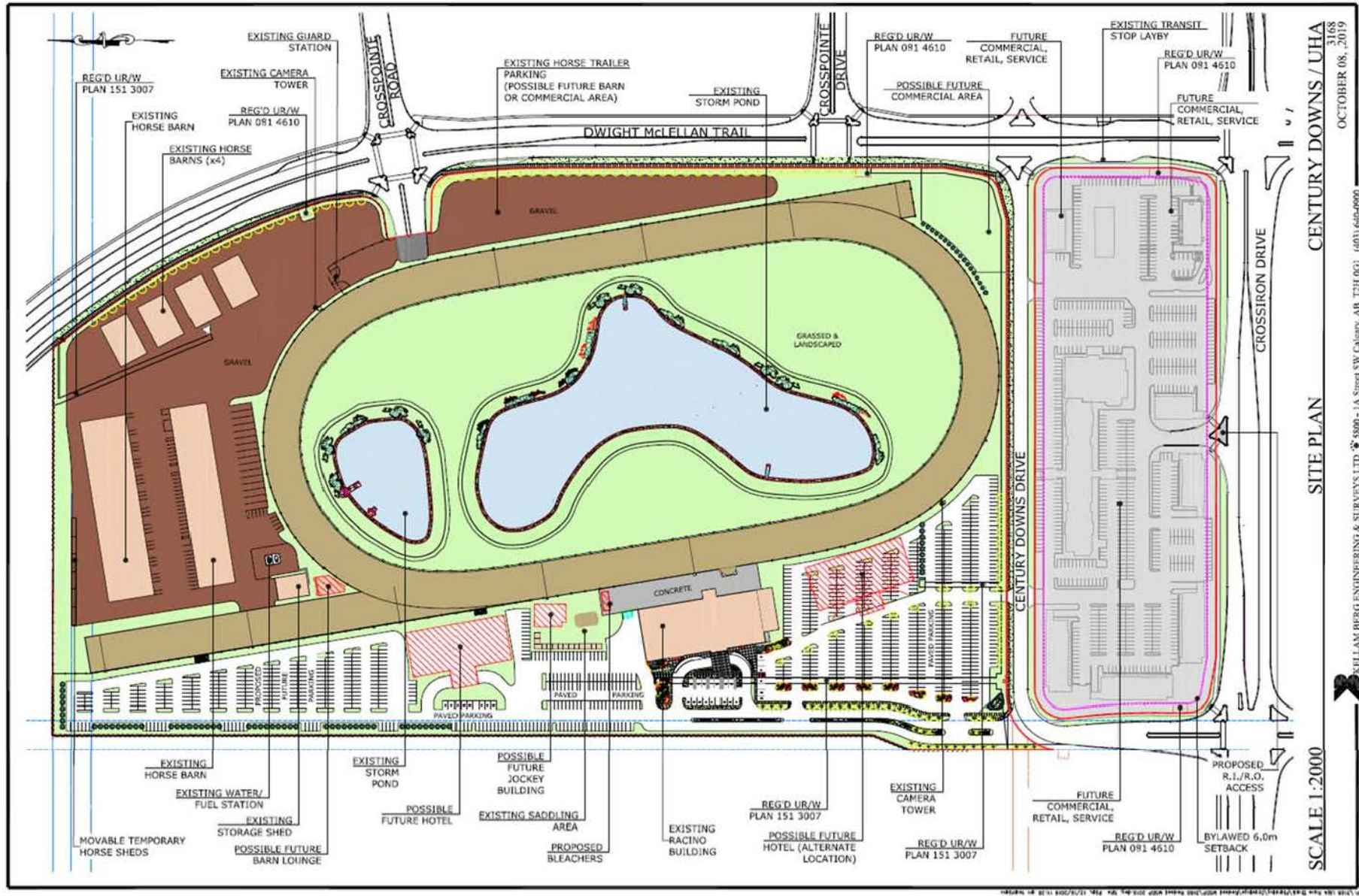


Figure 9 – Proposed REC Conceptual Site Plan



Figure 10 - illustration of the Racing Entertainment Centre

3.2 Public Realms

Public realms are delineated by sidewalks and a Regional Pathway which define the southern and eastern perimeters of the site. The design incorporates landscaping to make the connection between public, semi-public and private spaces aesthetically pleasing. The Regional Pathway system and public sidewalks will connect to the entry gate and on-site pedestrian circulation system. The ~~proposed~~ public sidewalk on the north side of ~~Crosspointe Crescent~~ Century Downs Drive provides access through the site. Maintenance of sidewalks on private property will be the responsibility of the landowner.

Conceptual Pedestrian Circulation Overview

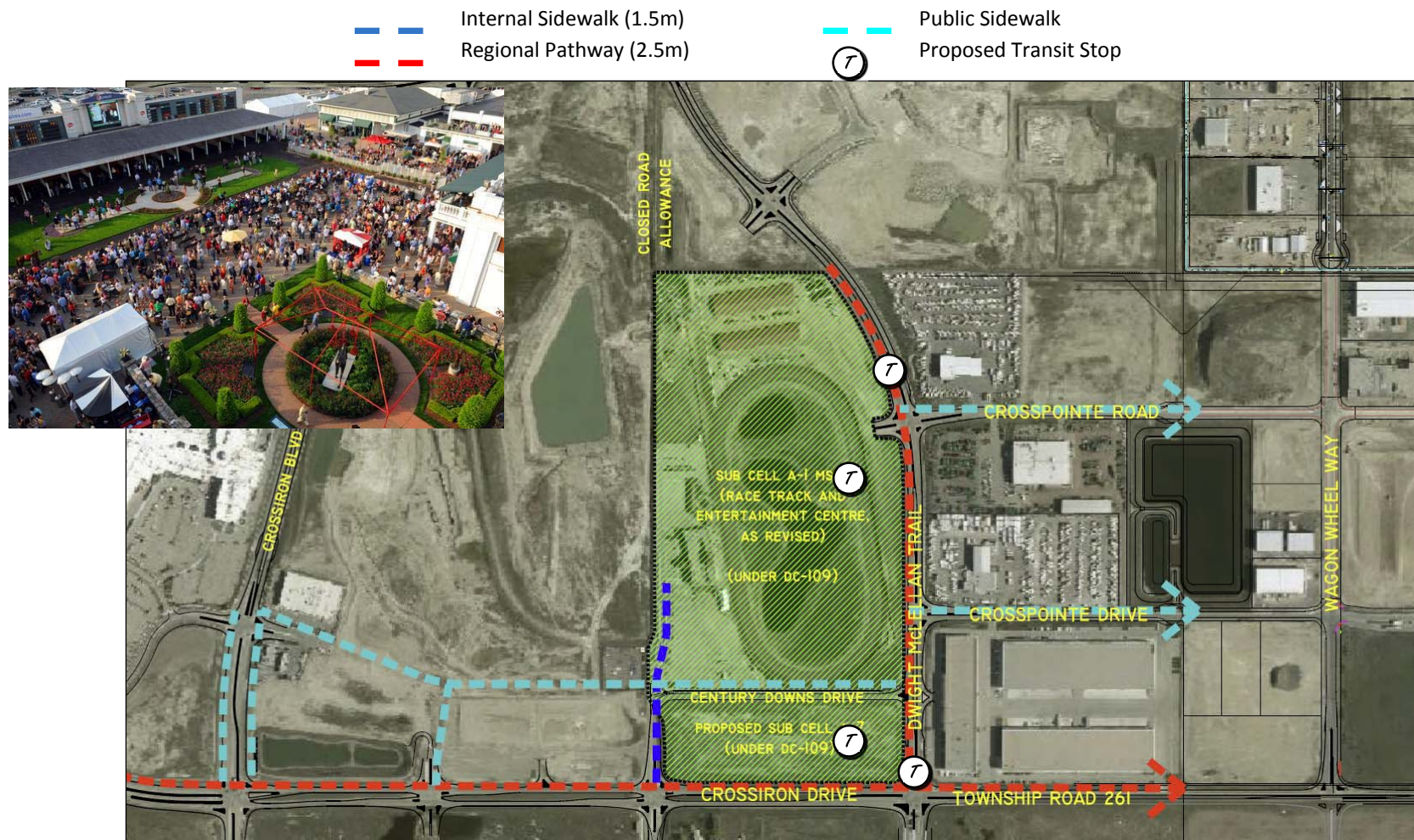


Figure 11 - Proposed Pedestrian Routes with External Connections

3.3 Landscaping

~~A Conceptual Pedestrian Circulation Overview detailing internal, walkways, public walkways, transit stops, and the regional pathway is shown in Figure 5.~~

Landscaping of Cell A-1 and A-7 follows the requirements of the Balzac East ASP, DC-109 and Council policy which does not permit potable water to be used for irrigation purposes. In addition, the strategies outlined in the Comprehensive Landscape Strategy (CLS), ~~prepared by Carson McCulloch Associates Ltd,~~ are applied where appropriate. These strategies include approaches to perimeter landscaping, parking lot treatments, main vehicular entry road and building edge landscaping, and irrigation.

Since the County does not permit potable water to be used for irrigation, stormwater will be utilized to water landscaping as well as the racetrack surface in Cell A-1, as outlined in the Pond Report for the Racetrack and Entertainment Centre (Kellam Berg, 2014). Landscape zones from the East Balzac – Retail and Racing Entertainment Centre Comprehensive Landscape Strategy, 2006 have been utilized to produce landscape concepts for the MSDP. Landscape Zones are identified for the area north of Century Downs Drive (Cell A-1) in Figure 6. Corresponding Landscape concepts are illustrated by section in Appendix A.

Detailed landscaping plans will be submitted with subsequent Development Permits.



Figure 12 - Conceptual Example of Landscaping Cross Section

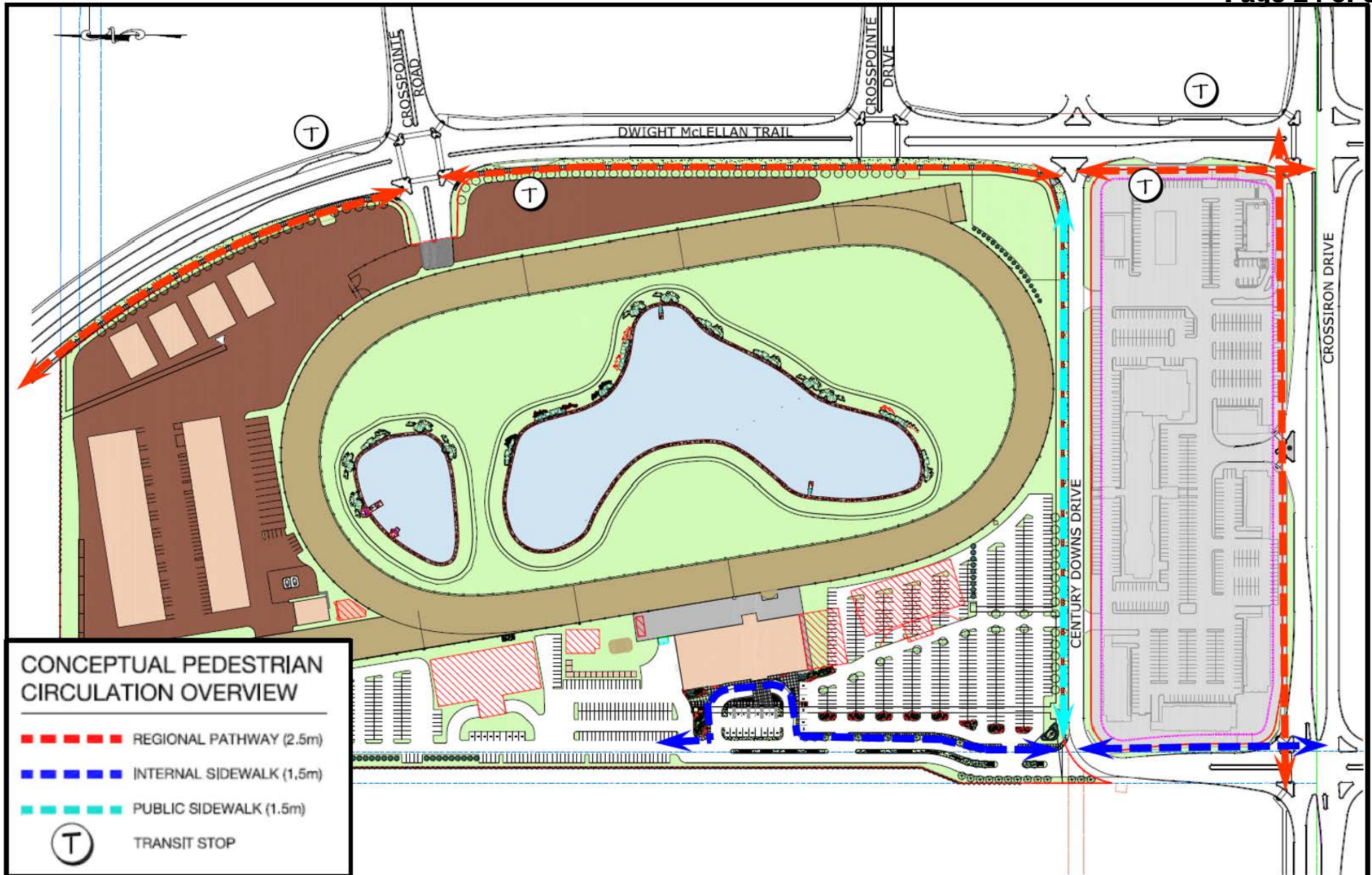


Figure 13 - Conceptual Pedestrian Circulation Overview

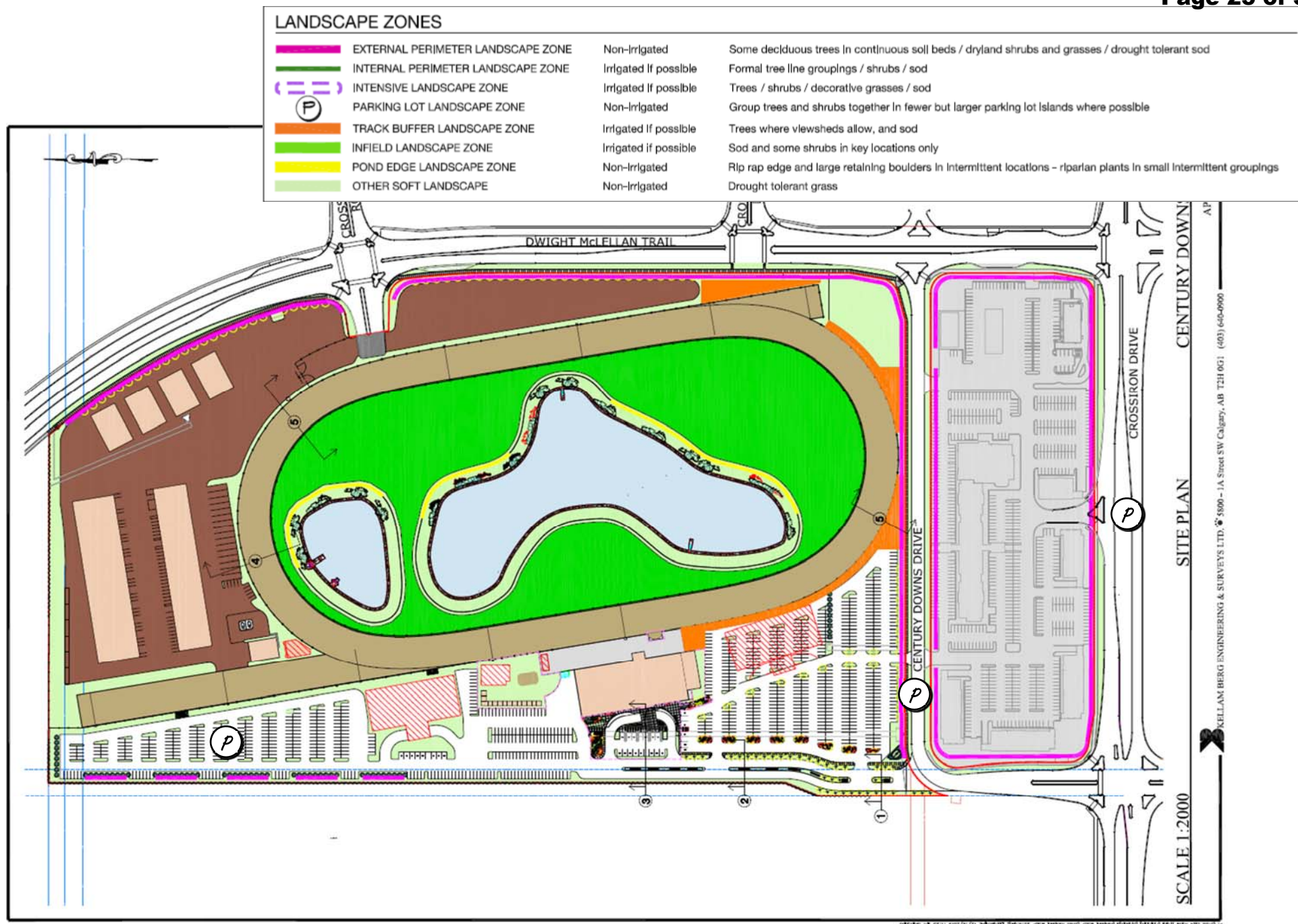


Figure 14 - Proposed Landscape Zones

Note: Parking lot island layout shown on this drawing is schematic only. The final layout will be determined at the Development Permit stage.

3.4 Transportation and Parking Requirements

A Transportation Impact Assessment (TIA) was completed by Bunt and Associates in 2015. ~~was under separate cover for the previous MSDP. The report outlined intersection improvements as well as parking requirements for the development. An update to this TIA, addressing the traffic and parking impacts resulting from the proposed third barn, potential fourth barn, Racino expansion and additional potential hotel location will be submitted under separate cover. A trip generation review has also been undertaken for the proposed development in Cell A-7 (Bunt and Associates, 2019).~~

A parking review undertaken by Bunt and Associates (2015) has been utilized in parking lot landscaping and design. The MSDP provides an integrated approach to the design of the parking facilities, the landscape and pedestrian systems, and identifies the traffic accommodation and flow for the internal development area. The parking lot island layout shown in Figure 7 the Site Parking Plan is schematic only. The final layout will be determined at the Development Permit Stage.

Two public entrances to the Racino and racetrack are provided from Crosspointe Crescent Century Downs Drive, as shown ~~on Figure 7 on the Site Parking Plan~~. There are also two entrances proposed from Crosspointe Crescent Century Downs Drive to the commercial, service, retail area south of Crosspointe Crescent Century Downs Drive.

It is expected that the existing entrance for jockeys and horse trailers from Dwight McLellan Trail will remain private unless commercial development is proposed to the south of this entrance. Should commercial development be proposed, this signalized entrance from Dwight McLellan Trail will be reconfigured to provide a public entrance from Dwight McLellan Trail to the commercial Site. The following entrances are shown on Figure 7 the Site Parking Plan:

- 1) Main entrance - Crosspointe Crescent Century Downs Drive;
- 2) Secondary entrance - Crosspointe Crescent Century Downs Drive;
- 3) Existing jockey entrance - Dwight McLellan Trail;
- 4 and 5) Cell A-7 access - Century Downs Drive; and
- 6) Cell A-7 Right In/Right Out - Crossiron Drive.

Policies:

3.4.1 The specific design and alignment of the internal access system shall be determined by detailed engineering at the Subdivision and/or Development Permit stage as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.

3.4.2 Offsite infrastructure requirements will be identified in subsequent TIA updates at each stage of Development Permit and/or Subdivision in the plan area as per the County's Servicing Standards. Any improvements required for the development, shall be constructed/implemented by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County

3.4.3 Maintenance of all internal roadways and/or walkways will be the responsibility of the Owner.

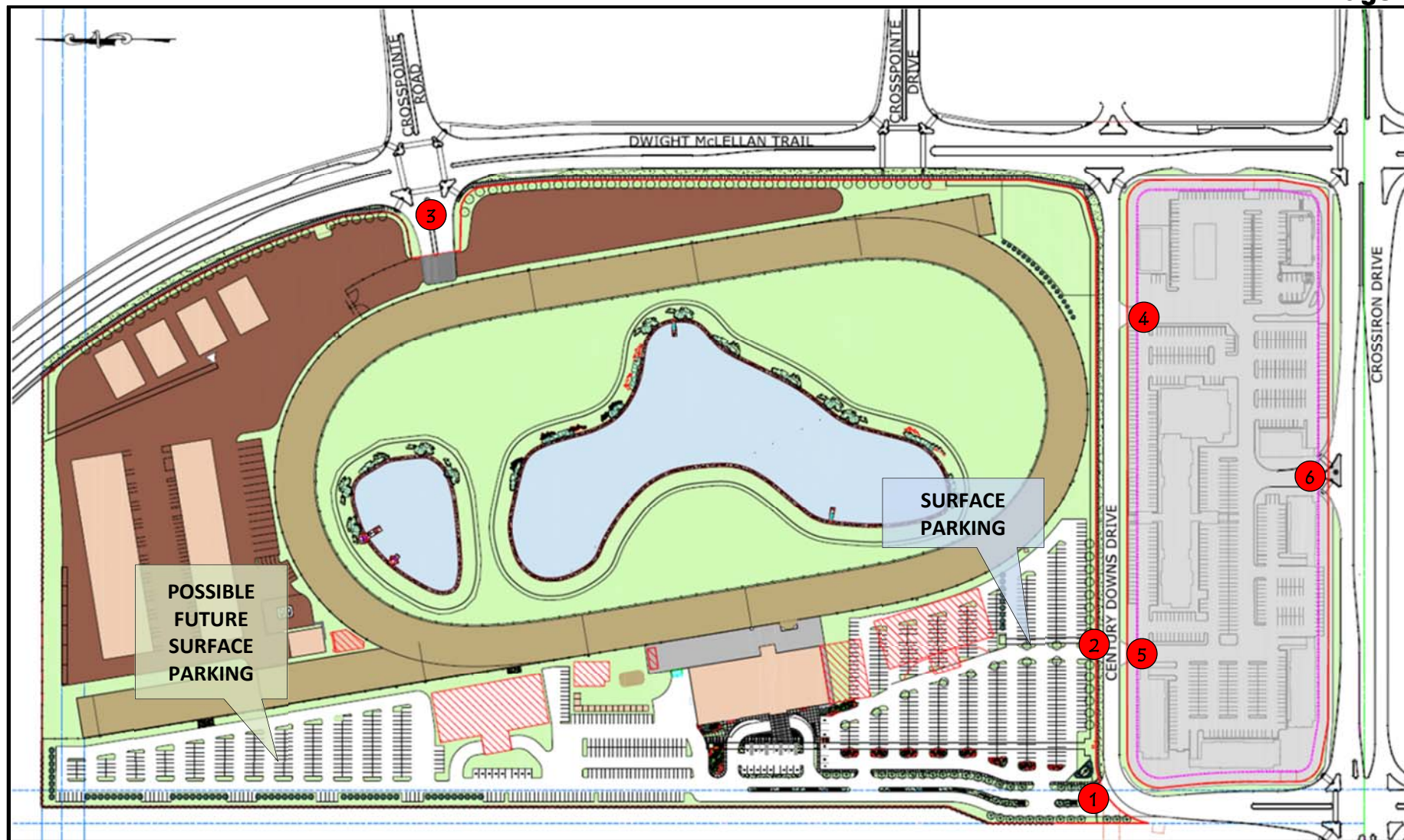


Figure 15 - Site Parking Plan

4.0 SIGNAGE AND LANDMARKS

4.1 Signage Overview

A Signage Plan reinforcing the image and theme of the REC was submitted to the Municipality upon application for a Development Permit. The Plan was in accordance with the Land Use Bylaw and special district provisions prepared for the site. Temporary signage will not be permitted with the exception of temporary signs required during development or building construction.

4.2 Signage at Major Entries to Cell A-1 and A-7

The main public entry points are from CrossIron Drive, Crosspoint Crescent, Dwight McClellan Trail and Century Downs Drive. Entry signs at all of these access points will have a similar theme. A private gated entrance for jockeys and track staff located on Dwight McClellan Trail will also have appropriate signage.

Signage at the north and south ends of the development will involve collaboration between Century Casinos and Ivanhoe Cambridge, employing theme and congruency as unifying devices.

Century Casinos and Ivanhoe Cambridge will carry the idea of the joint venture approach to signage to the way finding signage as a further commitment to integrate the two developments.

4.3 Preliminary Master Site Signage Plan

Site signage elements addressing the various hierarchies of orientation will be located throughout the site. Signage location diagrams and examples included in this MSDP are intended as a template for detailed signage approvals. It is possible that some of the signage locations shown will not receive signage elements in the future. When the Project name and logo are developed, it will be an integral part of the signage imagery. The proposed locations of signs are shown in Figure 8-the Signage Plan and examples of possible sign types are shown in Figure 8 on the following pages. The final locations of signs will be determined at Development Permit stage.



Figure 16 - Major Entry Signage example



Figure 17 - Signage Plan - Major identity Hierarchy for signage

4.4 Signage Imagery and Concepts

Site signage, on-site signage and building signage will all require separate Development Permit submissions. ~~At this time, we have provided images of The following images illustrate similar types and sizes of signage used in comparable developments. and location plans showing where the different types of signs will occur.~~



Figure 18 - Example of Signage Character

5.0 LIGHTING

According to BEASP Development Guidelines (Section 4.4.3.c), all on-site lighting will be located, oriented, and shielded to prevent adverse effects on adjacent properties and to protect the safe and efficient function of the Calgary International Airport, Highway 2 and Highway 566. A detailed Lighting Plan has been submitted and approved as part of the main Development Permit application for the racetrack and Racino.

5.1 Reducing Light Pollution through Dark Sky Principals

As much as possible, lighting throughout the site will comply with the principals International Dark-Sky Association's (IDA) Mission Statement. Utilizing technical policies of the Dark Sky Principals such as:

- Energy savings resulting in economic benefits
- Superb nighttime ambience and quality of life
- Conservation of nocturnal wildlife and ecosystems
- Increased visibility, safety, and security at night by reducing glare
- Seek specific solutions that mitigate light pollution, including:
- Reduce total light in the nocturnal environment (total lumens in use) through;
 - i. Densities (i.e. lumens per square foot or square meter)
 - ii. Warranting
 - iii. Controls (e.g. on/off capabilities, time-of-night sensors)
 - iv. Energy Codes
- Shielding and directionality
- Consideration of spectral distribution

~~Figure 10~~ The following figure shows examples of fixtures which have shrouds to meet Dark Sky Initiative requirements.

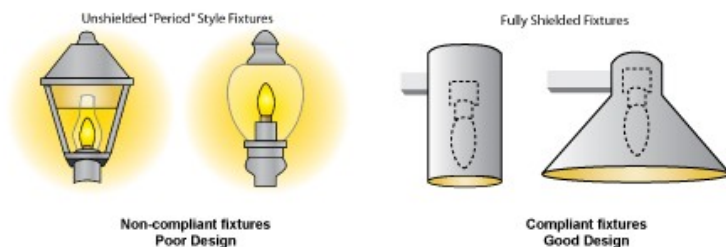


Figure 19 - Examples of Fully Shielded Fixtures

5.2 Lighting Types

Different types of lighting will be established and scaled to the particular needs of the different zones within the MSDP, including public lighting and project site lighting. The race track lighting, for instance, is highly specific to this function; parking lot lighting is a part of the architectural landscape and has been designed to achieve continuity across the entire Cell 'A' site. Where feasible this development will adhere to the principals of the Dark Skies Initiative.

5.3 Project Site Lighting

Site lighting will provide safety, security, and night ambience. The lighting zones include parking areas, entries, pedestrian walkways, and amenities, graphics, signage, architectural and landscape features, and service areas. Lighting features in these zones will be from the same family of fixtures, for example, material, color and lighting effect.

The general parking area features pole mounted fixtures providing consistent illumination and a natural color while reducing glare. Light pollution is mitigated through the use of shrouds on the parking lot light standards. Low mounted lighting along pedestrian sidewalks will reinforce pedestrian scale.

Service areas are lit through surface mounted wall fixtures. Concealed metal lighting sources will suit the theme when determined.

5.4 Race Track Lighting

The race track lighting is angled 30 degrees downward and focused, using optic lenses and shrouds, to optimally light the race while emitting as little light pollution as possible.

6.0 ARCHITECTURAL OVERVIEW

6.1 Massing and Materials

As shown in ~~Figure 5~~, the Proposed REC Site Plan, the design presents massing in a way where the tallest and largest buildings are clustered toward the centre of the project site, adjacent to the racetrack. The track grandstand seating must face east to avoid sunlight in the eyes of patrons in the late afternoon and evening. All buildings on the periphery of the site are low one and two-storey structures that will relate well to the architecture on the adjoining Cells and adjacent developments.

The setbacks are set at an average of 6 m from the property line. On the development site due south of the track, a setback of 6 m is specified from the property line to parking lot.

Conceptual Architectural Renderings for the REC building are shown in Appendix B. Building materials include concrete masonry units, masonry, stone (natural or artificial), EIFS, acrylic stucco, prefinished metal, precast concrete aluminum framed glazing, and wood. Murals in slight relief, in a different shade of beige, may be used to decorate exterior walls of the Racino building, to achieve a subtle effect.

The pedestrian circulation system provides links to adjacent roads and the regional pathway and directs pedestrians to the building entrances.

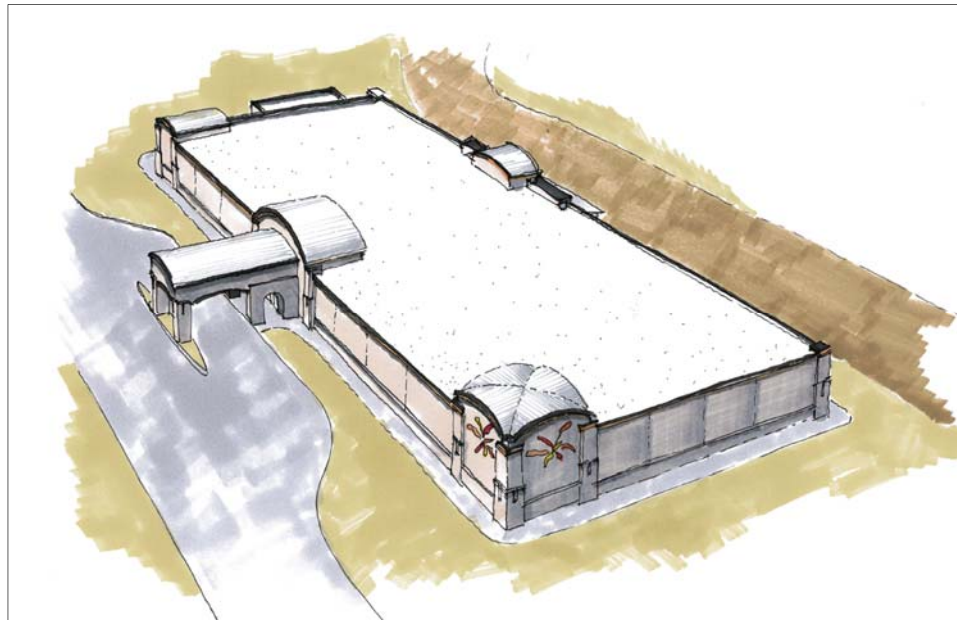


Figure 20 - Conceptual Rendering Racetrack and Entertainment Centre

6.2 Building Entries

All entries to the REC will be prominently located in plan and will be expressed as such on the façade(s). Architectural renderings depicting building entrances are shown in Appendix B.

6.3 Loading and Garbage

According to BEASP Development Guidelines

- Garbage and waste material within a Business Land Use and/or Business Park will be stored in weather-proof and animal-proof containers located within buildings or adjacent to the side or rear of buildings that will be screened from view by all adjacent properties and public thoroughfares.
- All loading docks and garbage bins will be situated in the least prominent location and placed behind landscape or architectural screens. The design and location will meet Rocky View County requirements and will be determined at the Development Permit stage.
- Loading areas facing public areas will be screened in a manner consistent with the architectural treatment of adjacent buildings or landscaping.

The race track will continue to operate as a ship in track. The horses will only be on the grounds for four to eight hours on racing days. Racing days will occur two to four times per week. The waste generated under these circumstances is expected to be minimal. Equine waste will be collected separately from other waste during and after the race day and deposited in covered Roll-Off containers. Empty Roll-Off containers will be brought in to replace filled ones. Equine waste will not remain on the site for extended periods of time.

7.0 SITE SERVICES

7.1 On Site Servicing

On site water and sanitary services for Cell A-1 are connected to County infrastructure at Dwight McLellan Trail and Crosspointe Crescent Century Downs Drive. ~~Water and sanitary services for the third barn will be extended from the existing line between the first and second barn as shown in Figure 12 — Existing and proposed Servicing infrastructure. In addition,~~ There are existing water and sanitary services available for both possible hotel sites and there is servicing on the east side of the track to accommodate a possible fourth barn or commercial uses. Payment of the Water Cost Contribution was made as part of the Development Agreement process under 2013-DP-15287 to secure 25 m3/day for the subject lands. Potential servicing connections for Cell A-7 are shown conceptually on the Servicing Plan. There may be a requirement for multiple servicing connections when building locations are finalized at Development Permit stage.

Policies

Sanitary

7.1.1 The specific design, alignment, pipe sizing and configuration of the wastewater distribution system shall be determined by detailed engineering at the Subdivision and/or Development Permit stage as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.

7.1.2 Any offsite infrastructure requirements (if required) will be identified at each stage of Development Permit and/or Subdivision in the plan area as per the County's Servicing Standards. Any improvements required for the development shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.

7.1.3 A detailed estimation of wastewater usage will be required at time of future Development Permit and/or Subdivision stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw, as amended.

Water

7.1.4 The specific design, alignment, pipe sizing and configuration of the water distribution system shall be determined by detailed engineering at the Subdivision and/or Development Permit stage as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.

7.1.5 Any offsite infrastructure requirements (if required) will be identified at each stage of Development Permit and/or Subdivision in the plan area as per the County's Servicing Standards. Any improvements required for the development shall be constructed by the developer through the terms of the County's Development Agreement process, to the satisfaction of the County.

7.1.6 A detailed estimation of water usage will be required at time of future Development Permit and/or Subdivision stage. If additional capacity is required to service the proposed development beyond the amount currently allocated to the Site, then additional capacity will be required to be purchased in accordance with the Master Rates Bylaw, as amended.



Figure 21 - Servicing Plan

7.2 Stormwater Management

A fully functioning storm pond is located within the infield to service the entire site. The privately owned system will collect and reuses stormwater for on-site irrigation of landscaping, including the track. All site stormwater is directed back into the site to achieve zero discharge of stormwater off the site, as outlined in the Stormwater Management Plan submitted with the original MSDP for Cell A-1 and the Master Drainage Plan for East Balzac 2006.

The “Pond Report for Race Track and Entertainment Centre” (Kellam Berg, 2014) provides design details for the storm drainage system. The storm drainage system was registered under the Environmental Protection and Enhancement Act (EPEA) in 2014. A Stormwater Management Plan will be undertaken for Cell A-7. Necessary Alberta Environment registration documentation for the stormwater infrastructure will be provided prior to issuance of subsequent development permits.

Policies:

7.2.1 At time of future Development Permit and/or Subdivision stage, updates to the Stormwater Management Report/Plan is required for the subject lands.

7.2.2 Future development will be subject to Erosion and Sediment Control Reporting and Plans at the Development Permit and/or Subdivision stage.

7.2.3 The specific design, alignment, sizing and configuration of the stormwater management system shall be determined by detailed engineering at the Subdivision and/or Development Permit stage as per the terms of a Development Agreement and/or Development Permit process, to the satisfaction of the County.

7.3 Utilities

Gas meters, pad-mounted transformers and other service elements will be screened with a landscape or architectural device. Shallow utilities shall be provided within the plan area at no expense to the county and appropriate easements shall be provided to any utility company providing services. All site electrical will be buried beneath grade. Some overhead electrical service off-site will parallel public roads. Water and sanitary services will connect to existing infrastructure adjacent to the site.

8.0 IMPLEMENTATION

8.1 Development Permit Applications

Development permits are to be general accordance with the Master Site Development Plan.

Policies:

8.1.1 Proposed size, location and layout of development are conceptual only and may change at future Development Permit stage. No amendments will be required to the Master Site Development Plan for changes in proposed number of freestanding signs, accessory buildings, building size, layout and location.

8.1.2 Council shall be the Development Authority for the proposed hotel in ~~sub-e~~Cell A-1.

8.1.3 The Development Authority shall be responsible for approving the Development Permit for the proposed commercial/retail development located to the south of ~~Crosspointe-Crescent~~ Century Downs Drive.

8.2 Process for Individual Site Plan(s) & Permit Application(s)

This Process will include two stages:

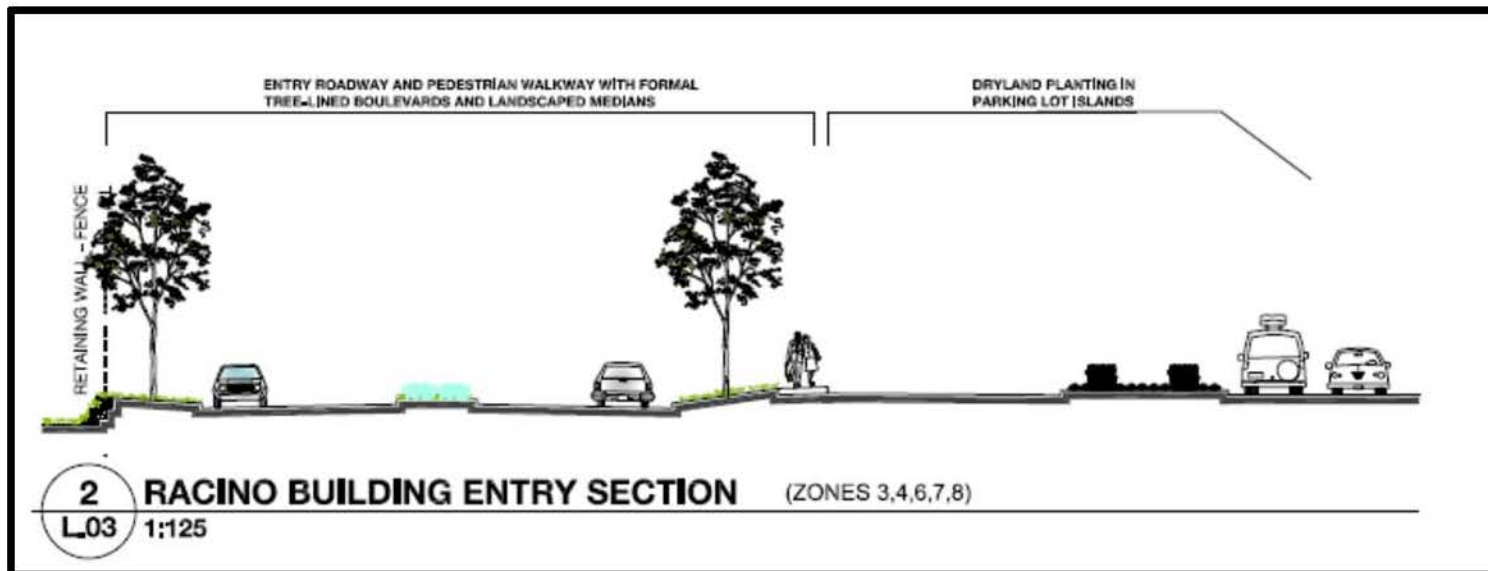
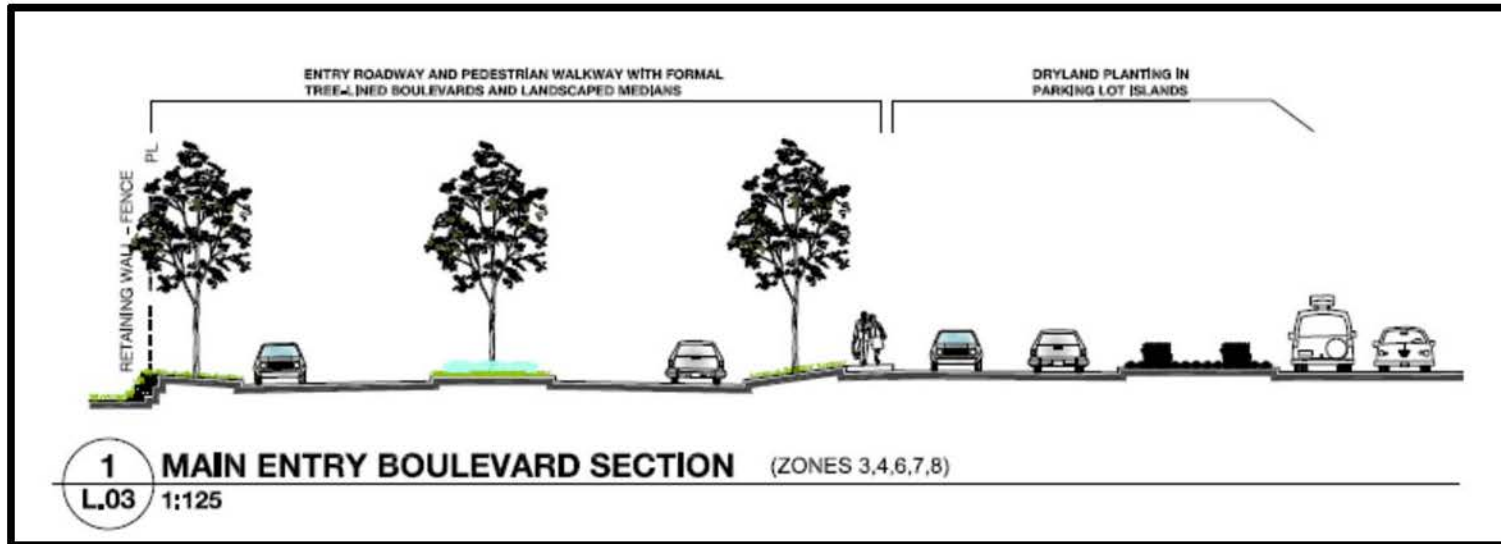
1. Development Permit applications for the various phases or buildings.
2. Building Permit applications for all locations.

8.3 Building Permit applications for all locations

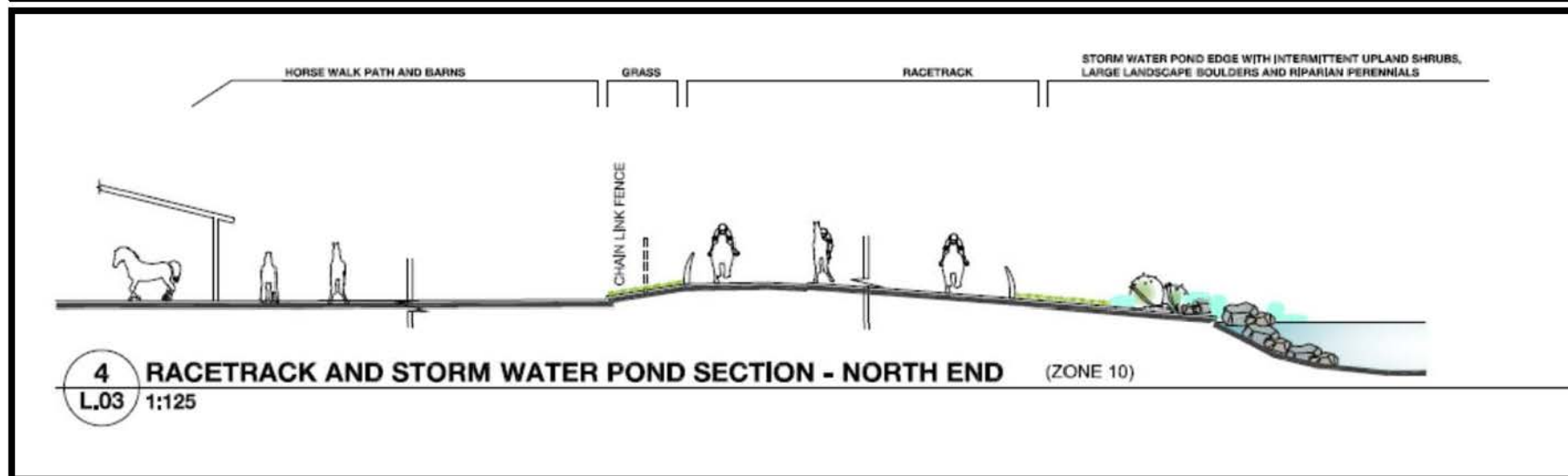
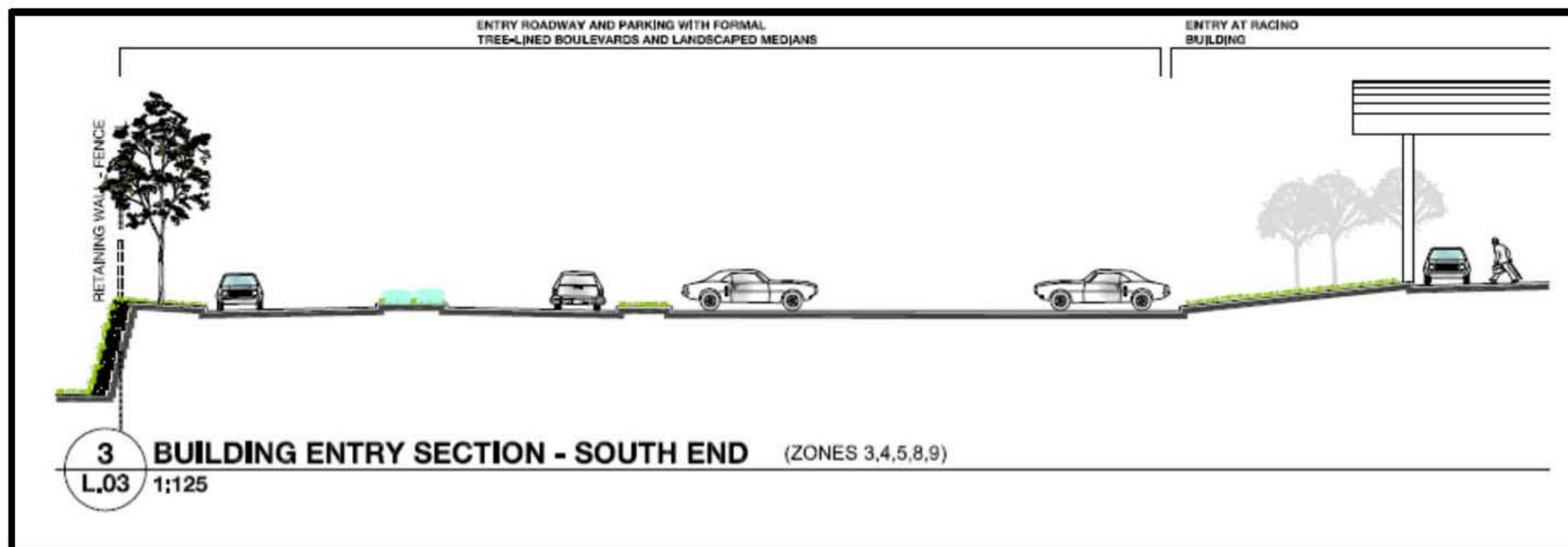
The process for individual Development and Building Permit applications shall be in accordance with the requirements of Rocky View County. Subsequent applications will include, but not be limited to the, the REC, the barns, a possible future hotel and commercial sites.

9.0 Supporting Technical Studies (under separate cover)

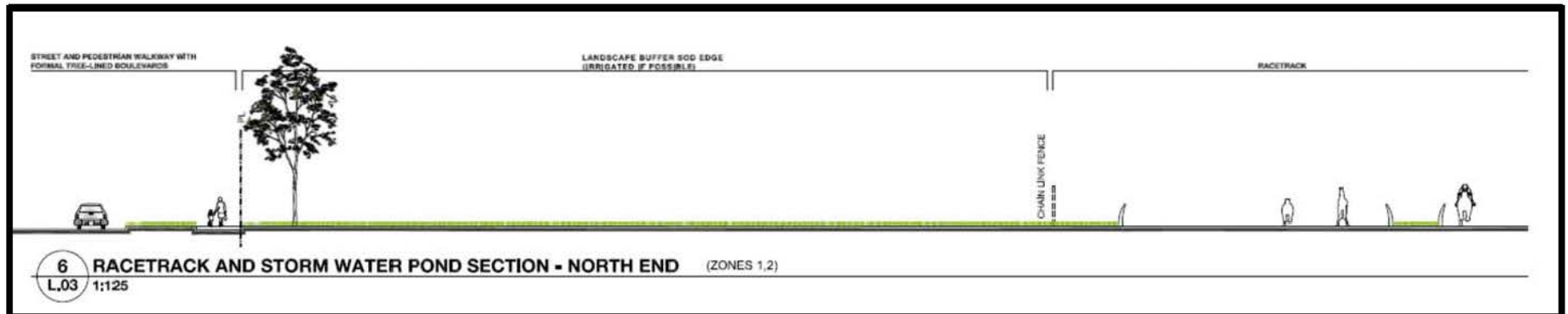
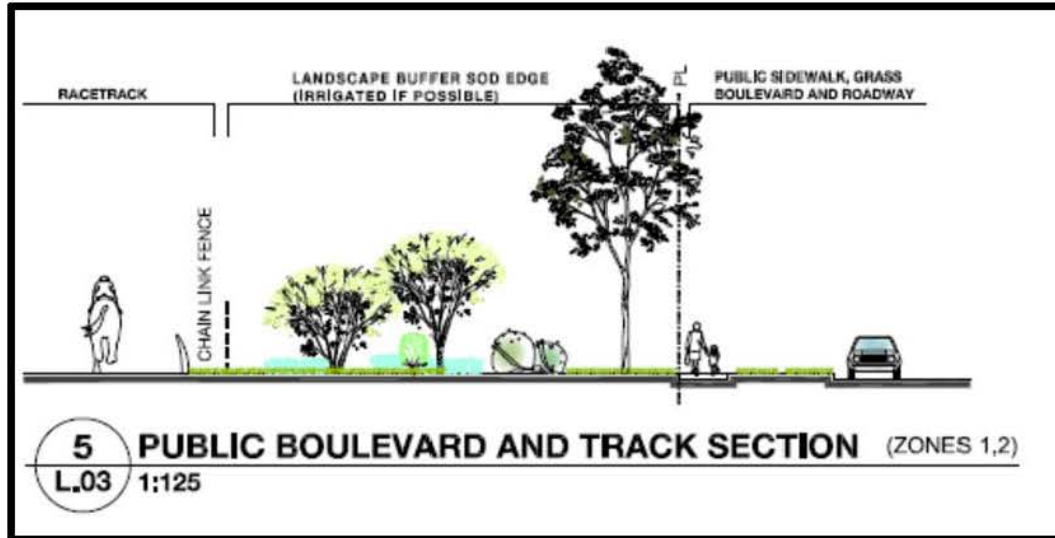
1. Racing and Entertainment Centre, Near Town of Balzac, Transportation Impact Assessment Update – Final Report, Bunt and Associates, November 2013.
2. REC MSDP 2015, Race Track and Entertainment Centre, TIA Update Letter December 10, 2015, Bunt & Associates.
3. Century Downs Trip Generation Review, April 17, 2019, Bunt & Associates.
2. 4. Stormwater Management Report for Race Track and Entertainment Centre, December 2013.
5. CrossIron Landing Trip Generation Review, Bunt & Associates, October, 2019.

