

Council Meeting Agenda (Full)

June 9, 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 26, 2020 Council Meeting

Page 5

B FINANCIAL REPORTS

- None

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 May 12, 2020 and May 19, 2020 on the Rocky View County website.

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

1. Division 5 – File: PL20190180 (05308014) – Bylaw C-7982-2019 – Redesignation Item – Residential Two District to Live-Work District

Staff Report

Page 14

2. Division 5 – File: PL20190201 (05308009) – Bylaw C-7993-2020 – Redesignation Item – Residential Two District to Live-Work District

Staff Report

Page 31

3. Division 9 – File: PL20190196 (06836003) – Bylaw C-8027-2020 – Redesignation Item – From Ranch and Farm District to Industrial – Industrial Activity District

Staff Report

Page 49

Council Meeting Agenda (Full)

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

4. Division 5 – File: PL20190189 (03331171/173/175-181) – Bylaw C-8005-2020 – Redesignation Item – Site-Specific Direct Control District Amendment

Staff Report

Page 75

5. All Divisions – File: N/A – Bylaw C-8007-2020 – Regional Transportation Off-Site Levy

**Note: this item should be heard in conjunction with item C-6 and C-7*

Staff Report

Page 104

6. All Divisions – File: N/A – Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy

**Note: this item should be heard in conjunction with item C-5 and C-7*

Staff Report

Page 147

7. All Divisions – File: N/A – Bylaw C-8009-2020 – Regional Water and Wastewater Off-Site Levy

**Note: this item should be heard in conjunction with item C-5 and C-6*

Staff Report

Page 165

D GENERAL BUSINESS

1. All Divisions – File: N/A – Credit Card Payments for Property Taxes

Staff Report

Page 228

2. Division 3 – File: PRDP20200424 (04606006) – General Item – Administrative Correction to a Development Permit Condition Set

Staff Report

Page 230

3. Division 4 – File: PL20200001 (03232002) – Council Direction – Residential Subdivision Condition

Staff Report

Page 233

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4. Division 5 – File: PRDP20200986 (03332015) – Council Direction – Development Permit Conditions

Staff Report

Page 246

E BYLAWS

1. Division 2 – File: PL20200003 (04723003/198) – First Reading Bylaw – Bylaw C-8035-2020 – Residential Redesignation

Staff Report

Page 277

2. Division 2 – File: PL20200004 (04723003/198) – First Reading Bylaw – Bylaw C-8036-2020 – Buckley Conceptual Scheme (Residential)

Staff Report

Page 289

3. Division 5 – File: PL20200044 (05232003) – First Reading Bylaw – Bylaw C-8046-2020 – Live-Work Redesignation

Staff Report

Page 381

4. Division 4 – File: PL20200053 (03323008) – First Reading Bylaw – Bylaw C-8050-2020 – Live-Work Redesignation

Staff Report

Page 393

5. Division 9 – File: PL20200031 (06731002/4) – First Reading Bylaw – Bylaw C-8051-2020 – Industrial Redesignation

Staff Report

Page 405

6. Division 7 – File: PL20200015 (06507011) – First Reading Bylaw – Bylaw C-8052-2020 – Public Service Redesignation

Staff Report

Page 417

7. Division 7 – File: PL20200037 (07320001) – First Reading Bylaw – Bylaw C-8053-2020 – Agricultural Business Redesignation

Staff Report

Page 429

8. Division 5 – File: PL20200041 (05308015) – First Reading Bylaw – Bylaw C-8054-2020 – Live-Work Redesignation

Staff Report

Page 440

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F UNFINISHED BUSINESS

- None

G COUNCILLOR REPORTS

- None

H MANAGEMENT REPORTS

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

List

Page 452

I NOTICES OF MOTION

1. All Divisions – File: N/A – Councillor McKylor and Councillor Gautreau – Facilitating High-Speed Internet for Residents of RVC

Notice of Motion

Page 457

J PUBLIC PRESENTATIONS

- None

K CLOSED SESSION

1. RVC2020-22

THAT Council move into closed session to consider the confidential item
“Letter of Intent – Cochrane Gravel Pit” pursuant to the following sections of
the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

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

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 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 26, 2020 commencing at 9:05 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
- M. Wilson, Manager, Planning and Development Services
- B. Woods, Manager, Financial Services
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office
- J. Anderson, Senior Planner, Planning and Development Services
- J. Kwan, Senior Planner, Planning and Development Services

Call to Order

The Chair called the meeting to order at 9:05 a.m. with all members present electronically through video conference call.

2020-05-26-01

Updates/Acceptance of Agenda

MOVED by Councillor Henn that the May 26, 2020 Council meeting agenda amended as follows:

- Add emergent item D-7 – Authorization for Release of SR1 Agreement Details

AND THAT the May 26, 2020 Council meeting agenda be approved as amended.

Carried

2020-05-26-02

Approval of Minutes

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

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 2

2020-05-26-03 (B-1)
All Divisions – 2019 Year End Financial Statements
File: 2025-350

MOVED by Councillor Gautreau that the 2019 Audited Financial Statements be approved as presented in Attachment 'A'.

Carried

2020-05-26-08 (D-1)
Division 2 – Council Direction – Harmony Residential Subdivision Condition
File: PL20200021 (05705006)

MOVED by Councillor McKylor that the Transportation Off-Site Levy for proposed Lot 1 be deferred, in accordance with the Municipal Planning Commission's recommendation.

Carried

The Chair called a recess at 9:57 a.m. and called the meeting back to order at 10:07 a.m. with all previously mentioned members present.

2020-05-26-04 (C-1)
Division 8 – Bylaw C-7951-2019 – Redesignation Item – Residential
File: PL20190107 (06712023)

MOVED by Councillor Wright that the public hearing for item C-1 be opened at 10:11 a.m.

Carried

Person(s) who presented: Garret Fraser on behalf of Donald and Joanne Fraser (Applicants)

The Chair called for a recess at 10:28 a.m. and called the meeting back to order at 10:30 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Wright that the public hearing for item C-1 be closed at 10:31 a.m.

Carried

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

Carried

MOVED by Councillor Hanson that Bylaw C-7951-2019 be given third and final reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 3

2020-05-26-05 (C-2)

Division 6 – Bylaw C-7983-2019 – Redesignation Item – Agricultural

File: PL20190164 (07104002)

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 10:34 a.m.

Carried

The Chair called for a recess at 10:37 a.m. and called the meeting back to order at 10:50 a.m. with all previously mentioned members present.

Person(s) who presented: John Bushfield on behalf of Archie Bushfield (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Schule that the public hearing for item C-2 be closed at 10:57 a.m.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7983-2019 be given second reading.

Carried

MOVED by Deputy Reeve Schule that Bylaw C-7983-2019 be given third and final reading.

Carried

2020-05-26-09 (D-2)

Division 3 – General Item – Construction of a New Storage Shed in Elbow Valley Community

File: PRDP20200424 (04606006)

MOVED by Councillor Hanson that Development Permit Application PRDP20200424 be approved with the suggested conditions noted in Appendix 'A':

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.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 4

-
- 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.

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.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 5

2020-05-26-10 (D-3)

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

MOVED by Councillor Henn 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.

Carried

2020-05-26-11 (D-4)

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

MAIN MOTION:

MOVED by Deputy Reeve Schule that the developer-led East Highway 1 Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.

The Chair called for a recess at 11:42 a.m. and called the meeting back to order at 11:47 a.m. with all previously mentioned members present.

TABLING MOTION:

MOVED by Councillor Kissel that the main motion be tabled and that it come back to Council by the end of September, 2020 to secure developer funding and/or our municipal neighbour's participation.

Carried

2020-05-26-12 (D-5)

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

MAIN MOTION:

MOVED by Deputy Reeve Schule that the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A'.

AMENDING MOTION:

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

THAT the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' **and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.**

TABLING MOTION:

MOVED by Councillor Wright that the main and amending motions be tabled and that it come back to Council by the end of September, 2020 to secure additional developer funding and potential cost recovery model.

Defeated

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 6

The Chair called for a vote on the amending motion:

AMENDING MOTION:

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

THAT the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.

Carried

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

MAIN MOTION AS AMENDED:

MOVED by Deputy Reeve Schule that the developer-led Glenmore Trail Area Structure Plan Terms of Reference be adopted as presented in Appendix 'A' and that Administration look for cost recovery to any additional lands that may be developed in this Area Structure Plan.

Carried

MOVED by Councillor Gautreau that the Budget Adjustment, as presented in Appendix 'B' for the Glenmore Trail Area Structure Plan, be approved.

Carried

The Chair called for a recess at 12:16 p.m. and called the meeting back to order at 1:31 p.m. with all previously mentioned members present.

2020-05-26-06 (C-3)

Division 7 – Bylaw C-7984-2019 – Redesignation Item – Direct Control Bylaw Amendment

File: PL20180153 (06410005)

2020-05-26-07 (C-4)

Division 7 – Bylaw C-7985-2019 – Redesignation Item – Direct Control Bylaw Amendment (Master Site Development Plan)

File: PL20190090 (0641002/0005/0058)

MOVED by Councillor Henn that the public hearing for items C-3 and C-4 be opened concurrently at 1:34 p.m.

Carried

The Chair called for a recess at 1:42 p.m. and called the meeting back to order at 1:43 p.m. with all previously mentioned members present.

Person(s) who presented: Terence Santiano, Kellam Berg Engineering & Surveys Ltd. (Applicant)
Shelly McClughan, Kellam Berg Engineering & Surveys Ltd. (Applicant)

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-3 and C-4 be closed at 1:48 p.m.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 7

MOVED by Councillor Henn that Bylaw C-7984-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7984-2019 be given third and final reading.

Carried

MOVED by Councillor Henn that Bylaw C-7985-2019 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7985-2019 be given third and final reading.

Carried

2020-05-26-13 (D-6)

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

File: N/A

MOVED by Councillor Hanson that due to the recent COVID-19 pandemic further highlighting the need for improved internet servicing in Rocky View County, and that newly available economic stimulus Federal Government funding is being made available for rural internet connectivity;

AND THAT Administration be directed to take \$60,000 from the Tax Stabilization Reserve, the amount originally recommended by Administration in 2019 to explore the development of Internet servicing;

AND THAT Administration target Bearspaw, Springbank, and Conrich areas as the most likely next-to-be-connected fringe areas;

AND THAT Administration continue to work with local ISP providers to proactively advocate for connection of these fringe areas in the County;

AND THAT Administration proactively work with these communities to create critical mass while determining acceptable cost versus servicing levels for those communities, which may involve local improvement tax initiatives;

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 economic stimulus;

AND THAT Administration use technical and management consulting services as necessary to develop a template for promoting internet connectivity of urban fringe areas of Rocky View County, no later than December 2020.

REFFERAL MOTION:

MOVED by Councillor Hanson that the main motion be referred to Administration until such time as a workshop is scheduled with Council to further discuss and educate ourselves on the practical aspects of providing internet in fringe rural/urban areas by September 30, 2020.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 8

2020-05-26-18 (D-7)

All Divisions – Emergent Business Item – Authorization for Release of SR1 Agreement Details

File: N/A

MOVED by Councillor McKylor that Council directs Administration to release the details of the agreement with Alberta Transportation regarding the Spring Bank Dry Dam project, otherwise known as SR1, through a press release to be released immediately upon approval by the Province of Alberta.

Carried

2020-05-26-14 (E-1)

All Divisions – Bylaw C-8048-2020 – First Reading – Public Notification Amendment to the Land Use Bylaw

File: N/A

2020-05-26-15 (E-2)

Division 4 – First Reading Bylaw – Bylaw C-8044-2020 – Residential Redesignation

File: PL20200028 (03305012)

2020-05-26-16 (E-3)

Division 5 – First Reading Bylaw – Bylaw C-8049-2020 – Janet Crossing Conceptual Scheme (Residential/Commercial)

File: PL20200011 (03333001)

MAIN MOTION:

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

- Bylaw C-8048-2020
- Bylaw C-8044-2020
- Bylaw C-8049-2020

AMENDING MOTION:

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

THAT the following bylaws receive first reading:

- ~~Bylaw C-8048-2020~~
- Bylaw C-8044-2020
- Bylaw C-8049-2020

Defeated

The Chair called for the vote on the main motion:

MAIN MOTION:

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

- Bylaw C-8048-2020
- Bylaw C-8044-2020
- Bylaw C-8049-2020

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
May 26, 2020

Page 9

2020-05-26-17 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for May 26, 2020 was provided to Council in the agenda as information.

Adjournment

MOVED by Councillor Henn that the May 26, 2020 Council meeting be adjourned at 2:47 p.m.

Carried

Reeve or Deputy Reeve

Chief Administrative Officer or Designate



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 9, 2020	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05308014	APPLICATION: PL20190180
SUBJECT:	Redesignation Item – Residential Two District to Live-Work District	

POLICY DIRECTION:

The Interim Growth Plan, the County Plan, and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business.

Council gave first reading to Bylaw C-7982-2019 on January 14, 2020.

The application was circulated to 27 landowners in the area. No letters in support or in opposition were 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 proposal is consistent with Business Development policies within the County Plan.
- The property is not located adjacent to development that is industrial or commercial in nature; therefore, the application does not meet the purpose and intent of the Live-Work District defined in the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

If Council is satisfied that the proposal meets the purpose and intent of the Live-Work District, Option #1 is available.

DATE APPLICATION RECEIVED:	November 18, 2019
DATE DEEMED COMPLETE:	December 12, 2019

PROPOSAL:	To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business.
LEGAL DESCRIPTION:	Lot 5, Block 4, Plan 0412583, NW-8-25-28-W04M
GENERAL LOCATION:	Located approximately 1 mile east of City of Calgary, 0.5 miles south of Township Road 252 and immediately west of Sunshine Road.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)
OWNERS:	Harpal & Jatinder Atwal

Administration Resources
Xin Deng and Nathan Madigan, Planning and Development Services



EXISTING LAND USE DESIGNATION: Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION: Live-Work District (L-W)
GROSS AREA: ± 3.00 acres
SOILS (C.L.I. from A.R.C.): **180 1N, W20** – The land contains soil with no significant limitations for crop production due to high salinity, excessive wetness/poor drainage.