9.0-10.0 APPENDICES**APPENDIX A – LANDSCAPE CONCEPTS BY SECTION**

APPENDIX A – LANDSCAPE CONCEPTS BY SECTION (continue)

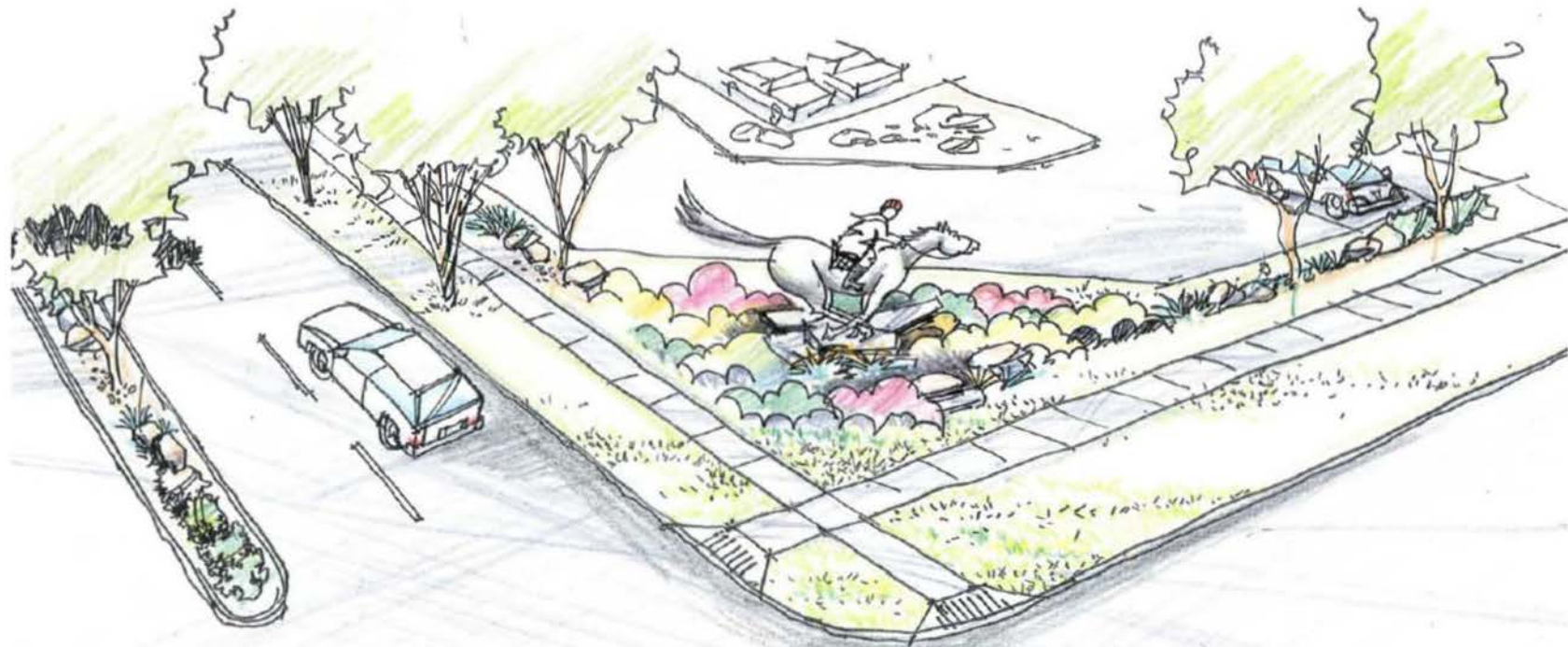


APPENDIX A – LANDSCAPE CONCEPTS BY SECTION (continue)



APPENDIX B – CONCEPTUAL ARCHITECTURAL RENDERINGS

CONCEPT OF MONUMENT FEATURE AT MAIN ENTRANCE

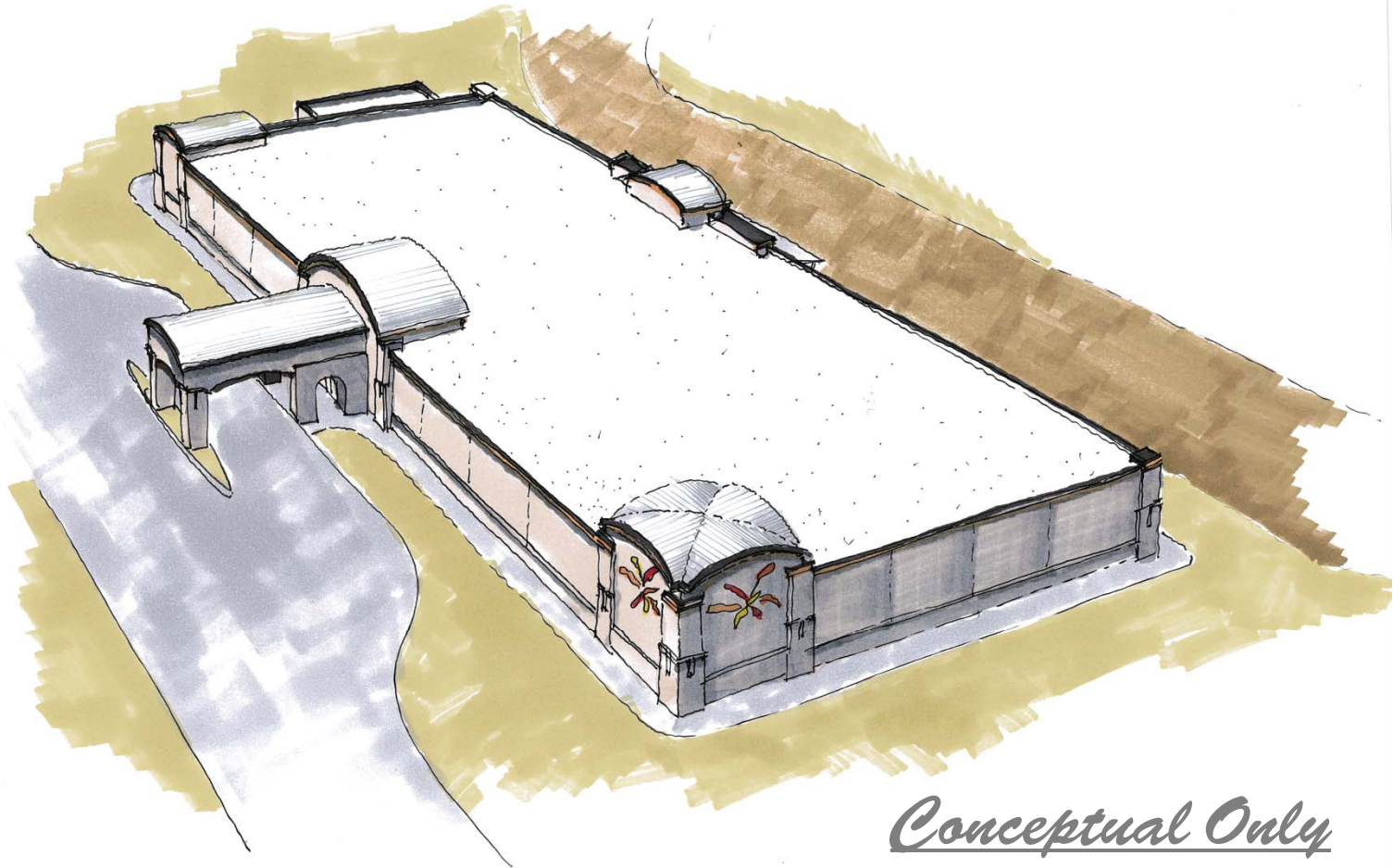


MONUMENT FEATURE AT MAIN ENTRANCE

Conceptual Only

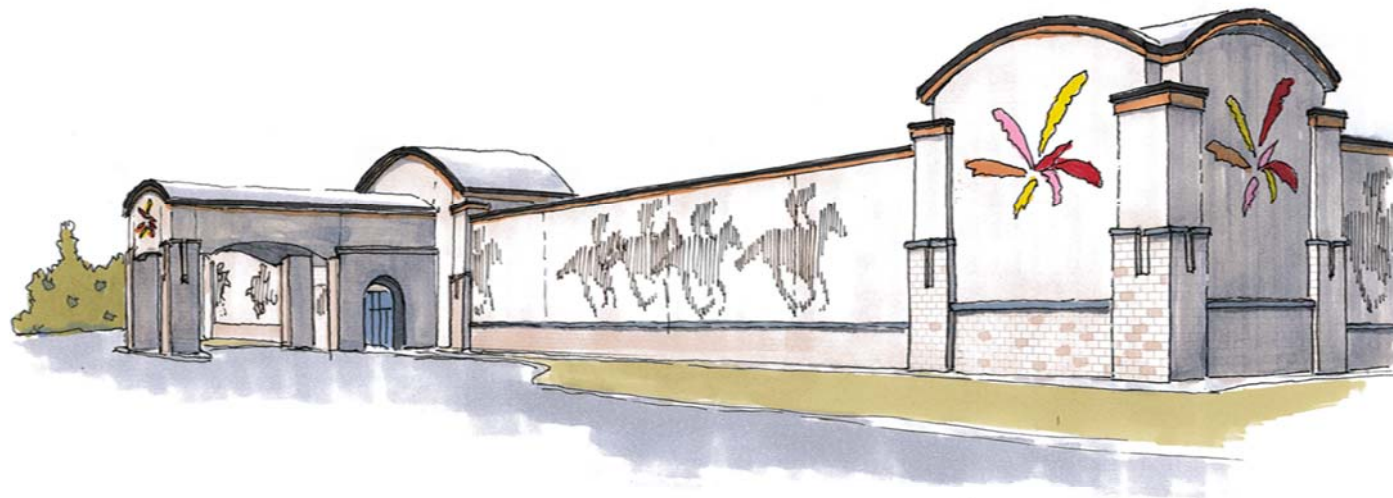
APPENDIX B – CONCEPTUAL ARCHITECTURAL RENDERINGS

AERIAL VIEW OF THE REC BUILDING



APPENDIX B – CONCEPTUAL ARCHITECTURAL RENDERINGS

FRONT FAÇADE OF THE REC BUILDING



Conceptual Only

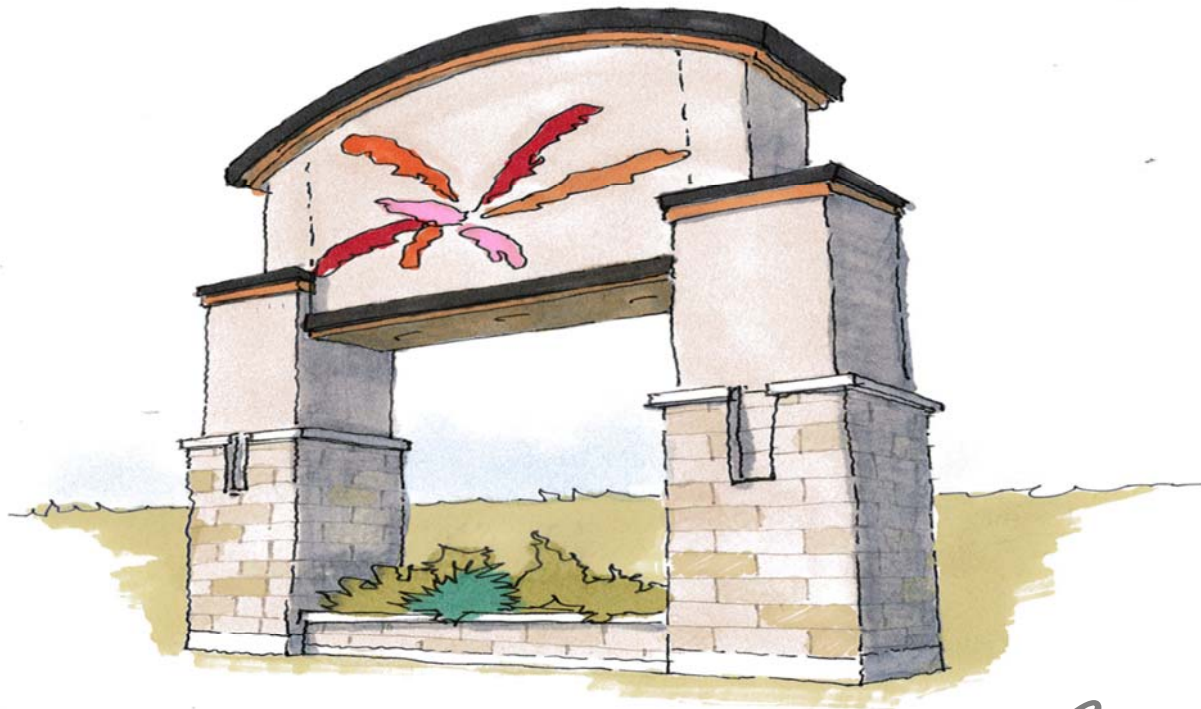
APPENDIX B – CONCEPTUAL ARCHITECTURAL RENDERINGS

VIEW OF THE REC APRON DEPICTING THE GRANDSTAND AND REAR ENTRANCE

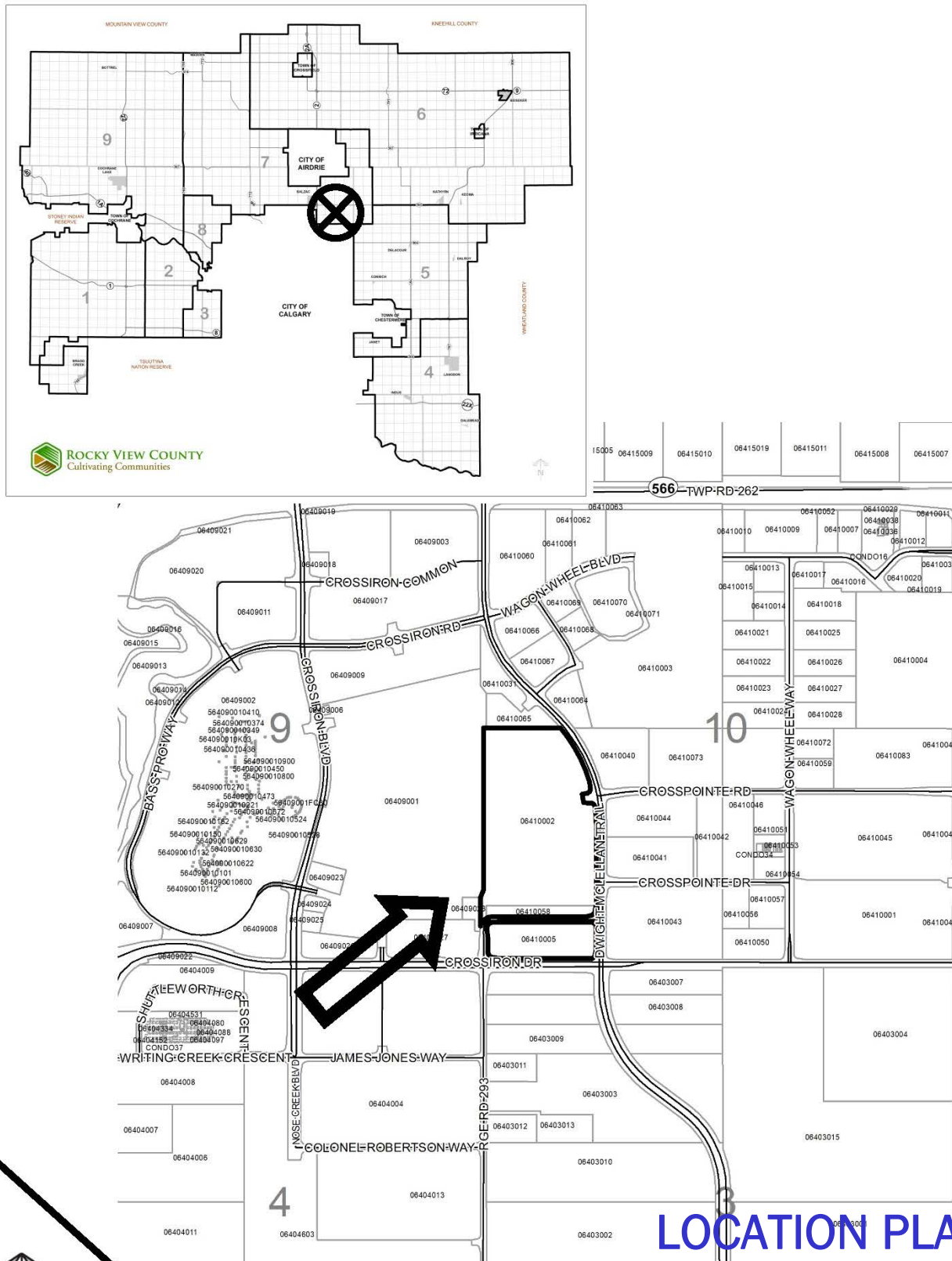


APPENDIX B – CONCEPTUAL ARCHITECTURAL RENDERINGS

VIEW OF CONCEPTUAL SITE ENTRY MONUMENT



Conceptual Only

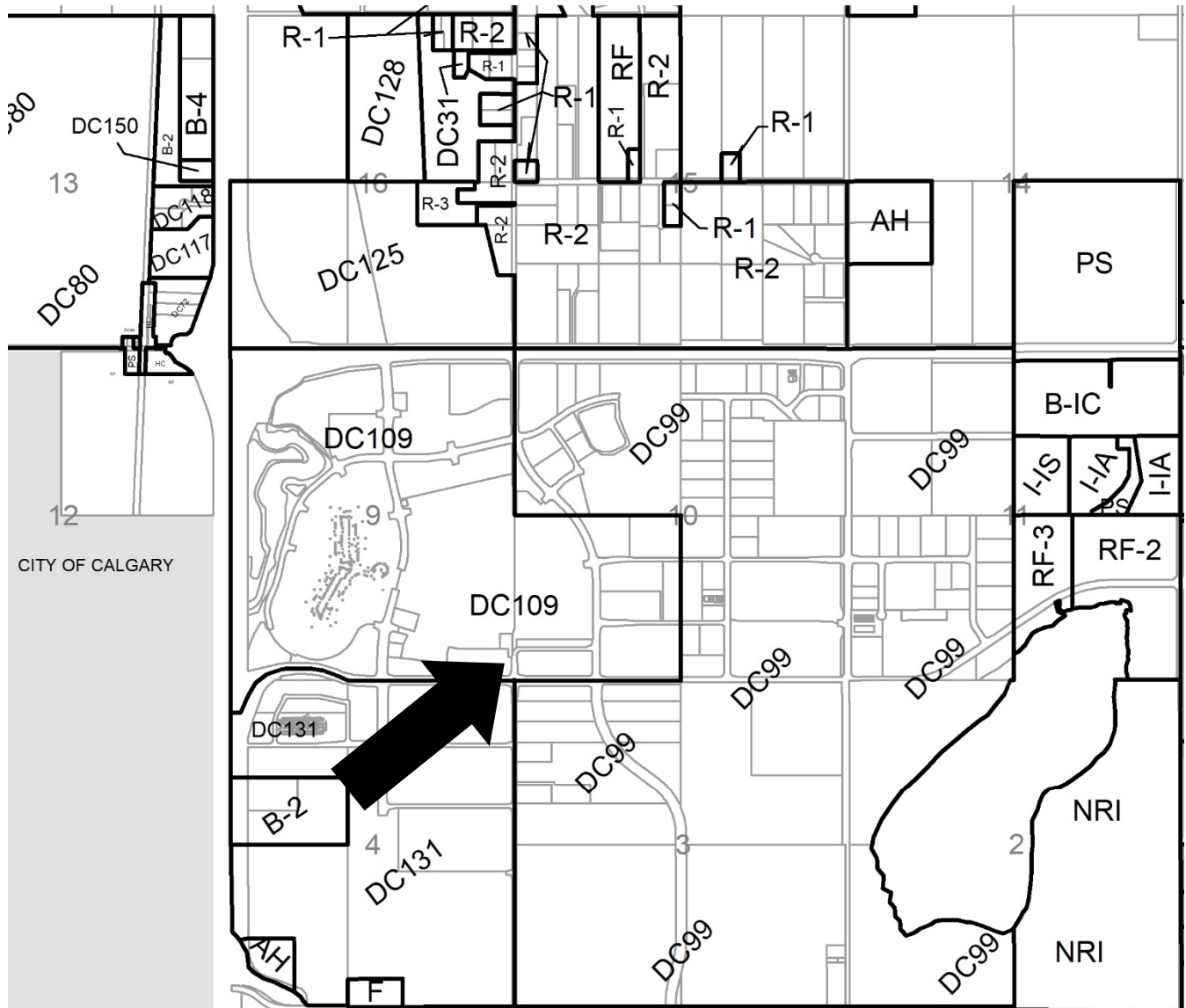


SW-10-26-29-W04M

Date: 7-May-20

Division # 7

File: 06410005



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

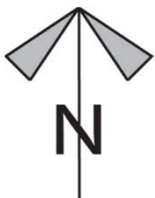
LAND USE MAP

SW-10-26-29-W04M

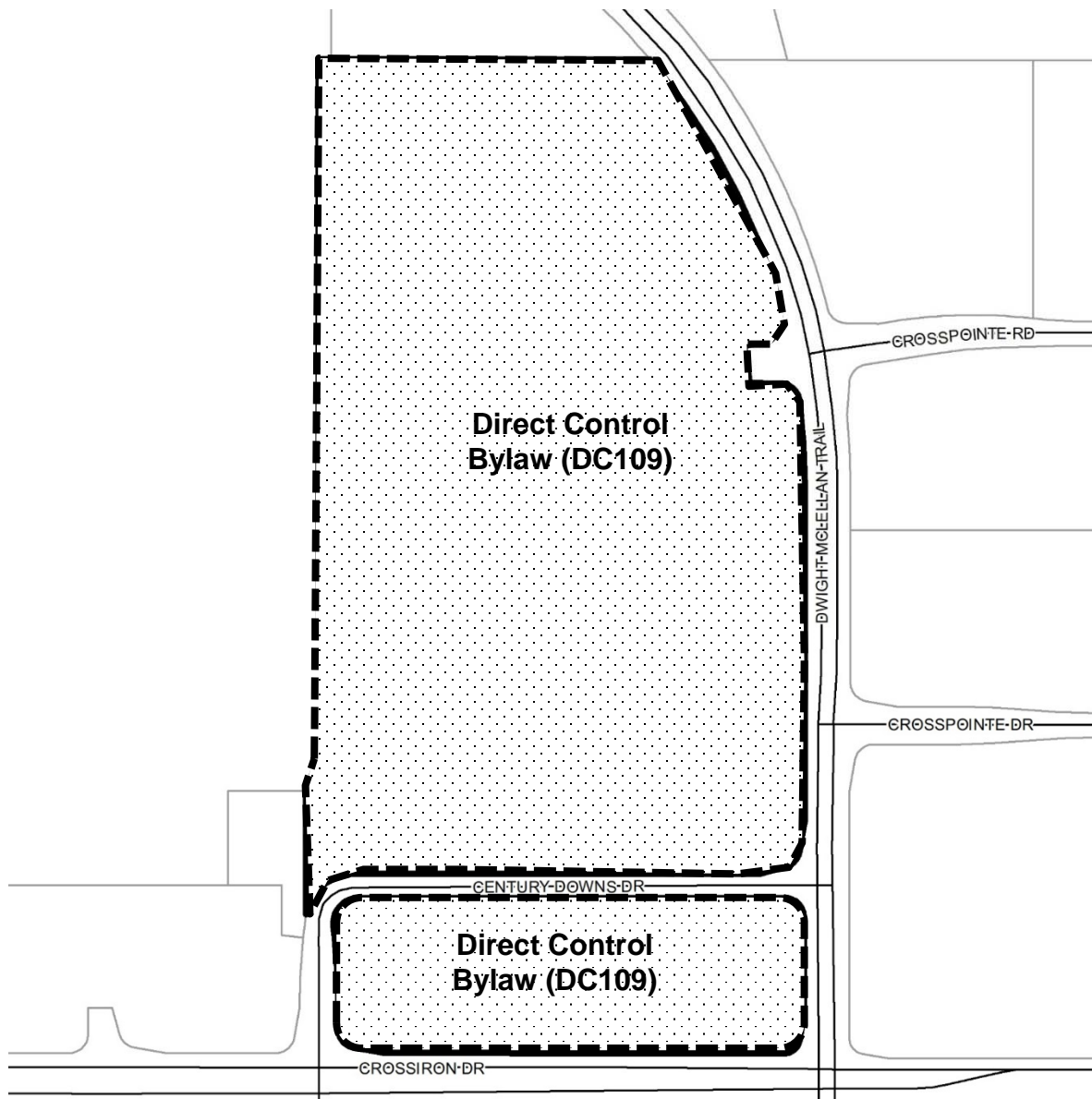
Date: 7-May-20

Division # 7

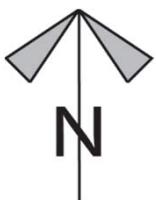
File: 06410005



Proposal: To amend Bylaw C-6234-200 (DC-109) Appendix B - the Master Site Development Plan for the Race Track and Entertainment Centre in order to facilitate the future development in the sub-cell.



DEVELOPMENT PROPOSAL



SW-10-26-29-W04M

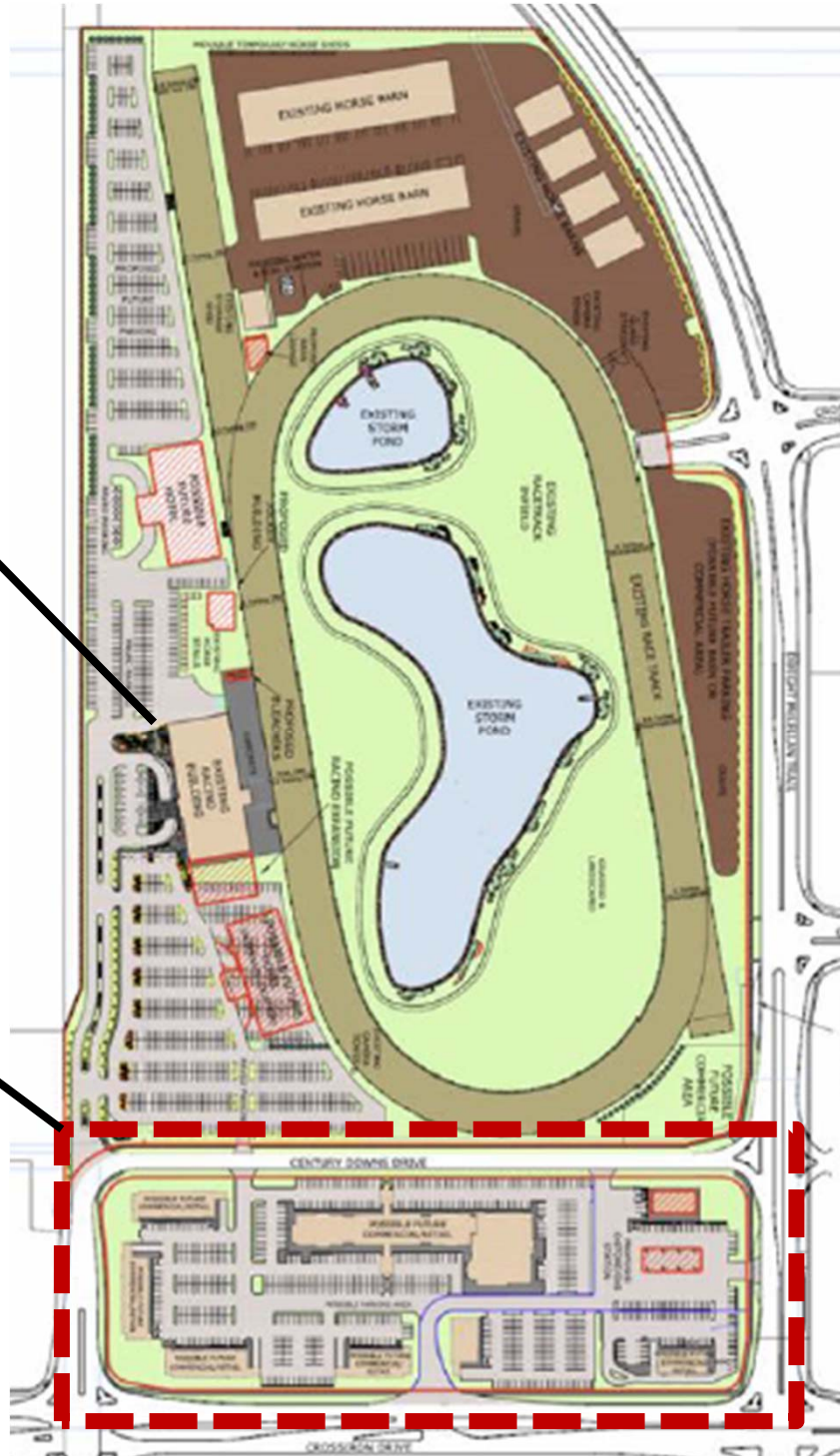
Date: 7-May-20

Division # 7

File: 06410005

Direct Control
Bylaw (DC109)
Existing Race
Track and
Entertainment
Centre

Direct Control
Bylaw (DC109)
Sub-Cell
Future
Development



DEVELOPMENT PROPOSAL

SW-10-26-29-W04M

Date: 7-May-20

Division # 7

File: 06410005



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

TOPOGRAPHY
Contour Interval 2 M



SW-10-26-29-W04M

Date: 7-May-20

Division # 7

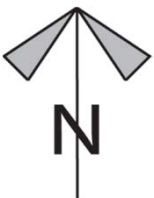
File: 06410005



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

AIR PHOTO

Spring 2018

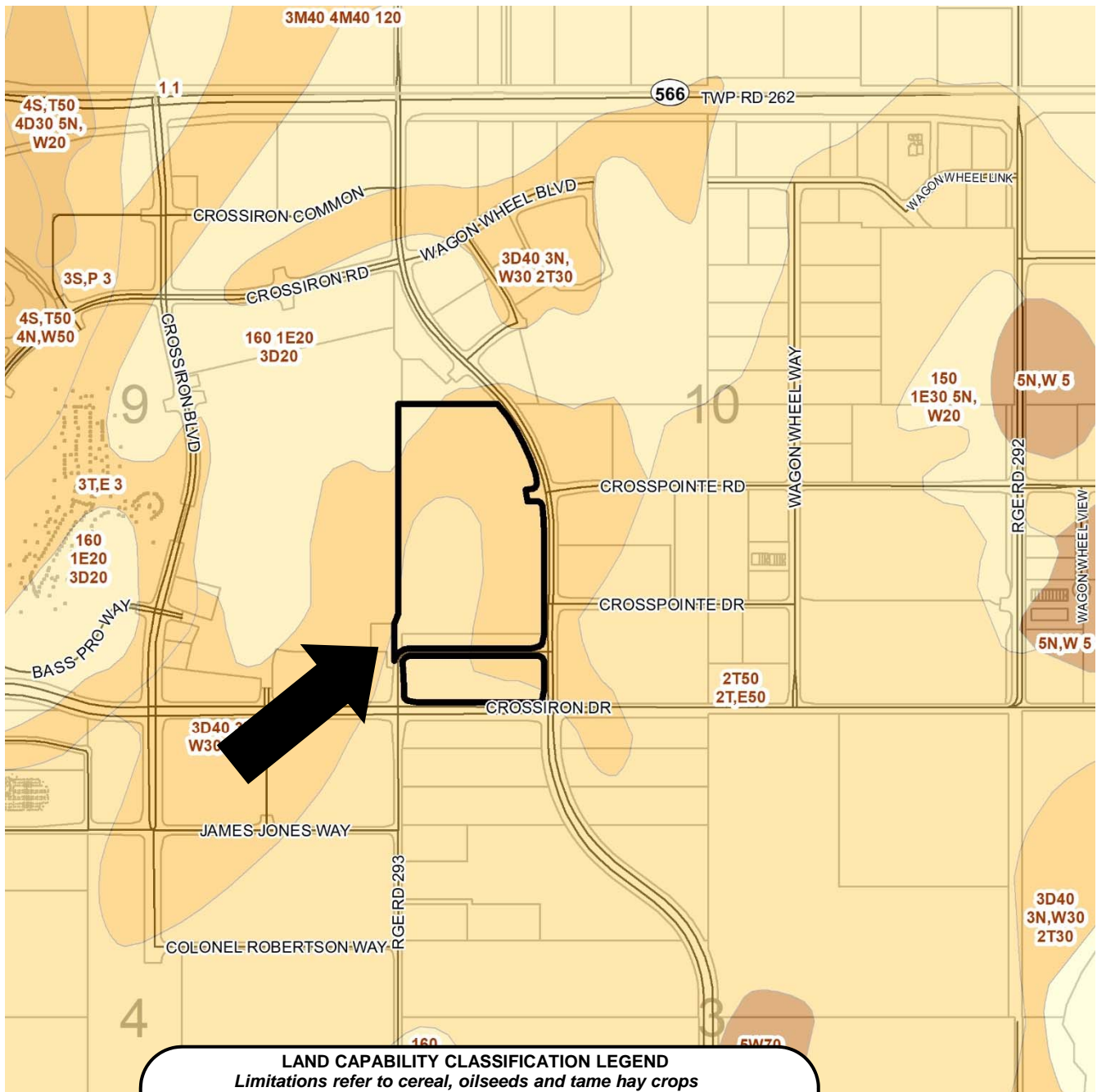


SW-10-26-29-W04M

Date: 7-May-20

Division # 7

File: 06410005



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

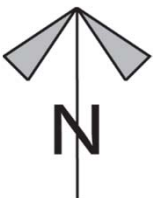
CLI Class

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

Limitations

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

SOIL MAP

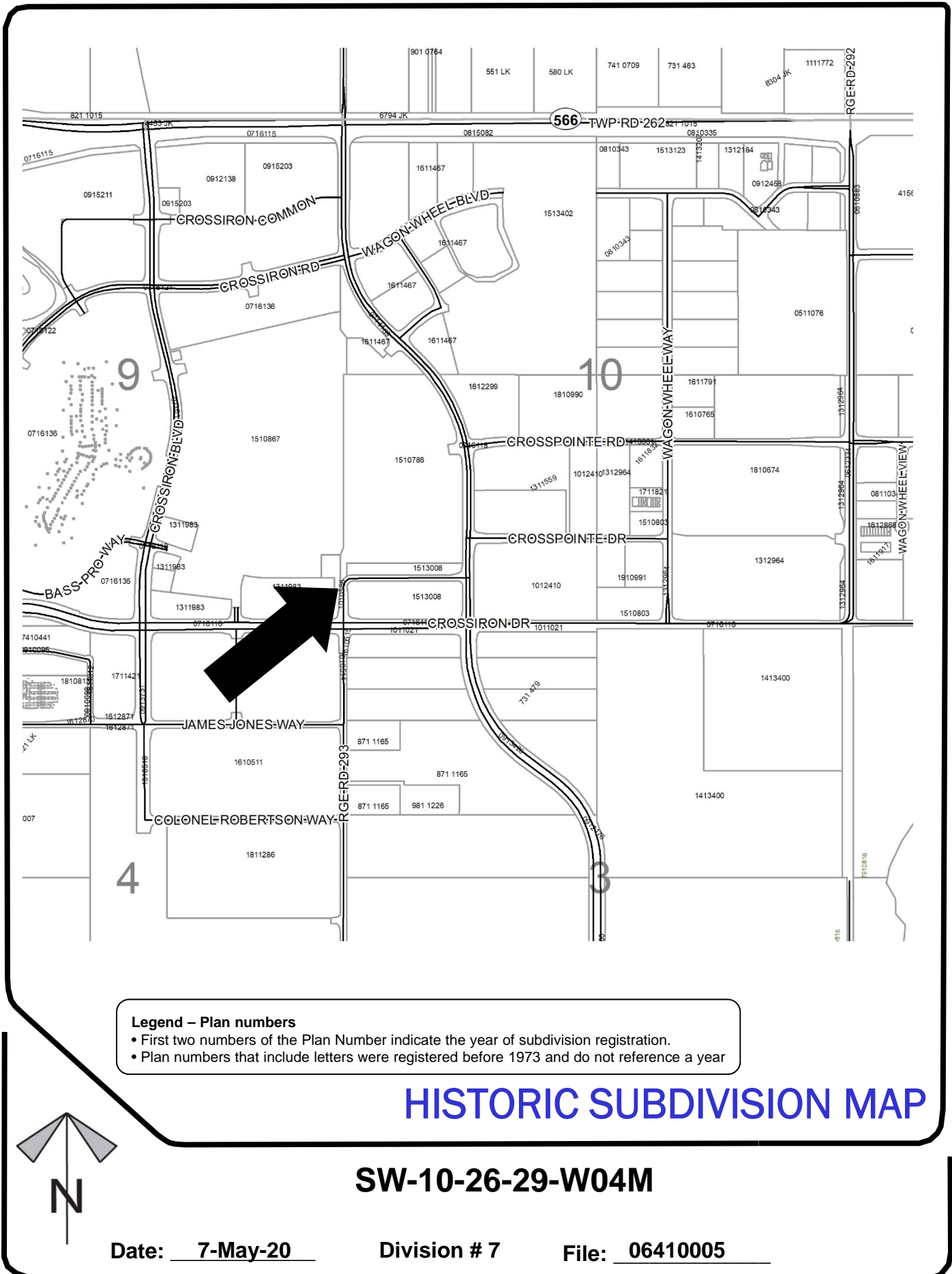


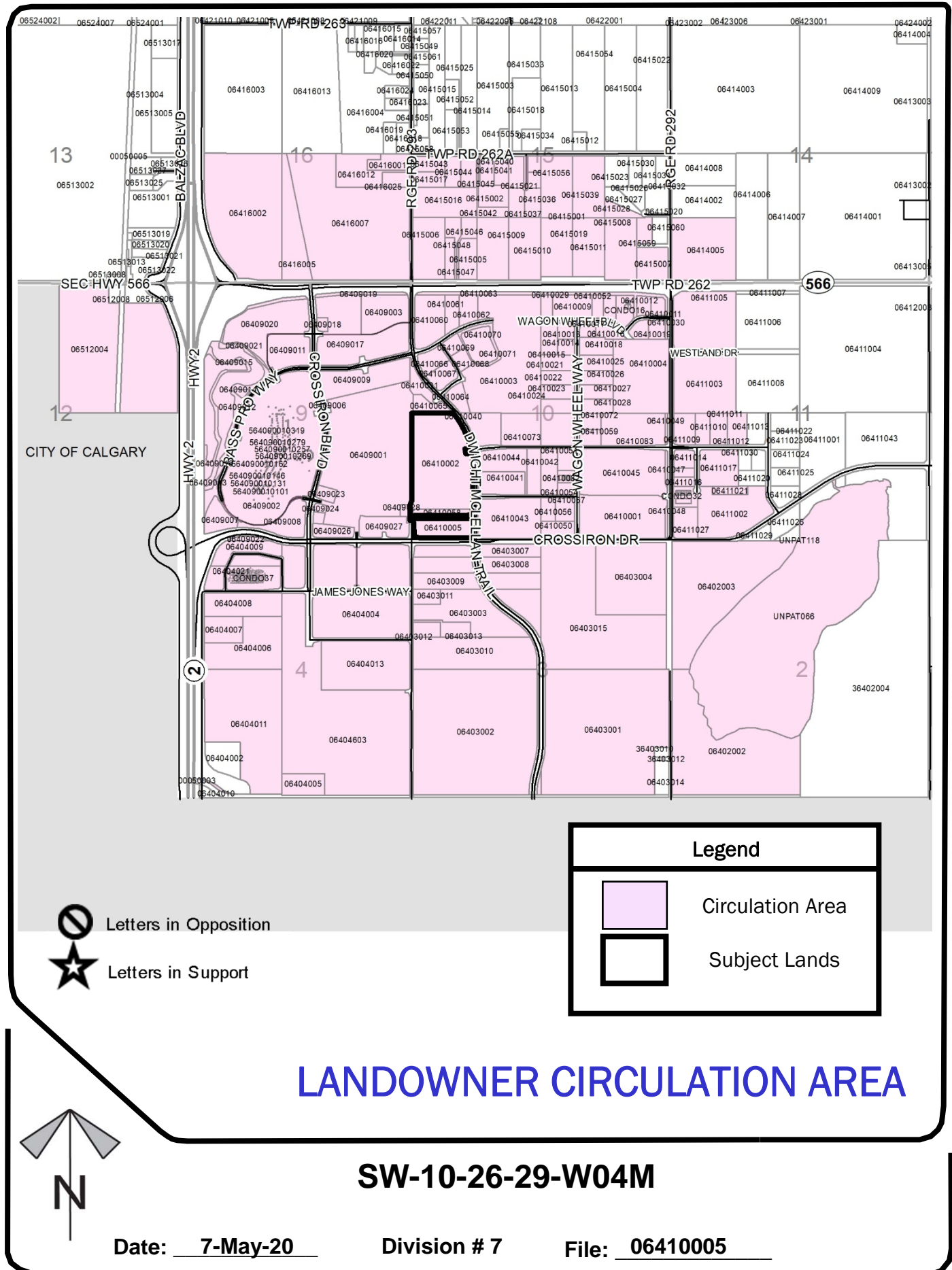
SW-10-26-29-W04M

Date: 7-May-20

Division # 7

File: 06410005







PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 26, 2020 **DIVISION:** 2
FILE: 05705006 **APPLICATION:** PL20200021
SUBJECT: Council Direction – Harmony Residential Subdivision Condition

POLICY DIRECTION:

In accordance with the Transportation Offsite Levy Bylaw (C-7356-2014), Council has the sole discretion to not impose the Transportation Offsite Levy.

EXECUTIVE SUMMARY:

The Applicant proposes to create a ± 14.16 acre parcel (Lot 1) to facilitate the development of recreational facilities and open space, with a ± 108.77 acre remainder (Lot 2) in the Harmony community. The Applicant previously requested that the Transportation Offsite Levy for Lot 1 be waived, as the proposed new lot is for community open space which would not draw much traffic. However, no such exemption exists within the the Transportation Offsite Levy Bylaw. This subdivision application was presented to the Municipal Planning Commission on April 27, 2020. The Municipal Planning Commission passed the following motions:

THAT Subdivision Application PL20200021 be approved with the conditions noted in Appendix 'C', and

THAT Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred.

The Transportation Offsite Levy Bylaw (C-7356-2014, Section 6 d) specifies that

“Any lands or portions thereof where Council has determined, in its sole and unfettered discretion, that it is appropriate in the circumstances to not impose the Levy upon such portion of the Lands as a result of the Development contemplated in the applicable Development Permit or Subdivision Approval.”

For the above reason, the application is presented to Council to consider deferral of the Transportation Offsite Levy as recommended by the Municipal Planning Commission. The Applicant now agrees with the recommendation of Municipal Planning Commission.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT the Transportation Off-Site Levy for proposed Lot 1 be deferred, in accordance with the Municipal Planning Commission's recommendation.
- Option #2: THAT alternative direction be provided.

Administration Resources

Xin Deng, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

XD/llt

APPENDICES::

APPENDIX ‘A’ – Municipal Planning Commission Motion

APPENDIX ‘B’ – Municipal Planning Commission Subdivision Report

**ROCKY VIEW COUNTY****APPENDIX 'A – Municipal Planning Commission Motions**

MOVED by Member McKylor that subdivision application PL20200021 be approved with the conditions noted in Appendix 'C'.

Carried

MOVED by Member McKylor that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred.

Carried



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: April 27, 2020

DIVISION: 02

APPLICATION: PL20200021

SUBJECT: Subdivision Item - Creation of One Parcel

APPLICATION: To create a ± 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space, with a ± 108.77 acres remainder (Lot 2).

GENERAL LOCATION: Located within the Harmony community, approximately 1.5 miles north of Highway 1 and south of Harmony Circle.

LAND USE DESIGNATION: Direct Control District (DC-129)

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

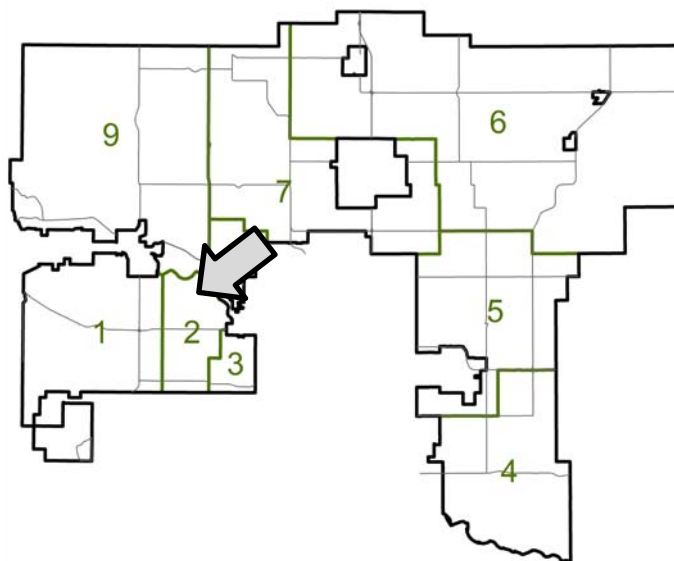
OPTIONS:

Option #1: THAT Subdivision Application PL20200021 be approved with the conditions noted in Appendix 'B'.

Option #2: Motion #1: THAT Subdivision Application PL20200021 be approved with the conditions noted in Appendix 'C'

Motion #2 THAT Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred.

Option #3: THAT Subdivision Application PL20200021 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:

Administration Resources

Xin Deng and Jorie McKenzie, Planning and Development Services



ROCKY VIEW COUNTY

APPLICANT: Stantec Geomatics Ltd.

OWNER: Harmony Development Inc. and Mickelson National GC of Canada Inc.

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • County Plan; • Direct Control Bylaw (DC-129) • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Biophysical Impact Assessment and Environmental Protection Plan (EnviroConsult Inc. March 2006) • Phase 1 Environmental Site Assessment (The Pinchin Group. May 14, 2014) • Geotechnical Evaluation (McIntosh Lalani Engineering Ltd. June 2000) • Harmony Staged Master Drainage Plan (Urban Systems. September 2008) • Harmony Water Treatment and Wastewater Treatment Facilities Capacities (Corix Utilities Inc. August 28, 2017)
--	---

Transportation:

The Applicant proposes to build one paved approach and one pedestrian access off Harmony Circle to access Lot 1, and the remainder parcel will be access through a new approach in a later phase.

Water and Wastewater:

The purpose of Lot 1 is to provide a place for outdoor activities such as open space and recreational facilities for the residents in the community. The Applicant provided a letter indicating that there will be water and wastewater capacity for Phase 1-3. Any new buildings proposed on Lot 1 would obtain potable water servicing from the Harmony Advanced Water Systems Corporation (HAWSCO) Potable Water Treatment and Distribution System. Wastewater would be handled through the Harmony Advanced Water Systems Corporation (HAWSCO) Sanitary Collection and treatment system in accordance with the terms of the Franchise Agreement. The detailed services will be addressed at the future Development Permit stage.

Stormwater:

The Applicant/Owner would be required to provide and implement a Storm Water Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan.

Municipal Reserves:

The proposed Lot 1 is a private open space and would be owned and managed by the existing Homeowner's Association. As the proposed Lot 1 is part of original golf course parcel where MR was deferred through subdivision application 2011-RV-083; no further requirement at this time.



Total MR Dedication Required for Harmony Project: ± 160 ac

- MR dedicated so far: ± 54.938 ac
- MR owing so far: ± 105.062 ac

Payments and Levies:

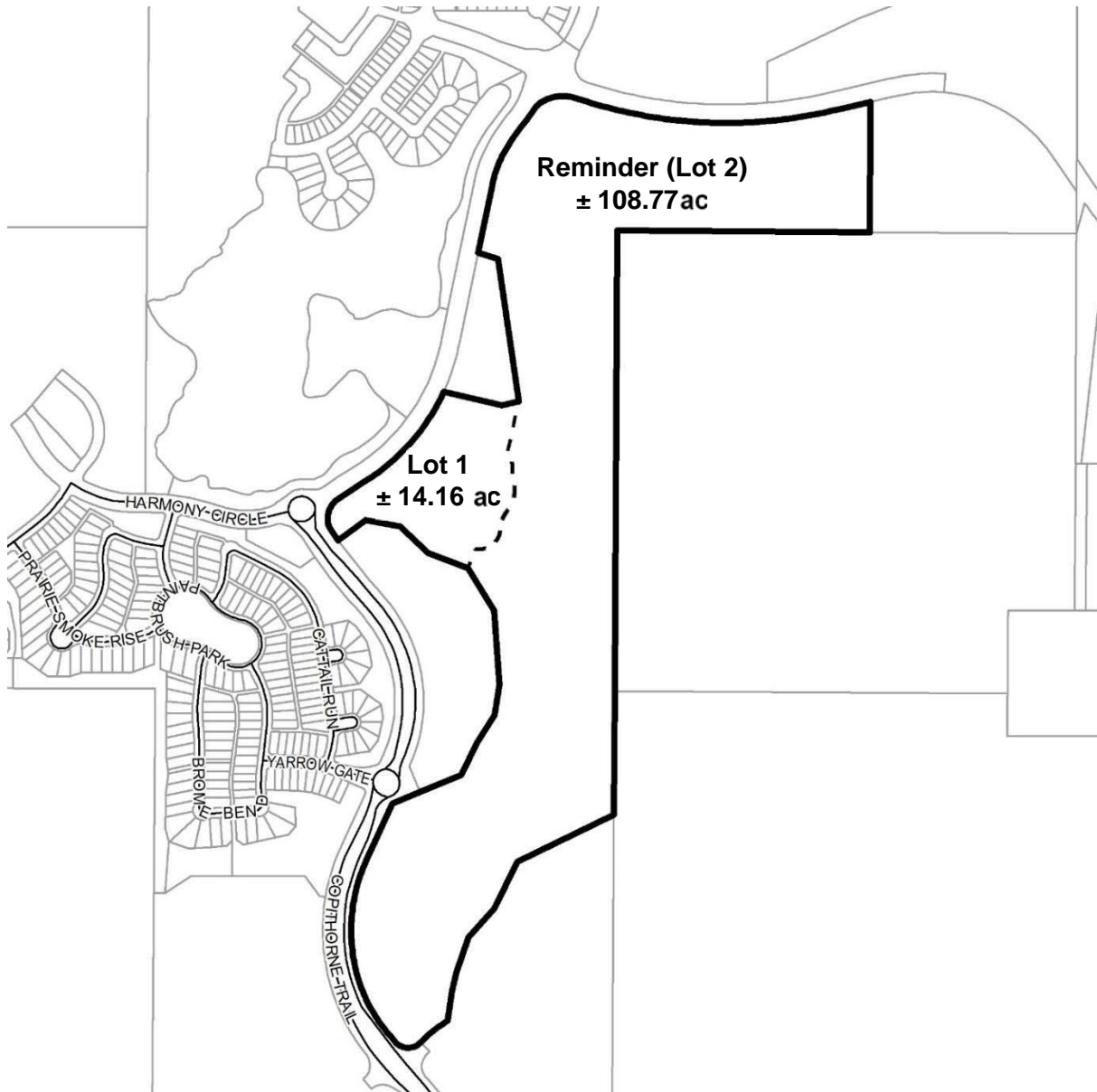
The Owner would be required to pay \$226,206 Transportation Off-Site Levy (TOL) for the 14.16 acres new lot. The Owner submitted a letter requesting TOL be waived. The applicant's request is based on that the proposed lot would be a community open space. However, this situation is not exempted in the Transportation Off-Site Levy Bylaw (C-7356-2014). Administration recommends that the TOL be deferred rather than waive. Should Municipal Planning Commission support the waiving the TOL, Option #2 is available.