HISTORY:

June 10, 2003 Subdivision Application 2003-RV-029 was approved in to create nine residential lots ranging from ± 3.0 acres to ± 3.5 acres. The subdivision was registered in Plan 0412583 in 2004. The subject land is one of those residential lots.

BACKGROUND:

Site access is from two municipal roads: Range Road 285 to the west and Sunshine Road to the east.

The Applicants submitted a Stormwater Management Plan, which recommended that a pond be built on the adjacent land to the east to address an existing issue with standing water in adjacent County roadside ditches; this pond has now been constructed.

The property previously held Development Permits for a Home-Based Business Type II, for storage of two semi-trucks. However, the renewal permit in 2019 was refused as the Applicant proposal exceeded outside storage area and parking requirements set out within the Land Use Bylaw. Redesignation to Live-Work District would accommodate the Applicant's intention to operate a trucking business with five trucks parked on the property.

The subject land is located in an area with mixed residential and agricultural uses. The immediately surrounding lands are designated Residential Two district, and the remainder land within the subject quarter section and adjacent quarter sections still remain as agricultural use. The lands are located approximately 0.5 miles to the northwest of the subject land fall within the OMNI Area Structure Plan. The lands that are located approximately 0.25 miles to the south fall within the Conrich Area Structure Plan.

POLICY ANALYSIS:

County Plan

Section 14 (Business Development) provides flexibility for considering development that is located outside of approved business areas if the proposal can justify their need and location.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved County road or provincial highway; should provide a traffic impact assessment; and should minimize adverse impact on existing residential and agricultural uses. This application complies with Policy 14.22.

Land Use Bylaw

The purpose and intent of Live-Work District is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature. The property is not located adjacent to development that is industrial or commercial in nature.



The property is located in the Central East region of the County. The OMNI Area Structure Plan and the Conrich Area Structure Plan, which support business and industrial development, are located in the vicinity of the subject land, but are not considered to be adjacent. The proposal meets the parcel size requirements of the land use district. Other requirements such as setbacks and landscaping would be addressed at the future Development Permit stage.

CONCLUSION:

Administration has determined that the proposal is consistent with Business Development policies within the County Plan. If Council is satisfied that the proposal meets the purpose and intent of the Live-Work District within the Land Use Bylaw, Option 1 is available.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7982-2019 be given second reading.
 Motion #2 THAT Bylaw C-7982-2019 be given third and final reading.
Option #2: THAT application PL20190180 be refused.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7982-2019 and Schedule A
APPENDIX 'C': Map Set



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Internal Departments</i>	
Development Compliance	File #DC201907-0060 – Concern received that a Home Based Business II (Trucking Business) was being operated on the subject property without a permit renewal or approvals. A Development Compliance Officer investigated and determined that a trucking business was operating on the land and no permits were in place for a Home Based Business II.
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 have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> As the proposed truck business is to generate an insignificant amount of traffic (5 trucks a day), a TIA is not warranted for this proposal. Access to the parcel is currently provided by a paved approach off Range Road 285 and a gravel approach off Sunshine Road. As a condition of future DP the applicant will be required to contact Road Operations to determine in the current access satisfies County Standards. If any upgrades are required, the applicant will be responsible to complete the work. As a condition of future DP, the applicant will be required to adhere to applicable road bans on Sunshine Road. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP.



AGENCY	COMMENTS
	<p>Storm Water Management:</p> <ul style="list-style-type: none"> • The applicant provided a conceptual stormwater management plan for lots 15, 16, 4-8 along Sunshine Road prepared by Jubilee Engineer dated July 20, 2017. The report recommends the construction of "pond B" which is located in Lot 12 to eliminate standing water in the roadside ditches. • At future DP stage, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the Jubilee Stormwater Management Plan, Shepard Regional Drainage Plan and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> • The County Wetland inventory shows that active wetlands exist on this property. At the DP stage, the applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
Transportation	<p>Transportation Services has the following recommendations/advisories/comments regarding this application:</p> <ul style="list-style-type: none"> • Existing approach off Rge Rd 285 onto property: applicant to contact County Road Ops to confirm if approach satisfies current County standards. Applicant will be responsible to complete any required upgrade work at applicant's cost. • Road Ban on Sunset Ridge Dr - Applicant to be reminded Sunset Ridge Dr has chip seal surface and is therefore posted with 75% road ban during Spring Road Ban Season from March thru early June and posted with 90% road ban for remainder of year. • Applicant to confirm access to development / subdivided lots. • Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw.

Circulation date: December 4, 2019 – December 30, 2019

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



BYLAW C-7982-2019

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

The Council of Rocky View County enacts as follows:

PART 1 - TITLE

This Bylaw shall be known as Bylaw C-7982-2019.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.53 of Bylaw C-4841-97 be amended by redesignating Lot 5, Block 4, Plan 0412583, NW-8-25-28-W04M from Residential Two District (R-2) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 5, Block 4, Plan 0412583, NW-8-25-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7982-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 5

File: 05308014 / PL20190180

READ A FIRST TIME IN COUNCIL this 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-7982-2019

RGE RD-285

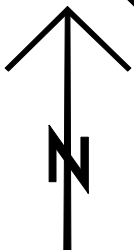
SUNSHINE RD

± 1.21 hectare
(± 3.00 acre)