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY (TOL)	<p>\$226,206</p> <p>Base Levy = \$4,595/acre x 14.16 acres = \$65,065.2</p> <p>Special Area 4 Levy = \$11,380/acre x 14.16 acres = \$161,140.8</p> <p>Total Estimated TOL payment = \$226,206</p>



ROCKY VIEW COUNTY

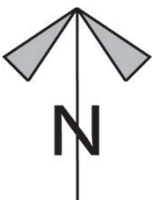
Subdivision Proposal: To create a ± 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space, with a ± 108.77 acres remainder (Lot 2).



Surveyor's Notes:

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

TENTATIVE PLAN



Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

Division # 2

File: PL20200021 - 05705006

AGENDA

Page 226 of 398



ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval in accordance with Option #1. Should the Subdivision Authority believe that Transportation Offsite Levy should be deferred, Option #2 is available.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

APPENDIX 'C': Approval Conditions

APPENDIX 'D': Owner's Letter



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: February 11, 2020	DATE DEEMED COMPLETE: February 11, 2020
GROSS AREA: ± 122.93 acres	LEGAL DESCRIPTION: Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M
APPEAL BOARD: Development and Subdivision Appeal Board	
HISTORY: <p><i>June 11, 2019: Subdivision application (PL20190001) was approved for Harmony Stage 1, Phase 5 Re-subdivision, in order to create 10 residential parcels with a ± 4,492 m² open space lot, and a ± 58,383 m² Municipal School Reserve remainder from SE-07-25-03-W05M.</i></p> <p><i>June 11, 2019: Subdivision application (PL20190005) was approved for Harmony Stage 2, Phase 10 Re-subdivision, in order to create 47 residential parcels from Lot 1, Block 2, Plan 1112762 within W-08-25-03-W05M.</i></p> <p><i>September 27, 2018: Subdivision application (PL20180034) was approved for Harmony Phase 4 Re-subdivision, in order to create 3 residential lots with a remainder.</i></p> <p><i>May 8, 2018: Subdivision application (PL20170156) was approved for Harmony Stage 1, Phase 10, in order to create 119 single detached residential lots, 4 townhouse lots, 2 MR lots, 7 open space lots, 1 beach club/multi-family lot, an internal road and a remainder parcel.</i></p> <p><i>April 20, 2018: Subdivision application (PL20170126) was approved for Harmony Stage 1 through phase 4-9 phases, in order to create 141 single detached residential lots, 26 semi-detached residential lots, 2 business/employment use lots, 2 village core lots, 5 MR lots, 1 MSR, private open space.</i></p> <p><i>May 9, 2017: Stage 2 Neighbourhood Plan (Bylaw C-7670-2017) and Stage 3 Neighbourhood Plan (Bylaw C-7672-2017) were approved, providing a detailed framework for land use, subdivision and development of the easterly portion and westerly portion of the Harmony Conceptual Scheme area.</i></p> <p><i>July 3, 2012: Subdivision application (2011-RV-165) was approved to subdivide the land into nine development phases, in order to create 370 single detached residential lots, 54 semi-detached residential lots, 1 multi-family townhouse lot, 2 business/employment use lots, 2 village core lots, 5 MR lots, 1 MSR, private open space, 2 utility lots.</i></p> <p><i>January 10, 2012: Subdivision application (2011-RV-083) was approved to create a ± 125.84 ac parcel (Lot 1), a ± 214.51 ac parcel (Lot 2), a ± 4.35 ac parcel (Lot 3) with a ± 121.15 ac remainder and a ± 258.29 ac remainder. The subject land in this application is part of Lot 1.</i></p> <p><i>October 7, 2008: Direct Control Bylaw (DC-129) was approved for the area.</i></p> <p><i>October 7, 2008: Stage 1 Neighbourhood Plan (Bylaw C-6687-2008) was approved, providing a detailed framework for land use, subdivision and development of the easterly portion of the Harmony Conceptual Scheme area</i></p>	



February 13, 2007: Harmony Conceptual Scheme (Bylaw C-6411-2007) was approved, which set out a vision and framework for the development of the Harmony community

PUBLIC & AGENCY SUBMISSIONS:

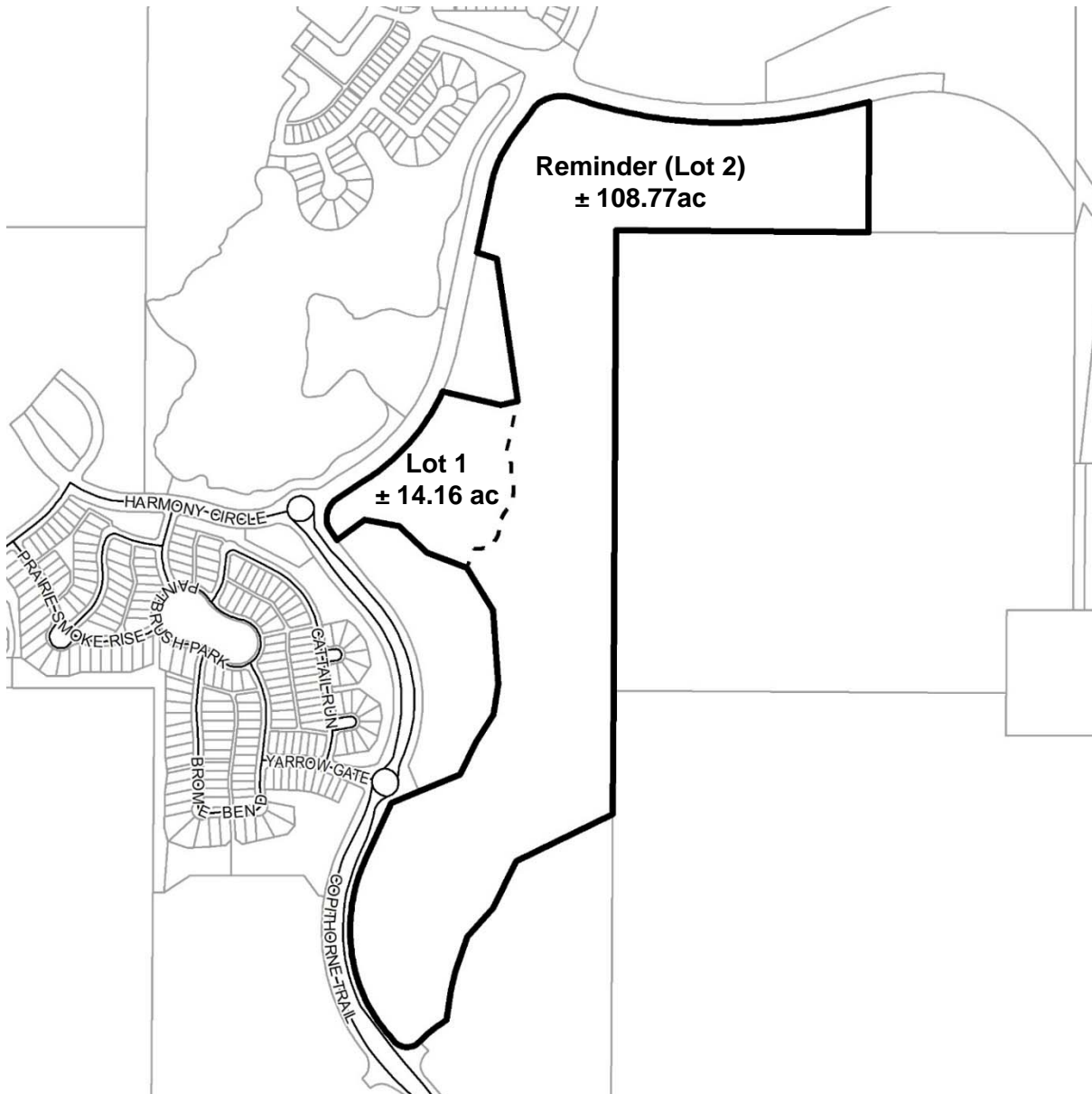
The application was circulated to 229 adjacent landowners. No letters were received.

The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.



AGENDA
Page 230 of 398

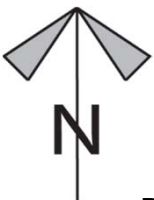
Subdivision Proposal: To create a ± 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space, with a ± 108.77 acres remainder (Lot 2).



Surveyor's Notes:

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

TENTATIVE PLAN



Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

Division # 2

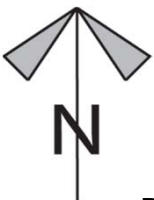
File: PL20200021 - 05705006



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

AIR PHOTO

Spring 2018



Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

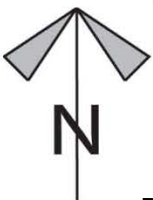
Division # 2

File: PL20200021 - 05705006



PROPOSED SITE PLAN

(may subject to change at Development stage)

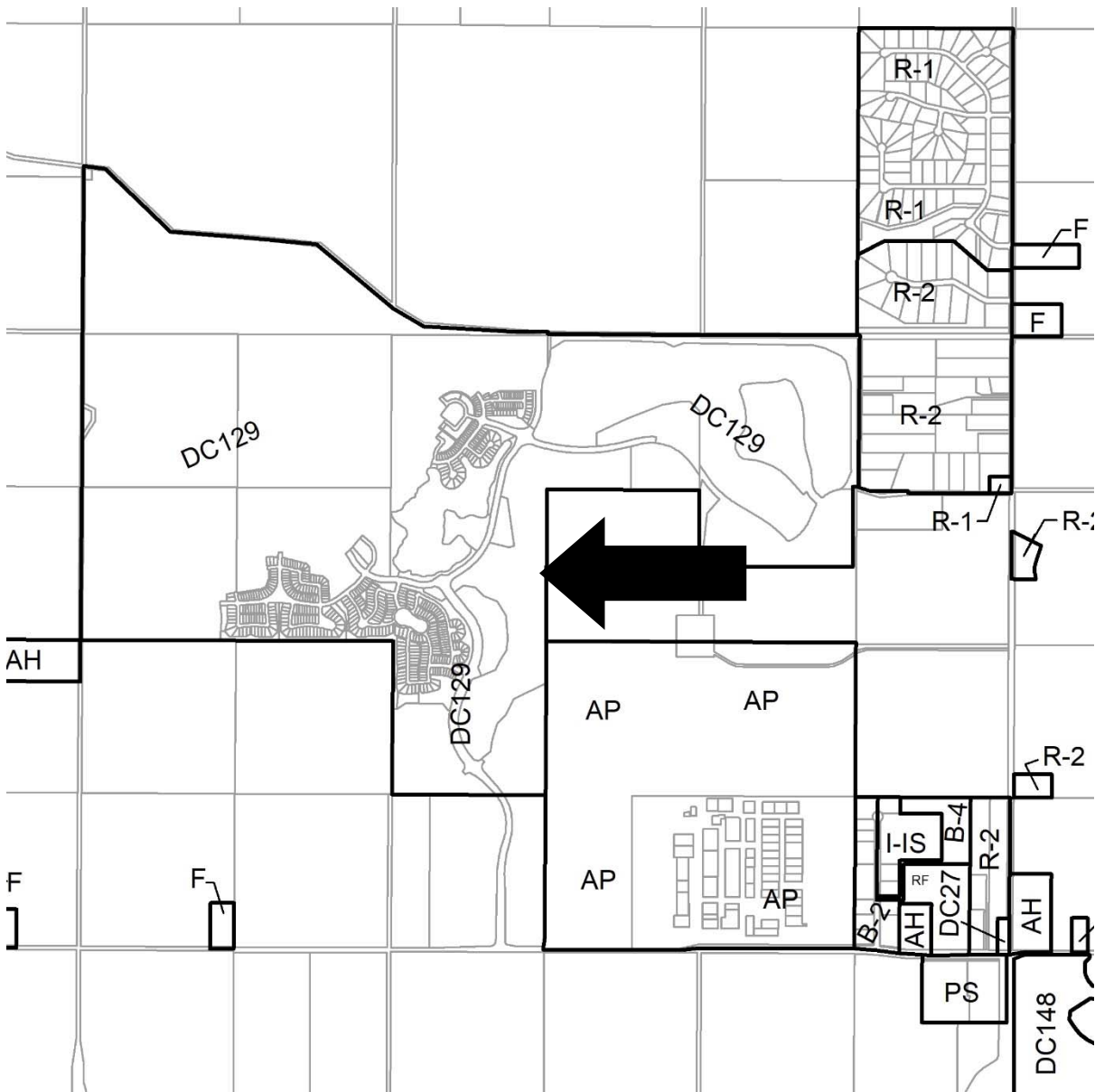


Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

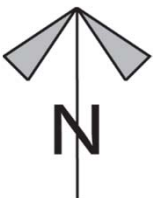
Division # 2

File: PL20200021 - 05705006



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

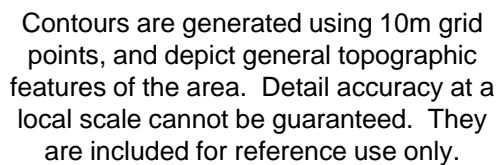


Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

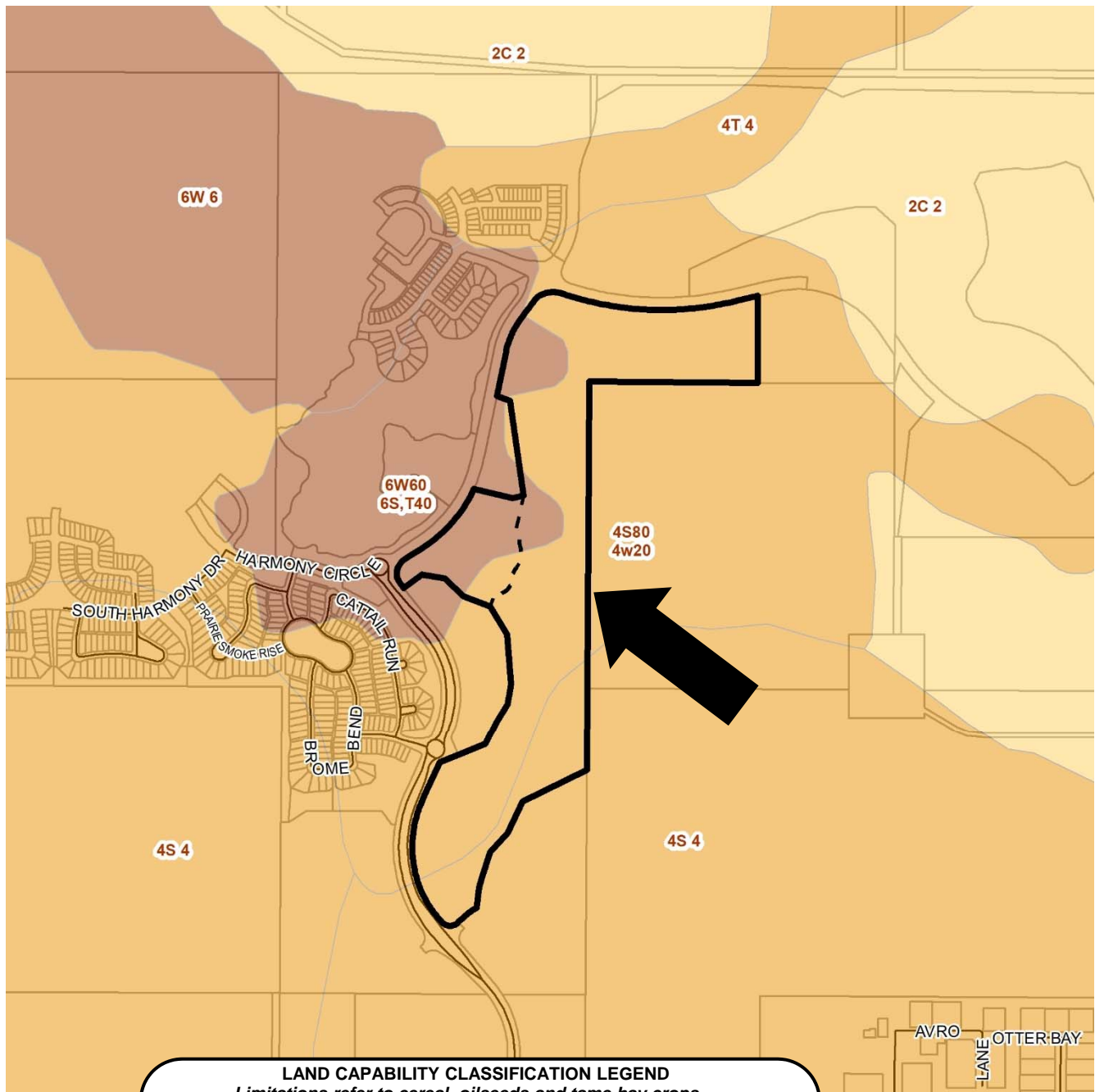
Date: February 11, 2020

Division # 2

File: PL20200021 - 05705006



Date: February 11, 2020 Division # 2 File: PL20200021 - 05705006



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

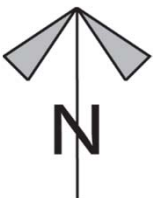
CLI Class

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

Limitations

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

SOIL MAP

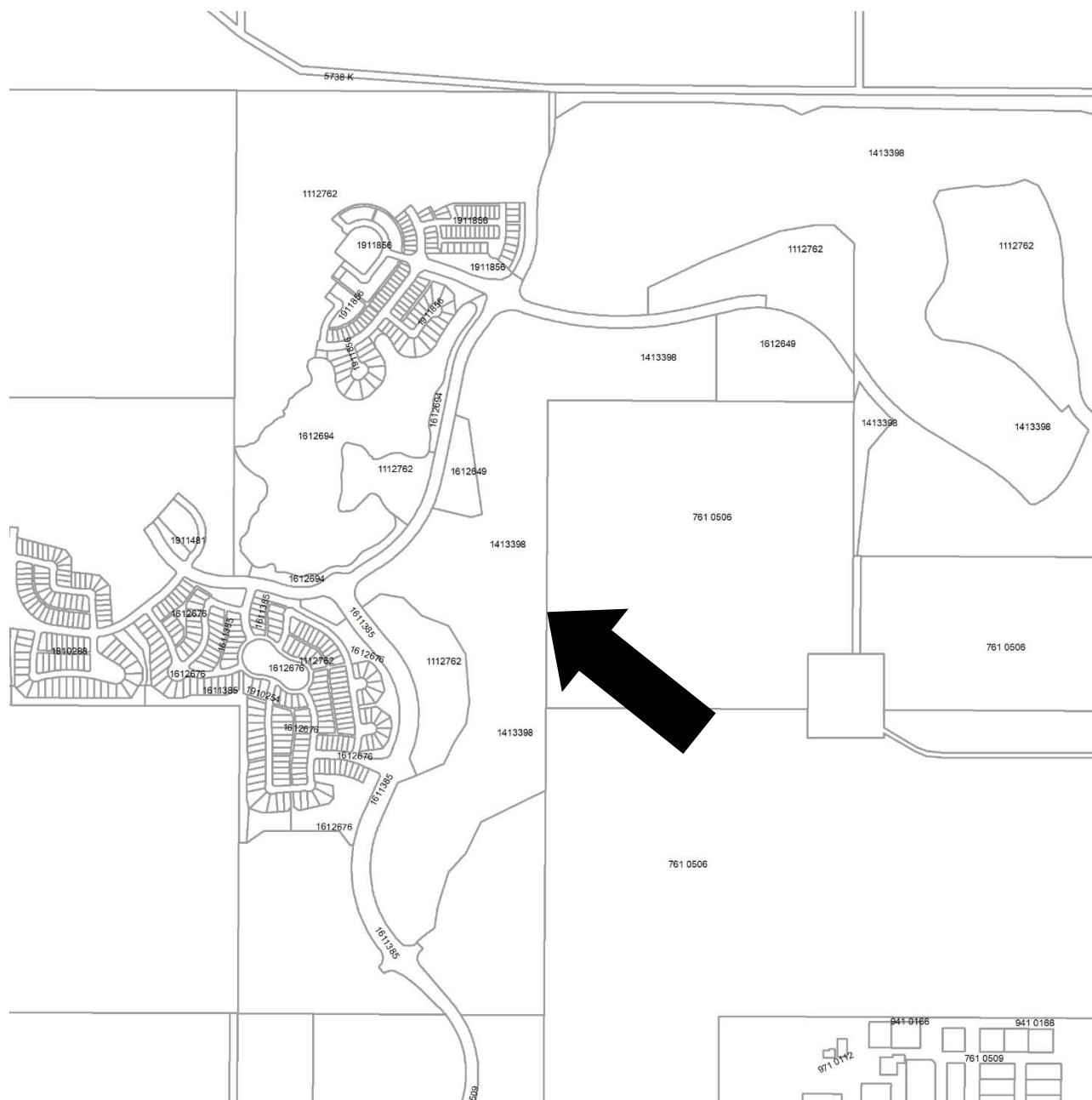


Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

Division # 2

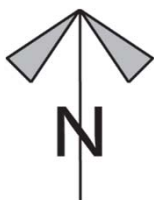
File: PL20200021 - 05705006



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

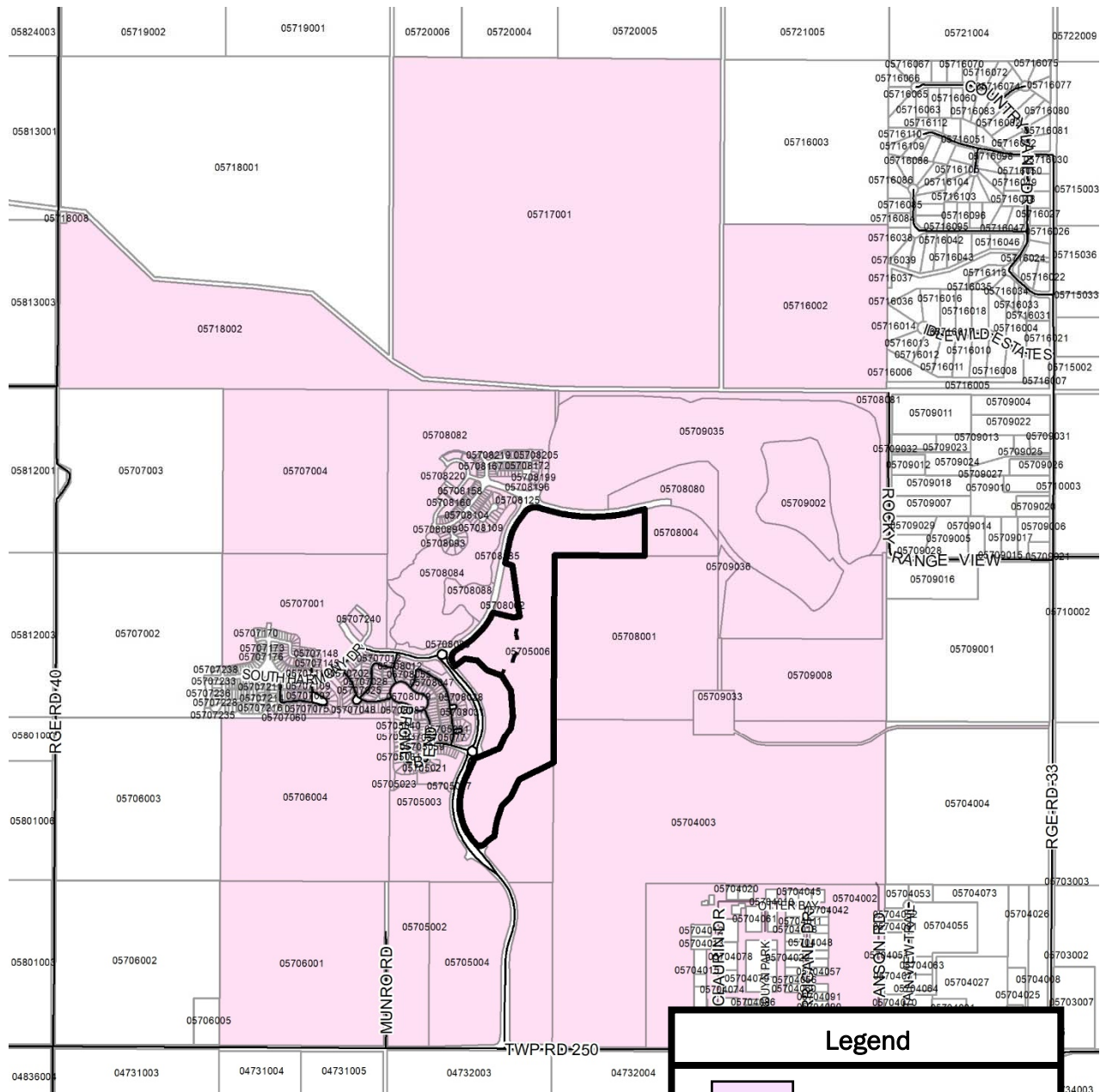


Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

Division # 2

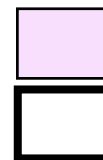
File: PL20200021 - 05705006



Letters in Opposition

Letters in Support

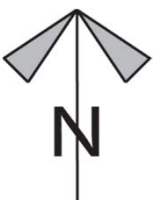
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M

Date: February 11, 2020

Division # 2

File: PL20200021 - 05705006

**APPENDIX 'B': APPROVAL CONDITIONS**

- A. The application to create a \pm 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space with a \pm 108.77 acres remainder (Lot 2) at Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Stormwater

2. The Owner shall provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a. Registration of any required easements and/or utility rights-of-way
 - b. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system, as required
 - c. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County

Homeowners'/Landowners' Association

3. The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.



ROCKY VIEW COUNTY

Solid Waste Management Plan

4. The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Owners Association of Harmony for management of solid waste.
5. The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Emergency Response Plan

6. The Owner shall provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents to the satisfaction of the County.

Airport Proximity

7. The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the reaching airport and associated impacts.

Payments and Levies

8. The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
9. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

**APPENDIX 'C': APPROVAL CONDITIONS**

- A. The application to create a \pm 14.16 acres parcel (Lot 1) to facilitate the development of recreational facilities and open space with a \pm 108.77 acres remainder (Lot 2) at Lot 2, Block 2, Plan 1413398, NW-05-25-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plans

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

Stormwater

2. The Owner shall provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Harmony Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
 - a. Registration of any required easements and/or utility rights-of-way
 - b. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system, as required
 - c. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement with the County

Homeowners'/Landowners' Association

3. The Owners Association of Harmony governance and associated agreements and registration shall specify the future maintenance and operations of Harmony lands for public and private parks, open spaces and other amenity lands including onsite pathways, community landscaping and other features associated with these lands.



ROCKY VIEW COUNTY

Solid Waste Management Plan

4. The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Developer and/or Owners Association of Harmony for management of solid waste.
5. The Waste Management Plan shall also identify how construction waste will be controlled and diverted to landfill.

Emergency Response Plan

6. The Owner shall provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents to the satisfaction of the County.

Airport Proximity

7. The Owner shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the reaching airport and associated impacts.

Payments and Levies

8. Unless otherwise directed by Council, the Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing on the new lot, as shown on the Plan of Survey.
9. The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

April 8, 2020

Via: Email

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

Attention: Members of the Municipal Planning Commission

Reference: Harmony Subdivision Application PL20200021

Dear Honourable Members of Council,

Thank you for considering our application to create a +/- 14.16 acres parcel to facilitate an Owners Association of Harmony Activity Zone within Harmony. With this letter we are respectfully requesting members of the Municipal Planning Commission to waive the Transportation Offsite Levy totaling \$226,206 to facilitate the development of a community recreational facility. In support of this request we are providing the following reasons:

- 1) The parcel will be owned by the Owners Association of Harmony, a not for profit corporation which owns and operate community parks and facilities and operates and maintains Rocky View County parks within Harmony.
- 2) While the park will be publicly accessible, the vast majority of the traffic will be generated from within Harmony for which the levies should not apply. Harmony Developments Inc. has already constructed all the necessary internal roads to an acceptable standard or has L.C.'s in place to do so.
- 3) To date, Harmony Developments Inc. has contributed \$4,635,273.88 in Transportation Offsite Levies to-date, which represents HDI's contribution for Harmony residents and guests utilizing external road networks. As such with likely no additional traffic generation occurring, the necessary Levies have already been accounted for.
- 4) We have requested subdivision of this parcel to protect it for the Owners Association of Harmony well into the future. The main parcel which we are applying to subdivide out of is under option with our golf course operator, Mickelson National Golf Club of Canada and therefore creates potential for conflict in the future when the golf course lands develop should it not be subdivided out.

- 5) The parcel being created is strictly as an amenity parcel for the Owners Association of Harmony and generates no revenue for HDI. Ultimately, this area will be an amenity for all to enjoy with a projected total invest of approximately \$8 million dollars. Having to pay \$226,206 to build an amenity which will not contribute to revenue, particularly in these times, would be unjustifiable for HDI.

For the above reasons we hope you will agree and support our request to waive the Transportation Offsite Levies for this application. We are available to answer any specific question you may have regarding this application.

Sincerely,



Birol Fisekci
On Behalf of Harmony Development Inc.

CC: Xin Deng
Jorie McKenzie
Johnson Kwan
Cary Kientz
Mark Woychuk



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 26, 2020 **DIVISION:** 3
FILE: 04606006 **APPLICATION:** PRDP20200424
SUBJECT: General Item – Construction of a New Storage Shed in Elbow Valley Community

POLICY DIRECTION:

The application was evaluated against the policies of the Elbow Valley Area Structure Plan and Direct Control Bylaw C-4763-97(DC-13).

EXECUTIVE SUMMARY:

The purpose of this Development Permit application is for “Private Recreational Lake Area and Associated Facilities” for the construction of a new storage shed.

The subject land is located in the Elbow Valley community, east of Fisherman's Lake and west of Lott Creek Close. The land falls within Development Cell 6 of DC-13, which requires the approval of Council, therefore, this Development Permit application is presented to Council for consideration.

The Applicant Elbow Valley Residents Club submitted a DP application (PRDP20192130) in 2019 for the same storage shed under the use of “Accessory Building” within Development Cell 6. Adjacent landowners appealed the decision of approval. In response to the appeal, the Applicant withdrew their Development Permit application and the related appeal was removed from the Subdivision and Development Appeal (SDAB) meeting agenda.

The Applicant submitted this application under the use of “Private Recreational Lake and Associated Facilities” within Development Cell 6. The proposed storage shed is still 66.90 sq. m (720 sq. ft.) in size and 6.10 m (20 ft.) high. The proposed development is a listed use and meets the applicable requirements of DC-13.

The application was circulated to 199 adjacent residents within the Elbow Valley community; 3 letters of support and 7 letters of opposition were received, including a letter from Homes by Avi's lawyers. In addition, the Applicant provided a letter to explain their rationale for the proposal, and the Applicant's lawyers provided a letter to response to those letters in opposition. These letters are included in Appendix D.

BACKGROUND:

The subject land is located in the Elbow Valley community, and it is a common property owned by Elbow Valley Residents Club. The property contains Fisherman's Lake, together with a pump house, mailbox, garage, several internal roads and a large open space.

The Applicant submitted a similar DP application (PRDP20192130) in 2019 for “Accessory Building, construction of a new storage shed”. The application was inappropriately approved by the Development Authority, with two errors:

- 1) Although “Accessory Building” is a listed use under Cell 6 of DC-13, the proposed storage shed should not be considered accessory building as there is no principal building on the subject land;
- 2) The purpose and intent of Development Cell 6 states that development within Cell 6 should be approved by Council, not the Development Authority.

Administration Resources

Xin Deng and Bianca Duncan, Planning and Development Services



The proposed storage shed is the same as what is proposed in the last DP application. It is 66.90 sq. m (720.00 sq. ft.) in size and 6.10 m (20.00 ft.) high. No lighting fixture is proposed for the shed. The shed will be located to the north of existing mailbox and garage.

The proposed development falls within the referral distance with the Alberta Transportation and the notification area with the City of Calgary. The application was circulated to the City of Calgary for comment. Their comments are included in Appendix A.

POLICY ANALYSIS:

Elbow Valley Area Structure Plan

The subject land falls under Elbow Valley Area Structure Plans. The Plan does not provide guidelines for the nature of the development.

Direct Control Bylaw C-4763-97 (DC-13)

The subject land is located within Development Cell 6. The purpose and intent of this cell requires the approval of Council for the development within the cell.

“Private Recreational Lake and Associated Facilities” is a discretionary use under Development Cell 6. The proposed storage shed can be considered an associated facility to the existing Fisherman’s Lake. As it is a discretionary use, a Development Permit is required.

The proposed storage shed meets the minimum setback requirements under Development Cell 6. Although there is no maximum height for accessory buildings set out within Development Cell 6 (Recreational Development Cell), other Residential and Utility Cells in DC-13 have specified maximum heights of 5.00 metres (16.40 ft.) to 5.5 metres (18.00 ft.), which are not substantially less than the proposed 6.10m (20.00 ft.) height.

ADMINISTRATION RECOMMENDATION:

The proposed storage shed meets the applicable requirements within DC-13; therefore, Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200424 be approved with the suggested conditions noted in Appendix ‘A’.
- Option #2: THAT Development Permit Application PRDP20200424 be refused as per the reasons noted.

Respectfully submitted,
“Theresa Cochran”

Executive Director
Community Development Services

XD/ltt

Concurrence,
“Al Hoggan”

Chief Administrative Officer

APPENDICES:

- APPENDIX ‘A’: Options and Development Permit Conditions
- APPENDIX ‘B’: Application Referrals
- APPENDIX ‘C’: Map Set
- APPENDIX ‘D’: Applicant and Adjacent Landowner Letters



APPENDIX A: OPTIONS AND DEVELOPMENT PERMIT CONDITIONS

Option 1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

- 1) That construction of a new storage shed, approximately 66.90 sq. m (720.00 sq. ft.) in area, may take place on the subject land in general accordance with the approved plans, as prepared by Studio T Design Ltd, Project Title: *Elbow Valley Service Building*; Dwgs. A.0, A.1, and A.2.

Prior to Issuance:

- 2) That prior to issuance of this permit, the Applicant/Owner shall contact County Road Operations to determine if any permits or if a Road Use Agreement is required for hauling activity associated with the construction of the proposed development.
- 3) That prior to issuance of this permit, the Applicant/Owner shall contact pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. Estimated TOL = \$4,595/acre (Base Levy) x 0.017 acres = \$78.12
- 4) That prior to issuance of this permit, the Applicant/Owner shall submit an Erosion and Sediment Control Plan (ESC) to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.), prepared by a qualified professional, in accordance with the County Servicing Standards and best management practices.

Permanent:

- 5) That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity including any recommendations of the ESC.
- 6) That any flood proofing measures shall be followed in accordance with the Alberta Building Code and good engineering practice.
- 7) That the proposed new Accessory Building shall not be used for commercial purposes at any time, except for a Home-Based Business, Type I.
- 8) That the proposed new Accessory Building shall not be used for residential occupancy purposes at any time.
- 9) That the exterior siding and roofing materials of the Accessory Building shall be similar/cohesive to the area.
- 10) That there shall be no more than 1.00 m (3.28 ft.) of fill placed adjacent to or within 15.00 m (49.21 ft.) of the proposed building under construction, which is used to establish approved final grades unless a Development Permit has been issued for additional fill and topsoil.
- 11) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority.
- 12) That if this Development Permit is not issued by January 31, 2020 or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

Advisory:

- 13) That a Building Permit and applicable sub trade permits shall be obtained through Building Services, prior to construction commencement.
- 14) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 15) That during construction of the Accessory Building, all construction and building materials shall be maintained on site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 16) That the County's Noise Bylaw C-5772-2003 shall be adhered to at all times.

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighborhood and materially interferes with and affects the use, enjoyment, and value of neighboring parcels of land.



APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
External Departments	
Alberta Transportation	<p>In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.</p> <p>Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Elbow Valley Residents Club for the development listed above.</p>
City of Calgary	No comment.
Internal Departments	
Planning and Development Services - Development Compliance	<ul style="list-style-type: none"> • Recommend that dust control measures be required during construction; • Recommend that vehicular traffic obey any speed and weight restrictions on local roads; • Recommend restrictions on hours of operation in order that neighbouring properties are not negatively impacted; • Recommend any outdoor lighting be dark sky; • Recommend any drainage and storm water run-off does not negatively impact nearby wetlands or ponds.
Planning and Development Services - Engineering	<p>General:</p> <ul style="list-style-type: none"> • The review of this file is based upon the application submitted. These conditions/ recommendations may be subject to change to ensure best practices and procedures. • The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is within the 1.6 km setback from Highway 8. <p>Geotechnical:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • There appears to be no steep slopes on the subject lands. <p>Transportation:</p> <ul style="list-style-type: none"> • The subject lands are accessible via paved road approach off of Lot Creek Drive.

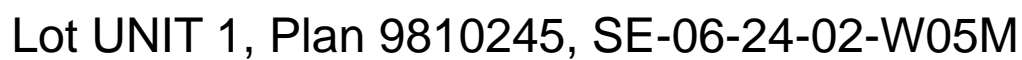


AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Prior to the issuance, the applicant is required to contact County Road Operations to determine if any permits or if a Road Use Agreement is required for hauling activity associated with the construction of the proposed development. • Prior to issuance, the applicant/owner will be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, over the development area. <ul style="list-style-type: none"> ○ Estimated TOL = \$4,595/acre (Base Levy) x 0.017 acres = \$78.12 <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The subject land is serviced via the Elbow Valley Sewer system. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The subject land is serviced via the Westridge Water Utility Co-op. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. • The proposed development is not expected to impact to existing drainage conditions since there will be no changes to the subject lands. <p>Environmental:</p> <ul style="list-style-type: none"> • Prior to issuance, the applicant/owner will be required to submit an Erosion and Sediment Control (ESC) plan to outline ESC measures (i.e. silt fence, stabilization, seeding of topsoil, etc.) to be implemented during the construction of the proposed development and in perpetuity, since the proposed development is located in close proximity to a water body. • Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

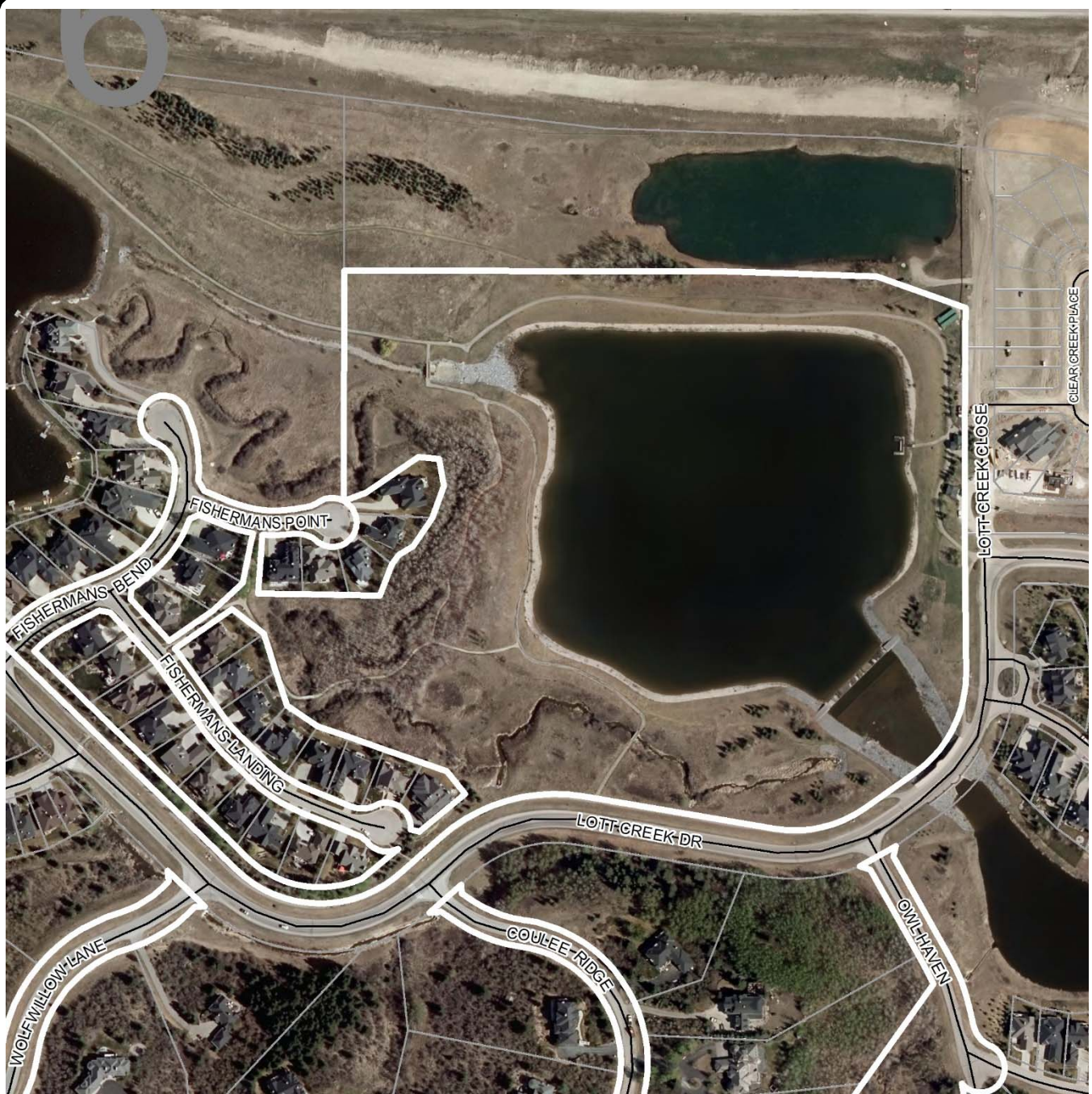
Circulation date: February 25, 2020 – March 17, 2020 (Agency Circulation)

March 13, 2020 – April 3, 2020 (Adjacent Landowner Circulation)

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



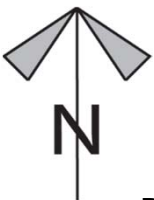
File: PRDP20200424 - 04606006



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

AIR PHOTO

Spring 2018



Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

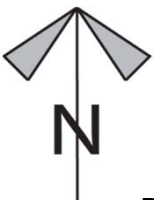
Date: March 10, 2020

Division # 3

File: PRDP20200424 - 04606006



Location of the Proposed New Shed

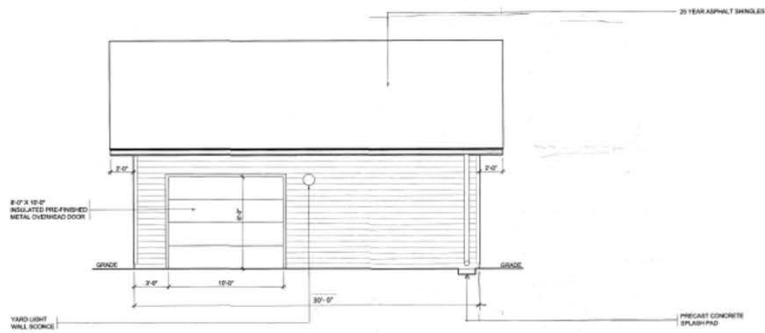


Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

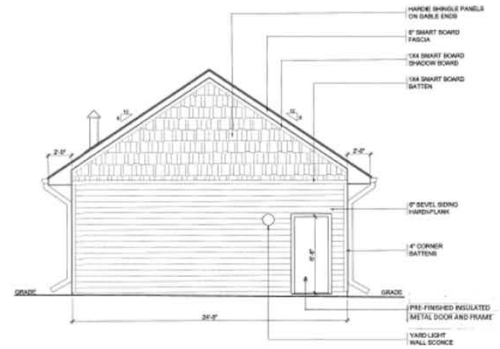
Date: March 10, 2020

Division # 3

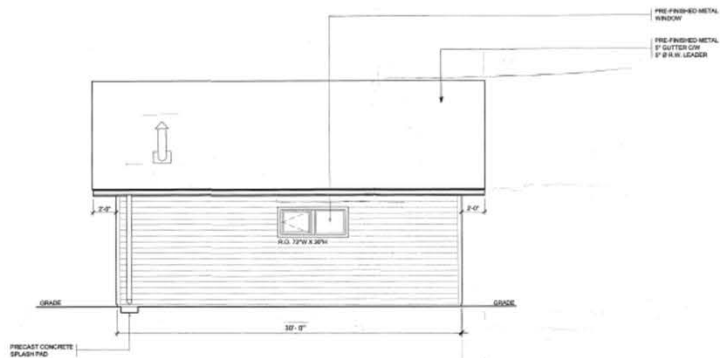
File: PRDP20200424 - 04606006



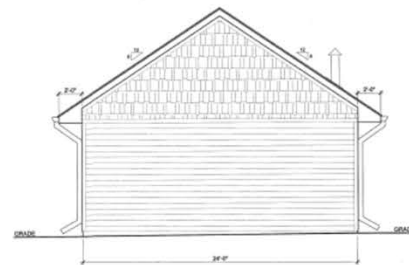
1
A.2
EAST
MAIN ELEVATION
Scale 1/4" = 1'-0"