AMENDMENT

FROM Residential Two District TO Live-Work District

Subject Land _____



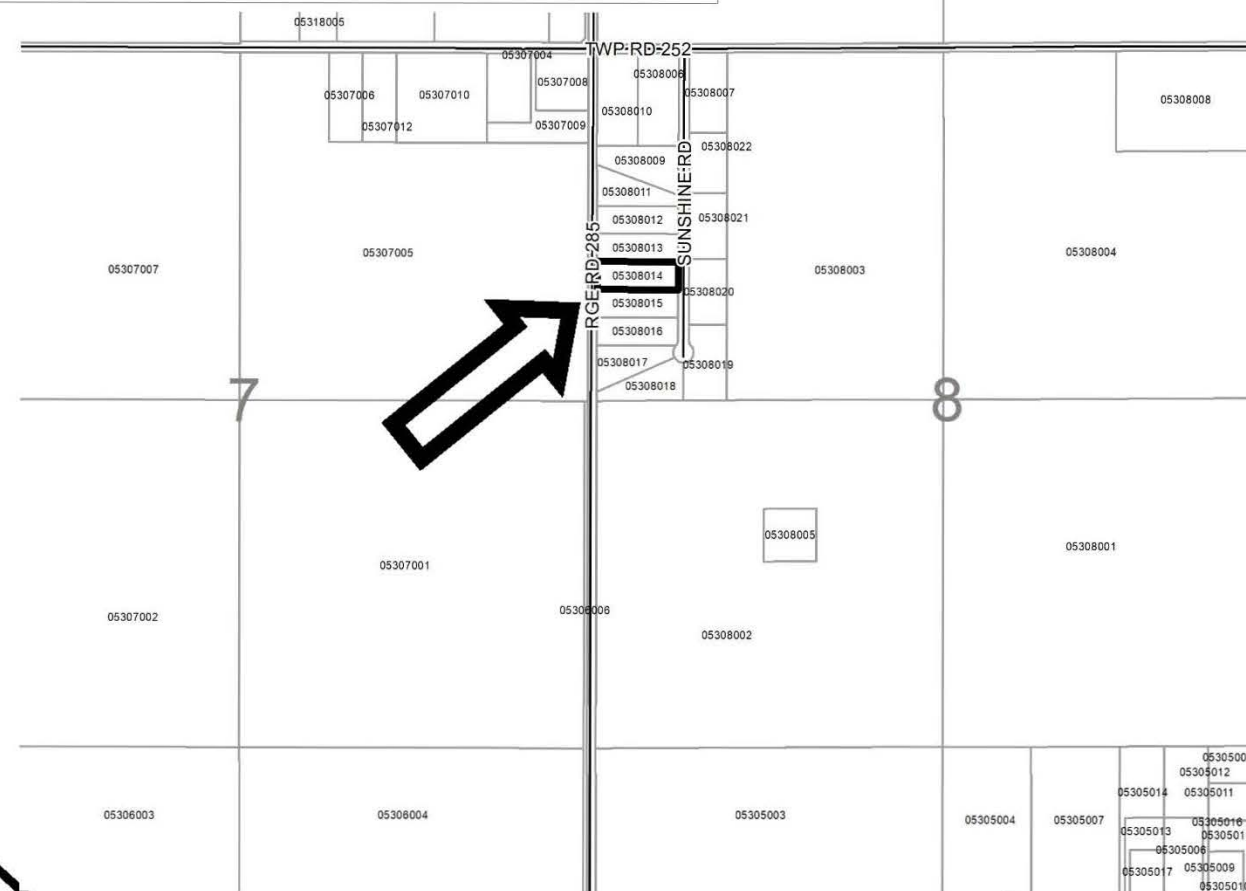
LEGAL DESCRIPTION: Lot 5, Block 4, Plan 0412583, NW-
08-25-28-W04M

FILE: PL20190180- 05308014

DIVISION: 5



ROCKY VIEW COUNTY



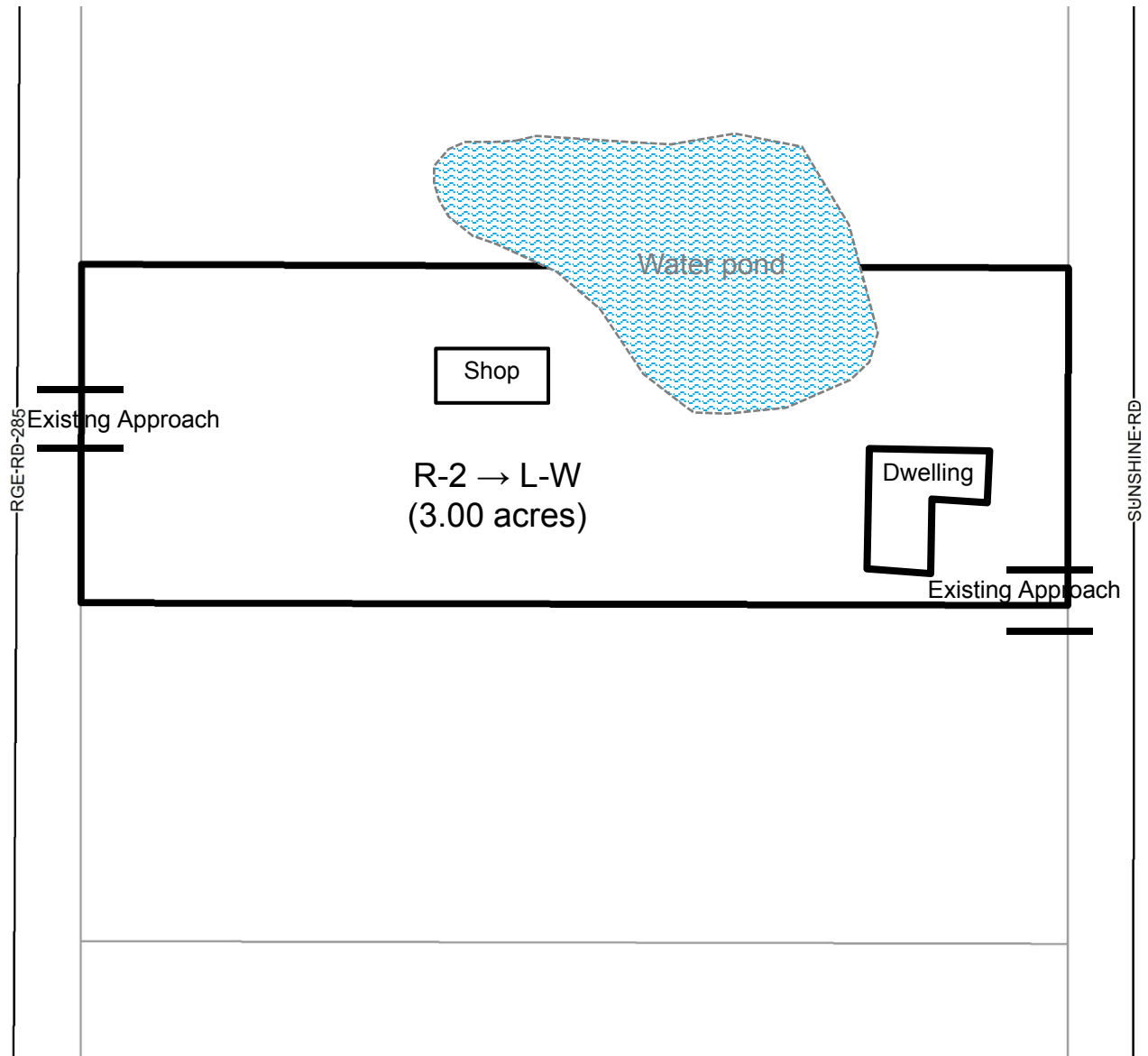
Lot 5,Block 4,Plan0412583,NW-08-25-28-W04M

Date: Nov 25, 2019

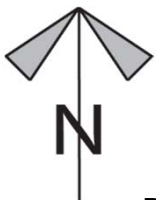
Division # 5

File: PL20190180 - 05308014

Redesignation Proposal: To redesignate the subject land from Residential Two District (R-2) to Live-Work District (L-W), in order to facilitate the operation of a trucking business.