2
A.2
SOUTH
LEFT ELEVATION
Scale 1/4" = 1'-0"

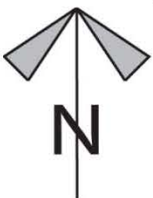


3
A.2
WEST
REAR ELEVATION
Scale 1/4" = 1'-0"



4
A.2
NORTH
RIGHT ELEVATION
Scale 1/4" = 1'-0"

Drawings for the Proposed New Shed



Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

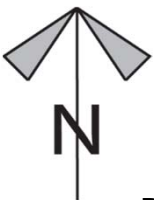
Date: March 10, 2020

Division # 3

File: PRDP20200424 - 04606006



Site Photos



Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

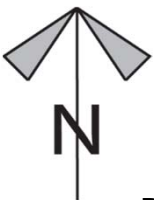
Date: March 10, 2020

Division # 3

File: PRDP20200424 - 04606006



Site Photos

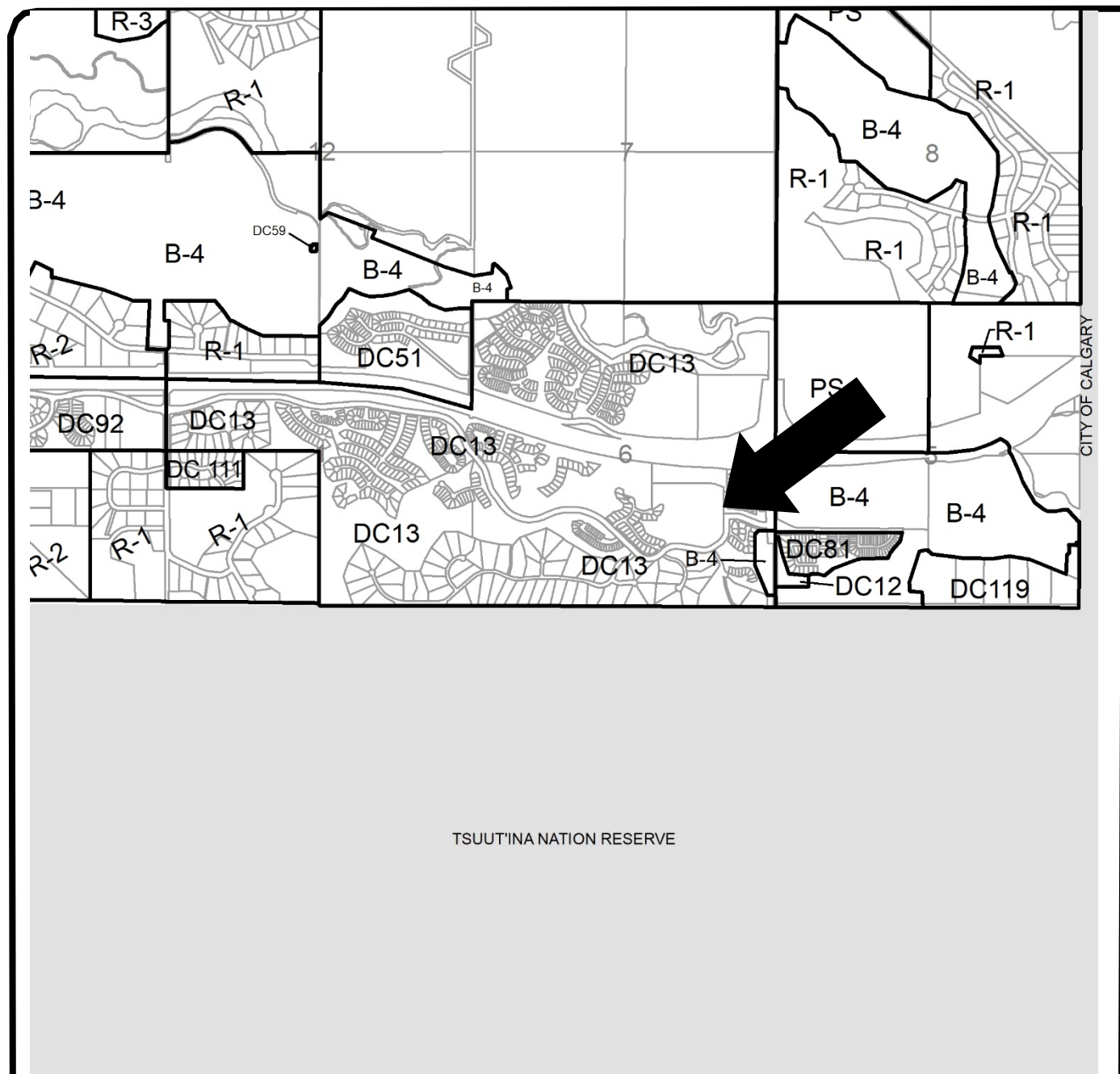


Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

Date: March 10, 2020

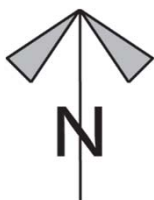
Division # 3

File: PRDP20200424 - 04606006



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

LAND USE MAP

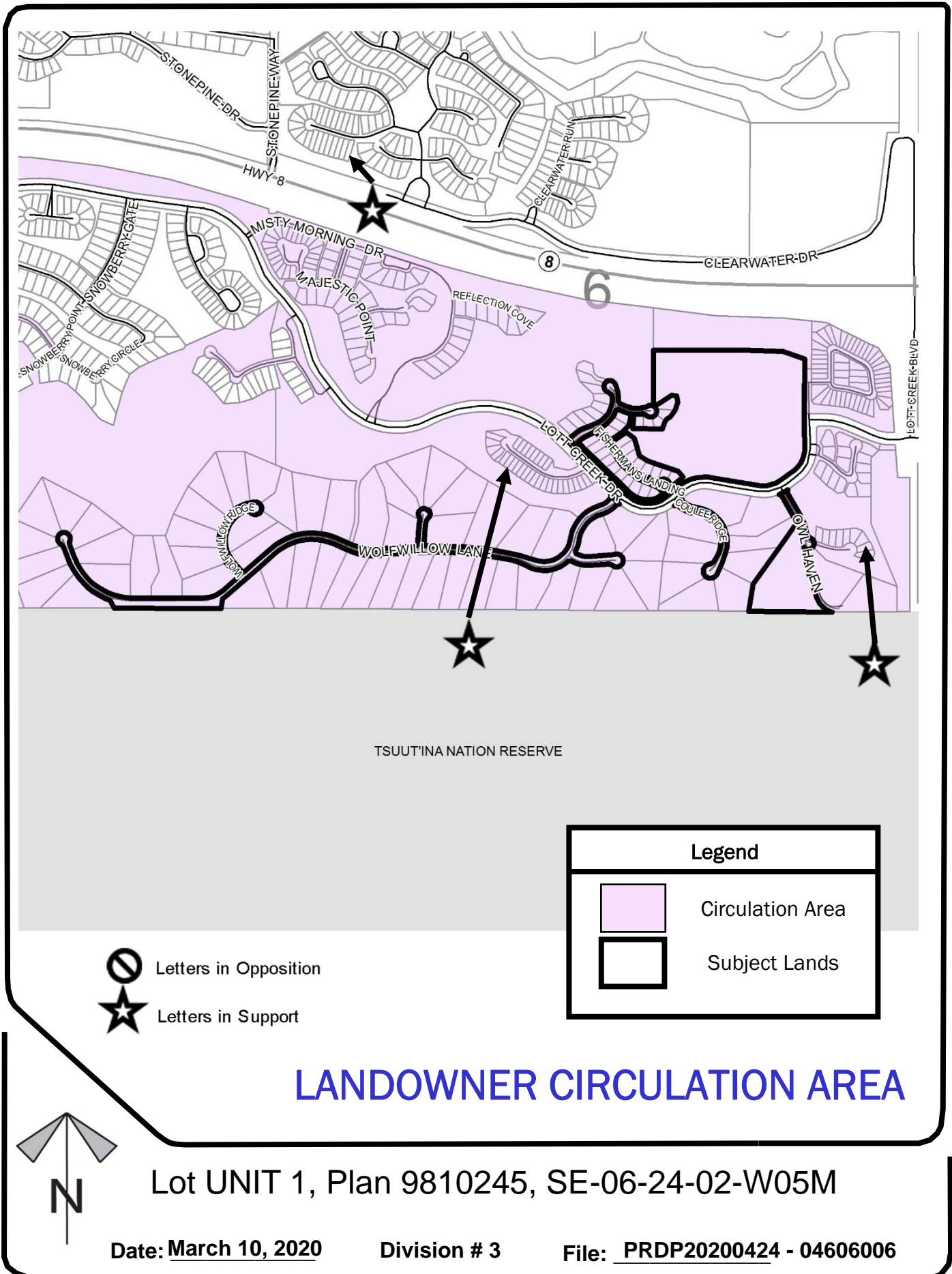


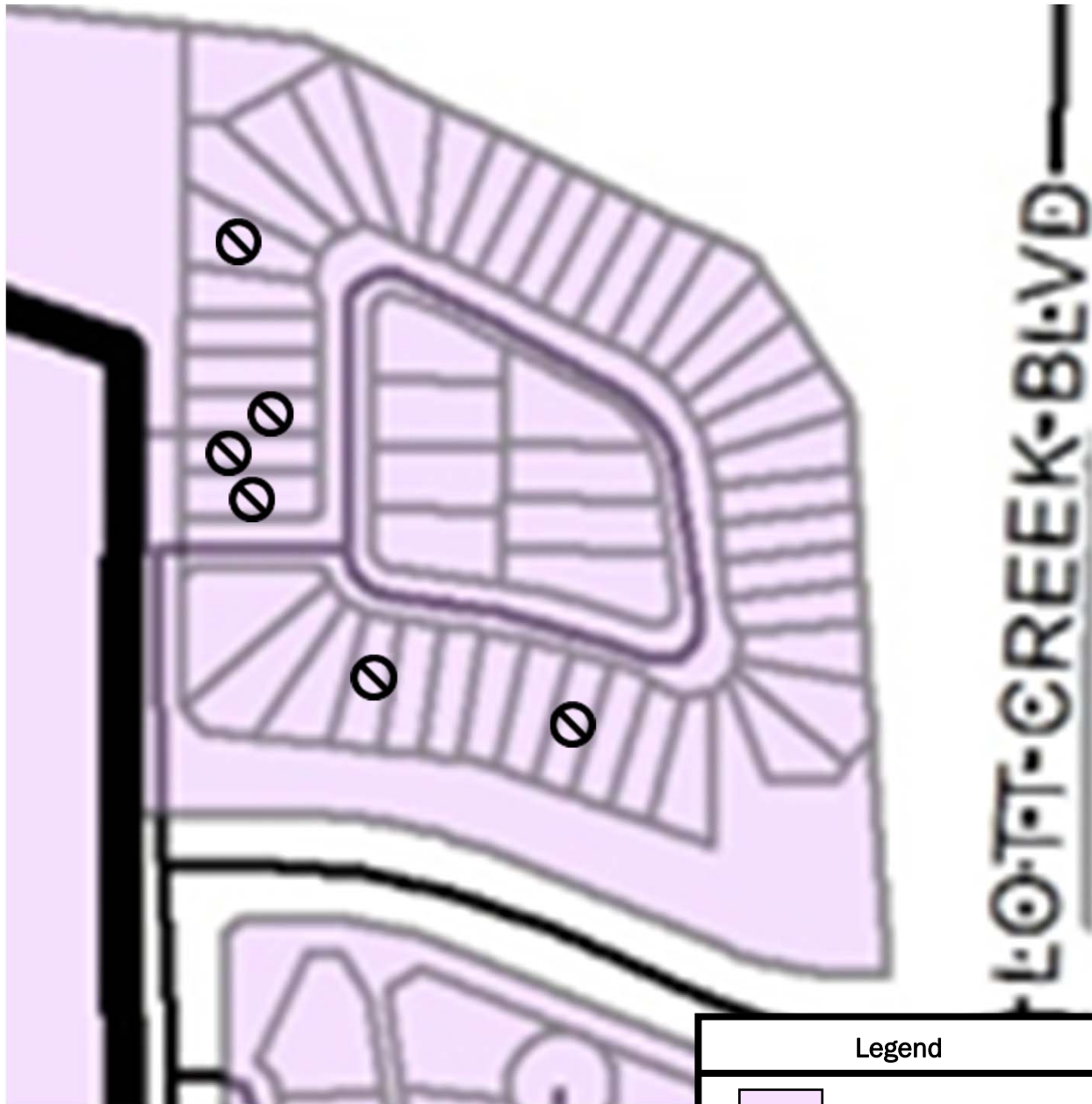
Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M



Date: March 10, 2020



Division # 3

File: PRDP20200424 - 04606006

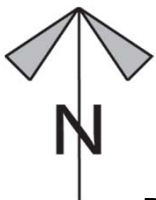




 Letters in Opposition
 Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



Lot UNIT 1, Plan 9810245, SE-06-24-02-W05M

Date: March 10, 2020

Division # 3

File: PRDP20200424 - 04606006

Mona Jasinski
171 Clear Creek Place
[REDACTED]

March 28, 2020

Planning and Development Services, Rocky View County
262075 Rocky View Point,
Rocky View County. AB, T4A0X2
Via Xin Deng, xdeng@rockyview.ca

FILE NUMBER: 04606006 APPLICATION NUMBER: PRDP20200424

Dear Sir/ Madame,

RE: Statement of Impact on resident of Rocky View County – Proposed Storage Shed Development File Number: 04606006 Application number: PRDP20200424 (previously applied for as “Construction of an accessory building (garage) in Application number: PRDP20192130)

Thank you for considering my comments. I have lived in the County of Rocky View, specifically Springbank and Elbow Valley, for the last 16 years. I entered into an agreement to purchase a property in Swift Creek Villas approximately 2 years ago, in order to downsize and remain in my community. I took possession of 171 Clear Creek Place on June 24th, 2019. One month after my possession date, I was made aware that the Elbow Valley Residents Club (EVRC) was planning to construct a new maintenance building behind my home, directly in front of my deck. This location will block all site lines from my property and during the construction, mature trees would be removed. The propose “shed” is significantly larger in both footprint and height than the existing maintenance building. I would not have closed the purchase of this property, had I been aware prior my closing date and date of possession that a large maintenance building was to be constructed directly behind my home.

In deciding to build in Swift Creek Villas, I was seeking a small community with a tranquil environment where I could stay close to my friends and neighbors, and provide a safe and quiet environment for my Autistic son. He is a vulnerable member of our community as a result of his disability. My son is 23 years of age and deals with a high degree of sensory sensitivity (including a sensitivity to loud noises) as well as impacts on his cognitive abilities. My son's bedroom is on the lower floor directly below the deck of our property, and the noise and increased traffic resulting from the proposed placement of the maintenance building will significantly impact him.

I believe that the proposed location of the maintenance building will materially interfere with the use, enjoyment, and value of my home and the homes of my neighbours in Swift Creek Villas. The impacts will include the following:

- The size of the proposed maintenance building is 22 feet x 30 feet, which is significantly larger than the current building, will interfere with sightlines of my property and those of

my neighbours. I also understand that EVRC also intends to create a parking area immediately behind our homes, which is visually incompatible with the current residential development. I note the wording "storage shed" in the application which would typically describe a much smaller structure and ask that you carefully consider the size and impact of the proposed building.

- The proposed building is intended to be used for storage of seasonal and other supplies and equipment. This use is likely to result in ongoing, persistent noise and disruption from increased traffic and the movement of vehicles and equipment to and from the site. This increased noise and activity directly behind our home will have an adverse impact on quality of life for my family, particularly my disabled son, and for our neighbours.
- The construction of a large maintenance building and parking area, and the associated noise and activity, will have a materially adverse effect on the property values of impacted Swift Creek residents. Given that Swift Creek homes are villas and main living areas (living room and kitchen) are at the rear of the homes, the only view is from the back decks, which is where the proposed building will sit.

As a result of living in Elbow Valley for over a decade, I am very aware of the desire of the EVCR to serve the needs of their community. I do not believe that the proposed location of the maintenance building is the best use for the land under consideration or in the best interests of the community as a whole, including impacts on surrounding residents. There are alternate sites available which would be more suitable for the placement of a maintenance building and would not negatively impact residents of Elbow Valley and Swift Creek. For example, the maintenance building could be located to the south side of the existing mail boxes. This is an open area which is in close proximity to the existing smaller maintenance shed, but is further removed from the homes in the surrounding area. The building could also be located on the north side of the Elbow Valley community, where maintenance is also required, and currently no maintenance building exists. There are multiple locations in the Elbow Valley property (over 400 acres) where a maintenance building could be constructed without directly interfering with the use, enjoyment, and property values of the residents of either EVRC or Swift Creek Villas.

My understanding of the responsibility of Rocky View county when making development decisions, is to fairly represent all residents in order to find the best solutions, and not fundamentally damage any sub-group. I realize the residents of Swift Creek may not have the powerful voice of EVRC, given our small size and a being new community, which is partially completed. My hope is that all residents of Rocky View would be given equal consideration while making your final decision. Our size is small, however the potential impact as a result of this construction is very significant on all of us. If the development permit is denied, there will be no residents of EVRC that suffer an impact on their property values, and enjoyment of day to day life.

I understand there have been challenges in the previous negotiations that have occurred between Avi and EVRC. It is my hope that these relationships can improve for the benefit of all of the residents in the area. This difficult relationship is now fundamentally impacting existing homeowners. I have remained in the county of Rocky View, as a safe community to live with

my family and an area where I have many friends and neighbors with close ties (in both Elbow Valley and Swift Creek). I believe a solution that serves all of us well, would be in the best interests of the Elbow Valley and Swift Creek communities as a whole.

I respectfully ask you do not approve the proposed location for the maintenance building, and seek to approve a development on an alternate site that respects the needs of all impacted members of Rocky View County.

Sincerely,

Mona Jasinski

Attachments:

Photo 1 Jasinski – View from deck. Location of 4 trees on left is proposed building site.

Photo 2 Jasinski – My house on corner and proximity to proposed building site (behind electrical boxes).

Photo 3 Jasinski – My deck shown in left of picture, proposed site is where the 4 trees are, in front of existing shed.

Air Photo Copy 171 Clear Creek Place

Tim Collins
163 Clear Creek Place SW

March 30, 2020

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To: Rocky View County
Planning & Development Services
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
Attn: Xin Deng
xdeng@rockyview.ca
p.403-520-3911

Re: appeal to application number PRDP20200424, file number 04606006

To whom it may concern:

I am a resident of Swift Creek Villas. I have lived here since September 2019. I moved here so my children and I could live in an environment where nature was abundant, and busy city life was not. I chose our home location because it backs onto a beautiful lake with a scenic mountain background with no immediate heavy traffic of people or vehicles. This application potentially threatens our peaceful enjoyment of our property in a few ways.

1. The shed is large in structure and will impede views from my property. This reduces my quiet enjoyment when looking out my living room window, or just sitting on my deck outside. Why does the shed have to be placed where it affects anyone's quiet enjoyment? There is plenty of land in the area that EVRC (Elbow Valley Residents Club) controls that should be considered before hurting their neighbor's enjoyment.
2. The shed could create more traffic of EVRC service vehicles. There is already significant traffic from these vehicles that is bad for quiet enjoyment of neighboring properties. It may also further threaten the safety of pedestrians on the nearby path system that interconnects with the sidewalks.
3. The proposed shed will likely devalue my property because it will affect my view. Again, I would hope that EVRC can look at alternatives to the location of the shed that will not allow for interrupted views for any resident in the area.

4. I believe that if Swift Creek was an EVRC property, EVRC would not be applying for a building permit for this shed because of how much it affects certain homeowners. It seems like there is a disregard and lack of respect from EVRC towards their neighbors at Swift Creek. This is unfortunate because it's not the way I want it to feel in my community.

I understand the need for all communities to have the necessary infrastructure to maintain their area in a beautiful way. I am hoping that EVRC can work with the County, and their neighbors at Swift Creek Villas, for an amicable and satisfying solution for all parties.

I am available to discuss this further, if necessary. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Collins', with a stylized, cursive script.

Tim Collins

Dominic Kazmierczak

From: Simon Garside [REDACTED]
Sent: Sunday, March 29, 2020 6:07 PM
To: Xin Deng
Subject: Comments of opposition - Elbow Valley Residents Club application for new storage shed. File number - 04606006 Application number - PRDP20200424 Division - 3
Attachments: EVRC Storage Shed - Opposition MARCH 2020.docx 29
Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Xin,

Please find attached our comments opposing the EVRC (second) application for new accessory building/storage shed.

Please pass this email and these attached comments on to Council, for their consideration at the meeting on April 28th 2020.

We feel very strongly that this development should not take place, and we have outlined our reasons in the attached document, as we did previously last year (July/August 2019) when the first application went in to Rocky View County.

We are very disappointed that this time EVRC have seen fit to apply straight to Council.

There have been no changes made by EVRC with regards to the first and second applications for this accessory building/storage shed. We feel that this second application has been sent directly to Council to stop us from attending a hearing and presenting our case directly.

Your kind consideration of our comments would be greatly appreciated.

Kind regards,

Simon and Beatrice Garside

(167 Clear Creek Place)

SIMON AND BEATRICE GARSIDE
167 CLEAR CREEK PLACE
[REDACTED]

29 MARCH 2020

FILE NUMBER – 04606006
APPLICATION NUMBER – PRDP20200424
DIVISION - 3

COMMENTS WITH REGARDS TO THE ELBOW VALLEY RESIDENTS CLUB APPLICATION FOR
CONSTRUCTION OF A NEW STORAGE SHED

OPENING COMMENT:

We have lived in Elbow Valley for the last 6 years and just recently moved to Swift Creek Villas (Homes by Avi Development) for our retirement. We can certainly see things from both sides, having been members of EVRC for the last 6 years, and owners in Swift Creek since March 2019, and hope that we can present fair, unbiased reasons for opposing this application.

We do appreciate that EVRC may well have need for these facilities, but we strongly feel that the location and design of the facilities could be changed to reduce the negative impact on the closest home owners, such as ourselves.

REASONS FOR OPPOSING THIS APPLICATION:

- We think that EVRC have not considered the negative impact that the proposed development would have on the immediate home owners. When they were making plans for the location and type of facilities required, what steps did EVRC take in their planning to minimise this negative impact on the immediate home owners?
- Why do the new facilities need to be on prime lakefront property? These facilities will have a substantial negative impact on the lives of immediate homeowners. We don't see such facilities located on any of the other EVRC lakes. Surely EVRC must have other non-lakefront property where the facilities could be located? EVRC do note on their website that they have 800 acres of land, of which 400 acres are undeveloped.
- There are certainly alternative sites to locate this new storage shed. There is space between the existing garage and the existing mail kiosk. There is also space south of the existing mail kiosk on land that would not impact any of the existing homeowners. Then there is the other 400 undeveloped acres!
- If the facilities must be located in or near the proposed area, then they should be designed and placed to minimise the negative impact on immediate homeowners.

- EVRC claim that the exterior of the proposed building will be like the current EVRC buildings and follow EVRC architectural guidelines. This may be so, but why does this new storage shed have to be so much bigger than the current existing garage already located on Fisherman's lake? This new storage shed will be 25% bigger than the existing garage. The new building will be 5 feet higher (20' instead of 15'), 4 feet longer (30' instead of 26'), 4 feet wider (24' instead of 20') and the garage door will be 9' x 11' instead of the current 9' x 9'. This is not in keeping with the existing building.
- The proposed garage door and paved pad would be located on the East side of the building, thus facing the new homes in Swift Creek. Why could this door and pad not be located on the West side, facing in towards the lake rather than facing directly onto the front of the new homeowners? This would greatly reduce the negative impact that use of the facility would have on nearby properties.
- The EVRC website states that they will be installing new trees (approved) and possibly a split rail fence east of Fisherman's Lake (location between Fisherman's Lake and the Swift Creek development). Again, right in front of our property and others. We need clarification on how many trees EVRC intend to plant. What type of tree and how quickly this type of tree will grow and mature? What are the intentions with the fencing? How big/high will it be?
- There will be substantial increase in noise and nuisance (human and mechanical), vehicle traffic and vehicle pollution. Currently the landscape work is organised and carried out from the existing garage and 2 large 53' storage containers (one of which is empty). Normally from 6.30am to 3.00pm Monday to Friday. An additional storage shed building will mean more people, more machines, more noise and more pollution, all in one place. This is confirmed by EVRC stating on their website that the new building will allow them more room in the existing building for maintenance and cleaning of equipment.
- Loss of property value. Not legally relevant, but still a harrowing experience to anyone who has pumped their life's savings into a new property for retirement. Our property is in one of the prime locations in the Swift Creek development. We were the second owners to take possession. The proposed new storage shed would block our lake, tree and mountain views and devalue our property.
- Loss of enjoyment of our property. Nearly all of our windows, the main floor deck and basement patio face onto the lake at the rear of our property, and offer us beautiful views and tranquility. The proposed new EVRC development will greatly restrict views from the main floor and even more so from the basement and walkout.
- There will be considerable loss of existing vegetation and mature trees, and disturbance to wildlife.

Chad Sallows & Julie Morkin
35 Clear Creek Place
[REDACTED]

April 2, 2020

Planning & Development Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A0X2
County Contact: Xin Deng

File Number: 04606006 Application Number: PRDP20200424

Re: Development permit application for construction of new storage shed

We have resided in the Swift Creek Villas for the past year and have developed relationships with some of the residents directly impacted by this proposed structure.

Reasons for Appeal

The location of the proposed storage shed will be situated directly behind some of our neighbors and affect their unobstructed view of Fisherman's Lake. Others that have lakefront property will have their sight lines of the lake partially blocked. This will have an adverse effect on their enjoyment at the rear of their residences and ultimately affect their property values.

With the expansive land available within the community of Elbow Valley, is there not another location this structure can be built that won't directly impact residents? The construction of the building will involve the removal of mature trees in a natural setting along the lake.

The size of the proposed building is much larger than what is commonly referred to as a 'shed'. Should the application not read as a garage or storage facility which is the appropriate term for the size of this structure. The terminology is deceiving.

The overhead garage door will be facing east, directly in the view of resident's rear decks and yards. This will expose them to vehicles and or equipment being moved in and out on the parking pad. There will be increased vehicle and pedestrian traffic coming and going from the building, and with this brings added noise and disruption.

We ask that you deny this application based on the reasons above. Hopefully an alternate site can be located which meets the needs of the EVRC.

Sincerely,

Chad Sallows & Julie Morkin

Stikeman Elliott

Stikeman Elliott LLP
Barristers & Solicitors
4300 Bankers Hall West
888 - 3rd Street S.W.
Calgary, AB Canada T2P 5C5

Main: 403 266 9000
Fax: 403 266 9034
www.stikeman.com

BY EMAIL

April 3, 2020

File No.: 141527.1002

Rocky View County
Planning & Development Service
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attn: Xin Deng

email: xdeng@rockyview.ca

Dear Sirs/Mesdames:

**Re: Development Permit Application (PRDP20200424) by
Elbow Valley Residents Club for a storage shed on
Plan 9810245; Unit 1 (25048 Lott Creek Drive)**

We are the solicitors for HBA (Elbow Valley) GP Inc. ("HBA"). HBA is the owner and developer of several residential units in Swift Creek Villas, the development of semi-detached residences on Lott Creek Close, adjacent to the proposed development. We are writing to state our opposition to the proposed development and to ask that this development permit be refused.

Brief History

A nearly identical development permit (PRDP20192130) submitted by this same applicant on June 24, 2019, was approved by the Development Authority (not Council) on July 23, 2019. HBA had objected to this development permit and appealed its approval to the SDAB by notice of appeal dated August 12, 2019. The applicant withdrew this application before the appeal was scheduled to be heard.

The applicant Elbow Valley Residents Club ("EVRC") recently re-submitted a development permit application for what appears to be an identical building at the identical location as the previous application. We are aware of only two differences: (1) EVRC has apparently requested that Council assume jurisdiction as the development authority for this application, and (2) the proposed use has been re-described as "Private Recreational Lake Area and Associated Facilities" instead of as an "Accessory Building" under the 2019 application.

Summary of HBA's Objections to the Current DP Application

We provide a detailed explanation of our objections below but for ease of reference our objections may be summarized as follows:

Stikeman Elliott

2

1. The proposed development of a large storage building 30x24x20 (lxwxh) on the eastern edge of Fishermen's Lake does not meet Council's directions for development in the Elbow Valley Area Structure Plan, nor does it meet the test in the land use bylaw. The proposed development would both unduly interfere with the amenities of the neighbourhood and materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land, particularly that of the residents of Swift Creek Villas.
2. The proposed development does not fit within any of the uses prescribed for Cell 6 under DC-13. Uses may not be relaxed.
3. Uses pertaining to maintenance or storage are not contemplated in Cell 6, except perhaps in an "accessory building" that is on the same development site as the principal use or building. Cell 10 is the only area in the Elbow Valley ASP Plan Area that specifically contemplates a maintenance use.
4. Council may not be required to issue this development permit directly; that authority was previously delegated to the Development Authority when an almost identical DP application was submitted in 2019. It is not an effective use of Council's time to be considering development permit applications for storage sheds. Alternatively, if Council were to assume to jurisdiction, it might be exceeding its jurisdiction unless this current DP application is subject to a public hearing.

Detail of HBA's Objections to the Current DP Application

1. The proposed development is not compatible with Council's directions in the Elbow Valley ASP, specifically section 4.2.1(h)(a):

Lakes and Ponds (Principles ix. and v.)

A number of private man-made lakes and ponds are proposed for the Plan Area. These facilities are intended to serve several functions including:

(a) visual amenity.

Principles ix and v are two of the several enumerated "Principles of Development" from Section 3.2 of the Elbow Valley ASP. These two development principles are referenced again in Section 4.2 as being particularly applicable to Open Space and Recreation Facilities development (ie, within Cell 6). The proposed development is not compatible with these principles:

PRINCIPLES OF DEVELOPMENT

Stikeman Elliott

3

The principles of development for the Plan Area are as follows:

v) to provide for development that recognizes and is sensitive to the natural characteristics of the site;

ix) to provide open space for private use and to allow the use of open space areas for active and passive recreational activities and facilities which are compatible with the sensitivity of the area;

The proposed maintenance storage building is large - 30'x24'x20' (lxwxh) - and would be situated near an existing storage building, adjacent to the eastern edge of Fisherman's Lake. It would impair the views of Fisherman's Lake from several of the residences in Swift Creek Villas. It would bring additional vehicle traffic and parking to the site. The site is already used as a staging area for EVRC's landscape and maintenance contractors, and the proposed development would only intensify an already unsightly, noisy, and ultimately incompatible use. It would be insensitive to the natural characteristics of the site.

Additionally, the proposed development would not meet that test in the land use bylaw that is typically applied to discretionary uses:

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

(a) A Use, Discretionary:

(i) May approve the application, with or without conditions, if the proposed development conforms with the Bylaw:

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

(1) The proposed development would not:

(A) Unduly interfere with the amenities of the neighbourhood,

or

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

Stikeman Elliott

4

And

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

(iii) May refuse the application even though it meets the requirements of the Bylaw.

2. The proposed development does not fit within any of the defined uses enumerated under Section 3.2.0 of DC-13, the direct control land use bylaw applicable to the proposed development.

The 2019 DP application described the proposed use as an "accessory building", one of the discretionary uses under Cell 6 (Section 3.0.0 of DC-13). It was approved as an "accessory building" by the Development Authority. This use classification for the proposed development is the best fit among the Discretionary Uses under Section 3.2.0 of DC-13:

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

One of the responsibilities of EVRC is to keep pathways clear of snow and debris, and to cut lawns on those areas intended for the use and enjoyment of Elbow Valley residents. EVRC administers this and its other responsibilities from offices located within the private clubhouse/community centre at 100 Misty Morning Drive. A building for a purpose subordinate or incidental to the principal use best fits the proposed use of the storage building – its use is incidental to the principal use of that portion of the building in which EVRC's office is located. The definition of "accessory building" under DC-13 is:

"accessory building" or "accessory use" means a building or use which, in the opinion of the Municipal Planning Commission or the Development Officer, is subordinate or incidental to the principal building or use located on the same site.

"site" means that part of a parcel or group of parcels on which a development exists or for which an application

Stikeman Elliott

5

for a development permit, including landscaping, is made.¹

Although the use of the proposed maintenance storage building is incidental to EVRC's office and administrative use at the private clubhouse/community centre, it is not proposed to be developed on the same site. Instead its proposed location is a significant distance from EVRC's office.

This was one of HBA's arguments on appeal of the 2019 DP approval – that the proposed development did not meet the definition of "accessory building" because it was not located on the same site as EVRC's office. Uses and use definitions cannot be relaxed. It is reasonable to infer, therefore, that the applicant withdrew its approved 2019 DP and has now reapplied under a different discretionary use to avoid this argument.

However, it is not enough to redescribe the use of the proposed development as a "private recreational lake and associated facilities". This is not a maintenance storage building for the purpose of maintaining Fisherman's Lake or Fisherman's Pond. Its purpose is for storing equipment that is used in the maintenance of pathways and lawns in the larger Elbow Valley ASP Plan Area.

Furthermore, it is a principle of statutory interpretation, which applies to the interpretation of a land use bylaw, that the specific overrides the general. That is, "accessory building" is a more specific description of the proposed development than an "associated facility" to a private recreational lake. The definition of "accessory building" also confers discretion on the Municipal Planning Commission or the Development Officer to determine whether a proposed use fits within this definition, thereby permitting even greater definitional specificity and fit between the proposed use and defined use. "Associated facility" is not a defined term. It is a generic use that cannot be used to describe the proposed development when a more specific and appropriate use is available under Section 3.2.0 of DC-13.

3. As discussed above, buildings for maintenance storage purposes are not a use contemplated in Cell 6 under DC-13, except perhaps as an accessory building incidental to EVRC's main office site at 100 Misty Morning Drive. Nowhere is "storage" listed as a principal use in DC-

¹ Rocky View County Land Use Bylaw C-1725-84, section 9, being the definitions applicable to DC-13, notwithstanding that C-1725-84 has been superseded and replaced by Land Use Bylaw C-4841-97. DC-13 is to be interpreted as if it were "frozen in time" – ie, under the Land Use Bylaw in effect at the time DC-13 was passed.

Stikeman Elliott

6

13. "Maintenance" is listed only once, in the discretionary uses allowed in Cell 10:

7.2.0 Discretionary Uses

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

Maintenance uses are contemplated only once in DC-13 and only in Cell 10 – Special Development Area.

4. Council is not obliged to assume jurisdiction as the development authority for this DP application.

Section 1.2.0 of DC-13 states as follows:

Except where it is specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those uses that are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 1.0.0 and 8.0.0 of this Bylaw are completed in form and substance satisfactory to the Municipality.

Arguably, development permits under Cell 6 are not required to be issued by Council. The language describing Council's role in respect of development approvals under Cell 6 appears to be broader (ie, less specific) by comparison with the language used under Cells 9 and 10:

3.0.0 RECREATIONAL DEVELOPMENT CELL [Cell 6]

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

6.0.0 RESIDENTIAL BALANCE DEVELOPMENT CELL [Cell 9]

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

7.0.0 SPECIAL DEVELOPMENT AREA/SETTLEMENT CENTRE DEVELOPMENT CELL

Stikeman Elliott

7

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

Apparently, the Development Authority agreed with the foregoing and assumed jurisdiction to issue the 2019 DP (PRDP20192130).

If, however, Council assumes jurisdiction to decide on the proposed 2020 DP application (PRDP20200424), then we request that Council hold a public hearing so that HBA and other affected parties may be heard by directly by the body making the decision on this DP application. There is precedent for some form of public hearing when Council assumes decision-making authority on a development permit under a direct control bylaw.²

Thank you for your careful consideration.

Yours truly,

Robert Homersham

² *Bonnyville Adjacent Landowners Group v Bonnyville (Municipality)*, [2003] A.J. No. 972, 2003 A.B.Q.B. 672, [2004] 2 W.W.R. 461, (2003) 23 Alta. L.R. (4th) 129.











April 02, 2020

Ms. Xin Deng
Municipal Planner
Planning & Development Services
County of Rocky View
262075 Rocky View Point
Rocky View County AB T4A 0X2

Dear Ms. Deng

RE: Proposed Service Building
File No. 04606006
Application No. PRDP20200424
Elbow Valley Residents Club
Elbow Valley Community

We are adjoining Landowners in the Swift Creek Villa development by Homes by Avi and wish to submit our comments regarding the February 26, 2020 Development Permit application to Rocky View County for proposed EVRC Service Building in Elbow Valley.

The following comments are respectfully provided for your review and consideration by Rocky View County Planning and Development Services ;

Exterior Elevations

The proposed exterior building elevations should have a closer adherence to the Elbow Valley Architectural Control Guidelines. Suggest the proposed building has two (2) Front Yards ; Fisherman's Lake and Lott Creek Close (existing road access) which is an extension of the main community access of Lott Creek Drive. There should greater attention to detail with the exterior elevations that face both the lake and the streetscape of Lott Creek Close with architectural features and treatments including stepped or chamfered roof-lines, false dormers, stone or rock on lower portion of walls, vertical columnar shapes, battens around openings, overhead door / window design, wooden eave brackets, chimney enclosure, etc. It should be kept in mind the same street frontage of this proposed Service Building along Lott Creek Close is shared by a number of the Swift Creek Villas which have enhanced architectural elements on the rear elevations. The existing adjacent EVRC Mail Kiosk contains a number these architectural elements which need to be considered for the proposed Service Building for continuity purposes within the Elbow Valley community.

Site Plan

Site Plan to be revised to show the following ;

- Enlarged supplemental Site Plan in enlarged scale providing more detail (ie road alignment along the existing Utility Right of Way, existing landscaping and power transformers,etc).
- Swift Creek Villa Development property lots and proposed villa building envelope footprints as well as the access road of Lott Creek Close into the development reflecting the proximity and spatial separation to the proposed Service Building to the Swift Creek Villas
- Dimension shown as 11.0m is in error if 9.0m distance is being maintained from the existing Service Building

Landscaping

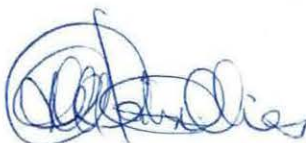
No existing or proposed landscaping has been shown in the Development Permit submission to reflect the intent of the Elbow Valley Landscape Guidelines

Several existing photos are attached providing some context for the above comments. Thank-you in advance for your departments consideration which should be deemed to be constructive points brought forward above.

Sincerely



James Gillies



Tracey Mah-Gillies

Homeowners at 15 Clear Creek Place Rocky View County AB

Dominic Kazmierczak

From: Gary and Elaine Blanchard [REDACTED]
Sent: Monday, March 30, 2020 3:19 PM
To: Xin Deng
Subject: File No. PRDP20200424 - ELBOW VALLEY RESIDENTS CLUB PROPOSAL FOR NEW ACCESSORY BUILDING
Attachments: ATT00001.txt; IMG_1296.JPG; ATT00002.txt
Follow Up Flag: Flag for follow up
Flag Status: Flagged

We just heard that another application for the accessory building has been submitted to Rocky View Council. Last summer I spoke to Cindy Groom of EVRC about the proposed garage and the C Cans and she advised that they need more storage and I totally agree that they do. We were hoping that the board would find a more suitable location for the new garage when they re-submitted their proposal that would be more acceptable to all parties affected. From what I can see, they have not changed anything in their proposal.

We moved into our new home in Swift Creek Villas in May 2019. We have a beautiful view from our rear deck. We chose this location to enjoy the natural setting overlooking the lakes of Elbow Valley. This area is unique, shows nature at its best, and is unlike any other community when we searched for a place to relocate and enjoy our retirement. We understood from the builder's reps that negotiations were ongoing with EVRC and it was only a matter of time until we would be able to enjoy being part of that community. It was only after we moved in that we became aware that AVI and EVRC were having challenges in the negotiations. We now understand that this will not happen at all.

I can see the need of EVRC to build an accessory building for more storage, but I ask that they consider another location that -

1. Does not block anyone's view - EVRC or Swift Creek Villas
2. Does not impede the enjoyment of our property - some of us have screened in decks to be able to enjoy this view for a longer season
3. Does not cause more traffic and parking in the area that will affect the security of our walkout bungalows
4. Is not too close to our properties so the bright security lights do not shine into our windows
5. Does not devalue our properties by us overlooking a large maintenance yard
6. Does not require the removal of the tall spruce trees that have been there a long time


The existing garage almost looks like a cottage overlooking the lake. It is small, with gable ends and sides, and is quite attractive where it sits. I'm sure this garage has never been a problem, but a larger, higher, straight roofed structure with a larger garage door positioned beside the existing garage is not in keeping with lake setting. Can the EVRC find a better location that will not require them to build a fence, cut down tall trees or plant more bushy trees to protect the view of their resident's? Can it be built south of the mailbox building? Can it be built somewhere else on their extensive acreage property?

At present, the two C Can units that are used for storage must be full as the outside of these cans are littered with equipment and junk (picture attached). My understanding is that when the new accessory building is completed, they will have the storage they need, the C Cans will be moved off this property and the area cleaned up. The view from my place shown in the picture above is starting to look like a junk heap and I'm sure that is not what the EVRC members want along their walking trail. I ask that EVRC find a more suitable location for the new larger garage and the C Cans.

We are a new community, and unfortunately at this point, our residents are only a small group in Swift Creek Villas (approximately only 1/4 of the units are built and sold). We'd like to see a compromise that works so we can be good neighbours and cooperate with the Elbow Valley Residents Club. The goal of the Swift Creek Villas resident's is to work with EVRC long term for the benefit of all of us. This is a very unique area - we want to enhance the neighbourhood from both points of view - EVRC and Swift Creek Villas. We hope you will consider these requests.

Thank you.

Sincerely,

Gary & Elaine Blanchard
Swift Creek Villas,
147 Clear Creek Place,




Virus-free. www.avast.com

April 14, 2020

Ms Xin Deng
Planning & Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A0X2

RE: File Number: 04606006 Application Number: PRDP20200424

Dear Ms. Deng.

I am writing to show support for the current application for the construction of a maintenance storage shed within the community of Elbow Valley.

I have been a resident/owner in Elbow Valley for over 17 years and have served several terms on past Boards of Directors of the community. During most of that time the area at, and around, the current building application site has been used for the largely open-air storage of equipment and supplies used for the maintenance of Elbow Valley amenities, supplemented by an existing, serviced, storage building and two temporary storage containers.

The use of this site for the storage of community maintenance equipment and materials is not a new situation. All the new buyers in the neighbouring project of Swift Creek Villas (which lies outside the community boundary of Elbow Valley) were fully aware, when they purchased and their homes were being constructed, of what was on the site, how the site was currently being used by the community, and that any views they had were of the private property and amenities of the neighbouring community of Elbow Valley and not an entitlement to them in any way.

It was recognized years ago by Elbow Valley residents that the current storage situation was unsightly, so approximately eight years ago a community open house was held to gather input from hundreds of owners regarding the construction of a permanent storage building that would meet the architectural guidelines of the community and would allow maintenance equipment and materials to be stored out of view. This process also included the review of a significant number of alternative potential locations for the building. Ultimately it was decided that the current location was the best site, but it was decided to defer construction of the building to the future, at that time.

At last year's Elbow Valley AGM, owners unanimously voted to approve the application to Rocky View for the construction of a storage building in order to improve the aesthetics of the site and, therefore, benefit both the residents of Elbow Valley and the neighbouring Swift Creek Villas project. Approval and construction of the building will eliminate the unsightly loose equipment, materials, and storage containers, and will significantly improve the look of the area for the benefit of all. There will NOT be any additional traffic or noise related to the site, because the site is already in use for this purpose and has been for over a dozen years. The only difference will be an improvement in the aesthetics and beautification of the area, to the benefit of all who look onto it.

For these reasons I strongly support the construction of the applied for storage building and respectfully request that Council approves the application for the benefit of all.

Respectfully,

A handwritten signature in black ink, reading "Brent Piercy". The signature is written in a cursive, flowing style with a large initial 'B' and 'P'.

Brent Piercy
Elbow Valley Owner/Resident

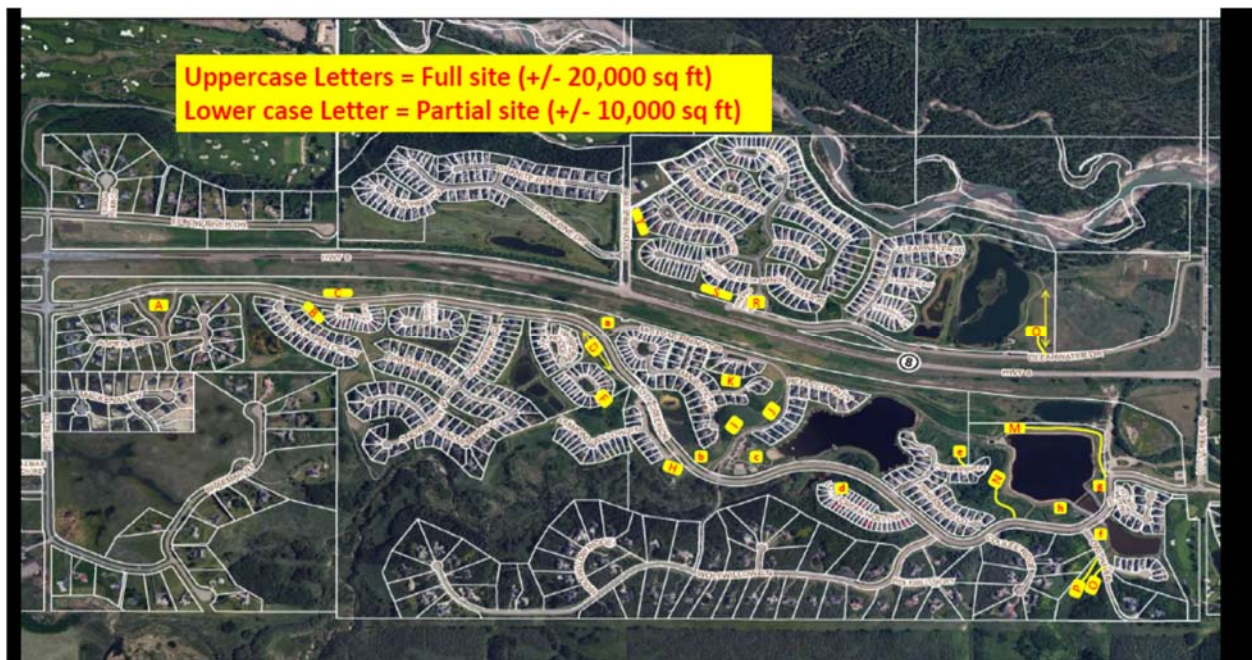
April 13, 2020

Storage Shed Application, File 0406006, Application PRDP20200424

Dear Ms Deng:

In 2012 - 2014, I was chair of a committee struck to investigate a location for a service building for Elbow Valley Residents Club (EVRC). At the time, and for approximately six years prior, EVRC was using a site located within a few feet of the current application location (essentially the same area), owned by Elbow Valley's developer ("Hopewell") to store loose equipment and materials supporting our recreational lake area and associated facilities. The type of facility we were imagining was larger (10,000 – 20,000 square feet) than EVRC's current application for a service building of about 720 square feet.

Our committee **examined about 25 sites** (see figure below), prepared an **option analysis** and held a **community open house** to examine those options. As a result of more than year of study and community input, our committee recommended in October 2014 that the facility be scaled down to the size currently proposed by EVRC and located close to the existing building at Fisherman's Lake and beside the location on Hopewell property that was already being used for equipment storage. The location was chosen primarily because it would permit operational efficiencies, avoid impacts to natural areas, and be close to existing services (water and washrooms, power, natural gas). At the time, it was decided to delay proceeding with the project because we had permission to continue using the site owned by Hopewell and it didn't make sense to incur the cost of a new facility simply to move equipment a few feet across the property line.



When the property was sold by Hopewell to Homes by Avi, EVRC immediately relocated its materials over the property line onto EVRC's property, where they have remained, pre-dating construction of the adjacent Swift Creek Villas project. It is not an ideal situation – insufficient, unheated space that is

inadequate for requirements, and we have now come back full circle to our original plan to build a dedicated storage facility at this location. The proposed building would dramatically improve the aesthetics of the area both for Elbow Valley residents and residents of Swift Creek Villas, would remove loose equipment and temporary storage containers from the site, and is a practical solution to a long-standing need.

I request that RVC Council view the EVRC application favourably.

Thank you,

Bette Beswick
Division 3
63 Lott Creek Hollow

Dominic Kazmierczak

Subject: FW: Elbow Valley Residents Club Application - PRDP20200424

From: John Tiberio [REDACTED]
Sent: Saturday, March 21, 2020 12:33 PM
To: Xin Deng
Subject: Elbow Valley Residents Club Application

Hello Xin Deng,

RE: File Number 04606006; Application Number PRDP20200424; Division 3

Application by Elbow Valley Residents Club to construct a new storage shed.

We are in favour of, and support the application.

John and Leanne Tiberio
130 Crooked Pond Way
[REDACTED]



April 27, 2020

Email: XDeng@rockyview.ca

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

Attention: Ms. Xin Deng

Re: Development Permit Application: PRDP20200424; Division 3 (Elbow Valley Community)
Applicant: Elbow Valley Residents Club
Application: Facilities Associated with Private Recreational Lake; Unit 1 Plan 9810245

By way of background, Elbow Valley™ is a private bare land condominium community comprised of 699 homes, with associated recreational land and amenities, about 1 km west of Calgary along Highway 8 ("Elbow Valley"). Elbow Valley is comprised of seven condominiums. Each contributed land (Unit 1) into the pool of lands for recreational purposes and helped develop the amenities. Currently, there are over 400 acres of recreational land which includes an extensive path/trail system, open space, recreational lake areas, natural interpretive areas, a clubhouse, sport and play areas, and related facilities (collectively, the "**Recreational Amenities**").

The Elbow Valley Residents Club was formed in 1997 ("EVRC"). Its primary purpose is to manage Elbow Valley, and to own and manage Recreational Amenities on behalf of its Members. The last development cell, Cell 10 (which includes Swift Creek Villas), is not officially part of Elbow Valley. The prior owners of Cell 10 proposed membership terms significantly different from all other owners in Elbow Valley, including refusal to make any meaningful contribution of land and/or amenities for common use. The current owners in Cell 10 are not Members of EVRC, and are not entitled to use the Recreational Amenities. The existence of the Recreational Amenities undoubtedly provide a free benefit to the public such as views. However, these Recreational Amenities are private property.

A DP application was made last year for an "accessory building". The use definition was found to be too narrow. We also understood that Homes by AVI (part of Cell 10 owner, HBA (Elbow Valley) GP Inc.) were concerned that the DP decision should have been made by Council not the Development Authority. In discussions with County Administration, EVRC withdrew that application, submitted the current application with a more suitable use category, and confirmed it would not oppose Council making the decision on the DP.

USE OF THE BUILDING

The subject DP application by EVRC is for a facility associated with private recreational lake areas, and is centrally located in Elbow Valley next to core operation and service functions such as the mail boxes and a neighbouring storage shed. It is anticipated that the new facility will largely store materials and equipment, and take over some of the uses in the temporary storage containers located northeast of Fisherman's Lake.

BUILDING DESIGN

The floor area and design of the proposed facility is required to fulfill its purpose. The roof slope of the proposed facility is 8:12, which is consistent with roof designs throughout Elbow Valley and is the same as the neighbouring building on the site. Should Council determine it desirable to decrease the height to address landowner concerns, EVRC would agree to submit revised plans as a condition of approval which would include a lower slope (but not less than 4:12 as that would compromise the shingles). It appears that a change in slope could lower the roof peak by approximately 3 feet.

Elbow Valley arose from a magnificent vision. The community follows EVRC Architectural Guidelines that apply to approval of exterior modifications by existing homeowners, maintaining the distinctive character of materials, finishes and landscaping to complement the natural setting. The building design, materials and colour scheme of the proposed facility are consistent with the neighbouring building on the site and Elbow Valley in general. EVRC uses dark-sky and safe work place specifications for lighting.

LANDSCAPING

Landscaping near the proposed facility will be provided in accordance with EVRC's Architectural Guidelines, which should enhance the appearance of the area and mitigate the impact of any new structure. Photographs in materials submitted to the County show some trees in poor condition. EVRC agrees to plant new trees and shrubs suitable for the location. The 6-metre setback from the property line against the roadway has been complied with. There has been an increase in unauthorized access to Elbow Valley's private property – the Recreational Amenities. As such, a split rail fence consistent with the rural setting is planned for a portion of the property line.

SITE

The subject site has been used for storage purposes for approximately 15 years, with the presence of a smaller long-term storage building. When the location for the proposed facility was being selected, careful consideration was given to a number of possible locations. The two-year selection process ending in 2014, involved analysis of approximately 25 sites by a committee, and included community consultation. The proposed location was the only one within the community that was deemed suitable. The location also has the important benefit of being central and having existing utility servicing, which was installed when the site first began being used for maintenance storage purposes many years ago.

It is also important to note that much of Elbow Valley's undeveloped land is comprised of hills, lakes, parks, waterways or wetlands. For instance, the suggested parcel north of Clearwater Drive is not 'high ground' from a flood plain perspective, making it unsuitable as a building site.

TRAFFIC AND NOISE

Vehicle activity and noise in the area should not materially change as a result of the proposed facility, given the site has been used for storage and access by servicing vehicles for many years and the volume and type of trips are not expected to materially change. The 'pattern' of vehicle traffic will actually improve, as vehicle movements related to the existing temporary storage containers, located north of the proposed facility, will cease once the proposed facility is completed and the temporary storage containers are removed.

VIEW

The view referred to by some in Cell 10 (including Swift Creek Villas) is not a protected view, nor is it one of public property. It is a view of private lands and is the result of the existence of the Recreational Amenities, which are privately owned and managed by EVRC on behalf of its Members. The occupants of lands in the adjacent Cell 10 are not entitled to require EVRC retain all current views. That would, among other things, unnecessarily sterilize development on most land within Elbow Valley and is unreasonable.

The proposed facility has a reasonable, beneficial use to Elbow Valley, and is not proposed to block the view from nearby developments. It is designed in accordance with EVRC's architectural standards that apply to Elbow Valley, and the site was chosen after careful consideration. If approved, EVRC will be able to remove the temporary storage containers, which will enhance the views for owners of Swift Creek Villas and others who frequent the area.

The remaining Lot 1 in Cell 10 (sometimes referred to as the "panhandle") includes Reflection Pond, wetland habitat, and an adjacent green space that currently forms an attractive view for Swift Creek Villas. Should the owners of Swift Creek Villas wish to retain or enhance their views, it might wish to consider asking the owner of Lot 1 to retain those assets and enhance them with landscaping.