DEVELOPMENT PROPOSAL

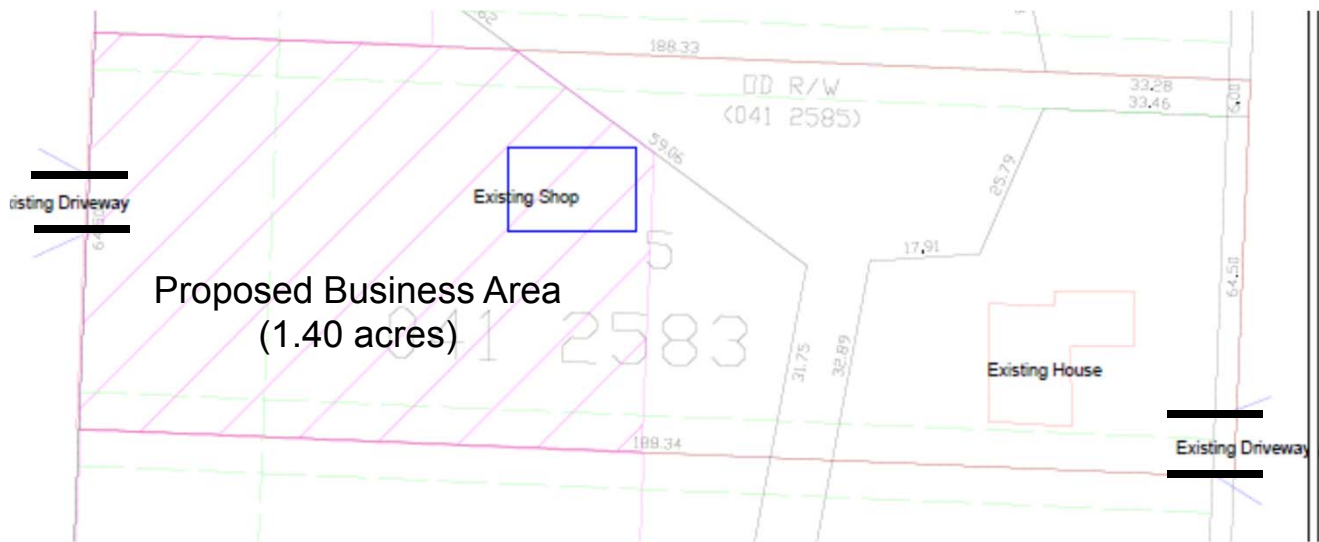


Lot 5, Block 4, Plan 0412583, NW-08-25-28-W04M

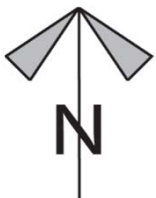
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Division # 5