FINAL COMMENTS

The proposed facility has the support of the Elbow Valley community. In October 2019, at the Annual General Meeting of Members of Elbow Valley Residents Club the building, including the associated budget, was discussed and unanimous approval to move forward was obtained. It is also important to note that there are no objections from individual EVRC Members – 699 homes have no objection. A public hearing would add little, if any, information for the purpose of making a decision.

I have reached out to residents in Swift Creek Villas, speaking to four owners. Through one of them, my mobile phone number was provided to the others filing objections with an offer to discuss the project and their concerns.

The comments from EVRC should be read in conjunction with a separate letter that will be provided by EVRC's legal counsel.

Regards,

ELBOW VALLEY RESIDENTS CLUB

Terry Brooker
President, Board of Directors

Email: terry.brooker@elbowvalley.org

**Bennett Jones**

Bennett Jones LLP

4500 Bankers Hall East, 855 - 2nd Street SW

Calgary, Alberta, Canada T2P 4K7

Tel: 403.298.3100 Fax: 403.265.7219

April 27, 2020

VIA EMAIL – XDeng@rockyview.ca

Rocky View County
Council and Planning & Development Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Ms. Xin Deng

Dear Sirs/Mesdames:

Re: DP Application: PRDP202000424; Division 3 (Elbow Valley Community)
Applicant/Owner: Elbow Valley Residents Club ("EVRC")
Proposal: Facility Associated with Private Recreational Lake Area
Property: 25048 Lott Creek Drive; Lot 1 Plan 9810245

We act for the Applicant and write in support of the Proposed Facility, with a focus on responding to comments from counsel for the developer of 50 house sites (Swift Creek Villas), HBA (Elbow Valley) GP Inc. ("Homes by AVI"). This developer is also proposing intensified commercial uses in its draft MSDP (70+ "luxury" storage units) which will eliminate Reflection Pond, wetland habitat and majority of the open space in the remaining panhandle in Cell 10. This letter should be read in conjunction with one from EVRC. The latter provides further background details and addresses planning matters such as site selection, functionality and design of the Proposed Facility.

SUMMARY

1. Council has jurisdiction to make a decision on this Application. Decisions on applications are delegated to Development Officers, except where Council approval is required. The Proposed Facility is located in Cell 6 of DC-13. The purpose of Cell 6 states that applications for the use of land are "subject to the approval of Council".
2. The fact that the Development Authority made a decision to make a decision on a prior application for the subject site has no bearing on the current application. That prior application was withdrawn, and no decision was rendered on the issue of jurisdiction or any other matter.
3. A public hearing is not necessary for the Proposed Facility as it is slightly larger than a typical two-car garage and will have minimal, if any, impact on neighbouring lands. Further, potentially affected parties have been notified, and had a fair and reasonable opportunity to review the Application and

provide comments to County Administration, which will be passed along to Council prior to a decision being rendered.

4. The function and purpose of the Proposed Facility reasonably fits within a use listed for Cell 6 (Private Recreational Lake Area and Associated Facilities). While there is no definition of this use, "facilities" are typically structures, such as buildings, in the County's planning documents. And, the Proposed Facility is a structure which will be used for activities relating to the Recreational Amenities such as the lake area.
5. It is not reasonable that EVRC, a society whose objects since 1997 are to manage Elbow Valley and to own/manage Recreational Amenities (including 400+ acres of recreational lands), is only able to conduct "maintenance" in Cell 10 simply because that one word is found once in DC-13. Cell 10 is not owned by EVRC; it is owned by Homes for AVI. Cell 10 is subdivided for 50 homes (Swift Creek Villas), and Homes by AVI owns the remaining undeveloped panhandle which it is looking to develop for intensified commercial uses. Finally, tasks associated with the ownership and management of Recreational Amenities (e.g., maintenance, storage, servicing, etc.) would often go without explicitly being stated when there is no definition, but included by necessary reference and reasonably associated with Cell 6 activities and the use applied for.
6. Council is not bound by the same restrictions as the Development Authority in its evaluation of a discretionary use in a DC district. The typical requirement for the Development Authority to "follow the directions of Council" in a DC district applies to reviewing a Development Authority's decision in an SDAB appeal. It does not apply to Council at decision-maker on the Application, for it is assumed that Council will follow its own directions in rendering a decision.
7. Should the original developer or current owners of Swift Creek Villas wish to retain all views it currently has, there should be more detail in DC-13 and Elbow Valley ASP, and/or a registration on title as to what is protected (e.g., "view corridors") so there is no question as to what exactly is protected. There are many views available to nearby owners of EVRC's private open space (Recreational Amenities), and a 24x30 foot building will have minimal impact, if any, on any relevant planning matter.

ISSUE 1: JURISDICTION TO MAKE A DECISION ON THE APPLICATION

8. We submit that Council has jurisdiction to decide this Application. If we are incorrect, which is not admitted but denied, then we would ask Council to refer the application to the Development Authority for a decision. In order to address matters raised by Homes by AVI, it is important to review DC districts, particularly as they relate to reviewing DP applications.
9. The overall framework for DC districts is found in the *Municipal Government Act* ("MGA").
 - a) *Purpose*. Council may choose to create a DC district if it wishes to exercise particular control over the use and development of land or buildings in an area. [MGA 641(1); LUB 8.1]
 - b) *Scope*. Council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in that area in any manner it considers necessary. [MGA 641(2)]



- c) *Delegation of Decision-Making Powers.* Council may decide on DP applications or it may delegate the decision to a development authority with directions that it considers appropriate. [MGA 641(3)]
 - d) *Development Authority.* Council must, except in the case of a DC district, provide for a development authority to exercise development powers and perform duties on behalf of a municipality. [MGA 624(1)] A development authority may include one or more of the following: a designated officer, a municipal planning commission, or any other person or organization. [MGA 624(2); LUB 8.1]
 - e) *Use Categories.* Unlike other districts, Council is not required to describe uses as either discretionary or permitted in a DC district. [MGA 640(2)(b)]
 - f) *Appeals.* If a decision on a DP application is made by Council in a DC district, there is no appeal to the subdivision and development appeal board (SDAB). If the decision is made by the development authority, the question on appeal to the SDAB is limited to whether the development authority followed the directions of Council. [MGA 685(4)(a), (b)]
10. Specific details about processing DP applications in DC districts is found in the County's Land Use Bylaw ("LUB") and, more specifically, the Elbow Valley Direct Control Bylaw ("DC-13"). Key provisions from the Land Use Bylaw include:

SECTION 8: DEFINITIONS

DIRECT CONTROL DISTRICT means a district in the Land Use Bylaw which details guidelines established by Council for control over the use and development of an area pursuant to the provisions of the Municipal Government Act;

SECTION 12: DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

12.2 Use, Discretionary Applications

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

- (b) A Use, Discretionary in a Direct Control District:
 - (i) May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority. [emphasis added]

11. Thus, the starting point is that Council makes decisions on all discretionary use DP applications in a DC district in the County by virtue of section 12.2(b)(i), unless that jurisdiction has been delegated to the Development Authority.

12. Elbow Valley's DC-13 provides that jurisdiction to decide DP applications has been delegated to the Development Officer with certain directions - as it permitted under section 641(3) of the MGA.



1.2.0 Except where it is specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those uses that are listed as "Permitted Uses" and "Discretionary Uses" by this Bylaw provided the provisions of Section 1.0.0 and 8.0.0 of this Bylaw are completed in form and substance satisfactory to the Municipality. [emphasis added]

13. A version of this provision, where Council provides jurisdiction but carves it back, is common in a number of DC districts available on the County's website. We submit that Elbow Valley's DC-13 carves back the full delegation to the Development Officer in at least two circumstances.

14. In the first circumstance, which does not appear to apply to our facts, a Development Officer is conditionally delegated authority but shall not decide on a DP application where Council approval is required and sections 1.0.0 and 8.0.0 of DC-13 are not completed in "form and substance" to its satisfaction. If that occurs, presumably the delegation is never fully complete and the decision falls back to Council.

15. In the second circumstance, which does appear to apply to our facts, the Development Officer never receives delegated authority because it is "specifically noted that Council approval is required". The MGA provides Council discretion to delegate with directions that it considers appropriate. [MGA 641(3)] The Proposed Facility is located in Cell 6 of the DC-13. Council drafted the purpose of Cell 6 as follows:

3.0.0 RECREATIONAL DEVELOPMENT CELL. The purpose and intent of the Recreational Development Cell is to provide for the use of a certain portion of the Lands for recreational development subject to the approval of Council. [emphasis added]

16. Homes by AVI has suggested that the reference to Council in 3.0.0 is less specific than for other cells in DC-13 and this means Council intended to delegate more often. We submit the Development Officer never receives delegated authority in our case because decisions on the use of land in Cell 6 are "subject to the approval of Council". The wording is clear. Principles of statutory interpretation suggest that words are intentional, words are to be given their plain and ordinary meaning, and are to be interpreted in context. A reasonable and supportable interpretation is that Council intended to make decisions on DP applications for all uses in Cell 6, regardless of how big or small. To suggest otherwise, renders the words "subject to the approval of Council" meaningless.

ISSUE 2: PRIOR DP APPLICATION FOR THE SITE

17. Homes by AVI has suggested that because the Development Authority assumed jurisdiction on the prior application, that has some bearing on the current Application. We submit this is not the case. The prior application has no bearing on the current Application for the prior application was withdrawn before any hearing or any decision being rendered on jurisdiction, or any other matter.



ISSUE 3: PUBLIC HEARING SHOULD COUNCIL ASSUME JURISDICTION

18. Homes by AVI has suggested that it is "not an effective use of Council's time to be considering development permit applications for storage sheds" (presumably the term "storage shed" is in reference to the Proposed Facility). Yet, it proposes Council have a public hearing if it takes jurisdiction on this Application.

19. Public hearings can be extensive, requiring significant resources from all who participate, including Council. Public hearings are required for new or amended land use bylaws and statutory plans. [MGA 230, 606] Understandably so, for these larger planning initiatives can have significant impacts on developability of property and on DP applications well into the future.

20. Public hearings are not required for DP applications under the MGA, nor are they typical. There are good reasons for that. First, DP applications for discretionary uses have often engaged nearby landowners as notice of the application is often provided to nearby landowners, and input gathered through processes other than a public hearing. Second, the sheer quantity of DP applications should each require a public hearing would be unworkable and grind most municipalities to a halt. Finally, Council has not provided direction for a public hearing in any of the relevant planning documents that apply to this Application.

21. The rationale behind public hearings is to give those potentially affected by a development, a fair and reasonable opportunity to be heard by the decision-maker. We acknowledge nothing stops Council from holding a public hearing for the current Application as it controls its own processes. However, we submit there are a number of reasons why a public hearing is not necessary for the Application.

- a) It would add further delay without any appreciable benefit.
- b) County Administration circulated notice of the Application, addressed questions, provided details, and collected comments from those claiming to be affected.
- c) A number of nearby landowners provided comments on both the prior and current applications, which suggests they have been aware of the design of the Proposed Facility for many months now as it has only changed slightly in the new application.
- d) The Proposed Facility is a 24 x30 foot structure, which is a tad larger than a two-car garage. It is a simple structure to understand. Its impacts are not complex and are minimal, if any.
- e) Potentially affected parties have had a fair and reasonable opportunity to provide input on the Application.
- f) Comments received from potentially affected landowners will be presented by County Administration to Council at Council's meeting on this Application.
- g) A public hearing would worsen the thing that Homes by AVI complains about - an inefficient use of Council's time.



22. All that said, should Council determine a public hearing is required or that it requires further information prior to making a decision, we would of course be pleased to follow any Council or County Administration request so the Application may be processed.

ISSUE 4: PRIVATE RECREATIONAL LAKE AND ASSOCIATED FACILITIES

23. Homes by AVI has suggested that the Proposed Facility does not fall within any of the uses listed for Cell 6 in Elbow Valley's DC-13. The uses listed for Cell 6 include:

- a) accessory buildings
- b) private clubhouse/community centre
- c) signs – identification
- d) nature interpretive area and associated facilities
- e) private recreational lake area and associated facilities.

24. We concur that the Proposed Facility does not neatly fit within the "accessory buildings" use, given the narrow definition in the Land Use Bylaw requires principal and accessory buildings on the same site. There is a principal building on another site in Cell 6, the Private Clubhouse, which in conjunction with the Proposed Facility meets the purpose and intent of uses for Cell 6 in so far as DC-13 and the Elbow Valley ASP. However, the two uses are not on the same site which is required by definition.

25. However, the analysis of use does not end there. Homes by AVI has suggested that because EVRC administers its responsibilities from offices at the Private Clubhouse, that it follows that the Proposed Facility can only ever be an "accessory building" to that use. While that may be one option, what if a Private Clubhouse was never built? EVRC would still be responsible to carry out ownership and management responsibilities for Recreational Amenities in Elbow Valley. However would it do that without the Private Clubhouse? Easily, for there are other uses in Cell 6 that the Proposed Facility can fall under.

26. We submit that the function and purpose of the Proposed Facility reasonably fits within another use listed for Cell 6 (Private Recreational Lake Area and Associated Facilities). While there is no definition of this use, "facilities" is typically applied in the County's planning documents to refer to a structure (e.g., buildings) as opposed to a use. The Proposed Facility is a building that will be used in conjunction with activities relating to its responsibilities of Recreational Amenities. With or without the Private Clubhouse, EVRC's responsibilities include the Fisherman's Lake area in Cell 6. The lake area reasonably includes paths, trails, mailboxes, storage and so forth as part of the functionality of Fisherman's Lake and the surrounding area.

27. Further, it is not reasonable that EVRC, a society whose objects since 1997 are to manage Elbow Valley and to own/manage Recreational Amenities (including among others, 400+ acres of recreational land of which the Fisherman's Lake area is a part), is only able to conduct "maintenance" in Cell 10 simply because that one word is found once in DC-13. We submit that interpretation is too narrow and unworkable for several reasons.

- a) Cell 10 is not owned by EVRC. Cell 10 is owned by Homes for AVI. EVRC may never own nor occupy the only parcel where "maintenance" is to occur.



- b) Cell 10 is subdivided for 50 homes (Swift Creek Villas), and Homes by AVI owns the remaining undeveloped panhandle which it is looking to develop for intensified commercial uses (e.g., 70+ "luxury" storage units).
- c) Finally, tasks associated with the responsibilities that run with ownership of Recreational Amenities (such as maintenance, storage, servicing, etc.) often go without being explicitly stated, particularly where there is no definition, but are nonetheless out reasonably necessary for the use and reasonably associated with Cell 6 activities and the use applied for in this Application.

28. The Elbow Valley ASP describes the "land uses proposed for the area, either generally or with respect to specific parts of the area". [ASP 1.1(a)(ii)] The Objectives of the ASP include among others: "provide for a residential settlement which has a recreational focus and commercial support facilities." [ASP 1.2] Commercial support facilities were to be provided in Cell 10. None have been provided and the Proposed Facility is not a commercial use nor is it a commercial support facility. It supports and is necessary for the Recreational Amenities.

29. Further, the Principles of Development are found in ASP 3.2 and include:

- a) To provide for the development of recreational uses, amenities and supportive uses. [ARP 3.2(i)]
- b) To provide pedestrian/bicycle/nature trails for the use and benefit of the residential settlement. [ARP 3.2(iii)]
- c) To provide open space for private use and to allow the use of open space areas for active and passive recreational activities and facilities which are compatible with the sensitivity of the area. [ARP 3.2(ix)]
- d) To provide, where appropriate, commercial uses to serve primarily the needs of the recreational and residential uses within the residential settlement. [ARP 3.2(vii)]
- e) To ensure that suitable community services are provided. [ARP 3.2(ii)]

30. The ASP describes Elbow Valley as "a master planned residential settlement consisting of recreational land use, recreational support facilities, commercial land use and residential land use... a residential settlement comprised of major recreational components which include, a golf course and its associated facilities, a private naturalized recreational lake area, a community centre, ponds, an educational interpretative area, a settlement centre and residential land use." [ASP 4.1] There are four uses.

31. The principle behind this residential settlement concept is "...that a site with physical characteristics suitable for Intensive recreational uses requires support facilities and that the opportunity for the development of these support facilities should be allowed. A residential settlement is a broadening of the uses normally allowed in a rural area. These uses include commercial, residential, and active and passive recreational uses with all land use reflecting the central theme of a recreation development." [ASP 4.1]



ISSUE 5: ASSESSING THE APPLICATION

32. Homes by AVI suggests that the test to be applied to discretionary uses in DC-13 is found in section 12.2 of the Land Use Bylaw. We submit that section does not apply or, if it does, only in part. For ease of reference, section 12.2 of the Land Use Bylaw provides:

12.2 Use, Discretionary Applications:

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

(a) A Use, Discretionary:

(i) May approve the application, with or without conditions, if the proposed development conforms with the Bylaw:

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

(1) The proposed development would not:

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

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

And

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

(ii) May refuse the application even though it meets the requirements of the Bylaw.

(b) A Use, Discretionary in a Direct Control District:

(i) May consider and approve the application providing it meets the direction set out by Council, where Council has delegated the decision to the Development Authority. [emphasis added]

33. The actual analysis by the Development Authority in reviewing DP applications is in section 12.3 of the Land Use Bylaw. It provides:

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

(a) The purpose and intent of the applicable District;



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

34. There are several issues with the analysis proposed by Homes by AVI at pages 3-4.

35. First, if Council is the approving authority as we suggest, section 12.2(a) does not apply for it only applies to the Development Authority. The Development Authority is defined in the Land Use Bylaw as follows, which aligns with the MGA.

DEVELOPMENT AUTHORITY means a Development Authority established pursuant to the Municipal Government Act to exercise development powers and duties on behalf of the County, and may include one or more of the following: (a) a designated officer(s); (b) a municipal planning commission; (c) any other person or organization.
[emphasis added]

As Council is not a Development Authority, it is not restricted in its evaluation of a discretionary use application in the same way as a Development Authority in section 12.2(a).

36. Further on that point, section 641 of the MGA describes a DC as covering an area in which Council "...wishes to exercise particular control over the use and development of land or buildings". Subject to complying with any applicable statutory plan, Council may regulate and control the use or development of land or buildings a DC district "in any manner it considers necessary." Had Council intended section 12.2(a) apply to its own evaluation of discretionary use applications, it would have stated so. It did not.

37. Second, section 12.2(a)(ii) of the County's Land Use Bylaw (cited at AVI's pages 3-4) does not apply for several reasons.

- a) The test in section 12.2(a)(ii) only applies where a proposed development does not conform with the Bylaw – in other words, a relaxation is required. If a relaxation is required, then the Development Authority will determine whether such relaxation materially or unduly interferes with the amenities of the neighbourhood, or neighbouring parcels of land. This oft-cited test mimics the test that the subdivision and development appeal board (SDAB) applies when evaluating relaxations at an appeal hearing. [MGA s.687(3)(d)]

The Proposed Facility does not require a relaxation. This test in section 12.2(a)(ii) does not apply.

- b) If Council is the approving authority as we suggest, it must be remembered that this is a DC district. The MGA describes a direct control district as one covering an area in which Council "...wishes to exercise particular control over the use and development of land or buildings" and that, subject to complying with any applicable statutory plan, Council may regulate and control



the use or development of land or buildings in the DC district "in any manner it considers necessary."

Had Council wished to be restricted in its evaluation of a discretionary use, it could have set those parameters out in DC-13, in the County's Land Use Bylaw that address DC districts [LUB s.67], or listed additional parameters in the Elbow Valley ASP. Council did not.

38. What does apply is that a discretionary use may be refused, and refused even if it otherwise complies with a land use bylaw. That is the nature of the word "discretionary", and reason for the use of the word "may". This discretion is also captured in the Land Use Bylaw and the MGA. [MGA 642(2)]. It is also correct that a use must be specifically listed (or found to be within a use that is listed because there are way too many uses to get into specifics for each) or it cannot be approved.

39. We submit that not only is the test incorrectly articulated by Homes by AVI, there is absolutely no evidence provided that there will be any material impacts of the Proposed Facility on Homes AVI. If a test is to be applies to Council's review of the application, we submit that the Proposed Facility meets the purpose and intent of the Elbow Valley ASP, the DC-13 and the Land Use Bylaw provisions which apply.

40. The planning merits of the Proposed Facility design as more fully articulated in the letter from EVRC show that this structure and its functions should have minimal, if any impact, and it should be supported for it is reasonably necessary for the functioning of the Recreational Amenities.

Yours truly,

BENNETT JONES LLP

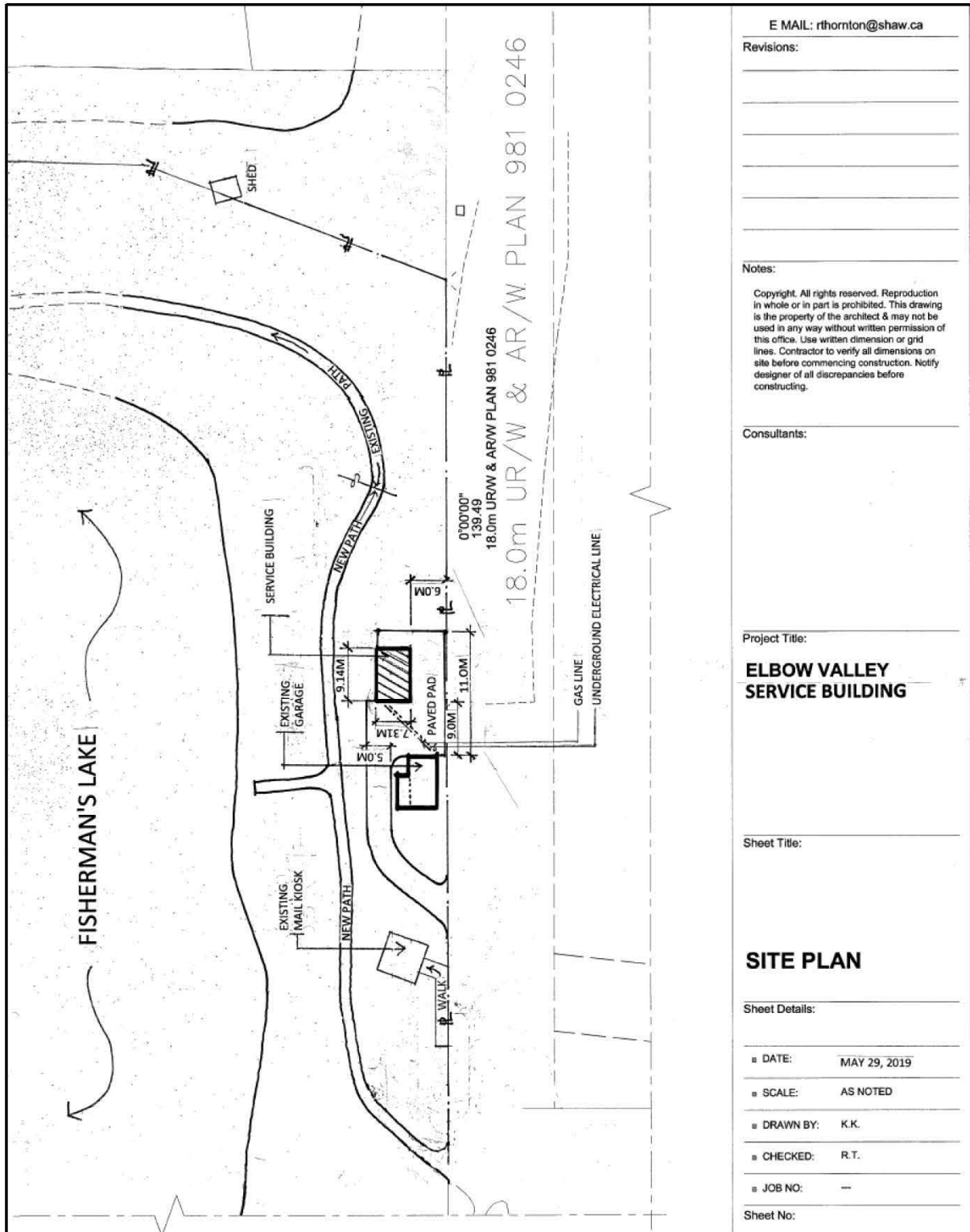


Bonnie J. Anderson

BJA:bjja
Enclosure



Site Plan Excerpt (Plan A.0)





TRANSPORTATION SERVICES

TO:	Council	
DATE:	May 26, 2020	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	Letter of Support Request – Cable Barrier Installation along Highway 2 North of Crossfield	

EXECUTIVE SUMMARY:

The Town of Crossfield has recently received safety concerns from their fire department regarding a section of Highway 2 located north of the Town within Rocky View County.

The section of concern is located approximately 1.6km south of Township Road 292 at a curve in the highway. At this location, the west side of the southbound lanes leads down to a small ravine.

The Town states that since 2017, their fire department has responded to a number of collisions where vehicles have travelled down into the ravine. The Town notes that there has been one recent fatality at this location, along with several other incidents of non-life threatening injuries. It is the Town's opinion that the installation of cable barrier would help to prevent serious injuries or the loss of life for motorists travelling this section of Highway 2.

The Town of Crossfield is requesting a letter of support from Rocky View County to support a request to the Minister of Transportation to have Alberta Transportation consider the installation of cable barrier along the aforementioned section of Highway 2.

A draft letter of support from Rocky View County to the Honourable Ric McIver, Minister of Transportation has been attached for Council's review and consideration.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATIONS:

There are no Budget Implications.

OPTIONS:

- | | |
|-----------|--|
| Option #1 | THAT Council support, in principle, the Town of Crossfield's request for Alberta Transportation to consider the installation of cable barrier along the section of concern on Highway 2. |
| Option #2 | THAT alternative direction be provided. |



Respectfully submitted,

"Byron Riemann"

Executive Director
Operations

Concurrence,

"Al Hoggan"

Chief Administrative Officer

SA/bg

ATTACHMENTS:

ATTACHMENT 'A' – Draft Letter of Support from Rocky View County

ATTACHMENT 'B' – Letter of Request from Town of Crossfield

**ROCKY VIEW COUNTY**

Office of the Reeve

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

Page 3 of 9

403-230-1401
reeve@rockyview.ca
www.rockyview.ca

May 26, 2020

The Honourable Ric McIver, Minister of Transportation
Deputy House Leader
Office of the Minister
320 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

**RE: Letter of Support - Queen Elizabeth II (QEII) Highway – Crossfield, Alberta
(51.458776, - 114.022037)**

Dear Minister McIver,

We write this letter in support of the Town of Crossfield's request to have Alberta Transportation consider the installation of cable barrier for the southbound lanes of Highway 2 just north of Crossfield.

The section of concern is located approximately 1.6 km south of Township Road 292 at a curve in the highway. At this location, the west side of the southbound lanes leads down to a small ravine.

The Town states that since 2017, their fire department has responded to a number of collisions where vehicles have travelled down into the ravine. The Town notes that there has been one recent fatality at this location, along with several other incidents of non-life threatening injuries. It is the Town's opinion that the installation of cable barrier would help to prevent serious injuries or the loss of life for motorists travelling this section of Highway 2.

We support our municipal neighbour's call for safety improvements at this location on Highway 2. We respectfully request that the Minister consider the installation of a roadside barrier at this location to mitigate the severity of future collisions. Should Alberta Transportation determine that there is no need for a roadside barrier, we trust that the Ministry will consider alternative safety measures to mitigate future run off the road incidents.

We look forward to your response on this matter.

Sincerely,
Rocky View County

Greg Boehlke
Reeve

cc: Rocky View County Council
Al Hoggan, Chief Administrative Officer
Jo Tennant, Mayor, Town of Crossfield



TOWN OF CROSSFIELD

March 19, 2020

Rocky View County
Randy Smith, BAppBus:ES
Fire Chief and Director of Emergency Management
262075 Rocky View Point
Rocky View County, AB,
T4A 0X2



Dear Chief Smith,

RE: Request for Letter of Support

As Rocky View County is likely aware, there is a section of the Queen Elizabeth II highway just north of Crossfield that has experienced a number of motor vehicle accidents where vehicles are hitting the ditch and down into a small ravine. This section of highway is located within our Fire Department's response area and located within Rocky View County.

In an effort to prevent further incidents at this location, the Town of Crossfield is seeking a letter of support from Rocky View County be sent to Minister McIver, regarding the request for installation of cable barrier along the Queen Elizabeth II highway, just south of Township Road 292.

We have attached a letter we have sent to Minister McIver, Transportation Minister outlying our request for the installation of this cable barrier in an effort to prevent serious injury or loss of life for those who travel through this section of highway.

Thank you for your time and consideration. We look forward to hearing from you.

Sincerely,

Ken Bosman
Chief Administrative Officer

P.O. BOX 500, CROSSFIELD, ALBERTA, T0M 0S0

PH: (403) 946-5565 FX: (403) 946-4523 EMAIL: TOWN@CROSSFIELDALBERTA.COM



TOWN OF CROSSFIELD

March 19, 2020

The Honourable Ric McIver, Minister of Transportation,
Deputy House Leader
Office of the Minister
Transportation
320 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister McIver,

RE: Queen Elizabeth II (QE II) Highway - Crossfield, Alberta (51.458776, -114.022037)

The Town of Crossfield has recently received safety concerns from our fire department with respect to a section of the Queen Elizabeth highway just north of Crossfield that is located in the response area of our department and located within the Rocky View County.

The location of concern is located approximately 1.6 km south of Township Road 292 on QE II southbound where there is a slight curve in the road with a ravine to the west of the road.

Since 2017 our fire department has responded to a number of motor vehicle accidents at this section of the highway with vehicles hitting the ditch and down into the ravine. There has been one fatality at this location, along with many other motor vehicle accidents with non life threatening injuries. We have attached pictures for your information.

Our fire department strongly agrees that if there was a cable barrier installed along this section of the highway, it would have prevented the vehicles from going into the ravine and would have prevented the fatality.

The Town of Crossfield is requesting that Alberta Transportation consider the installation of the cable barrier along this section of the QE II to prevent serious injuries or the loss of life for those that travel through this section of highway.

As you may know, we work in the best interest of our community and those that live and visit our town.

P.O. BOX 500, CROSSFIELD, ALBERTA, T0M 0S0

PH: (403) 946-5565 FX: (403) 946-4523 EMAIL: TOWN@CROSSFIELDALBERTA.COM

Thank you for your time and consideration regarding our request and we look forward to hearing from you.

Sincerely,



Jo Tennant
Mayor

CC:

Government of Alberta - Technical Services Branch
Rocky View County Council
Town of Crossfield Council

Section of Highway QE II – south bound



Section of Highway QE II - looking southeast – ravine side



Proposed location of cable barrier installation



Pictures of motor vehicle accidents

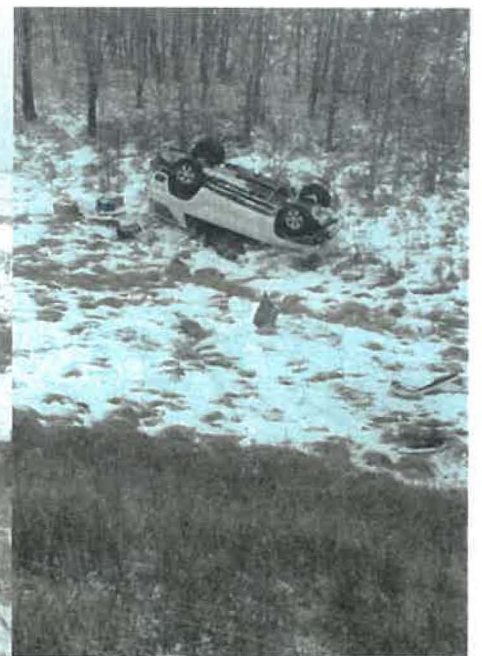
February 23, 2020



February 14, 2017



December 19, 2017



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 26, 2020 **DIVISIONS:** 4 and 5

FILE: N/A

SUBJECT: Terms of Reference – East Highway 1 Area Structure Plan

POLICY DIRECTION:

On December 10, 2019, Council directed Administration to prepare a Terms of Reference for the proposed East Highway 1 Area Structure Plan, together with an associated budget adjustment.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with an East Highway 1 Area Structure Plan (ASP) Terms of Reference to guide future development in the area in accordance with the County Plan and the Interim Growth Plan, and subject to engagement with Wheatland County, the City of Chestermere, and the Town of Strathmore.

The proposed ASP area is located immediately west of Wheatland County, east of the city of Chestermere, and immediately south of Highway 1. Technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

On March 10, 2020, Council tabled consideration of the Terms of Reference for an Administration-led ASP (see Appendix C) to May 12, 2020.

On April 22, 2020, an agent representing two landowners within the proposed plan area notified the County that the landowners have agreed to fund up to 50% of the Area Structure Plan's cost. For this reason, the report was deferred to May 26, 2020 to capture the landowner's request.

The landowners submitted a proposed developer-led ASP Terms of Reference to be considered by Council (see Appendix A); establishment of a landowner Steering Committee is proposed by the landowners to guide this project. Based on the developer-led ASP Terms of Reference, the Steering Committee would select and contract a project team who will:

- Be responsible for producing all necessary studies and the ASP document;
- Report to the Steering Committee and the County; and
- Present the ASP to Council at the public hearing.

County staff would assist the project team in discussions with neighboring municipalities and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan.

Administration recommends approval of the Terms of Reference for a developer-led East Highway 1 Area Structure Plan and associated budget adjustment in accordance with Option #1. However, if Council wishes to pursue a wholly County-funded and Administration-led project (Appendix C and D), Option #2 is available.

COST ESTIMATE

Administration has prepared a high-level estimate for the Area Structure Plan development:

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



Item	Estimated Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	Approximately \$350,000
Transportation Studies	Approximately \$50,000
Stormwater Management Studies	Approximately \$50,000
Servicing Studies (if applicable)	Approximately \$50,000
Environmental Review	Approximately \$30,000
TOTAL	Approximately \$530,000

BUDGET IMPLICATIONS

A budget adjustment up to \$ 530,000 is required to fund the work on the East Highway 1 Area Structure Plan if the ASP project is to be wholly County funded (see Appendix D). Cost-sharing for a developer-led ASP would reduce the required budget adjustment to \$265,000 (see Appendix B). The proposed costs are estimates, and firmer accounting would occur as part of the Area Structure Plan development.

ADMINISTRATION RECOMMENDATION:

Administration recommends adoption of the Terms of Reference for a developer-led East Highway 1 Area Structure Plan and associated budget adjustment in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT the developer-led East Highway 1 Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.
- Motion #2 THAT the Budget Adjustment, as presented in Appendix 'B' for the East Highway 1 Area Structure Plan, be approved.
- Option #2 Motion #1 THAT the Terms of Reference for a County-funded East Highway 1 Area Structure Plan, be adopted as presented in Appendix 'C'.
- Motion #2 THAT the Budget Adjustment, as presented in Appendix 'D', for the East Highway 1 Area Structure Plan, be approved.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



JKwan/llt

APPENDICES:

APPENDIX 'A': Developer-led ASP Terms of Reference

APPENDIX 'B': Budget Adjustment Form for Developer-led ASP

APPENDIX 'C': Administration-led ASP Terms of Reference

APPENDIX 'D': Budget Adjustment Form for Administration-led ASP

Administration Resources

Johnson Kwan and Xin Deng, Planning and Development Services



ROCKY VIEW COUNTY

EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

Direction

1. Council has directed that a Area Structure Plan (ASP) be drafted to provide a framework for future growth along the East Highway 1 corridor . It is intended that the ASP shall provide for a complete range of industrial development.

The ASP shall be drafted to align with the following statutory documents:

- 1) Interim Growth Plan/Regional Growth Plan;
- 2) Rocky View County/City of Chestermere IDP;
- 3) Rocky View County/Wheatland County IDP; and
- 4) County Plan

Contributing to ASP policy and direction will be:

- 1) Community and stakeholder input;
- 2) Intermunicipal input;
- 3) Baseline technical studies;
- 4) Servicing strategy;
- 5) Fiscal impact to the County;
- 6) Compatibility and integration with the surrounding area;
- 7) Market demand; and
- 8) Direction from higher order documents.

The funding for the creation of the ASP will be provided by Rocky View County (50%) and a Steering Committee of interested landowners (50%).

The Steering Committee will select and contract a Project Team who will

- 1) be responsible for producing all necessary studies and the ASP document;
- 2) report to the Steering Committee and Rocky View County Administration; and
- 3) present the ASP to Rocky View County Council in public hearing.

Rocky View County Administration will assist the Project Team in

- 1) collaboration with neighbouring municipalities and submission of the CMRB application; and
- 2) ensuring that Rocky View County policy is addressed.

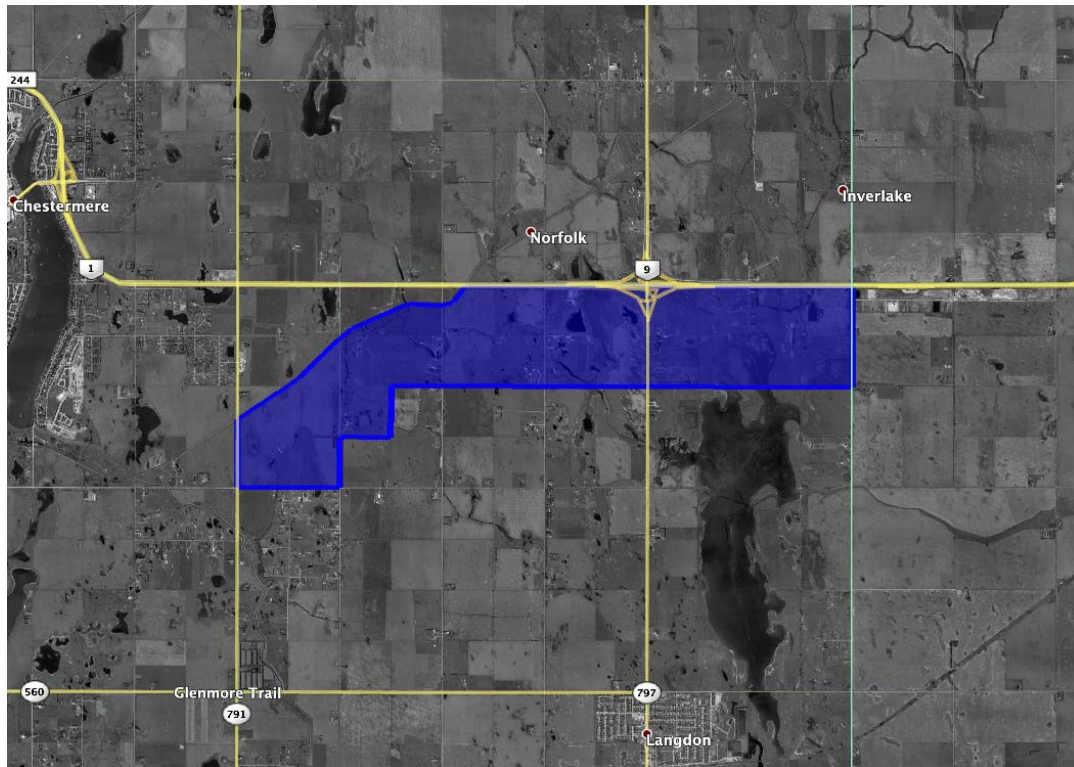
Study Area

2. The East Highway 1 Area Structure Plan comprises 1558 hectares (3850.00 acres) of land in southeast Rocky View County. It is located immediately south of Highway 1, between Highway 791 and the border with Wheatland County, as more fully defined on the map, below.



EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference



Although the ASP study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

3. In developing the ASP, the following objectives shall be achieved:
 - 1) Project Plan
 - a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget; and
 - b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.
 - 2) Community, Stakeholder, and Interjurisdictional Engagement:
 - a) To implement effective, inclusive and transparent community engagement; and
 - b) To collaborate with the City of Chestermere, Wheatland County and other agencies to identify and address any issues and opportunities at the earliest point.



ROCKY VIEW COUNTY

EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

-
- 3) Plan Creation:
 - a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands; and
 - iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities;
 - b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
 - c) Physical Environment:
 - i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
 - d) Local Amenities:
 - i) To identify desired and achievable amenities;
 - e) ASP Boundary and Phasing:
 - i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;
 - f) Other:
 - i) To establish a framework for monitoring the long-term effectiveness of the Plan; and
 - ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



EAST HIGHWAY 1 AREA STRUCTURE PLAN

Terms of Reference

Timeline and Deliverables

4. The ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q2, 2020
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q3, 2020
○ Project Charter Stakeholder Register	
• Communications Plan	Q3, 2020
○ Stakeholder Engagement Plan	
○ Intermunicipal Engagement Plan	
• Initiate Technical Studies	Q3, 2020
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q3-Q4, 2020
○ Engagement Summary Reports	
• Completed Technical Studies	Q4, 2020
• Draft Plan	Q4, 2020
Phase 3 (Approval)	
• Public Hearing	Q2, 2021

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.



HIGHWAY 1 EAST CORRIDOR AREA STRUCTURE PLAN

Terms of Reference

Direction

- 1 Council has directed that an Area Structure Plan be drafted for the lands identified in Appendix A to provide a framework to guide future growth in the Plan area. It is anticipated that the proposed ASP will be of similar form and function to that of Janet ASP, operating as a limited service commercial and industrial area.

The ASP shall be drafted to align with the following statutory documents:

- Interim Growth Plan/Regional Growth Plan
- Adopted Intermunicipal Development Plans
- County Plan (Municipal Development Plan)

Contributing to ASP policy and direction will be:

- Community and stakeholder input;
- Intermunicipal input;
- Baseline technical studies;
- Funding strategy for upgrades to Highway 1;
- Fiscal impact to the County;
- Compatibility and integration with the surrounding area;
- Market demand; and
- Direction from higher order documents.

Study Area

- 2 The proposed Highway 1 East Corridor Area Structure Plan (ASP) includes 1,813 hectares (4,480 acres) of lands in south east region of the County. The study area is located west of Wheatland County, east of city of Chestermere, and immediately south of Highway 1.
- 3 The study area is composed of multiple unsubdivided quarter sections, agricultural parcels, country residential parcels, pocket of business development, and a Direct Control parcel intended for a recreation vehicle storage facility.

Project Objectives

- 4 In developing the ASP, the following objectives shall be achieved:
 - I. Project Plan
 - a. To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget; and
 - b. To ensure that Council is frequently updated on the project's progress and direction as needed.
 - II. Community, Stakeholder, and Interjurisdictional Engagement:
 - a. To implement effective, inclusive and transparent community engagement; and



HIGHWAY 1 EAST CORRIDOR AREA STRUCTURE PLAN

- b. To collaborate with the City of Chestermere and Wheatland County and other appropriate municipalities/agencies to identify and address any issues and opportunities at the earliest point.
- III. Plan Creation:
 - a. Land Use
 - (i) To develop a land use strategy;
 - (ii) To establish a development sequence for future redesignation, subdivision, and development of lands; and
 - (iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities.
 - b. Physical Environment:
 - (i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
 - (ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area.
 - c. Business Services:
 - (i) In addition to general industrial uses, explore the potential for commercial and institutional development within the plan area.
 - d. ASP Boundary and Phasing:
 - (i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - (ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - (iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - (iv) To determine the fiscal impact of the proposed land uses.
 - e. Other:
 - (i) To establish a framework for monitoring the long-term effectiveness of the Plan; and
 - (ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



HIGHWAY 1 EAST CORRIDOR AREA STRUCTURE PLAN

Timeline and Deliverables

5 The ASP would be undertaken across three phases, with the following timelines and deliverables.

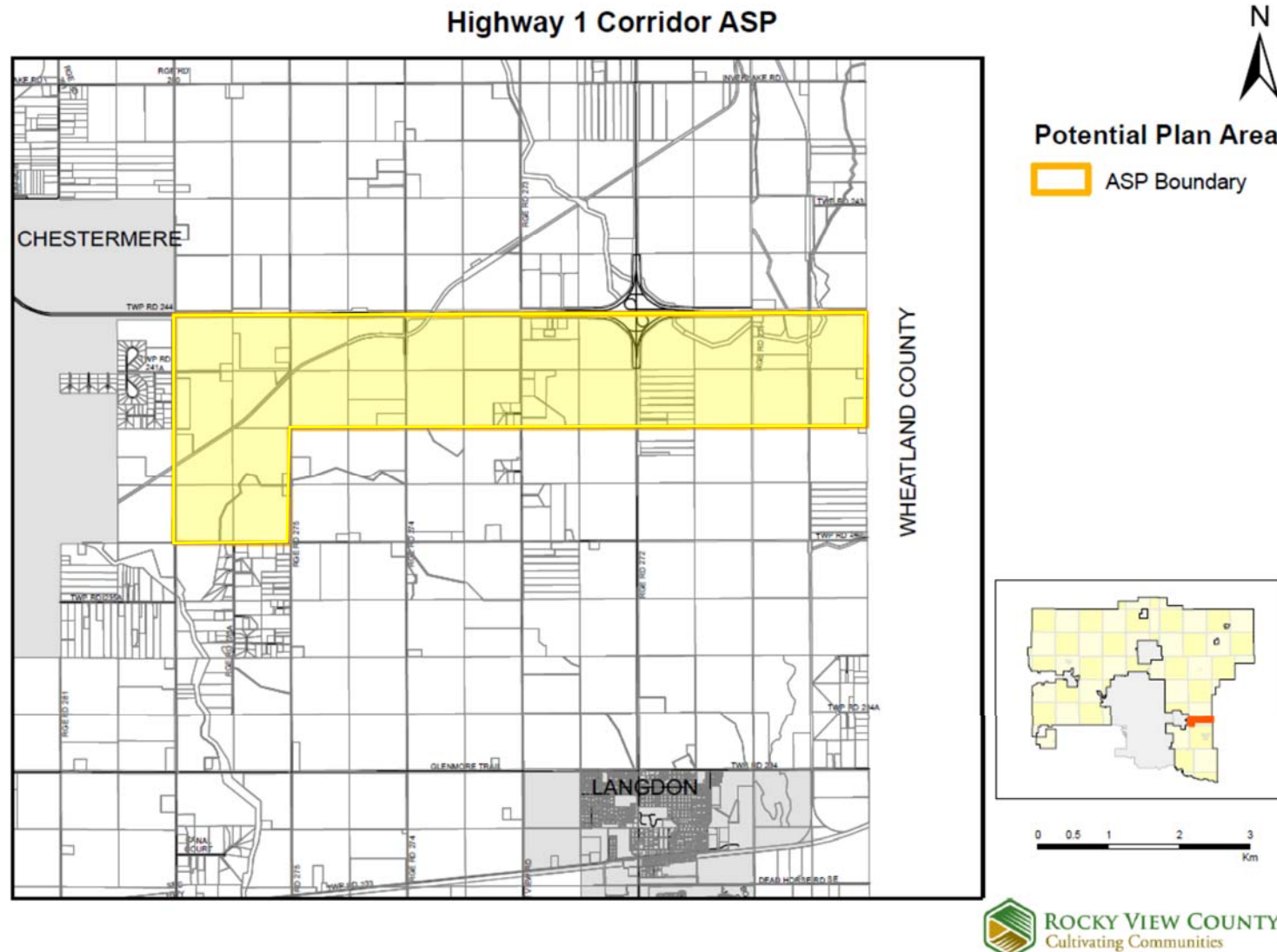
Phase 1 (Planning)	
• Terms of Reference to Council	Q2, 2020
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q3/2, 2020
○ Project Charter and Stakeholder Register	
• Communications Plan	Q3, 2020
○ Stakeholder Engagement Plan	
○ Intermunicipal Engagement Plan	
• Initiate Technical Studies (stormwater, transport and environmental)	Q3, 2020
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q3-Q4, 2020
○ Engagement Summary Reports	
• Land Use Scenarios	Q3, 2020
• Completed Technical Studies	Q4, 2020
• Draft Plan	Q4, 2020
Phase 3 (Approval)	
• Public Hearing	Q2, 2021

Variance

6 Any substantial departure from the project scope and timeline detailed within these terms of reference shall require approval from Council.

HIGHWAY 1 EAST CORRIDOR AREA STRUCTURE PLAN

Appendix A



Budget AJE No: _____

Posting Date: _____

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 26, 2020 **DIVISIONS:** 4 and 5

FILE: 1013-280

SUBJECT: Terms of Reference – Glenmore Trail Area Structure Plan

POLICY DIRECTION:

Council directed Administration to prepare Terms of Reference for the proposed new Glenmore Trail Area Structure Plan study area and investigate an option for a developer-funded effort.

EXECUTIVE SUMMARY:

On December 10, 2019, Council directed that Administration finalize the draft Terms of Reference for the Glenmore Trail Area Structure Plan and return to Council for adoption. It was further directed that Administration investigate the potential for landowner contributions to the project and return to Council with a budget adjustment, as appropriate.

After meetings and coordination with interested landowners within the study area, Terms of Reference for a developer-led endeavour have been submitted by a landowner group for consideration by Council. The Terms of Reference outline the division of responsibilities between the County and landowner group; they also propose that the project costs are to be shared evenly between the parties (Appendix A).

The Terms of Reference presented in Appendix A provide for establishment of a landowner steering committee to manage this project. It should also be noted that the proposed plan area has been amended and reduced, now totaling 2,471 acres, in comparison to the approximately 3,200 acres of land as put forward in the Notice of Motion brought forward in June 2019.

Based on the developer-led ASP Terms of Reference, the Steering Committee would select and contract a project team who will:

- Be responsible for producing all necessary studies and the ASP document;
- Report to the Steering Committee and the County; and
- Present the ASP to Council at the public hearing.

County staff would assist the project team in discussions with neighboring municipalities and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan.

Administration recommends approval of the Terms of Reference for a developer-led Glenmore Trail Area Structure Plan and associated budget adjustment in accordance with Option #1.

Administration Resources

Oksana Newmen, Planning and Development Services

COST ESTIMATE

Administration has prepared a high-level estimate for the Area Structure Plan development:

Item	Estimated Cost
Policy Document Preparation (incl. document writing, engagement, direct costs, engineering oversight)	Approximately \$180,000
Transportation Studies	Approximately \$40,000
Stormwater Management Studies	Approximately \$40,000
Environmental Review	Approximately \$30,000
TOTAL	Approximately \$290,000

BUDGET IMPLICATIONS

Cost-sharing for a developer-led ASP would reduce the required County contribution and associated budget adjustment to \$145,000 (see Appendix B). The proposed costs are estimates, and firmer accounting would occur as part of the Area Structure Plan development.

ADMINISTRATION RECOMMENDATION:

Administration recommends adoption of the Terms of Reference for a developer-led Glenmore Trail Area Structure Plan and associated budget adjustment in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.
- Motion #2 THAT the Budget Adjustment, as presented in Appendix 'B' for the Glenmore Trail Area Structure Plan, be approved.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

ON/lt

APPENDICES:

APPENDIX 'A': Developer-led ASP Terms of Reference

APPENDIX 'B': Budget Adjustment Form for Developer-led ASP



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

Direction

- 1 Council has directed that an Area Structure Plan (ASP) be drafted to provide a framework for future growth along Glenmore Trail. It is intended that the ASP shall provide for a range of specialized residential, regional commercial, and light industrial development.

The ASP shall be drafted to align with the following statutory documents:

- (1) Interim Growth Plan/Regional Growth Plan
- (2) Rocky View County/City of Calgary IDP
- (3) County Plan

Contributing to ASP policy and direction will be:

- (1) Community and stakeholder input;
- (2) Intermunicipal input;
- (3) Baseline technical studies;
- (4) Servicing strategy;
- (5) Fiscal impact to the County;
- (6) Benefit to the communities;
- (7) Compatibility and integration with the surrounding area;
- (8) Market demand; and
- (9) Direction from higher order documents.

The funding for the creation of the ASP will be provided by Rocky View County (50%) and a Steering Committee of interested landowners (50%).

The Steering Committee will select and contract a Project Team who will

- (1) be responsible for producing all necessary studies and the ASP document;
- (2) report to the Steering Committee and Rocky View County Administration;
- (3) present the ASP to Rocky View County Council in public hearing.

Rocky View County Administration will assist the Project Team in

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

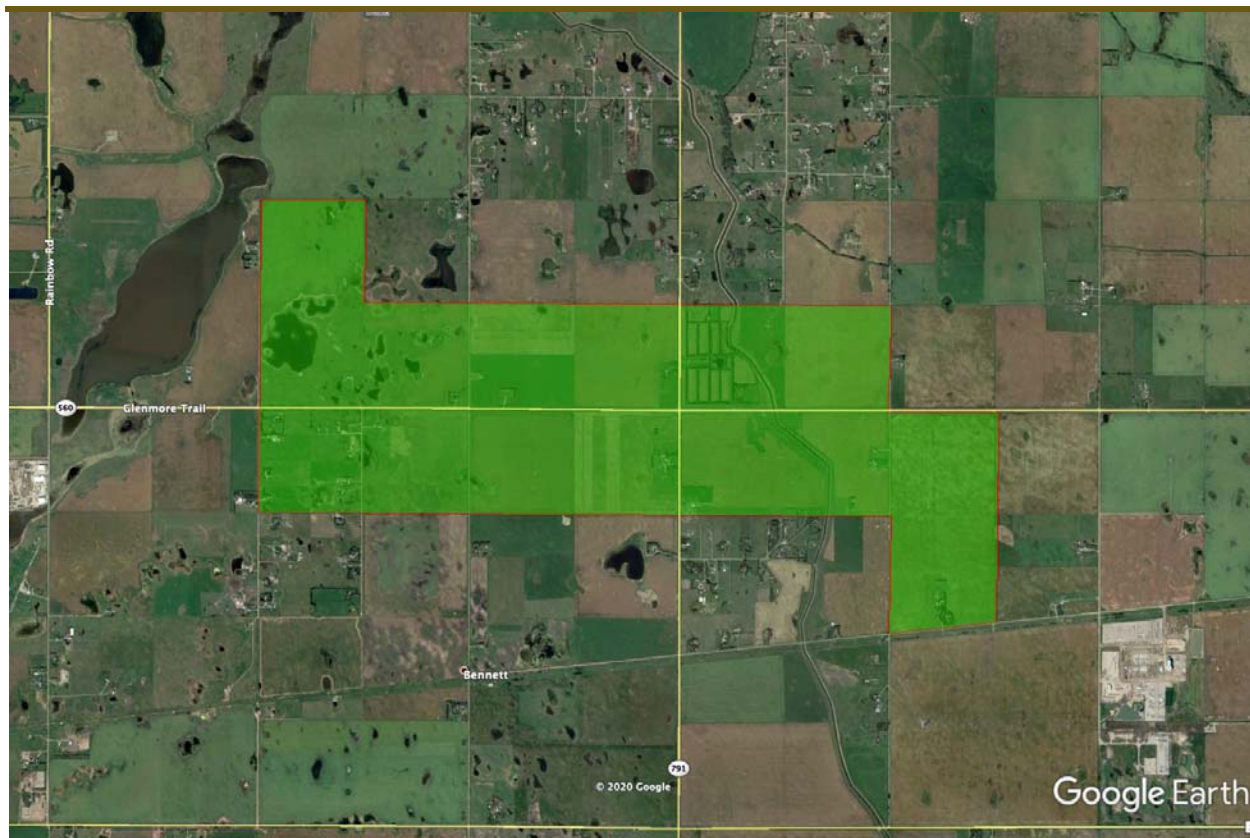
Study Area

- 2 The Glenmore Trail Area Structure Plan (GTASP) comprises approximately 1000 hectares (2471 acres) of land in southeast Rocky View County. It is generally located between Range Road 274 and Range Road 282 and on both sides of Glenmore Trail, as outlined below.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference



Although the ASP study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

- 3 In developing the ASP, the following objectives shall be achieved:
 - i. **Project Plan**
 - a. To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
 - b. To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.
 - ii. **Community, Stakeholder, and Interjurisdictional Engagement:**
 - a. To implement effective, inclusive and transparent community engagement;
 - b. To collaborate with the City of Chestermere, City of Calgary and other agencies to identify and address any issues and opportunities at the earliest point.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

iii. Plan Creation:

- a. Land Use
 - (i) To develop a land use strategy;
 - (ii) To establish a development sequence for future redesignation, subdivision, and development of lands;
 - (iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities;
 - (iv) Servicing:
 - (v) To identify potential servicing options for existing and future development;
 - (vi) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - (vii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - (viii) To identify other required physical services;
- b. Physical Environment:
 - (i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
 - (ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- c. Local Amenities:
 - (i) To identify desired and achievable amenities;
- d. ASP Boundary and Phasing:
 - (i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - (ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - (iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - (iv) To determine the fiscal impact of the proposed land uses;
- e. Other:
 - (i) To establish a framework for monitoring the long-term effectiveness of the Plan;
 - (ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

Timeline and Deliverables

4 The ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
<ul style="list-style-type: none"> Terms of Reference to Council 	Q2, 2020
<ul style="list-style-type: none"> Project Plan <ul style="list-style-type: none"> Background Information, Fiscal and Technical Analysis Report Project Charter Stakeholder Register 	Q2-Q3, 2020
<ul style="list-style-type: none"> Communications Plan <ul style="list-style-type: none"> Stakeholder Engagement Plan Intermunicipal Engagement Plan 	Q2-Q3, 2020
<ul style="list-style-type: none"> Initiate Technical Studies 	Q2-Q3, 2020
Phase 2 (Execution)	
<ul style="list-style-type: none"> Community and Stakeholder Engagement <ul style="list-style-type: none"> Engagement Summary Reports 	Q3-Q4, 2020
<ul style="list-style-type: none"> Completed Technical Studies 	Q3-Q4, 2020
<ul style="list-style-type: none"> Draft Plan 	Q4, 2020
Phase 3 (Approval)	
<ul style="list-style-type: none"> Public Hearing 	Q1-Q2, 2021

Variance

5 Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2020

Description	Budget Adjustment
EXPENDITURES: Glenmore Trail Area Structure Plan	145,000
TOTAL EXPENSE:	145,000
REVENUES: Transfer from Tax Stablization Reserve	(145,000)
TOTAL REVENUE:	(145,000)
NET BUDGET REVISION:	(145,000)
REASON FOR BUDGET REVISION: <p style="margin-left: 40px;">The County to fund 50% of all costs incurred in creating the Highway 1 East Corridor Area Structure Plan as per Council's direction</p>	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Chief Administrative Officer: _____ Al Hoggan</p> <p>Executive Director Corporate Services: _____ Kent Robinson</p> <p>Manager: _____</p> </div> <div style="width: 45%;"> <p>Council Meeting Date: _____</p> <p>Council Motion Reference: _____</p> <p>Date: _____</p> </div> </div>	

Budget AJE No: _____

Posting Date: _____



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: May 26, 2020 **DIVISION:** All
FILE: 1015-565
SUBJECT: First Reading – Public Notification Amendment to the Land Use Bylaw

POLICY DIRECTION:

The *Municipal Government Act* (MGA).

EXECUTIVE SUMMARY:

The Public Notification Bylaw (C-7860-2019) states that the County's website is the primary method of public notification for matters to be advertised by the municipality, including Development Permit approvals. To ensure that advertisement requirements in the County's Land Use Bylaw (C-4841-97) are consistent with the Public Notification Bylaw, Administration has prepared an amendment (Bylaw C-8048-2020) to the Land Use Bylaw for Council's consideration.

BACKGROUND:

In accordance with the *Municipal Government Act* (MGA), Rocky View County's Land Use Bylaw (C-4841-97) outlines the requirements for advertising a notice of decision for Development Permit approvals. Section 13 of the Land Use Bylaw states that approvals of both permitted and discretionary uses shall be published in a newspaper circulating in the County; and approvals of discretionary uses shall include written notification to landowners adjacent to the approved development or any other person the Development Authority feels may be directly affected by the issuance of the Development Permit.

If a municipality wishes to forgo written notification and newspaper advertisement in order to pursue an alternative method, such as an electronic means, the MGA allows a Council to adopt an advertisement bylaw that provides for multiple methods. On November 26, 2019, Council adopted the Public Notification Bylaw (C-7860-2019) which names the County's website as the primary method of public notification; continues to allow for the use of newspaper advertising and mail or delivery notifications as notification channels; and adds the ability to use email, social media, and other emerging digital technology as notification channels. This bylaw allows the County to have greater flexibility in the way in which it notifies residents on matters of public interest.

The proposed amendments are included in the draft of the new Land Use Bylaw (C-8000-2020), which was intended to be scheduled for a public hearing in the spring of 2020; however, due to the circumstances of the COVID-19 pandemic, the public hearing has been postponed. In the meantime, as Development Permits and advertisements are ongoing, the amendments are being proposed to the current Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Bylaw C-8048-2020 be given first reading.

Option #2: THAT alternative direction be provided.

Administration Resources

Sandra Khouri, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

SKh/ltt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES:

APPENDIX ‘A’ – Bylaw C-8048-2020 & Schedule A



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

PART 1 – TITLE

PART 2 – DEFINITIONS

PART 3 – EFFECT OF BYLAW

PART 4 – TRANSITIONAL

Division: All
File: N/A

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

Reeve

CAO or Designate

Date Bylaw Signed

Bylaw C-8048-2020

Schedule 'A' – Amendments to the *Land Use Bylaw*

SECTION 13 NOTICE OF DECISION

Remove the following sections:

- ~~13.1 When an application for a Development Permit is approved either unconditionally or subject to conditions, the Development Authority shall:~~
- ~~(a) for uses, permitted and discretionary, publish a notice of the decision in the newspaper circulating in the County stating a legal description and general location of the land on which the development is approved; the nature of the approved development; and the procedure for any appeals;~~
 - ~~(b) for uses, discretionary, notify in writing all registered owners of lands located adjacent to the approved development; and~~
 - ~~(c) for uses, discretionary, notify in writing any other person the Development Authority feels may be directly affected by the issuance of the Development Permit.~~
- ~~13.2 Notwithstanding Section 13.1 when adjacent lands are located within a County other than the County, written notifications of the approved development shall be sent to that County office.~~
- ~~13.3 For the purposes of Section 13, the registered owner shall be that which appears on the County tax record on file in the County Office.~~
- ~~13.4 If an application for Development Permit approval is refused, the Development Authority shall notify the Applicant, stating the reasons for refusal.~~

Add the following sections:

- 13.1 All decisions on Development Permit applications shall be given in writing to the applicant the same day the decision is made;
- 13.2 If the Development Permit application is refused, approved without conditions, or conditionally approved, the 'Notice of Decision' shall contain the conditions imposed or the reasons for the refusal or as part of the approval;
- 13.3 Notice of approved Development Permit applications shall be advertised per the Public Notification Bylaw (Bylaw C-7860-2019), as amended. The notice shall include:
- (a) The location and use of the Parcel;
 - (b) The date the Development Permit was issued; and
 - (c) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the SDAB within twenty-one (21) days of the date of the decision on the application or the date of the deemed refusal.

**PLANNING AND DEVELOPMENT SERVICES**

TO: Council
DATE: May 26, 2020
FILE: 03305012
SUBJECT: First Reading Bylaw - Residential Redesignation

DIVISION: 4
APPLICATION: PL20200028

PURPOSE: To redesignate the subject parcel from Residential Two District (R-2) to Residential One District (R-1), in order to accommodate the creation of a ± 1.22 ha (3.0 acre) parcel with a ± 1.22 ha (3.0 acre) remainder.

GENERAL LOCATION: Located approximately 0.2 km (1/8 mile) north of Twp Rd 230 and on the west side of Range Road 284A.

APPLICANT: Jason and Meaghan Cenaiko

OWNERS: Jason and Meaghan Cenaiko

POLICY DIRECTION: The County Plan and the Rocky View County/Calgary Intermunicipal Development Plan and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8044-2020 be given first reading.
Option #2: THAT application PL20200028 be denied.

APPLICATION REQUIREMENTS:

This application requires standard technical requirements under policy.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8044-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Andrea Bryden, Planning and Development Services



BYLAW C-8044-2020

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-8044-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 33 and No. 33-SW of Bylaw C-4841-97 be amended by redesignating Lot 4, Block 2, Plan 1811163 within SW-05-23-28-W4M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 4, Block 2, Plan 1811163 within SW-05-23-28-W4M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8044-2020 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: 03305012/PL20200028

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20____

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 20____

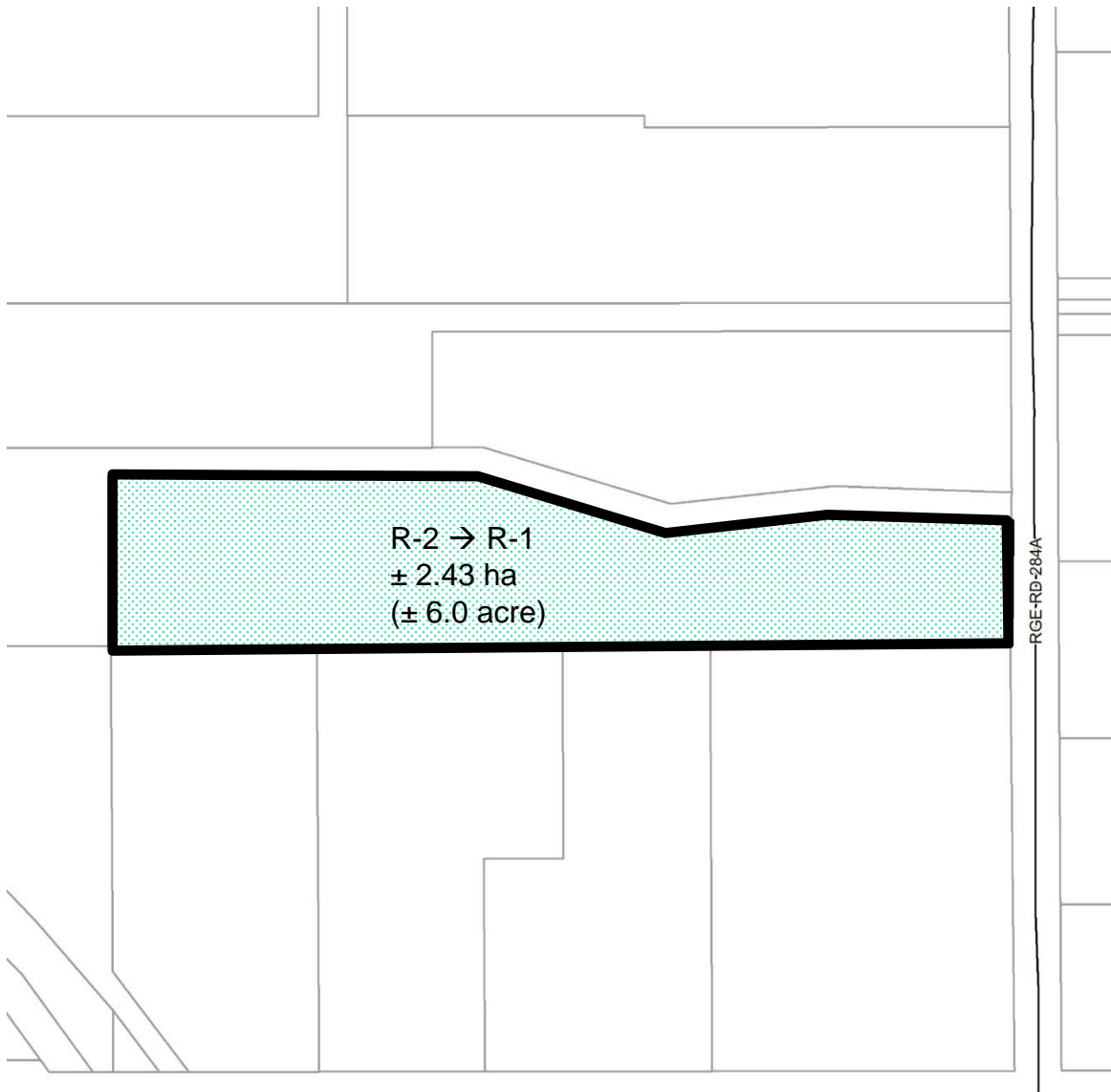
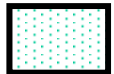
READ A SECOND TIME IN COUNCIL this _____ day of _____, 20____

READ A THIRD TIME IN COUNCIL this _____ day of _____, 20____

Reeve

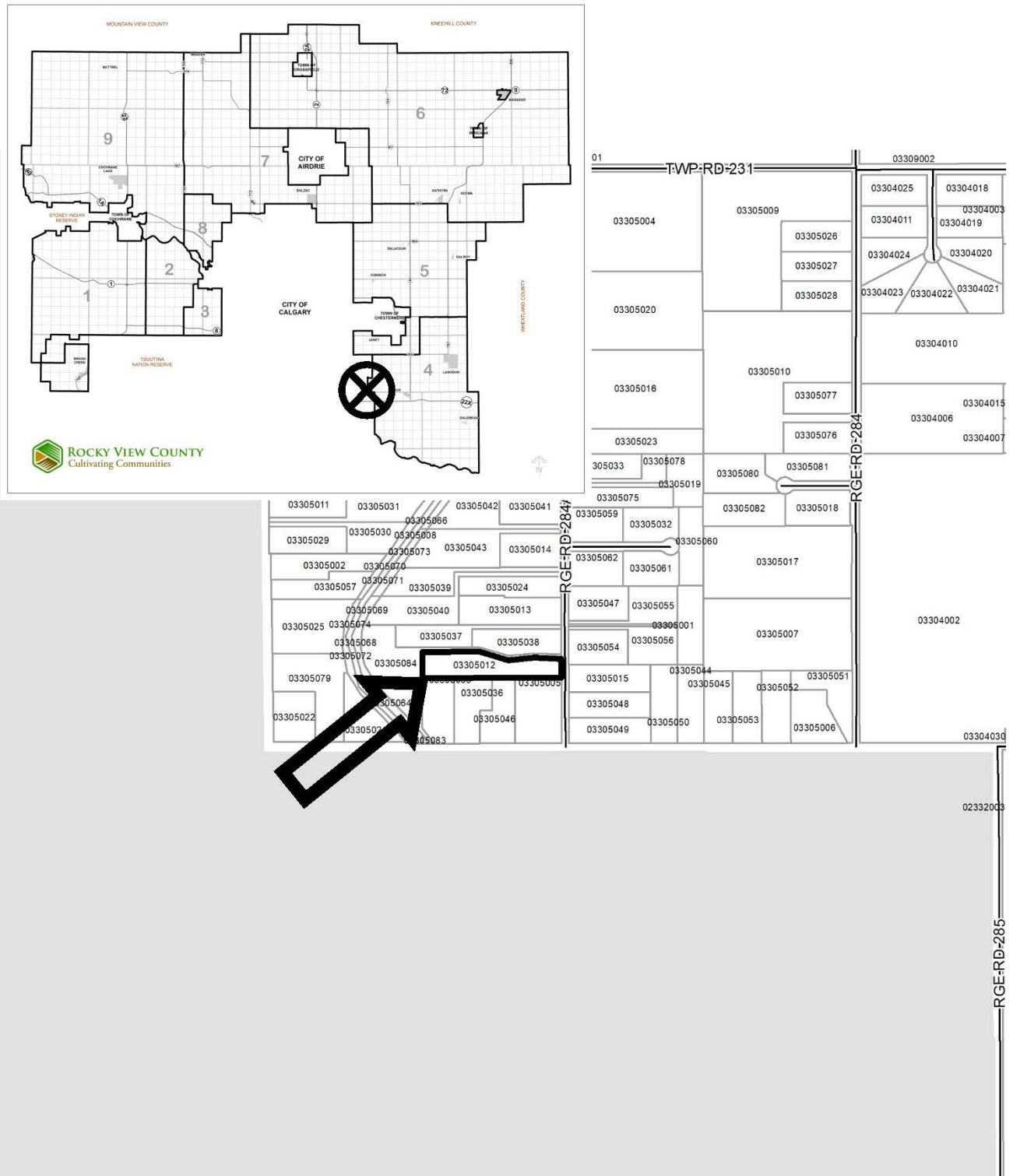
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-8044-2020**AMENDMENT****FROM** Residential Two District **TO** Residential One District

Subject Land _____

LEGAL DESCRIPTION: Lot 4, Block 2, Plan 1811163
within SW-05-23-28-W4M**FILE:** 03305012 - PL20200028**DIVISION: 4****ROCKY VIEW COUNTY**
Cultivating Communities



LOCATION PLAN

SW-05-23-28-W04M

Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

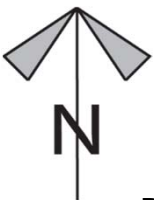
Division # 4

File: 03305012

Redesignation Proposal: To redesignate the subject land from Residential Two District (R-2) to Residential One District (R-1).



DEVELOPMENT PROPOSAL



SW-05-23-28-W04M

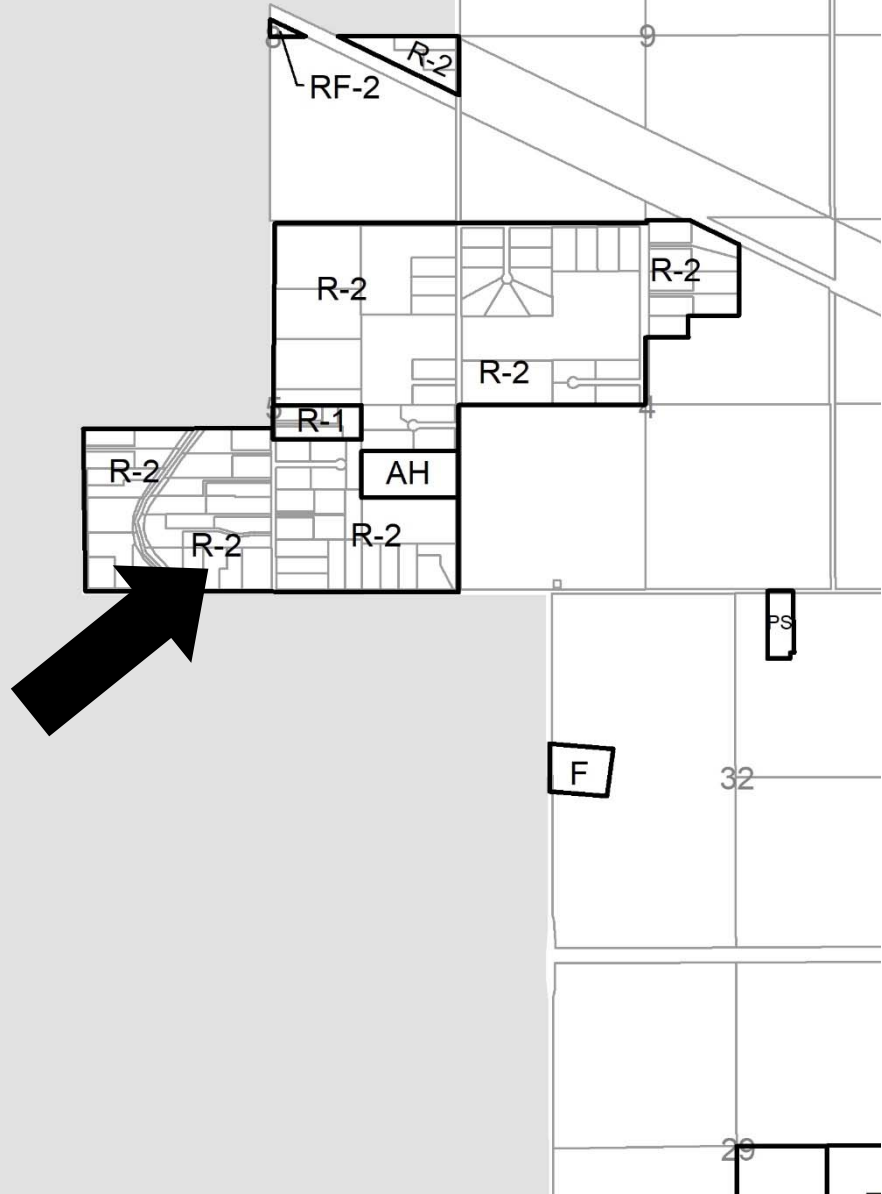
Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

Division # 4

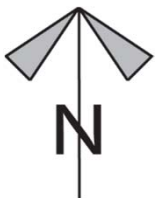
File: 03305012

CITY OF CALGARY



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

LAND USE MAP



SW-05-23-28-W04M

Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

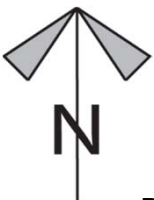
Division # 4

File: 03305012



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

TOPOGRAPHY
Contour Interval 2 M



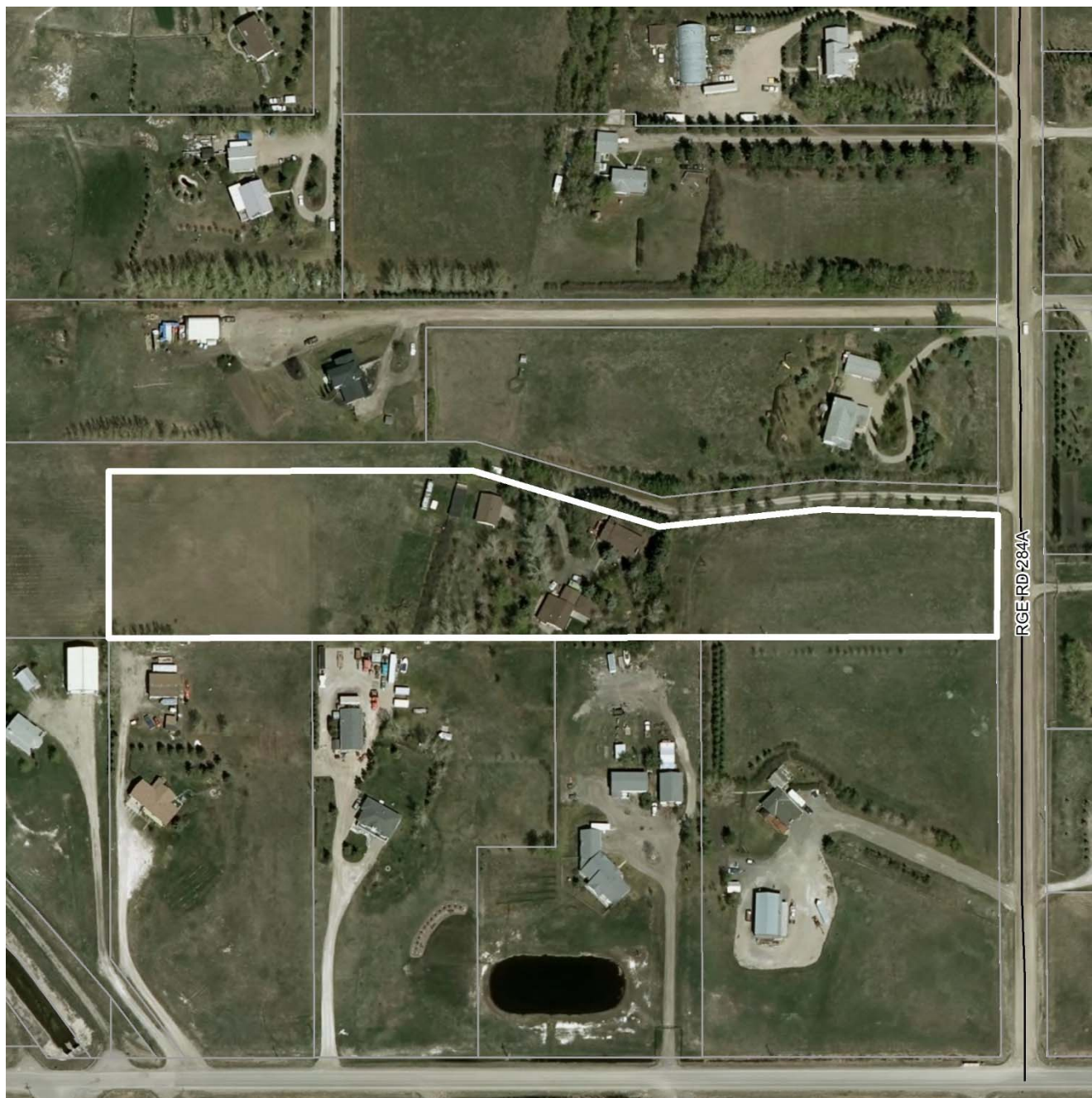
SW-05-23-28-W04M

Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

Division # 4

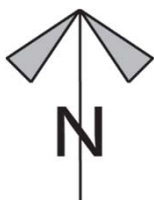
File: 03305012



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

AIR PHOTO

Spring 2018



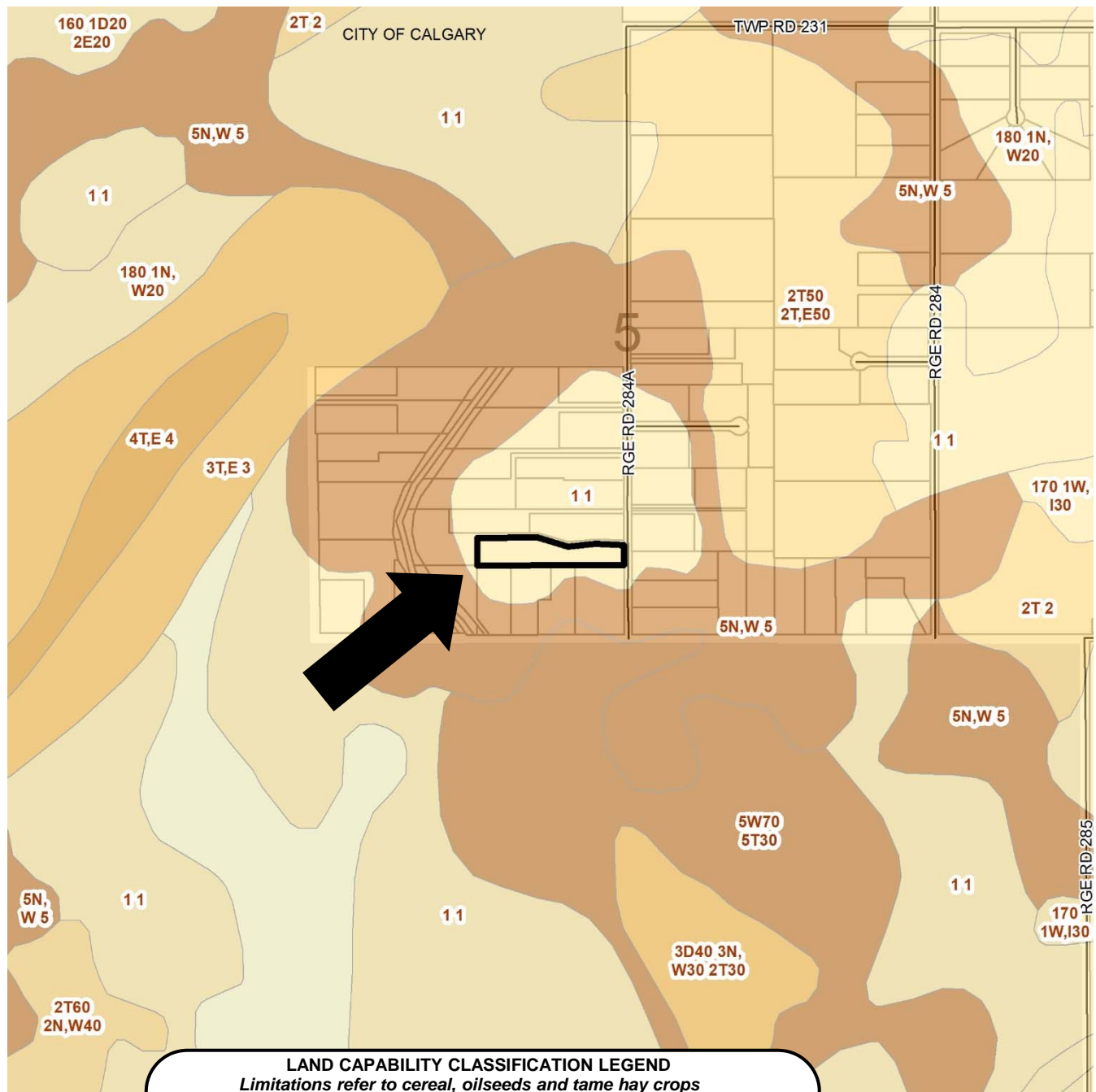
SW-05-23-28-W04M

Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

Division # 4

File: 03305012



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

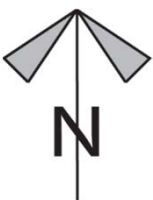
CLI Class

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

Limitations

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

SOIL MAP



SW-05-23-28-W04M

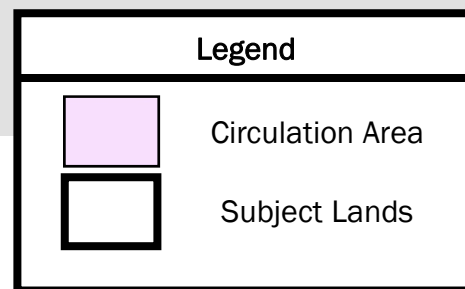
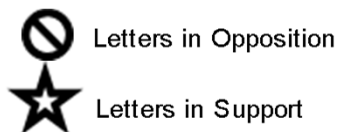
Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

Division # 4

File: 03305012

AGENDA
Page 345 of 398



LANDOWNER CIRCULATION AREA

SW-05-23-28-W04M

Lot: 4 Block: 2 Plan: 1811163

Date: March 16, 2020

Division # 4

File: 03305012



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 26, 2020 **DIVISION:** 5

FILE: 03333001 **APPLICATION:** PL20200011

SUBJECT: First Reading Bylaw – Janet Crossing Conceptual Scheme (Residential/Commercial)

PURPOSE: To adopt the Janet Crossing Conceptual Scheme, to provide the policy framework to guide a future residential and commercial development with Janet.

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Highway 560 (Glenmore Trail) and on the west side of Range Road 283.

APPLICANT: Carswell Planning (Bart Carswell)

OWNERS: L. Jane Hawkings; Maureen S. Hawkins

POLICY DIRECTION: The Janet Area Structure Plan and the County Plan.

COUNCIL OPTIONS:

- Option #1: THAT Bylaw C-8049-2020 be given first reading.
- Option #2: THAT application PL20200011 be tabled until the Janet Area Structure Plan Long Term Development Area amendments adopted by Council.
- Option #3: THAT application PL20200011 be denied.

APPLICATION REQUIREMENTS:

This application requires:

1. An amendment to the Janet Area Structure Plan for the Long Term Development Area to allow for residential and commercial development.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community and Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

AB/lt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8049-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Andrea Bryden and Nathan Madigan, Planning and Development Services Department



ROCKY VIEW COUNTY

BYLAW C-8049-2020

A Bylaw of Rocky View County to adopt a Conceptual Scheme known as the “Janet Crossing Conceptual Scheme”.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8049-2020.

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 The “Janet Crossing Conceptual Scheme” be adopted to provide a policy framework for future redesignation, subdivision, and development proposals within SE-33-23-28-W04M, as included on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8049-2020 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: 5

File: 03333001/PL20200011

READ A FIRST TIME IN COUNCIL this _____ day of _____, 20__

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

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

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

Reeve

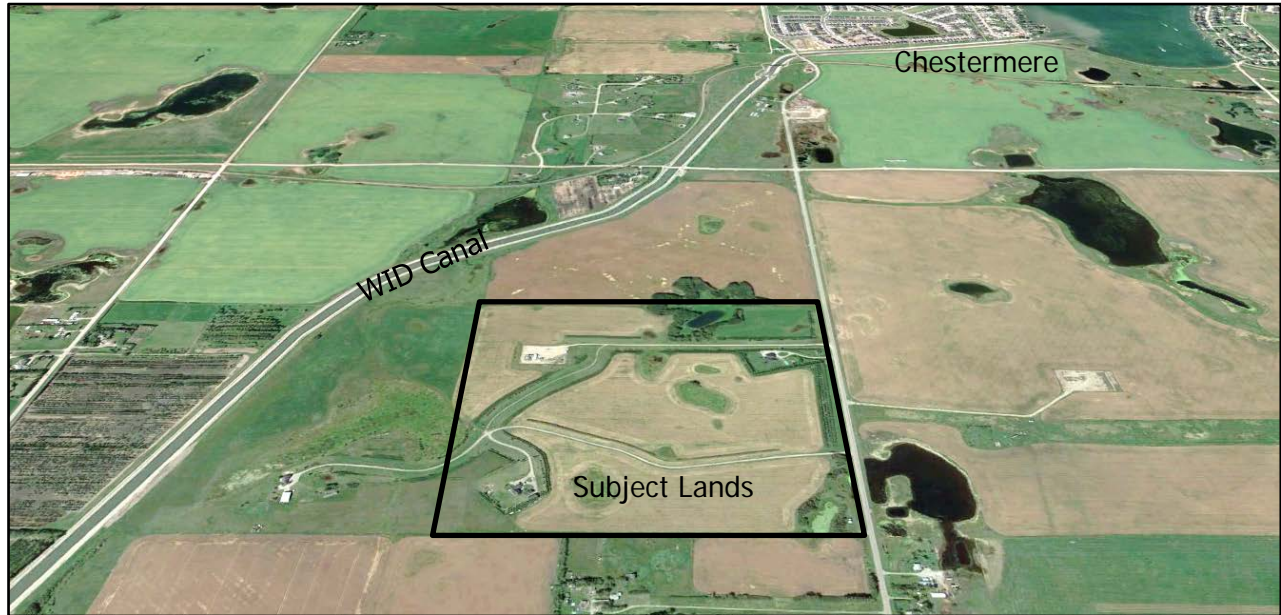
CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'**FORMING PART OF BYLAW C-8049-2020**

A Conceptual Scheme affecting the area within SE-33-23-28-W04M, consisting of an area approximately ± 63.01 hectares (± 155.69 acres), herein referred to as the "Janet Crossing Conceptual Scheme".

Janet Crossing



Conceptual Scheme

SE-33-23-28-W04M, which lies south Chestermere on Range Road 283 crossing the Janet ASP on Subdivision Plan 0214173 containing 63 ha (155.69 ac.);

Title 111 294 755

Carswell Planning



"No Hurdle too high"

Submitted to Rocky View County, January 2020

DRAFT

ACKNOWLEDGEMENT PAGE

PREPARED FOR:

Rocky View County
Planning, Development, & Bylaw Services

ON BEHALF OF:

L. Jane Hawkins and Maureen S. Hawkins,
both having an undivided ½ interest
&
Tom Taylor

PROJECT CONSULTANT TEAM:

To be determined
- stormwater
- water
-geotechnical
- traffic
Carswell Planning Inc. - planning

Table of Contents

1.0 Introduction	1
1.1 Proposal Overview	1
1.2 Purpose of this Plan	1
1.3 Development Rationale.....	2
1.4 Primary Development Considerations	2
1.5 Conceptual Scheme Objectives	2
2.0 Policy Context.....	3
2.1 General	3
2.2 RVC – Calgary IDP	3
2.3 RVC – Chestermere IDP.....	4
2.4 RVC County Plan	4
2.5 Janet Area Structure Plan (ASP).....	4
2.6 Chestermere MDP.....	4
2.7 Planning Areas in Chestermere	6
2.8 Western Irrigation Drainage (WID)	6
2.9 RVC Land Use Bylaw	7
3.0 Guiding Principles.....	8
4.0 Plan Area Description	8
4.1 Location	8
4.2 Ownership and Legal Description	9
4.3 Agent	9
4.4 The Site	9
4.5 Local Development Context	10
4.6 Adjacent Lands	11
4.7 Existing Transportation Infrastructure	12
4.8 Existing Gas Well and Pipelines	12
4.9 Existing Groundwater Supply	13
4.10 Existing Wastewater	13
4.11 Existing Stormwater.....	13
4.12 Existing Soils	14
5.0 Development Concept.....	14
5.1 Development Concept.....	14
5.2 Commercial Area	18
5.3 Residential Area.....	19
5.3 Open Space Area.....	20
5.4 Municipal Reserves	21
5.5 Environmental Reserve.....	22
5.6 Stormwater.....	23
5.7 Transportation Considerations	26
5.8 Utility Services – Water	27
5.9 Utility Services – Sanitary Wastewater.....	27
5.10 Shallow Utilities	28

5.11 Solid Waste and Recycling	28
5.12 Protective and Emergency Services	28
6.0 Phasing	28
6.1 Phasing Stages	28
7.0 Implementation Framework	30
7.1 The Conceptual Scheme Implementation Process	30
7.2 Land Use Redesignation	30
7.3 Business – Residential Design Guidelines	30
7.4 Agriculture Boundary Design Guidelines	30
7.5 Architectural Design Considerations	31

Table of Figures

Figure 1: RVC - Calgary IDP	3
Figure 2: Overlay of Janet ASP wit Chestermere MDP	5
Figure 3: Nearby Planning Areas in Chestermere	6
Figure 4: Land Use Bylaw Mapping	7
Figure 5: Location Map of Janet Crossing	8
Figure 6: Aerial of Janet Crossing wit Janet ASP	9
Figure 7: Historic Redesignation to R-3	11
Figure 8: Janet ASP, Map 7: Transportation Network	12
Figure 9: Right-of-Ways for Pipelines	13
Figure 10: Pre-Development Stormwater Flow	14
Figure 11: Development Concept	15
Figure 12: Lot and Road Layout (Gross Area)	17
Figure 13: Lot and Road Layout with Wetlands (Net Area)	17
Figure 14: Potential Commercial Area Rendering	18
Figure 15: Potential Country Residential Dwelling on an Acreage	19
Figure 16: Trails	20
Figure 17: Depiction of Open Space Trail	22
Figure 18: Wetlands	23
Figure 19: Typical Cross-Section of Storm Water Area	24
Figure 20: Stormwater Plan Concept	25
Figure 21: Typical Cross-Section of a Country Collector	26
Figure 22: Phasing	29
Figure 23: Business-Residential Interface Area	30

Table of Tables

Table 1: Well Record Parameters	13
Table 2: Lot Dimensions	16

Janet Crossing Conceptual Scheme

1.0 Introduction

1.1 Proposal Overview

The subject site is located approximately 0.8 km (one quarter-section) south of the City of Chestermere, within the Janet Area Structure Plan (ASP).

This Conceptual Scheme (CS) includes a proposed road and lot layout for the whole quarter-section, minus a small residential lot not owned by the applicant. This new proposal is for the redesignation of the subject lands to Commercial (C-LC) next to Range Road 283 and Residential (R-2) within the remaining quarter-section. In addition, this CS demonstrates that orderly and efficient development could be achieved in the area that would not jeopardize subdivision potential on adjacent land. Future public road connections are proposed to ensure this.

1.2 Purpose of this Plan

The Conceptual Scheme (CS), named **Janet Crossing**, has been prepared pursuant to the Rocky View County (RVC) Plan (Bylaw C-7280-2013) and Janet Area Structure Plan (ASP) Bylaw C-7418-2014, adopted November, 2014. It provides supporting rationale for redesignation and subdivision of ± 63 ha (± 155.69 ac) comprising most of SE-33-23-28-W04M, being Plan 0214173. The site is municipally known as 235103 Range Road 283. It is located a quarter-section south of Chestermere and west of Range Road 283. For the purposes of the CS, the subject lands are also referred to as the *Plan Area*.

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

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

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

DRAFT Jan. 2020

1.3 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Janet Crossing** or the *Plan Area* in this document. The Janet ASP encompasses these lands and provides a strategy for development. As stated throughout the Janet ASP, the next stage in the implementation of policies is through the preparation of Conceptual Schemes (CS). Development is dependent upon the approval of comprehensive local plans, such as CS, and land use.

The area lying east of the Western Headworks Canal is part of the Long-Term Development area and is envisioned to develop as a limited-service Regional Business Centre on the major west-east routes. This proposal would provide for Local Commercial on the south-north route leading into Chestermere. Development pressures due to the proximity of the *Plan Area* to the City of Calgary and City of Chestermere have resulted in increased interest in these lands.

The intent of the Plan Area is to provide for high quality design of commercial development along Range Road 283 leading into Chestermere. This will contribute to creating attractive complementary development with country residential lands and retention of wetlands for the balance of the lands. Lot and road layout would be designed as 1.6 ha (4 ac.) residential lots and a 3.3 ha (8 ac.) commercial lot on private services with a configuration that demonstrates that orderly and efficient development could be achieved in the area. Further, the lot and road layout would not jeopardize subdivision potential on adjacent lands or greater densities on the subject lands, should services become available.

1.4 Primary Development Considerations

Primary development considerations include:

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

1.5 Conceptual Scheme Objectives

The intent of the **Janet Crossing** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the *Plan Area* to identify development opportunities and significant constraints which require appropriate mitigation strategies;

DRAFT Jan. 2020

- b) Present a subdivision and development concept that will comprise an appropriate subdivision pattern and density;
- c) Address the business-residential interface and the residential-agricultural interface;
- d) Investigate and conclude whether any post-development mitigation is necessary to address traffic, environmental, or other identified issues;
- e) Present a public open space to provide connections to adjacent lands;
- f) Provide a utility servicing strategy that will include stormwater management, potable water and sewage collection and disposal;
- g) Design the commercial area in such a way and situated in a location that ensures safe and efficient access and egress from adjacent roadways; and
- h) Provide architectural and site guidelines in order to provide a consistent thematic design to the commercial area.

2.0 Policy Context

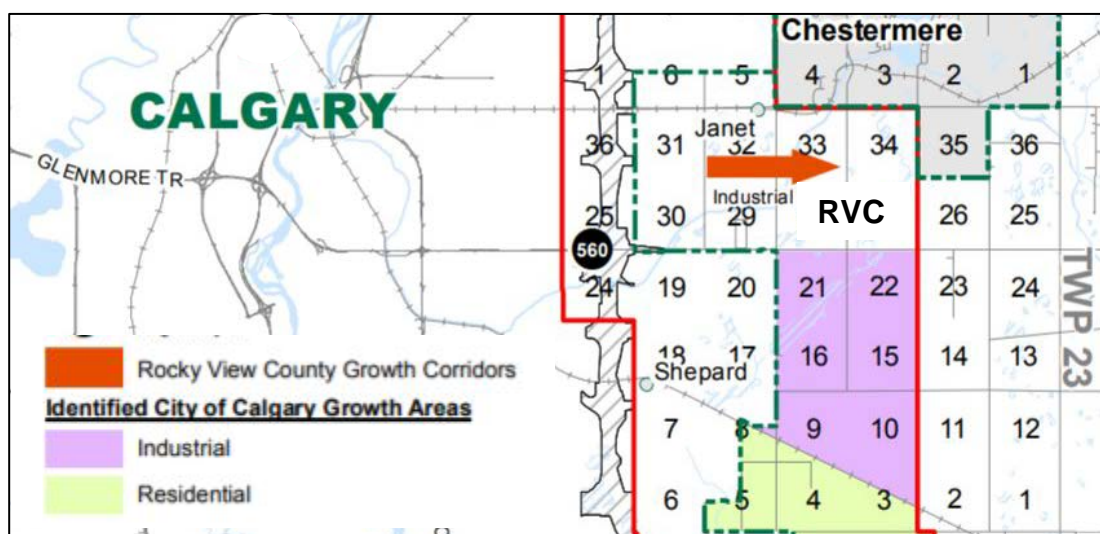
2.1 General

Policy documents influencing development of the subject lands include: County Plan, Calgary-Rocky View County (RVC) Intermunicipal Development Plan (IDP), Chestermere Municipal Development Plan (MDP), Chestermere Utilities Master Plan, and the RVC Land Use Bylaw. Despite the absence of a Chestermere-RVC IDP, it is important to have the foresight to consider neighbouring municipalities policies. Section 27.10 of the County Plan notes, "For planning related matters that are proposed within 1.6 kilometres of an adjacent jurisdictional boundary..., the County shall refer the matter to the adjacent jurisdiction for comment. This applies to the subject lands which are 0.8 kilometres away from the City of Chestermere.

2.2 RVC – Calgary IDP

Figure 1: RVC – Calgary IDP Growth Corridor, shows the *Plan Area* is within the RVC - Calgary Intermunicipal Development Plan (IDP). Section 8.1.2 of the IDP states that development within RVC Corridors/Areas should be in accordance with RVC statutory plans.

Figure 1: RVC – Calgary IDP Growth Corridor



DRAFT Jan. 2020

2.3 RVC – Chestermere IDP

Rocky View County/City of Chestermere: Intermunicipal Development Plan shows the subject lands in quarter-section SE-32 as within the policy review area. Both RVC and Chestermere's policies need to be taken into consideration.

2.4 RVC County Plan

The Rocky View County (RVC) County Plan was adopted by By-law C-7280-2013, as amended. The County Plan provides broad, high-level policy direction. Lower-level plans such as Area Structure Plans (ASP) must be consistent with the policies and direction of the County Plan. Subordinate Plans such as Conceptual Schemes (CS) increase in detail and encompass smaller areas, typically a quarter-section, as in this case. Implementation is through the Land Use Bylaw.

The Plan Area is located in the Central East Rocky View Region, as described in the County Plan. Section 26, key directions include the need to, "support new residential, business, and commercial development described in the County Plan. Comprehensive stormwater management plans and solutions are needed to guide and allow for development." "Overall, agriculture continues to be challenged by the residential and commercial activity in this region, but adverse impacts are reduced by a focus on buffering of non-agricultural uses." Janet Crossing aligns with the County's Plan by concentrating rural development in an ASP in this Region of the County.