File: PL20190180 - 05308014



SITE PLAN

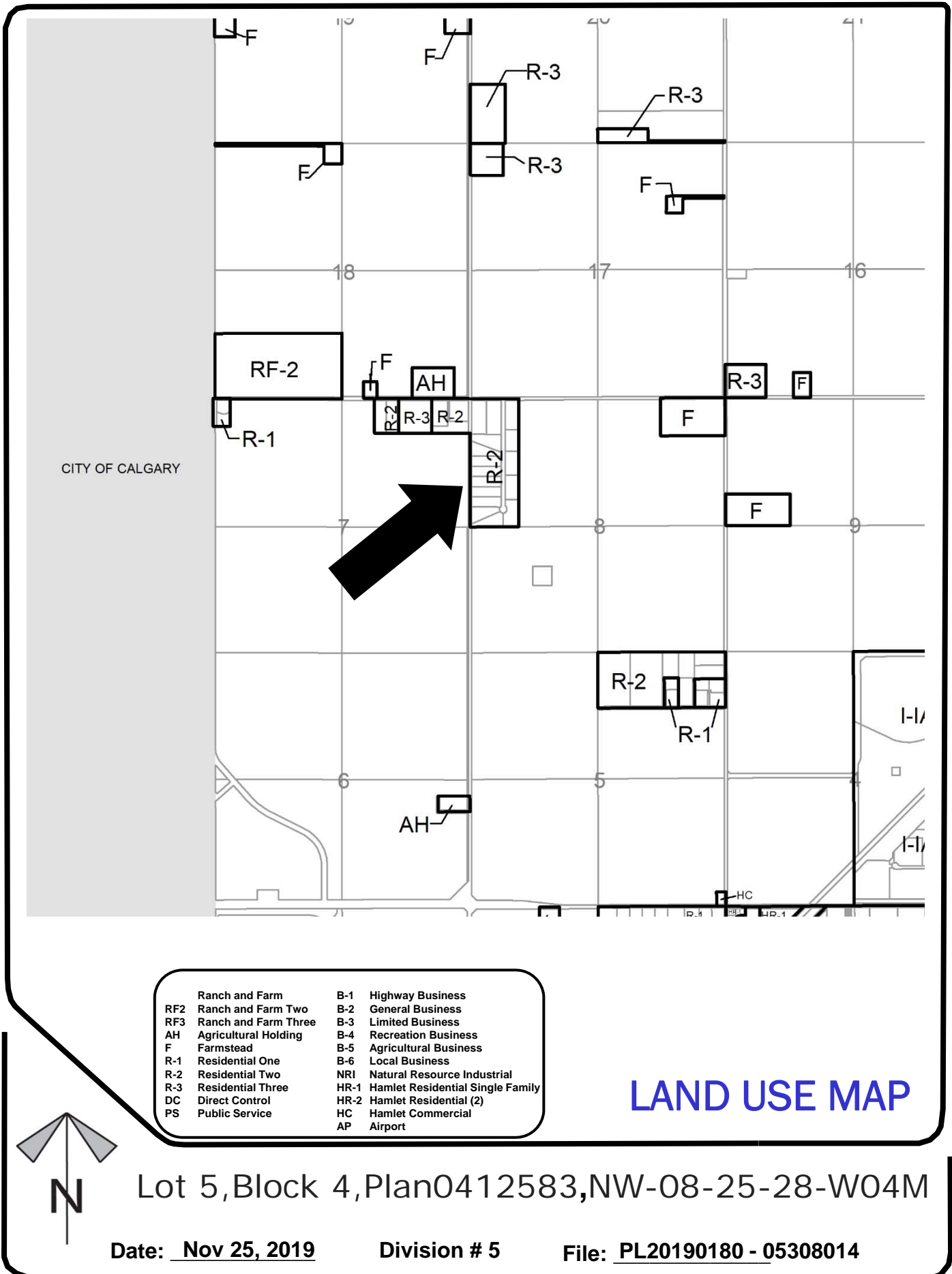


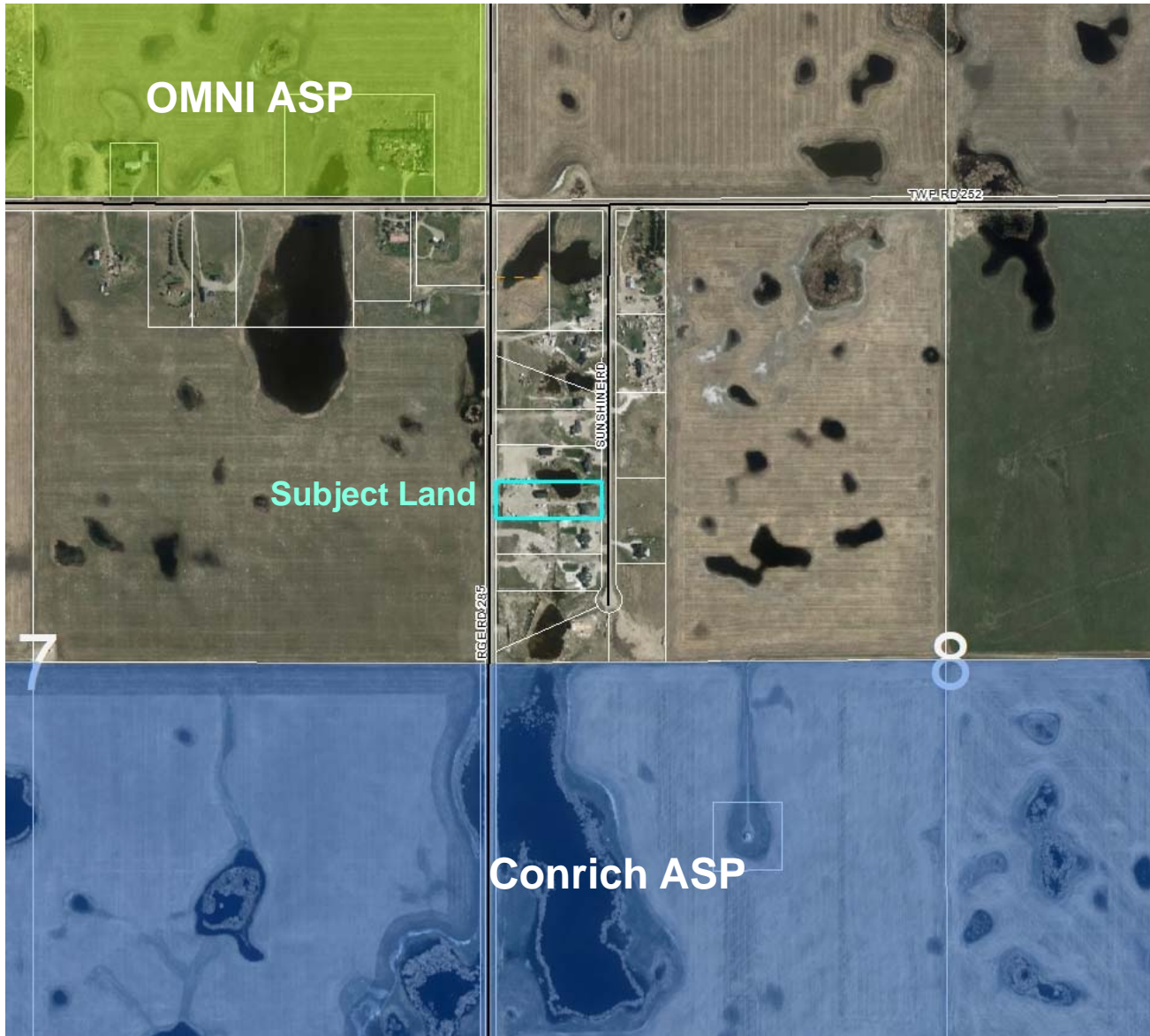
Lot 5, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: Nov 25, 2019