2.5 Janet Area Structure Plan (ASP)

The *Plan Area* is located east of the Western Headworks Canal and identified as part of the Long Term Development area in the Janet ASP and is envisioned to develop as a limited-service Regional Business Centre on the major west-east routes. Commercial policy strategies focus on large format retail stores, services, offices, office parks, and personal service businesses along Glenmore Trail (Highway 560) and Peigan Trail (Twp. Rd. 240). Final business uses in the long-term growth area are yet to be determined.

Conceptual Schemes (CS) are to be the majority of local plans within the ASP area. The goal of the CS is to demonstrate how development will, "retain the integrity of the Plan and how development will be connected and integrated with adjacent areas." Existing land uses include, "a variety of activities...allowing for industrial, agricultural, country residential, commercial and recreational uses." (Map 3 of ASP)

For this proposal, the scale of commercial is designed to be more in keeping with those of the southern boundary of the City of Chestermere and would not compete with Regional Centres envisioned in the Janet ASP. This proposal would provide for Local Commercial on the south-north route leading into Chestermere.

2.6 Chestermere MDP

Chestermere is the neighbouring municipality to the north that has an interest in the subject lands. The City of Chestermere MDP, Bylaw 015-15 was adopted August, 2016. It notes that

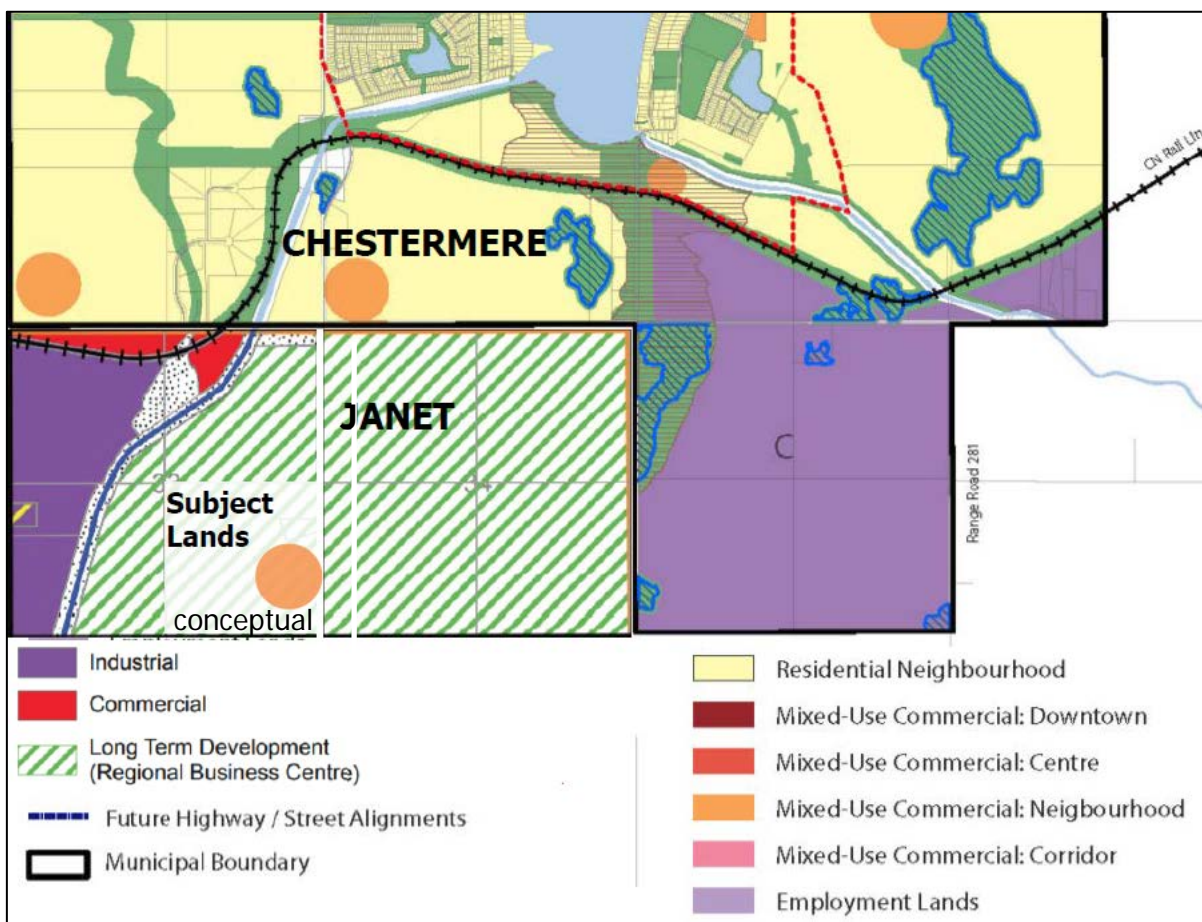
DRAFT Jan. 2020

the City, “is anchored by vibrant mixed-use shopping centres ...and local commercial... that meet the everyday needs of residents and attract shoppers from across the region...while providing unique shopping, services and amenities sought out in the region.”

Chestermere's Mixed-Use Commercial is to accommodate a mix of land uses, such as residential, retail goods and services, public markets, and public recreational and institutional facilities, accommodated by appropriate transitions in scale and density between Mixed-Use Commercial and Residential Neighbourhood. A 2016 study by Cushing Terrell Architecture Inc. for Chestermere looked at how much more retail business Chestermere could support and found the area under-served. Communities in the south favoured the convenience and accessibility of local retail. Categories such as Grocery, Automotive and Restaurants were found to represent significant spending segments.

Commercial – Local Commercial (C-LC) may be the closest land use district to Chestermere's Mixed-Use Commercial Neighbourhood land use district. Figure 2: Overlay of Janet ASP with Chestermere MDP, shows what the subject lands could look like using the Chestermere MDP symbols for Commercial: Neighbourhood. The commercial areas appear to be equidistant from each other, as represented by orange spots on the map. Consideration of compatibility, viability, distances, appropriateness, uses in the vicinity have been taken into account.

Figure 2: Overlay of Janet ASP with Chestermere MDP



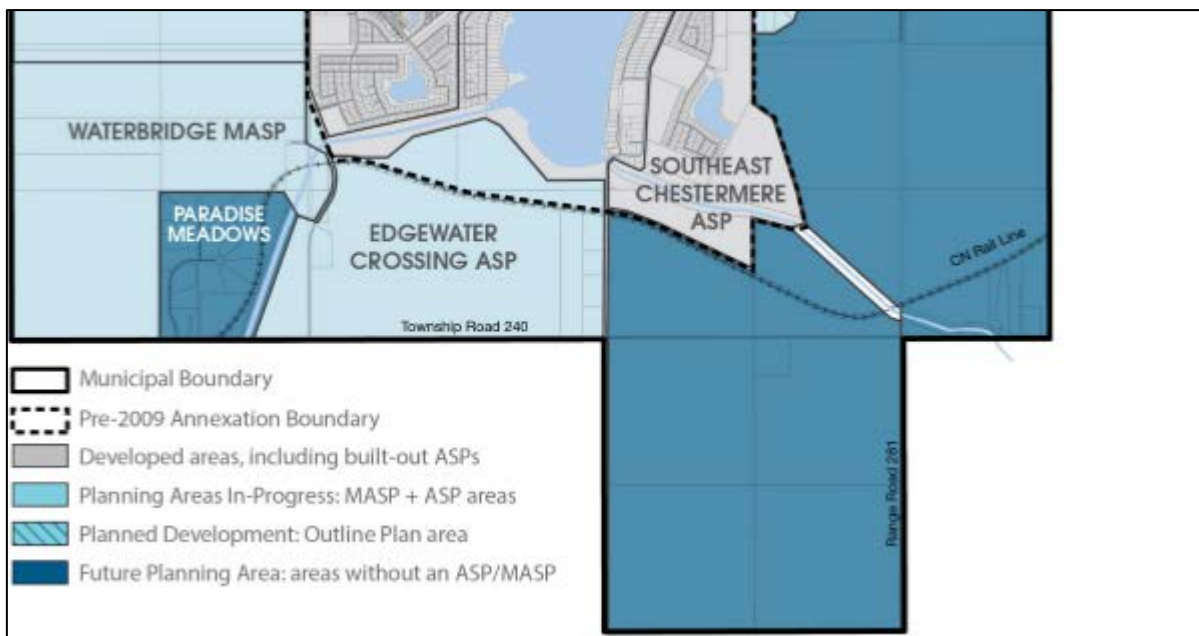
DRAFT Jan. 2020

2.7 Planning Areas in Chestermere

Figure 3: Nearby Planning Areas in Chestermere, shows Edgewater Crossing and Waterbridge. Edgewater Crossing has a Neighbourhood Node which, “Provides local commercial services, retail and residential opportunities in a horizontal or vertical mixed-use form.” Some of the suggested policies that may apply are: inclusion of residential, commercial and recreational uses; commercial being at least 1.6 ha (4 ac.). Waterbridge has a Neighbourhood Node which has a mix of residential and non-residential uses, such as commercial uses and preferably a convenience food store, situated around a central park or plaza. Connectivity between the Neighbourhood Nodes and surrounding residential development is proposed through the convergence of pathways and roads.

Analysis of the Planning Areas along the southern boundary of the City of Chestermere reveal that these documents may fall short of fulfilling the MSP for commercial land use. As a result, the inclusion of commercial in the subject lands do not appear to pose a market threat to these areas. In fact, this use is intended to complement development in the City of Chestermere serving residents in proximity to the southern city limits.

Figure 3: Nearby Planning Areas in Chestermere



2.8 Western Irrigation Drainage (WID)

The subject lands are within the Shepard Regional Drainage Plan and downstream of the City of Chestermere. West of the subject lands and separated by other properties is the WID. The WID has high water quality standards and restrictive operating conditions for all new urban developments that intend to discharge stormwater to WID canal. This proposal intends to manage stormwater on-site and is not influenced by the proximity of the canal. Further, topography drains away from the direction of the canal.

DRAFT Jan. 2020

2.9 RVC Land Use Bylaw

Under the Land Use Bylaw definitions,

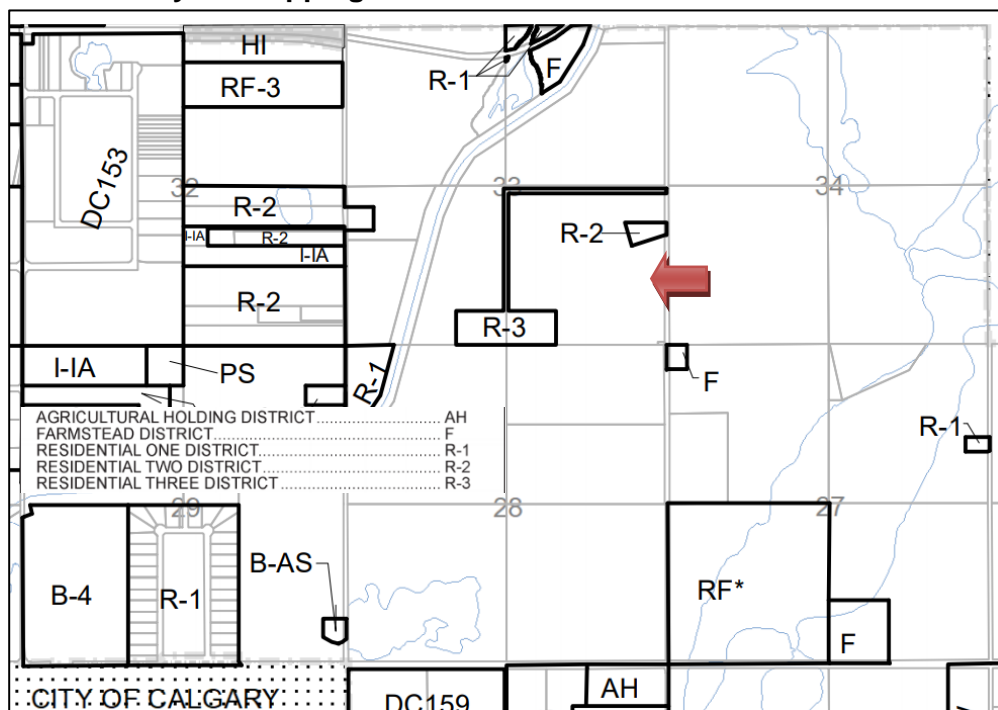
Section 70, Commercial – Local Commercial (C-LC) appears to fit the commercial component of this Conceptual Scheme (CS). The purpose and intent of this land use district is, “To accommodate commercial business, appropriate in a comprehensively-planned area, to provide a combination of shops, services, offices, entertainment, accommodation, and government services. The types of developments within this district are small to moderate in size, primarily serve the needs of local clientele, and designed to ensure pedestrian-friendly parking areas with attractive landscaping components.”

Minimum parcel size is 1.01 ha (2.5 ac.), unless the parcels are within a comprehensively designed development, at the discretion of the County. Maximum parcel size is 12.10 ha (29.9 ac.), unless demonstrated through a comprehensive plan, to the satisfaction of the County, that a larger parcel is appropriate. This CS shows the commercial component to be 3.28 ha (8.1 ac.), which fits the parcel size for this land use district.

The use proposed in the commercial area would be based on the theme chosen and their compatibility. Suggested uses would require market validation and may include: a general store/convenience store, specialty food store, restaurant, farmer's market and gift shop, retail garden centre, indoor/outdoor playground, dog park, service station and/or accommodation units. All of these uses are either permitted or discretionary uses within this land use district.

The proposal is to redesignate R-3 and RF to R-2 and C-LC district for SE-33-23-28-W04M. Figure 4: Land Use Bylaw Mapping, also shows a first parcel out is already zoned R-2.

Figure 4: Land Use Bylaw Mapping



DRAFT Jan. 2020

3.0 Guiding Principles

Guiding principles for **Janet Crossing** include safe, healthy, attractive, orderly, efficient, and cost-effective country residential, commercial and recreational components. It would connect the commercial node and residential lands to the regional trail system along the WID.

This is in character of the future vision for this portion of the Janet ASP, while also considering Chestermere's Planning Areas, a quarter section to the north. Proposed commercial is at a scale and separation distance that ensures the viability of those commercial nodes within Chestermere, while also supporting those in RVC.

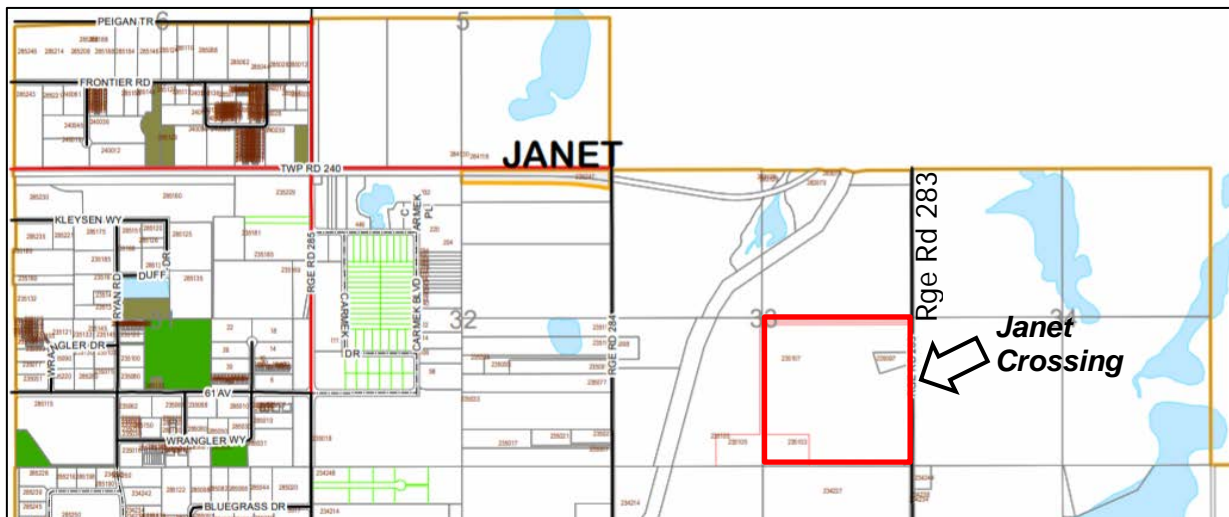
The proposal has anticipated the long-term possibility of municipal services and the possibility of increased residential densities with the need for infrastructure easements. **Janet Crossing** is forward-thinking by being connected and integrated into its surroundings and nearby influences, while conforming with policy directions of the Janet ASP.

4.0 Plan Area Description

4.1 Location

As Figure 5: Location Map of Janet Crossing shows, the site is located one quarter section south of the City of Chestermere, east of the City of Calgary and east of the Western Irrigation District (WID) canal that flows south of Chestermere Lake. Lands are 63.0 ha (155.69 ac.) SE-33-23-28-W4M, municipally known as 235103 Range Rd. 283, Rocky View County.

Figure 5: Location Map of Janet Crossing



DRAFT Jan. 2020

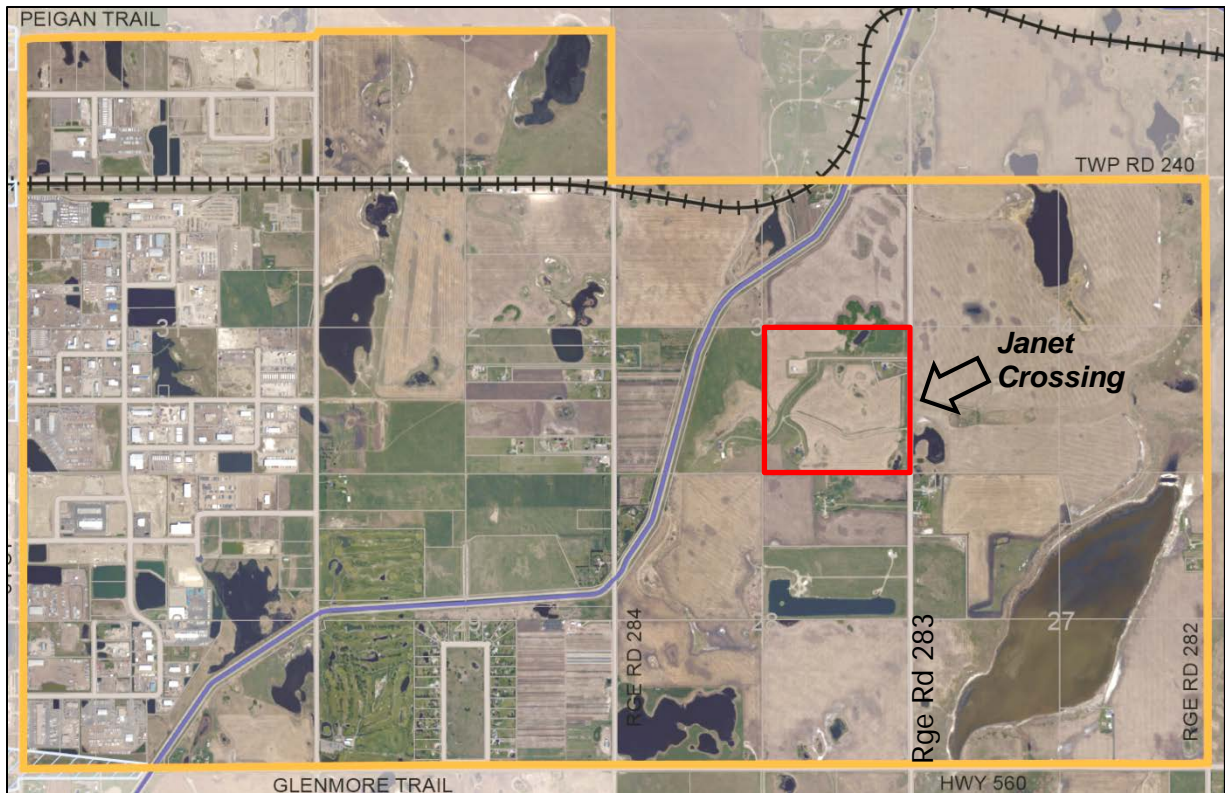
Figure 6: Aerial of *Janet Crossing* within the Janet ASP

Figure 6: Aerial of *Janet Crossing* within the Janet ASP, shows the context of Janet Crossing CS where mix of industrial, commercial and residential development in the area has already occurred. Lands to the east, on the other side of Range Road 283, are agricultural in nature.

4.2 Ownership and Legal Description

The land is owned by L. Jane Hawkins and Maureen S. Hawkins, both having an undivided $\frac{1}{2}$ interest. Figure 6: Survey, shows legal is SE-33-23-28-W04M containing 64.7 ha (160 ac.) excepting Cdn. Western Natural Gas Co. Ltd. regulator site Area "A" 0.044 ha (0.11 ac.) and first parcel out of 1.70 ha (4.2 ac).

4.3 Agent

Carswell Planning Inc. has been retained to act as agent on behalf of the owners.

4.4 The Site

The subject lands are within the Janet Area Structure Plan (ASP), 0.8 km south of the City of Chestermere where country residential and agricultural is in character with RVC. The inclusion of local commercial is in scale and character with Chestermere and RVC.

Topography gently slopes away from the WID to the east. Lands have been farmed with existing lengthy driveways supporting country residential development on the property and surrounding lands.

DRAFT Jan. 2020

4.5 Local Development Context

Janet is not a community identified by RVC. Indus is the closest RVC community.

Among the emergency services in the area are those provided by the nearby City of Chestermere:

- Chestermere Emergency Services at 156 E Chestermere Dr., Chestermere which includes Alberta Health Services ambulances, Chestermere Lake Fire/Rescue and the RCMP detachment.
- A new fire station in Langdon, RVC is being built at 24 - 3rd Ave., Langdon for fire services and the RCMP detachment.

The nearest acute hospitals are:

- Peter Lougheed Centre at 3500 26 Ave. NE, Calgary (20 km)
- Rockyview General Hospital at 7007 14 St. SW, Calgary (25 km)

Community and recreation centres include:

- Indus Recreation Centre, 225155A Range Road 281A, Indus
- Langdon Field House, Langdon Women's Inst. and Langdon IOOF Hall in Langdon
- Chestermere Regional Recreation Centre

Schools include:

- Indus School, grades 1-9
- Chestermere High School, grades 10-12, 241078 Hwy 791 in RVC

Disposal sites include:

- Langdon Transfer Site at 505 Railway Ave., Langdon
- Langdon Bottle Depot at 8 – 2 Ave. NE, Langdon

Electricity and natural gas:

- Fortis Alberta

4.6 Adjacent Lands

The surrounding uses are primarily agricultural. First parcel out for 1.7 ha (4.2 ac.) for the quarter section was redesignated to Residential Two (R-2) District in 2001 by approving 2001-RV-251 fronting on Range Road 283. The owners' residence is located in the southwest corner of the *Plan Area*. Adjacent to this and to the west is the neighbours' residence located in the southeast corner of their property. Access to the neighbouring property is provided through the *Plan Area*.

Figure 7: Historic Redesignation to R-3



Figure 7: Historic Redesignation to R-3, shows the previous proposal for the subject lands and neighbouring property to the west. Historically, in September of 2010 Council approved the redesignation of a portion of the subject lands from Ranch and Farm (RF) District to Residential Three (R-3) District by approving 2009-RV-237. Following this, in April of 2014, Council, as the subdivision authority, conditionally approved the creation of the lots approving 2012-RV-103 for Hawkins and Hurst. Conditions pertained to: survey plan, transportation and access, payments and levies, easements registered, municipal reserve, and taxes. Conditions were not satisfied within the time permitted (1 year) and approval lapsed.

As such, a new proposal has come forward which is seen as demonstrating that orderly and efficient development could be achieved in the area that would not jeopardize subdivision potential on adjacent land. Future public road connections are proposed to ensure this.

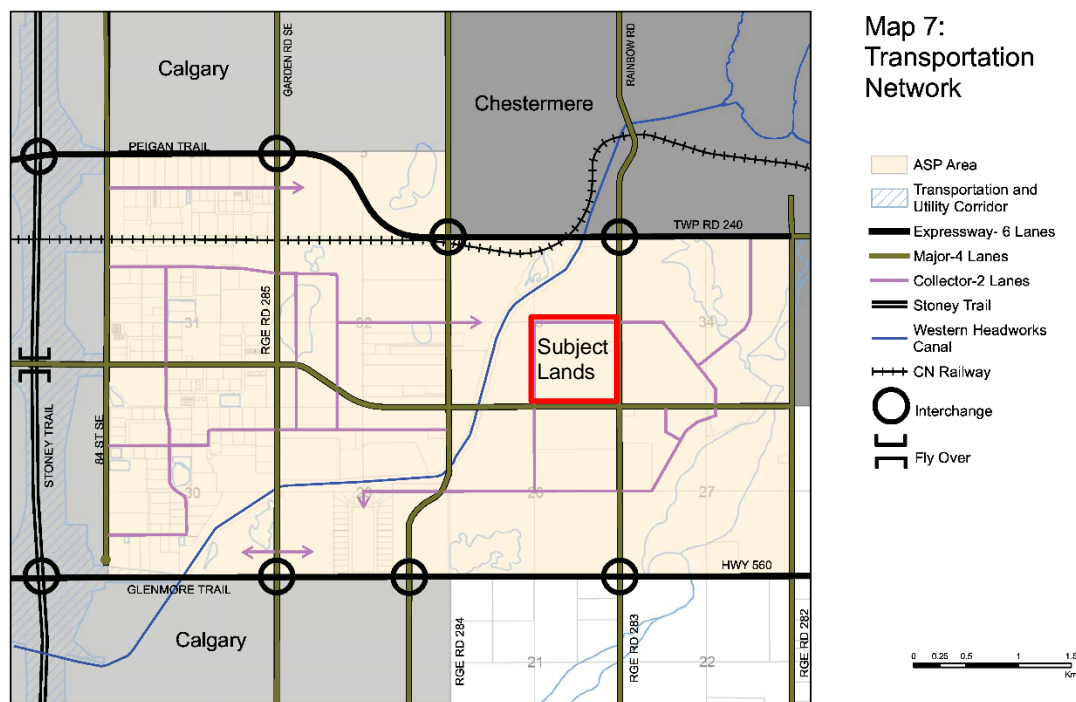
4.7 Existing Transportation Infrastructure

Figure 8: Janet ASP, Map 7: Transportation Network, shows future paving of existing gravel roads. To the north by 0.8 km, the Janet ASP shows Peigan Trail diverting to Township Road 240 as a future expressway – 6 lanes. Summer 2020 upgrades by Chestermere include paving to Range Road 283 to 2 lanes and a paved shoulder.

To the south, 61st Avenue in Calgary is proposed to extend eastward for a new major road – 4 lanes. The internal collector – 2 lanes of the the CS would connect near the same location.

To the east, the Janet ASP shows Range Road 283 as a major road – 4 lanes to upgrade this gravel road. The internal collector – 2 lanes of the CS would connect near the same location.

Figure 8: Janet ASP, Map 7: Transportation Network



4.8 Existing Gas Well and Pipelines

Figure 9: Right-of-Ways for Pipelines, shows the gas pipelines along the southern boundary and within the quarter section. There is an existing gas well on the site that is intended to be decommissioned and removed. There is an existing utility right-of-way on title to Fortis Alberta Inc. after transfers from Lexin Resources Limited and a transfer from Canadian Western Natural Gas Company Limited before that. Easements follow the existing driveway which form part of the lot and road layout presented later in this report. Rehabilitation of the site is expected to be acceptable for residential use in the future.

DRAFT Jan. 2020

Figure 9: Right-of-Ways for Pipelines

4.9 Existing Groundwater Supply

Township Road 240 had recent upgrades to 500 PVC water distribution line. As the Janet ASP notes, at the present time, public water servicing is not available. The proposal would be for private services, likely based on individual wells. A Phase 1 Groundwater Report would be expected to determine the viability of the aquifer to support the proposal. Table 1: Well Record Parameters, shows existing residences in the quarter section and vicinity are on private water wells on a good water supply.

Table 1: Well Record Parameters

Location	Well ID	Year	Depth	Water	Pump Rate (tested 2010)
SE-33*	286372	1996	36 m (117')	9 m (28')	32 litres per min (7 igpm)
SE-33	286371	1996	42 m (138')	6 m (21')	41 litres per min (9 igpm)
SW-33	286373	1996	42 m (138')	7 m (23')	34 litres per min (7.5 igpm)

*subject lands

4.10 Existing Wastewater

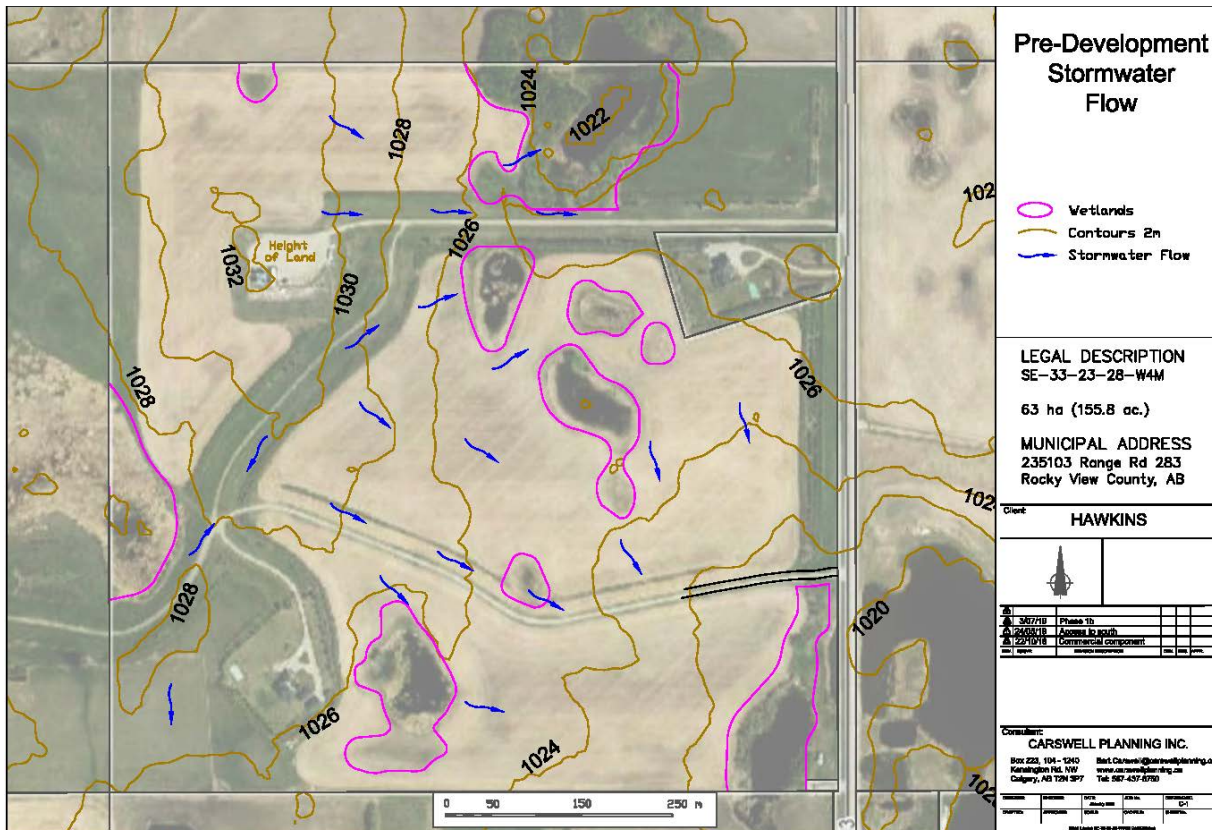
Township Road 240 had a 2350 HDPE sanitary force main recently constructed. As the Janet ASP notes, at the present time, public sewage servicing is not available. Existing residences in the quarter section and vicinity are on private sewage treatment systems (PSTS).

4.11 Existing Stormwater

Existing stormwater overland flows follow the natural contours of the quarter section and along the ditches of the existing driveways. Generally, the height of land is in the northeast and travels to the lows in the east. Figure 10: Pre-Development Stormwater Flow, shows this.

DRAFT Jan. 2020

Figure 10: Pre-Development Stormwater Flow



A Stormwater Management Plan (draft) is shown later in this CS.

4.12 Existing Soils

The subject lands are predominantly Class 1 soils with no significant limitations to cereal crop production. There are Class 5 soils to the west that are limited due to adverse topography, excessive wetness and poor drainage. Aside from wetlands, the *Plan Area* has no apparent soil-related constraints to the proposal.

5.0 Development Concept

5.1 Development Concept

Figure 11: Development Concept, forms the basis for the **Janet Crossing** concept. A Commercial component of 3.28 ha (8.1 ac.) is introduced at the eastern boundary on Range Road 283, leading to Chestermere 0.8 km to the north. Connecting to this commercial node is an Open Space trail from the northwest corner of the quarter section and eventually planned to connect to the Regional Trail along the Crown Lands next to the WID.

On-site wetlands are intended to remain to preserve their form and function. Stormwater flow is directed generally to the low areas on the property where the stormwater ponds are depicted. Ditches within the internal road right-of-way provide logical pathways towards these.

Internal roads include a collector similar to that envisioned in the Janet ASP, connectivity to

DRAFT Jan. 2020

neighbouring lands and a second entrance south of the proposed Commercial Node. A future road bisects the internal road, in the event that partial services (water) become available in the future, supporting parcels of 0.8 ha (1.98 ac.).

Residential land use would account for the remainder, generally to a parcel size of 1.6 ha (3.95 ac.). Overall, **Janet Crossing** is forward-thinking by: being connected and integrated into its surroundings, providing diversity of land use, respecting nearby influences, and representing good planning.

Figure 11: Development Concept



Table 2: Lot Dimensions

GROSS		Ha	Acres	Percentage
Lot	1	1.65	4.08	2.62%
Lot	2	2.28	5.63	3.62%
Lot	3	3.14	7.76	4.98%
Lot	4	1.62	4.00	2.57%
Lot	5	1.62	4.00	2.57%
Lot	6	1.61	3.98	2.56%
Lot	7	1.61	3.98	2.56%
Lot	8	1.61	3.98	2.56%
Lot	9	2.03	5.02	3.22%
Lot	10	2.41	5.96	3.83%
Lot	11	2.02	4.99	3.21%
Lot	12	1.6	3.95	2.54%
Lot	13	1.6	3.95	2.54%
Lot	14	1.6	3.95	2.54%
Lot	15	1.61	3.98	2.56%
Lot	16	1.62	4.00	2.57%
Lot	17	1.6	3.95	2.54%
Lot	18	2.25	5.56	3.57%
Lot	19	1.82	4.50	2.89%
Lot	20	4.34	10.72	6.89%
Lot	21	3.27	8.08	5.19%
Lot	22	1.66	4.10	2.63%
Lot	23	1.6	3.95	2.54%
Lot	24	1.6	3.95	2.54%
Lot	25	3.65	9.02	5.79%
Residential	Tot.	51.42	127.06	81.62%
Lot	26	3.29	8.13	5.22%
Commercial	Tot.	3.29	8.13	5.22%
Sub-Total		54.71	114.09	86.84%
Open Space		1.15	2.84	1.83%
Roads		7.14	17.64	11.33%
Total		63	155.68	100.00%

NET		Ha	Acres	Percentage
Lot	1	1.65	4.08	2.62%
Lot	2	1.61	3.98	2.56%
Lot	3	1.06	2.62	1.68%
Lot	4	1.62	4.00	2.57%
Lot	5	1.46	3.61	2.32%
Lot	6	1.61	3.98	2.56%
Lot	7	1.61	3.98	2.56%
Lot	8	1.61	3.98	2.56%
Lot	9	1.56	3.85	2.48%
Lot	10	1.41	3.48	2.24%
Lot	11	1.56	3.85	2.48%
Lot	12	1.52	3.76	2.41%
Lot	13	1.28	3.16	2.03%
Lot	14	1.6	3.95	2.54%
Lot	15	1.61	3.98	2.56%
Lot	16	1.62	4.00	2.57%
Lot	17	1.6	3.95	2.54%
Lot	18	1.01	2.50	1.60%
Lot	19	1.82	4.50	2.89%
Lot	20	4.34	10.72	6.89%
Lot	21	1.88	4.65	2.98%
Lot	22	1.66	4.10	2.63%
Lot	23	1.6	3.95	2.54%
Lot	24	1.6	3.95	2.54%
Lot	25	2.22	5.49	3.52%
Residential	Tot.	42.12	104.08	66.86%
Lot	26	3.29	8.13	5.22%
Commercial	Tot.	3.29	8.13	5.22%
Sub-Total		45.41	112.21	72.08%
Wetland	A	2.75	6.80	4.37%
Wetland	B	0.15	0.37	0.24%
Wetland	C	0.66	1.63	1.05%
Wetland	D	0.36	0.89	0.57%
Wetland	E	0.77	1.90	1.22%
Wetland	F	0.14	0.35	0.22%
Wetland	G	0.18	0.44	0.29%
Wetland	H	0.22	0.54	0.35%
Wetland	I	1.16	2.87	1.84%
Wetland	J	1.34	3.31	2.13%
Wetland	K	1.43	3.53	2.27%
Sub-Total		9.16	22.63	14.54%
Open Space		1.15	2.84	1.83%
Roads		7.28	17.99	11.56%
Total		63	155.68	100.00%

Table 2: Lot Dimensions, shows 25 residential lots and 1 commercial lot

DRAFT Jan. 2020

Figure 12: Lot and Road Layout (Gross Area)

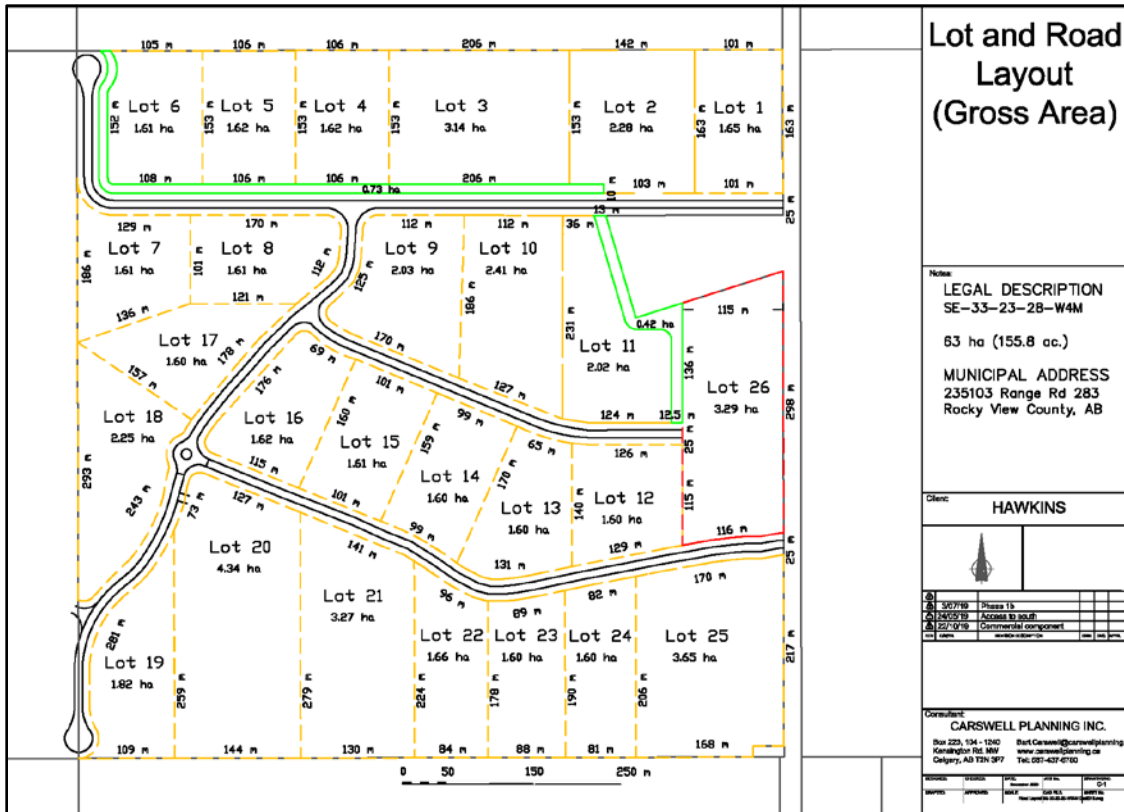
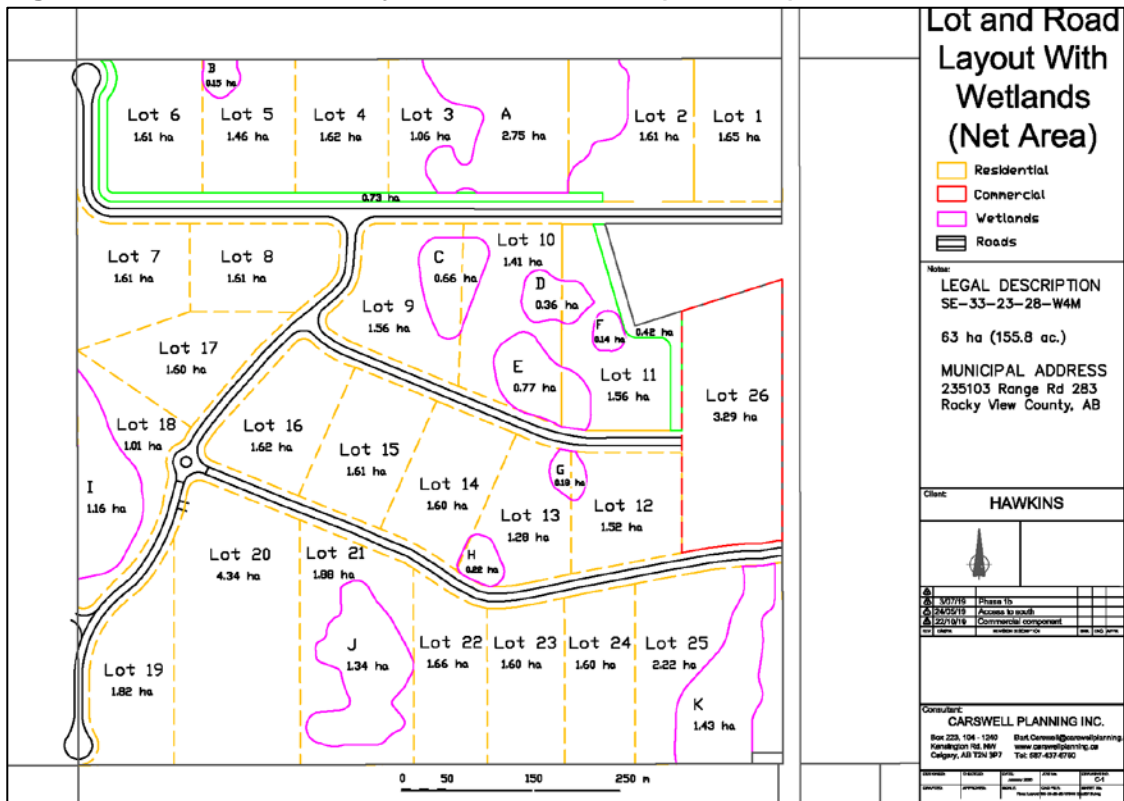


Figure 13: Lot and Road Layout with Wetlands (Net Area)



DRAFT Jan. 2020

The Development Concept is to have a country residential development on lots that are generally 1.6 ha and a commercial development along the road with an internal road layout that could connect to surrounding parcels. This demonstrates that orderly and efficient residential and commercial development could be achieved in the area with an appropriate residential/commercial interface.

5.2 Commercial Area

Commercial has been incorporated as part of the Development Concept to be compatible with City of Chestermere development north of the boundary with RVC. A Commercial Node / Local Commercial use at this location is intended to complement development in the City of Chestermere serving residents in proximity to the southern city limits. Consideration has been given to: compatibility, economic viability, distances, appropriateness, and uses in the vicinity.

The commercial area would benefit from a theme that would make the area interesting to visit. Suggested uses would require market validation and may include: a general store/convenience store, specialty food store, restaurant, farmer's market and gift shop, retail garden centre, indoor/outdoor playground, dog park, service station and/or accommodation units.

Figure 14: Potential Commercial Area Rendering



Policy

- 5.1.1 The location of the Local Commercial area should be in general conformance with the Figure 11: Development Concept.
- 5.1.2 Commercial area lot sizes, configuration, parking and layout shall be delineated at the subdivision stage of the approval process.
- 5.1.3 Landscaping requirements and architectural controls to ensure visual quality of the commercial area shall be detailed in Architectural and Design Guidelines to be submitted at the subdivision stage of the development approval process.
- 5.1.4 The use, building form, height, materials and orientation of commercial and commercial development will be generally compatible with adjacent residential areas.
- 5.1.5 Identifiable and interconnected pedestrian routes from the commercial area to the surrounding residential development shall be identified at the subdivision stage.

DRAFT Jan. 2020

- 5.1.6 Development of the commercial area shall conform to Commercial, Office and Industrial Guidelines for Rocky View County.
- 5.1.7 Acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance impact outside of the enclosed building.
- 5.1.8 All commercial development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 5.1.9 All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 5.1.10 The Business-Residential Interface Area shall be designed at the subdivision stage of the approval process.

5.2 Residential Area

As per the Janet ASP future residential uses adjacent to future commercial land uses shall be buffered with an appropriate interface area. An appropriate interface area shall be designed with setbacks and landscaped buffers that will present a high-quality visual appearance. Figure 15: Potential Country Residential Dwelling on an Acreage, shows how landscaping, driveway configuration and architecture can influence the look of a lot in the *Plan Area*.

Figure 15: Potential Country Residential Dwelling on an Acreage



The Development Concept is to have a country residential development on lots that are generally 1.6 ha and a commercial development along the road with an internal road layout that could connect to surrounding parcels.

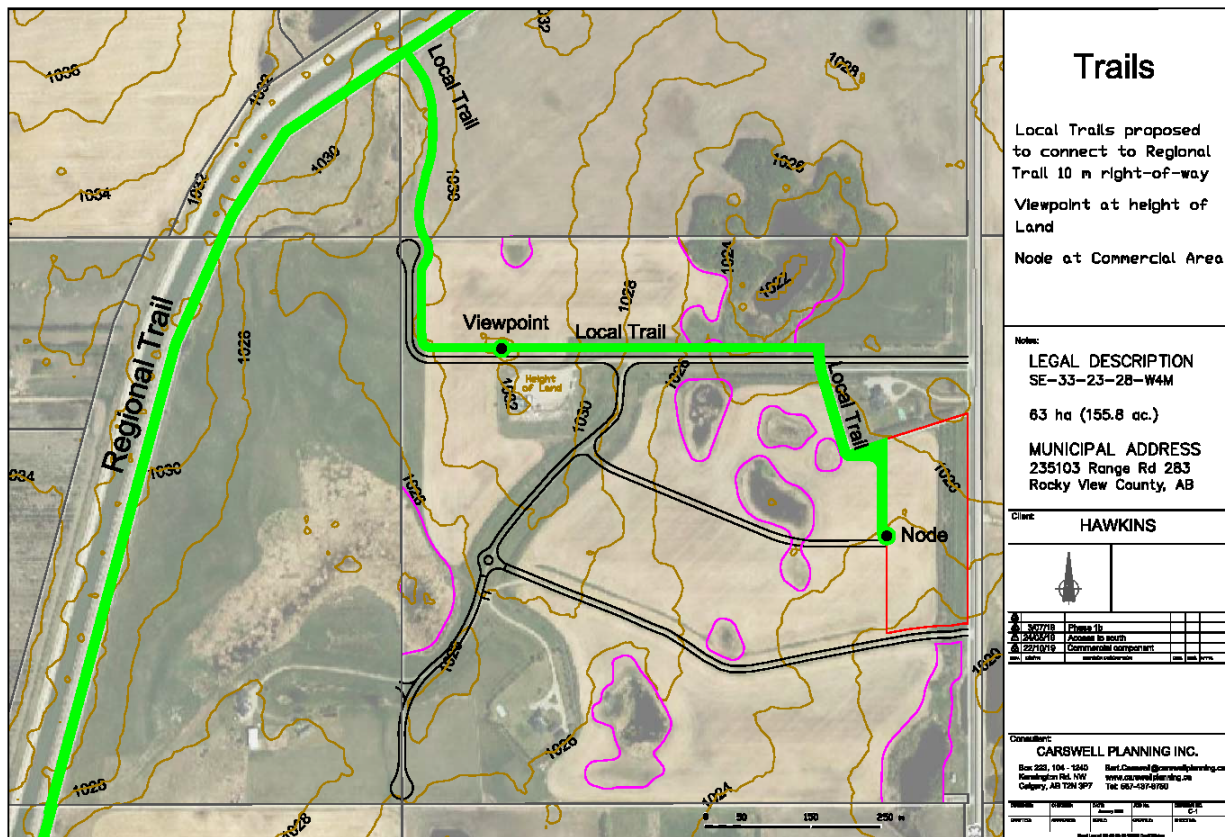
Policy

- 5.2.1** Single family dwelling units shall be the dominant land use for residential development.
- 5.2.2** The lot sizes of the residential development shall be approximately 1.60 ha (3.95 ac).
- 5.2.3** The lots which are adjacent to agricultural areas should incorporate mitigation measures such as fencing, landscaping or other buffering to ensure compatibility with adjacent agricultural land uses to the east.
- 5.2.4** Home-based businesses may be pursued in accordance with the provision of the Land Use bylaw.
- 5.2.5** Private lighting, including security and parking area lighting, shall be designed according to the County's "dark sky" Land Use Bylaw requirements for residential lighting in outdoor areas to be directed downward.

5.3 Open Space Area

Open space, parks, pathways, and trails provide opportunities for passive and active recreation for a wide range of accessible, connected, inviting, and safe spaces. Trails connect the commercial node and residential lands to the regional trail system along the WID. The ASP has made locating pathways within the open space areas a priority.

Figure 16: Trails



DRAFT Jan. 2020

The Development Concept includes a connection within, and external to, the *Plan Area*; addressing parks and open spaces during all phases; locating the network within, or aligning with a park, wetland, storm water conveyance, water course, riparian area, or natural area; Pathways will be landscaped and paved with a hard surface. A sustainable and low maintenance for of landscaping is encouraged and should consist of natural prairie grasses and drought resistant foliage suitable for the local environment. Incorporating crime prevention through environmental design; and contribution to the regional trail and pathway system.

The Open Space trail from the northwest corner of the quarter section should eventually plan to connect to the Regional Trail along the Crown Lands next to the WID.

Policy

- 5.3.1** The location of Open Space should be in general conformance with the Figure 11: Development Concept.
- 5.3.2** Open space development, including pathway design, shall be in conformance with the RVC Open Space Master Plan, RVC Servicing Standards and RVC Parks and Pathways: Planning, Development and Operational Guidelines.
- 5.3.3** The design of the pathway system shall be included in the Open Space Plan provided at the subdivision stage of development. Encouragement is given to Local Pathway/Trail right-of-way widths of 10 m with a 2 m pathway/trail to transition to the Regional Pathway.
- 5.3.4** Pathway connections should be planned to extend beyond the Plan Area through quarter section NW-33, being the shortest distance to the Regional Trail System.
- 5.3.5** Designs and locations for pathways and landscaping of reserve lands shall be subject to County approval in accordance to applicable County standards and guidelines.
- 5.3.6** All open space development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices. Adequate lighting, visibility and safety will be provided along streets and pathways to create a sense of security and to ensure a safe pedestrian environment.

5.4 Municipal Reserves

The MGA Section 666(2) "The aggregate amount of land that may be required under subsection 1, (namely developable land that is the subject of a proposed subdivision) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement." The County Plan requires 10% of net developable area.

Figure 17: Depiction of Open Space Trail

Figure 17: Depiction of Open Space Trail, shows a rendering of what could be for trails in the open space area. It is expected that the open space area will be dedicated as municipal reserve at the subdivision stage.

The MGA also notes that any combination of land or money for a municipal reserve may be provided. The aggregate amount of land or cash-in-lieu that may be required is 10% of the developable land that is the subject of a proposed subdivision.

Policy

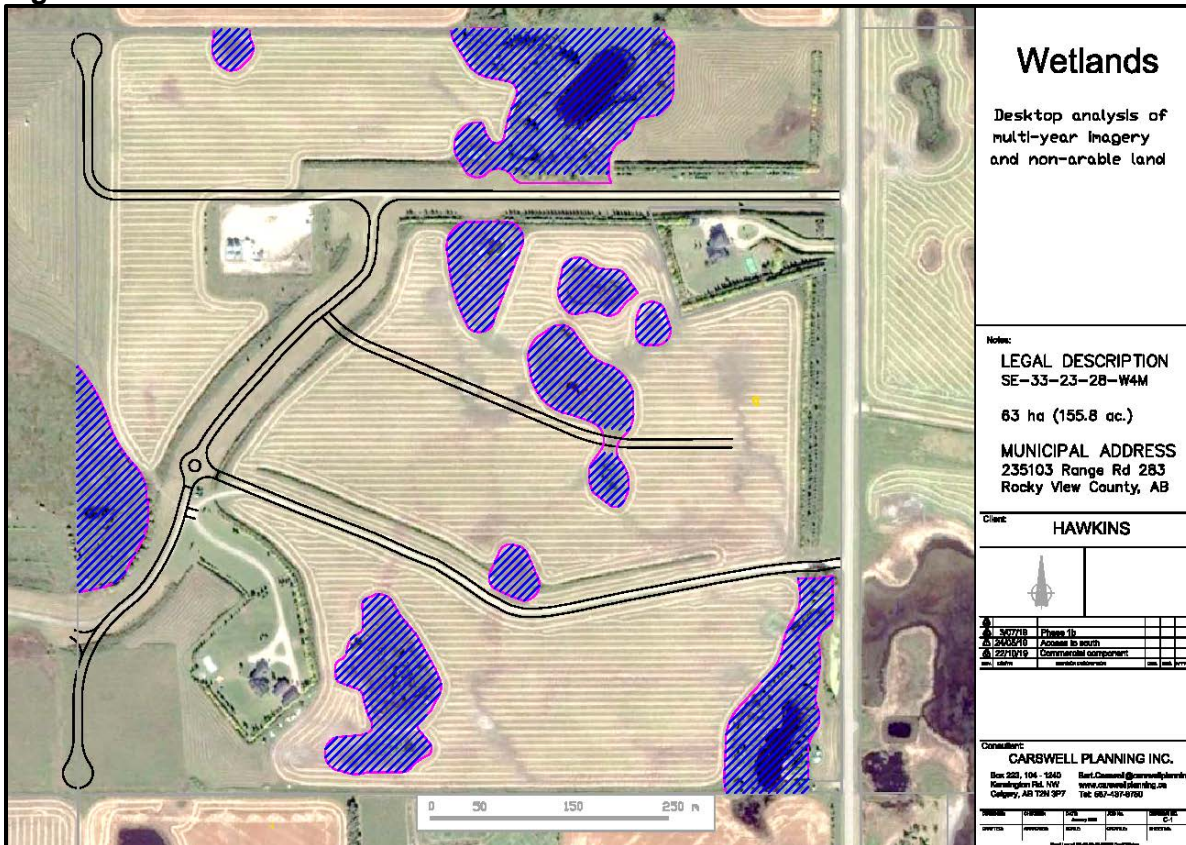
- 5.4.1** Municipal Reserve will be provided as cash-in-lieu to contribute to the improvement of public open space systems or recreation facilities in the County. The amount will be based on a market value appraisal, determined at the time of subdivision, in accordance with the MGA and the County Plan.
- 5.4.2** Municipal reserve shall be dedicated in accordance with the proposed plan of subdivision to a maximum of 10% of that portion of the *Plan Area* identified as residential development.
- 5.4.3** The provision of municipal reserves on account of non-residential development may be by payment of cash-in-lieu of municipal reserve and based on a market value appraisal determined at the time of subdivision in accordance with the MGA.
- 5.4.4** Municipal Reserve dedication shall be determined at the subdivision stage in accordance with the Municipal Government Act.

5.5 Environmental Reserve

As directed in the MGA and Janet ASP, environmental reserves are lands dedicated to the County as public land during the subdivision process. Environmental reserves are typically wetlands or other natural feature with a regional form and function of regional significance to RVC.

Figure 18: Wetlands, shows wetlands throughout the subject lands with the intention of avoidance. These areas are clearly shown as those avoided for agriculture as evidenced by the delineation around them by plowed furrows during farming of most of the subject lands.

Figure 18: Wetlands



Policy

- 5.5.1** Any environmental concerns found in the Plan Area shall be addressed to the satisfaction of Rocky View County.
- 5.5.1** Wetlands intended to be developed within the *Plan Area* shall be evaluated through a biophysical impact assessments and individual wetland impact assessments.
- 5.5.2** Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.

5.6 Stormwater

Stormwater management system design criteria will be based on RVC Servicing Standards, Town of Chestermere policies, Utility Master Plan 2008 Update, the Stormwater Management Guidelines for the Province of Alberta (1999), the Alberta Environment Standards and Guidelines for Municipal Waterworks Wastewater, Storm Drainage System (2006), the Shepard Regional Drainage Plan, and on the City of Calgary Stormwater Management & Design Manual (2000).

Designs will be overland using the natural drainage system at pre-development volumes and

DRAFT Jan. 2020

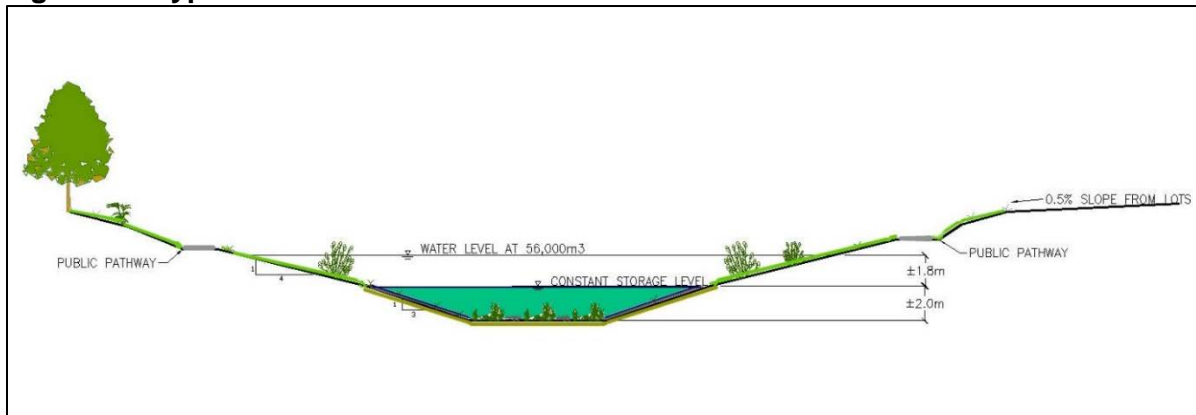
a pre-determined release rate. Stormwater is intended to be contained on-site as per the Master Drainage Plan. A variety of water re-use options should be considered to lower stormwater volumes such as on-site irrigation, evaporation, absorption, transpiration, and infiltration. Low Impact development (LID) may include some containment on individual lots; Best management practices (BMPs) may include buffer strips, grading and naturalized methods. For the purposes of this Conceptual Scheme, a northern and a southern stormwater pond are presented.

Stormwater conveyance follows the natural contours of the land towards the two low lying areas on the subject lands, one to the northeast and one to the southeast. Stormwater conveyance is designed to follow along proposed property lines, along the road network and to the stormwater ponds. A conveyance is also provided along the future road in a west-east direction. For the proposed commercial area, stormwater is proposed to be directed along the western interface between commercial and residential, then travel south to the stormwater pond. Should it be determined that additional stormwater retention is required for the commercial area, an area in the residential-commercial interface could provide for a stormwater canal and possibly connecting the proposed ponds.

Wetlands are avoided for stormwater management purposes. A buffer between those areas identified as wetlands and as stormwater ponds has been provided. A conveyance is also provided along the future road in a west-east direction. For the proposed commercial area, stormwater is proposed to be directed along the western interface between commercial and residential, then travel south to the stormwater pond. Should it be determined that additional stormwater retention is required for the commercial area, an area in the residential-commercial interface could provide for a stormwater canal and possibly connecting the proposed ponds.

Figure 19: Typical cross-section of Storm Water Area, shows expected design of the stormwater pond. This will be provided at the subdivision stage.

Figure 19: Typical Cross-Section of Storm Water Area



DRAFT Jan. 2020

Figure 20: Stormwater Plan Concept

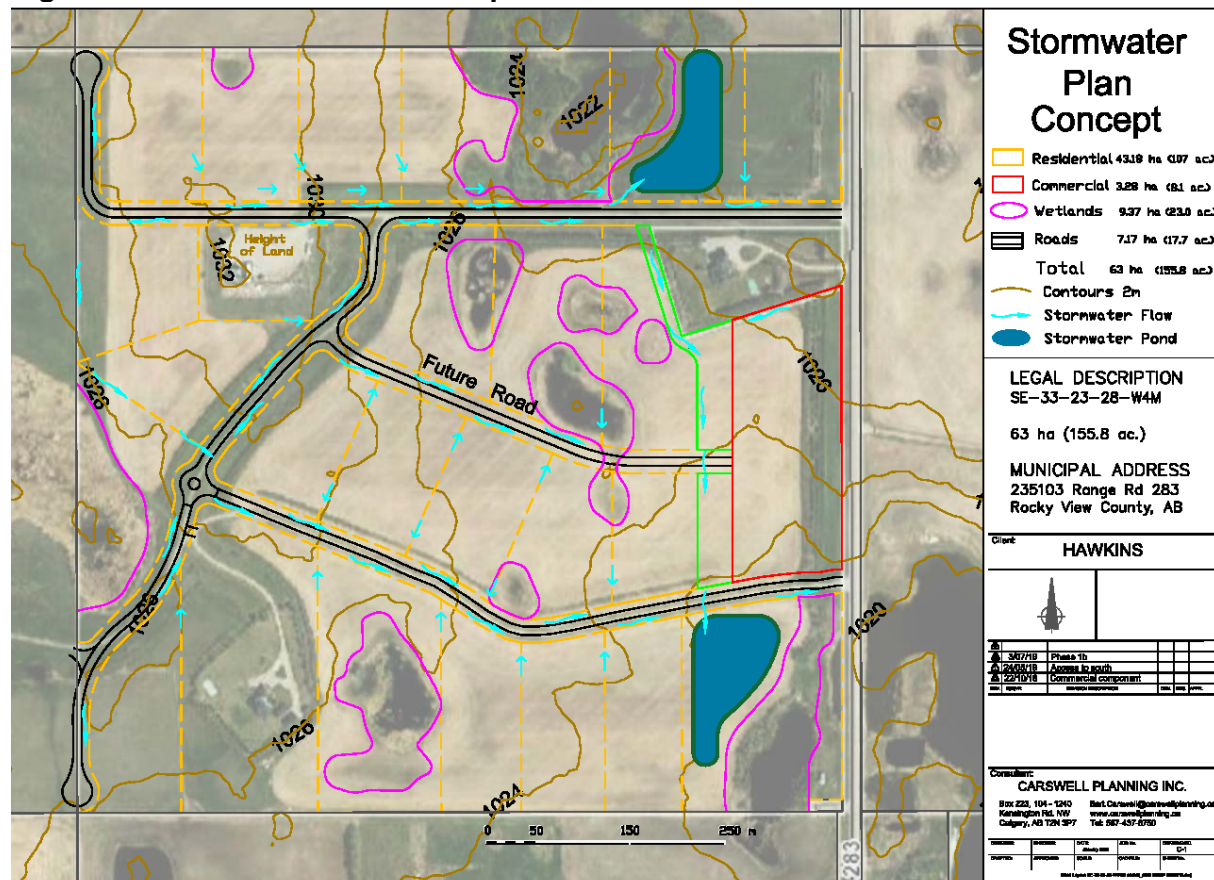


Figure 20: Stormwater Plan Concept, shows the proposed post-development stormwater flow. Overland flow begins at the height of land in the northwest corner and is directed along the road ditch, and future road allowance towards the northern stormwater pond and the southern stormwater pond. Overland flows at the interface between commercial and residential lands are directed to the southern stormwater pond.

Policy

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

DRAFT Jan. 2020

5.7 Transportation Considerations

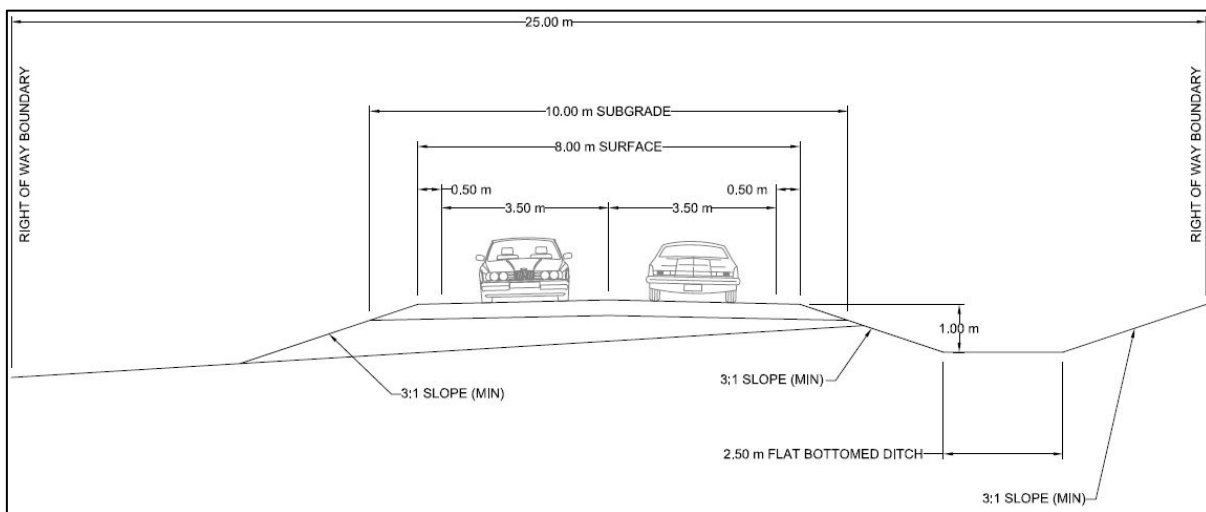
As described in the Langdon ASP, the Plan Area will provide for an internal road network that contributes to a high-quality built environment and efficiently and safely aligns to the regional road network. The transportation network will integrate development with nearby Chestermere and adjacent lands and provide regional opportunities for walking, cycling, and public transportation.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition for a single-family detached housing, additional trip generation from the residential component is based on the 24 new dwellings. A typical weekday is 9.44 trips per dwelling with 50% of the vehicles entering and 50% exiting. This calculates to 226 total trips, 113 entering and 113 exiting.

The additional trip generation from the commercial component is more difficult to calculate. It would depend on the commercial uses at the site. The entrances and exits from the commercial area and any road improvements would be a function of this trip generation number. This would be determined at the development permit stage.

Janet Crossing internal roads will be constructed in accordance with RVC Servicing Standards typical of the cross-sections provided below in Figure 21: Typical Cross-Section of a Country Collector.

Figure 21: Typical Cross-Section of a Country Collector



Policy

- 5.7.1** Roads shall be constructed in accordance with Rocky View County Servicing Standards.
- 5.7.2** An internal local road system that provides a minimum of two access points for vehicular traffic should be constructed as a condition of endorsement of the subdivision stage.

DRAFT Jan. 2020

5.7.3 Consideration will be given to coordinate future development and access patterns and shall address relationships and linkages with lands beyond the Plan Area in order to promote integrated connections.

5.7.4 Road names, in accordance with approved municipal policy, will be determined at subdivision stage.

5.8 Utility Services – Water

The proposal is for private water services, likely based on individual wells. A Phase 1 Groundwater Report would be expected to determine the viability of the aquifer to support the proposal.

The proposal has anticipated the long-term possibility of municipal services for water and increased densities. The lot and road layout presented later shows a potential future road to enable future access to smaller lots of 0.8 ha (2 ac.) whereby the proposed 1.6 ha (3.95 ac.) lots could be split without creating overly-narrow lot configurations.

Policy

5.8.1 Consideration will be given to private, individual, on-site water servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility system, when those systems become available, as a condition of subdivision approval.

5.8.2 Water quality testing of the groundwater from wells installed on the subdivisions prior to use as a drinking water source is recommended.

5.8.3 The water system will take into account fire protection standards and best practices for water distribution.

5.9 Utility Services – Sanitary Wastewater

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

As previously discussed, the proposal has anticipated the long-term possibility of municipal services and the possibility of increased densities with provision for access for cost-effective infrastructure.

Policy

5.9.1 Consideration will be given to private, individual, on-site wastewater servicing solutions for new lots. The County may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal utility systems, when those systems become available, as a condition of subdivision approval.

5.9.2 Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to meet Alberta Private Sewage Systems Standard of Practice and Rocky View County standards.

- 5.9.3** Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required, as a condition of subdivision approval.

5.10 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

- 5.10.1** Each phase of the development shall be fully serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.
- 5.10.2** Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.
- 5.10.3** Utility line assignments (buried/surface/overhead) are to be located within road right-of-ways and not within municipal or environmental reserve lands.

5.11 Solid Waste and Recycling

A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage.

5.12 Protective and Emergency Services

911 Emergency Response for fire, police or ambulance is dispatched through the local volunteer Fire Department in Langdon. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Chestermere or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to facilities in the City of Calgary.

6.0 Phasing

6.1 Phasing Stages

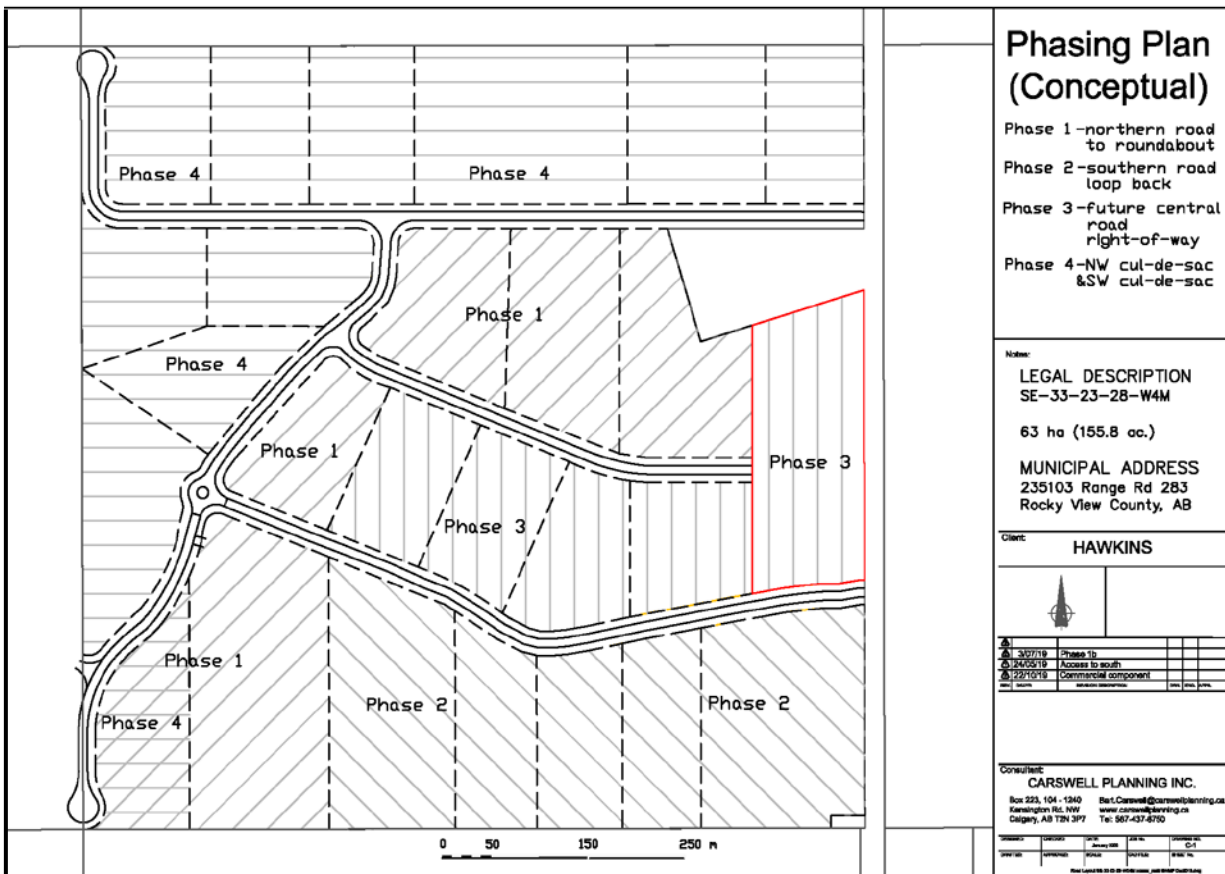
Figure 22: Phasing Plan (Conceptual), shows:

- Phase 1 includes five lots, two retained lots due to the road dividing the property and a PUL (North) with paved access connecting Range Road 283 from the north and a temporary cul-de-sac in front of the entrance to the existing dwelling. Private individual wells are proposed to service this phase as well.
- Phase 2 adds five more lots and a PUL (South) with paved access from the south with a second entrance connecting Range Road 283 to the Phase 1 internal road cul-de-sac by converting the internal connection to a roundabout.
- Phase 3 adds four more residential lots and one commercial lot with existing access to the internal road. Entrance permits from Range Road 283 are intended to better serve the commercial area as well, all to RVC standards.

DRAFT Jan. 2020

- Phase 4 adds eleven residential lots on the north and western portion of the subject lands. Access from the Phase 1 internal road and new extensions to cul-de-sacs in the northwest and southwest will provide connectivity to surrounding properties.

Figure 22: Phasing Plan (Conceptual)



Policy

- 6.1.1** Phasing should generally be in accordance with the Phasing Plan. There will always be no less than two access roads into the development during all phases of development.
- 6.1.2** Utilities for water distribution system, on-site storm water, wastewater collection; and private shallow utility systems such as electrical, natural gas, and telecommunications shall be in place during all phases of development.
- 6.1.3** The proposed Phasing Plan is conceptual only and will be confirmed at the time of subdivision.
- 6.1.4** No amendments to this plan will be required due to changes in the boundary or number of phases.
- 6.1.5** Design of Phase 1 of the *Plan Area* shall include provision for active transportation inter-connectivity via pathway and/or trails located within the Open Space lands shown on the Development Concept.
- 6.1.6** In the phasing of the *Plan Area*, no phase precludes the development of another.

DRAFT Jan. 2020

7.0 Implementation Framework

7.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of **Janet Crossing**. The Conceptual Scheme policies must be considered prior to a land use amendment and/or subdivision approval. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

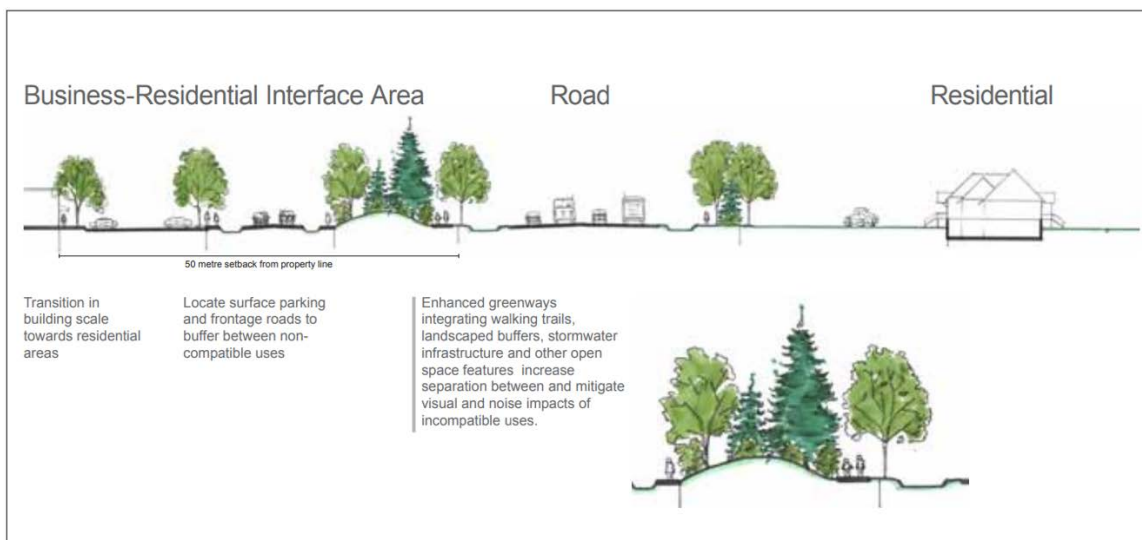
7.2 Land Use Redesignation

Janet Crossing intends to work with the County to apply relevant land use districts for a land use redesignation application. A land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw at the time of redesignation.

7.3 Business – Residential Design Guidelines

Figure 23: Business-Residential Interface Area, demonstrates that orderly and efficient residential and commercial development could be achieved in the area with appropriate separation distances, integrating walking trails, landscape buffers, stormwater infrastructure, and other open space features.

Figure 23: Business-Residential Interface Area



7.4 Agriculture Boundary Design Guidelines

Agricultural boundary design guidelines would normally apply to the eastern boundary of the proposal for compatibility. The application of the Agricultural Boundary Design Guidelines (ABDG) may be beneficial in buffering the residential land use from the agricultural land uses east of the road. The guidelines would help mitigate areas of concern including concern over fertilizers, dust and normal agricultural practices. The type of agricultural operation on adjacent lands is cultivation/cropping as evident from aerial images.

Recommendations to meet ABDG could include various designs to provide compatibility. Site layout could include setbacks and building placement. Edge treatments could include: landscaping and fencing within the property line next to lands designated as Ranch and Farm (RF).

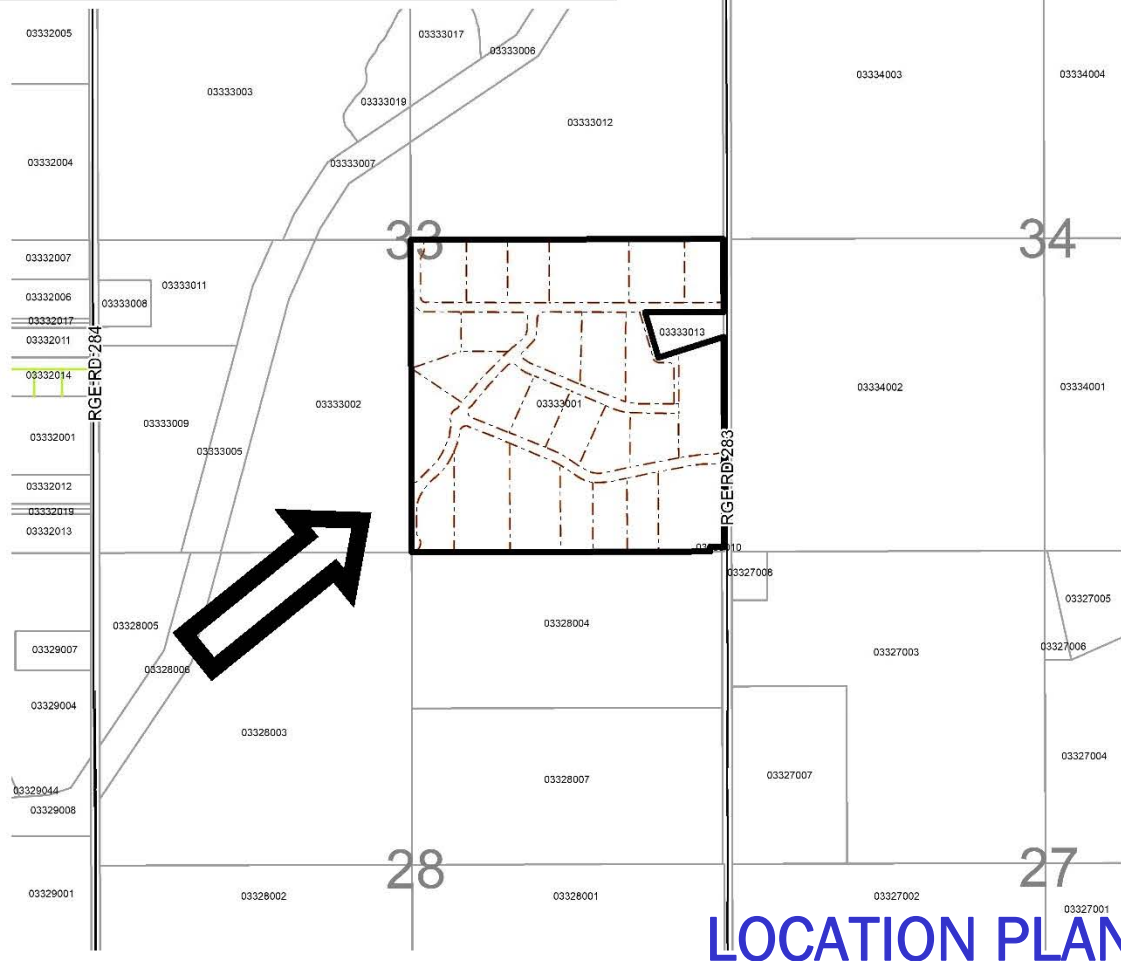
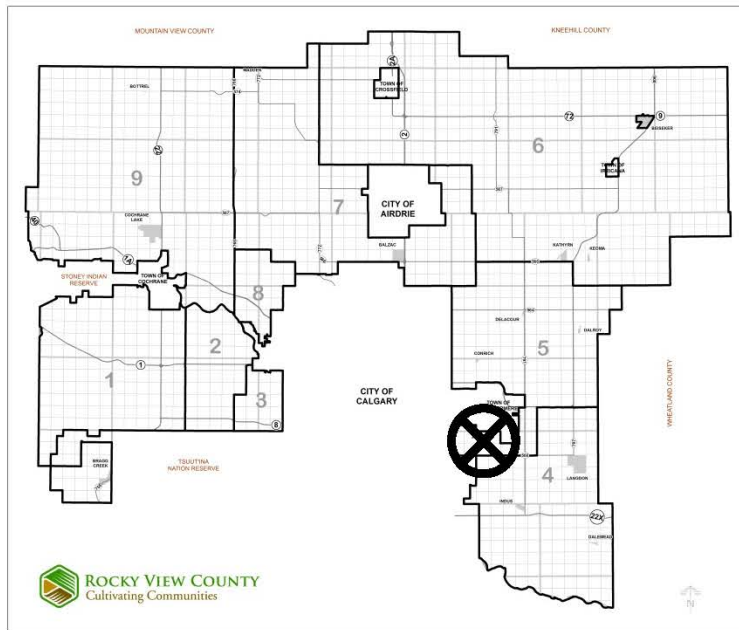
7.5 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

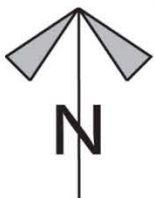
Policy

7.5.1 In order to ensure aesthetically coordinated development, design guidelines and architectural controls, a document outlining Architecture and Design Guidelines for residential buildings will be submitted at the subdivision stage of the development approval process.

7.5.2 The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.



LOCATION PLAN



SE-33-23-28-W04M

Date: Jan 29, 2020

Division # 5

File: 03333001

Development Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE Section 33 Township 23 Range 28 West of the 4 Meridian.



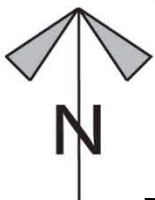
DEVELOPMENT PROPOSAL

SE-33-23-28-W04M

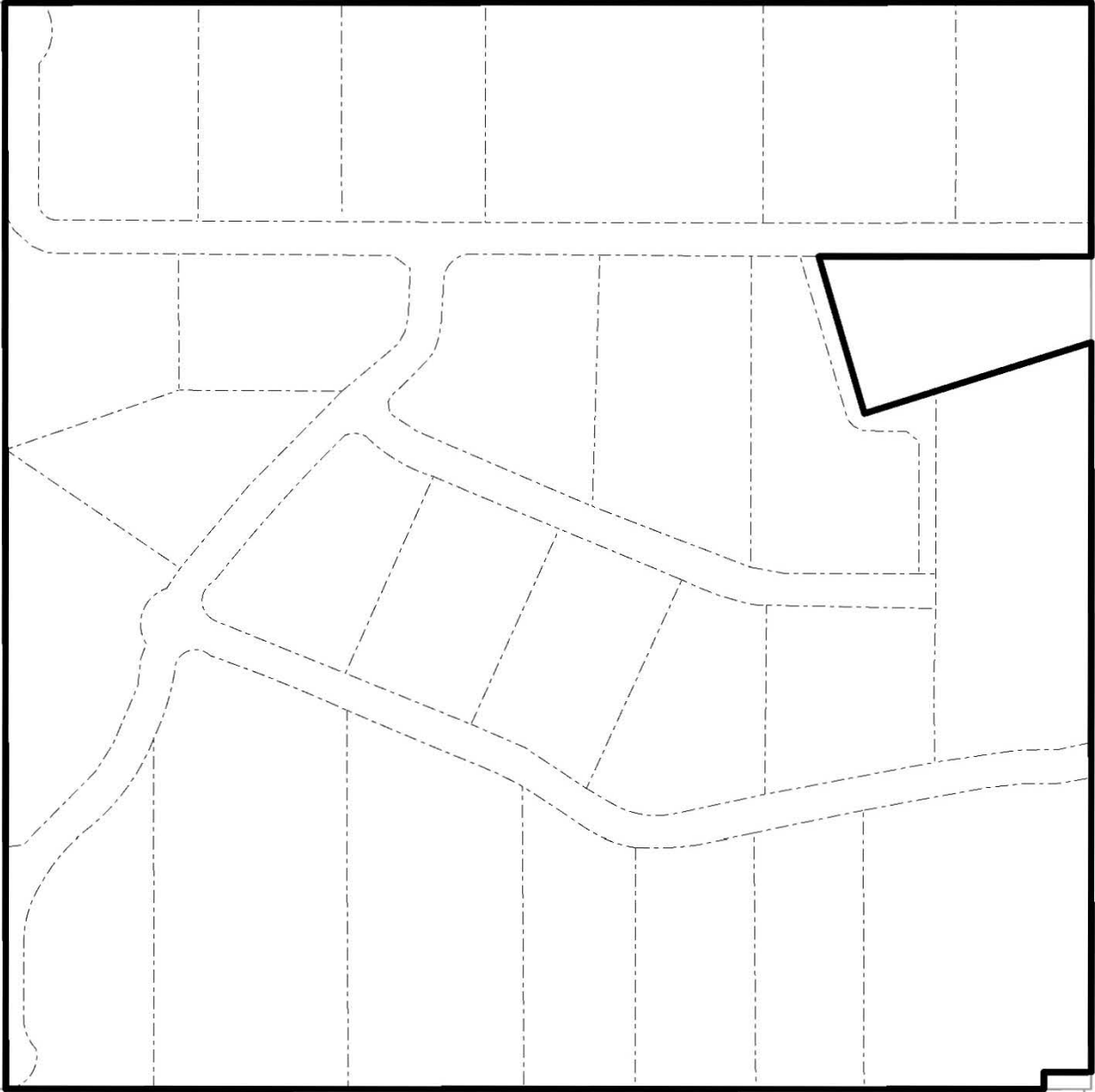
Date: Jan 29, 2020

Division # 5

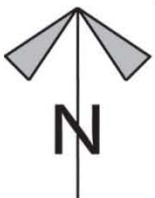
File: 03333001



Development Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE Section 33 Township 23 Range 28 West of the 4 Meridian.



DEVELOPMENT PROPOSAL



SE-33-23-28-W04M

Date: Jan 29, 2020

Division # 5

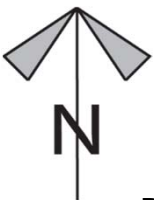
File: 03333001





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-33-23-28-W04M

Date: Jan 29, 2020

Division # 5

File: 03333001



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

AIR PHOTO

Spring 2018

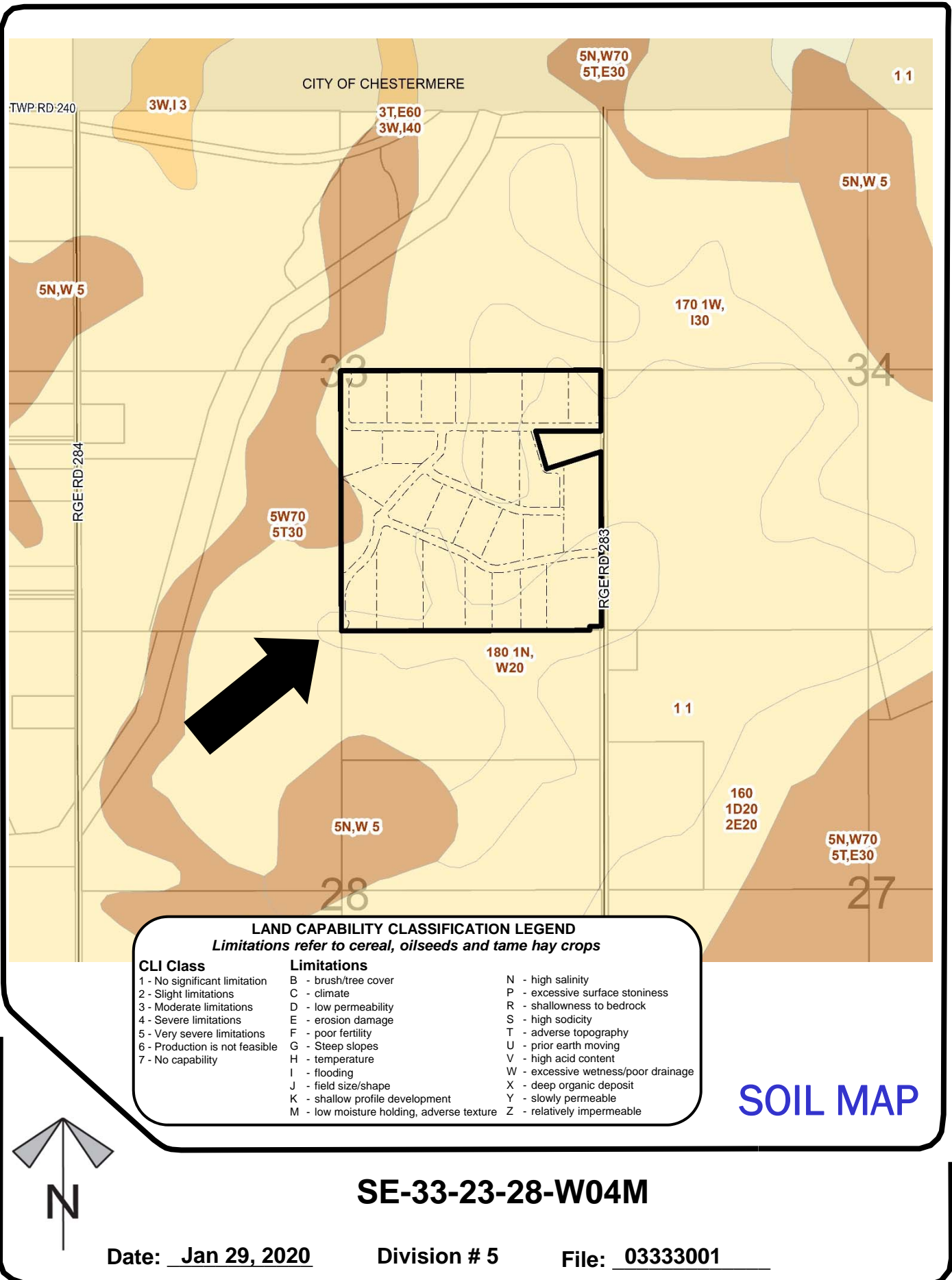


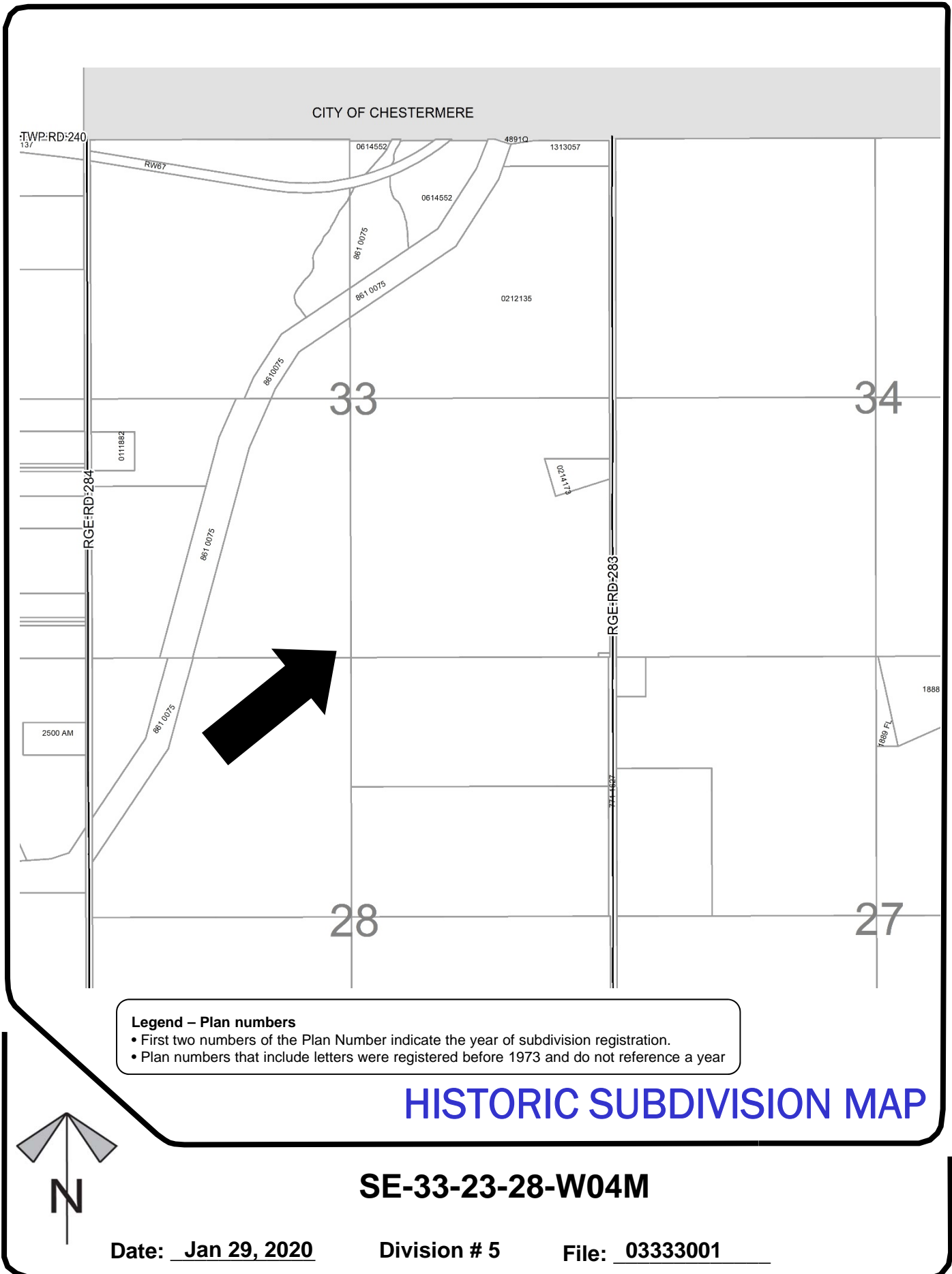
SE-33-23-28-W04M

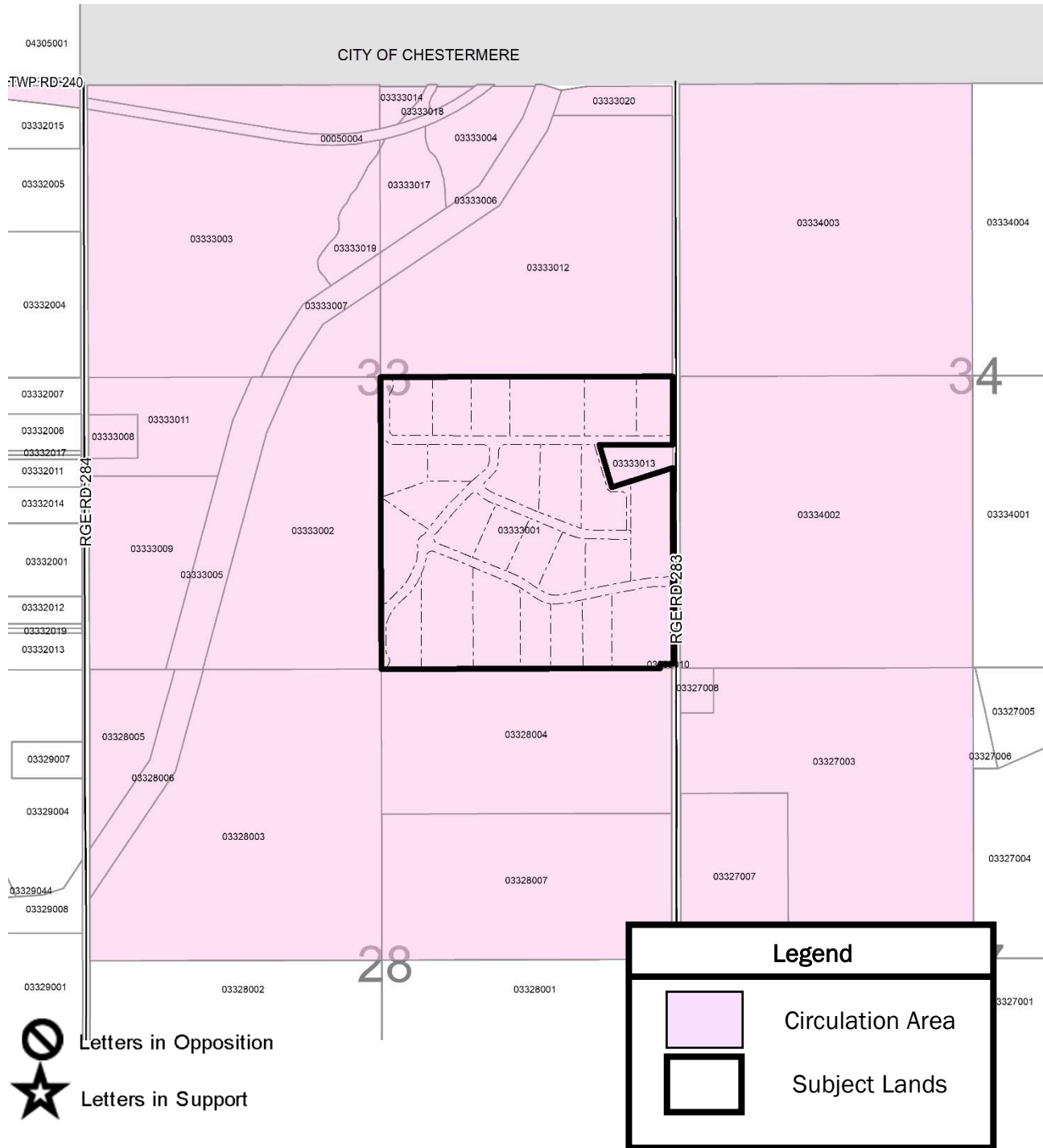
Date: Jan 29, 2020

Division # 5

File: 03333001







LANDOWNER CIRCULATION AREA

SE-33-23-28-W04M

Date: Jan 29, 2020

Division # 5

File: 03333001

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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	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	Electoral Boundaries and Governance Review	Administration was directed at the November 22, 2016 Council meeting to prepare a terms of reference for an electoral boundary review. Administration was further directed at the November 22, 2016 Council meeting to develop an electoral boundary review policy. Administration was further directed at the July 9, 2019 Council meeting to prepare a budget adjustment for an electoral boundary and governance review. Administration was further directed at the September 10, 2019 Council meeting to proceed with an RFP with limited public consultation. Council approved the project terms of reference at the January 28, 2020 Council meeting.	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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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
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	26-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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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
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
1	Active	Bragg Creek Hamlet Expansion Strategy	Council adopted a terms of reference for the Bragg Creek Hamlet Expansion Strategy Project at the January 8, 2019 Council meeting. Administration was directed at the May 12, 2020 Council meeting to continue with the project and to finalize amendments to the Greater Bragg Creek ASP based on higher residential densities.	8-Jan-19	Summer 2020	Planning and Development Services
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	Summer 2020	Planning and Development Services

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Recreation and Parks Master Plan	<p>Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process.</p> <p>Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.</p>	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	<p>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.</p> <p>The proposed resolution was tabled by Council at the May 12, 2020 Council meeting.</p>	28-Apr-20	26-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	<p>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.</p> <p>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.</p>	24-Sep-19	Spring 2021	Recreation, Parks and Community Support
All	Ongoing	Sale of the Chestermere Regional Recreation Center	<p>Administration was directed at the September 24, 2019 Council meeting to explore the sale of the land and remediation of the facility.</p> <p>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.</p>	28-Jan-20	TBD	Legal and Land Administration
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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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
All	Ongoing	Sale of the Indus 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 Indus Gravel Pit Lands.	25-Feb-20	Ongoing	Legal and Land Administration