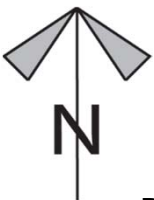
Division # 5

File: PL20190180 - 05308014





AREA STRUCTURE PLANS IN THE AREA

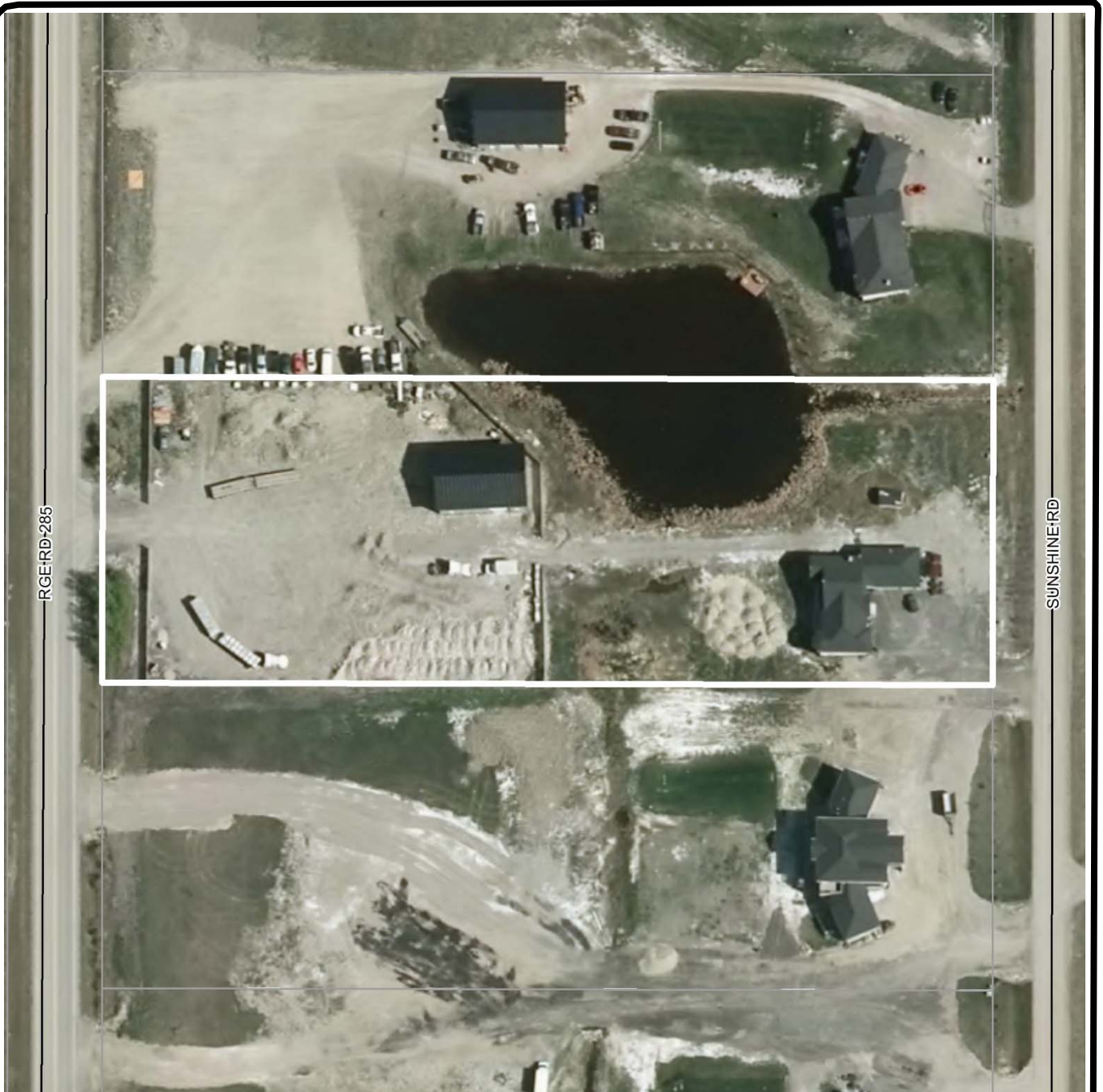


Lot 5, Block 4, Plan0412583, NW-08-25-28-W04M

Date: Nov 25, 2019

Division # 5

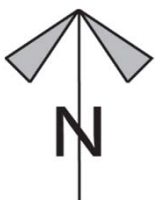
File: PL20190180 - 05308014



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

AIR PHOTO

Spring 2018



Lot 5, Block 4, Plan0412583, NW-08-25-28-W04M

Date: Nov 25, 2019

Division # 5

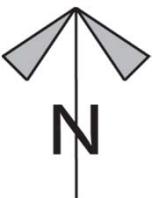
File: PL20190180 - 05308014



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

TOPOGRAPHY

Contour Interval 2 M

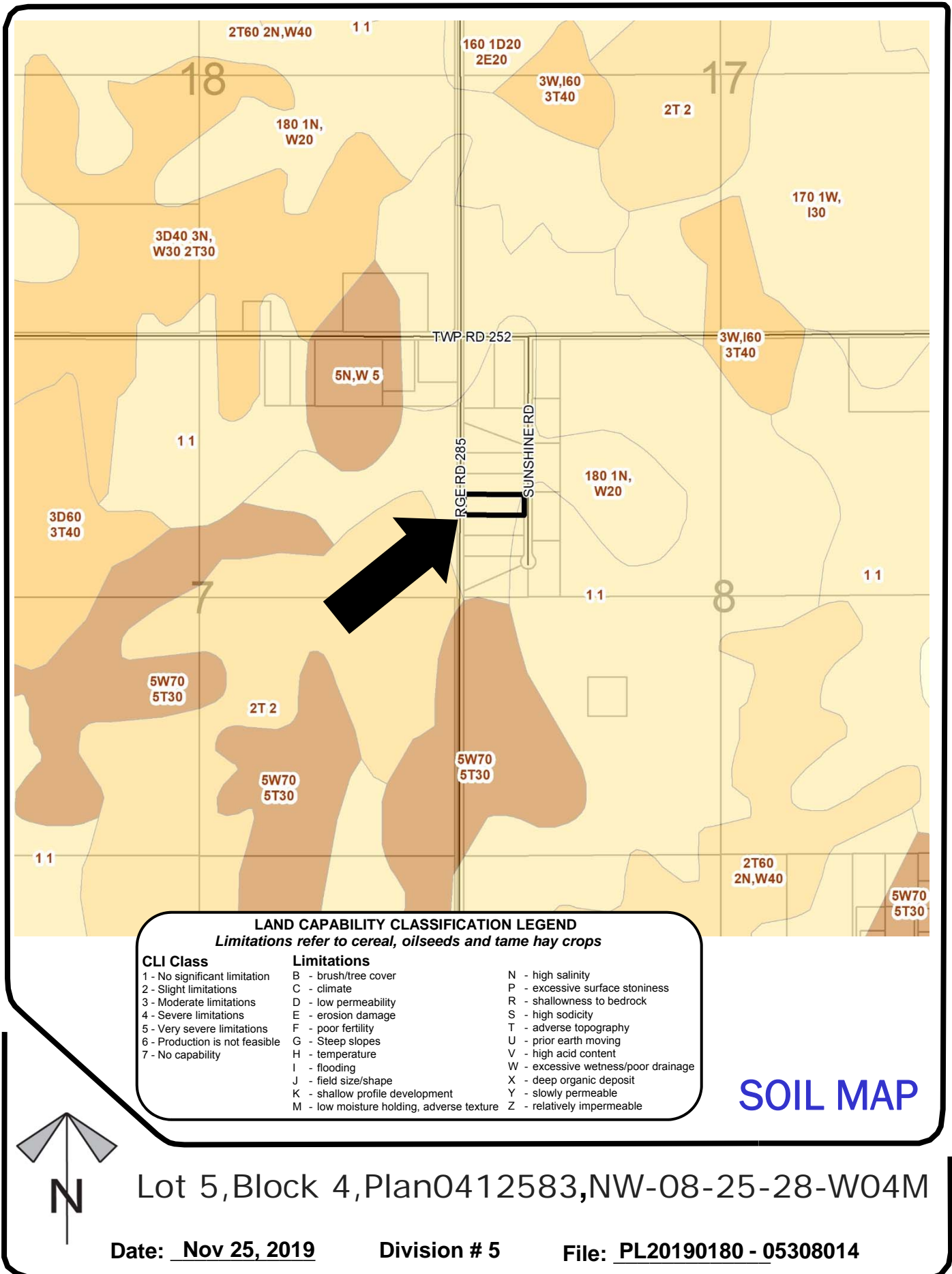


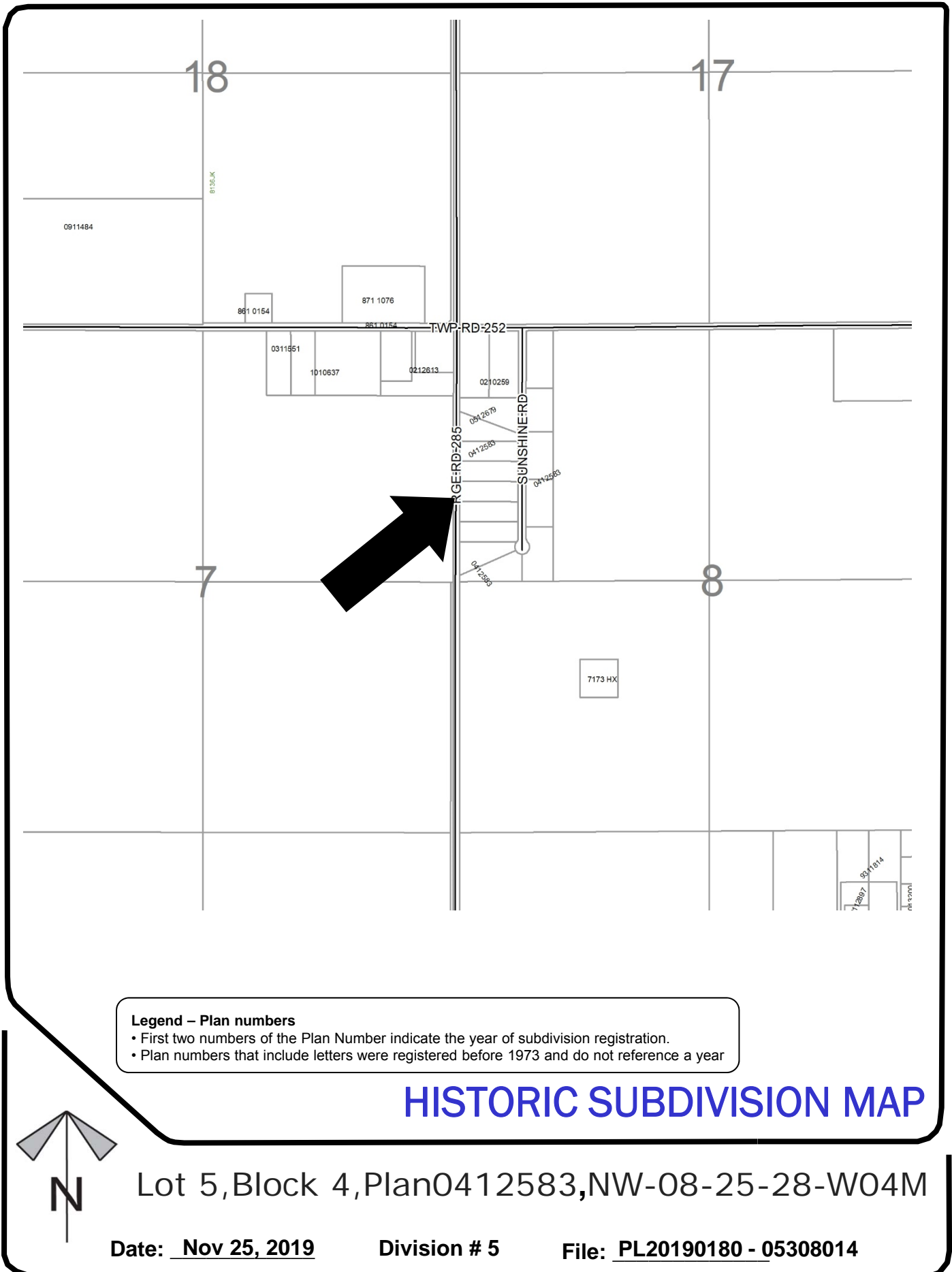
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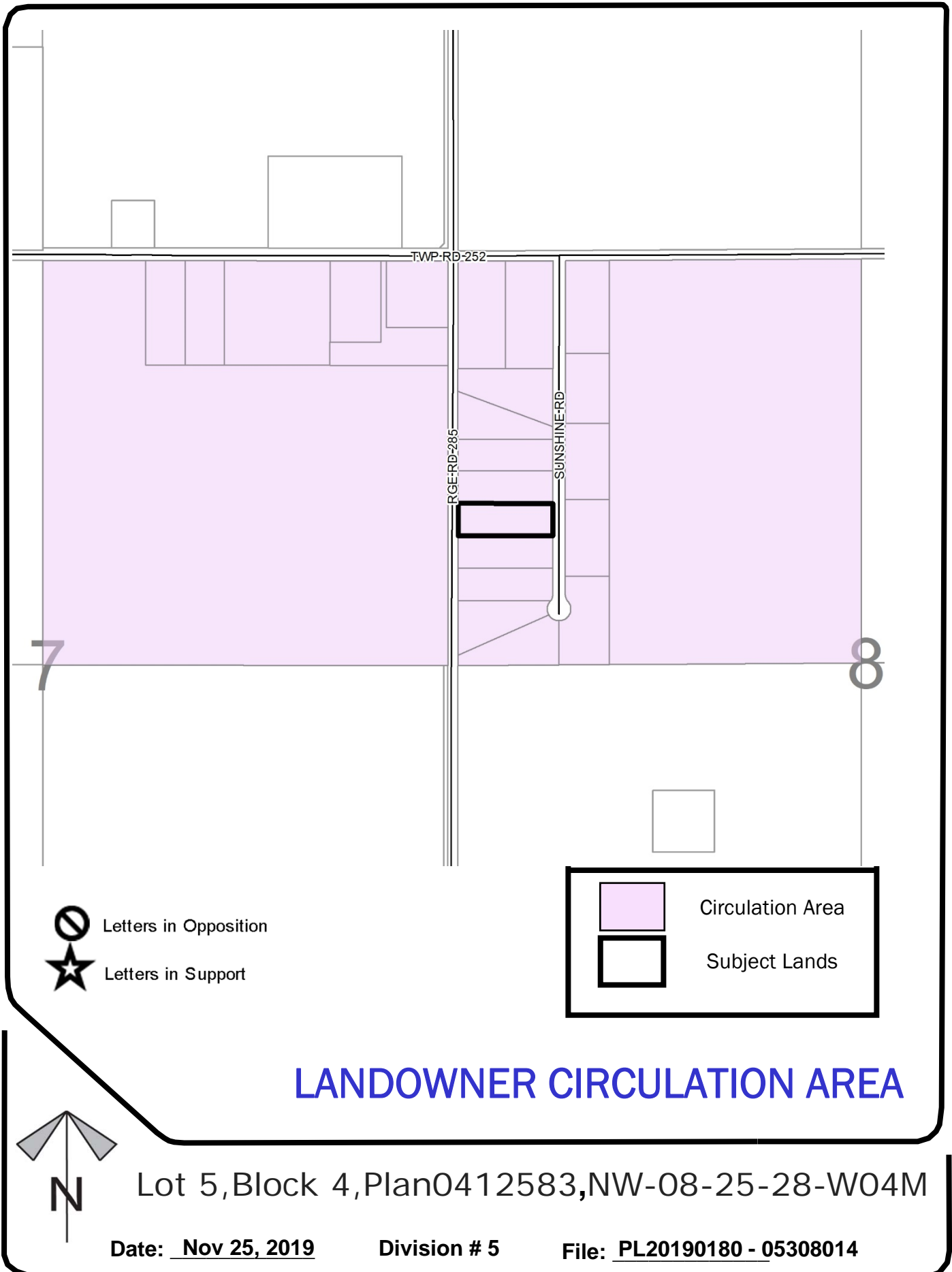
Date: Nov 25, 2019

Division # 5

File: PL20190180 - 05308014









PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 9, 2020	DIVISION: 5
TIME:	Morning Appointment	
FILE:	05308009	APPLICATION: PL20190201
SUBJECT:	Redesignation Item – Residential Two District to Live-Work District	

POLICY DIRECTION:

The Interim Growth Plan, the County Plan, and the Land Use Bylaw.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a powder coating business.

Council gave first reading to Bylaw C-7993-2020 on January 28, 2020.

The application was circulated to 40 landowners in the area; one letter in opposition was received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

The following is a summary of the application assessment:

- The proposal is consistent with Business Development policies within the County Plan.
- The property is not located adjacent to development that is industrial or commercial in nature; therefore, the application does not meet the purpose and intent of the Live-Work District defined in the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION:

If Council is satisfied that the proposal meets the purpose and intent of the Live-Work District, Option #1 is available.

DATE APPLICATION RECEIVED:	December 17, 2019
DATE DEEMED COMPLETE:	December 17, 2019

PROPOSAL:	To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a powder coating business.
LEGAL DESCRIPTION:	Lot 15, Block 4, Plan 0512679, NW-8-25-28-W04M
GENERAL LOCATION:	Located approximately 1 mile east of City of Calgary, 0.25 miles south of Township Road 252 and immediately west of Sunshine Road.
APPLICANT:	Terradigm Development Consultants Inc. (Steve Grande)
OWNERS:	Janet Mansfield and Robert Picketts

Administration Resources
 Xin Deng and Nathan Madigan, Planning and Development Services



EXISTING LAND USE DESIGNATION: Residential Two District (R-2)
PROPOSED LAND USE DESIGNATION: Live-Work District (L-W)
GROSS AREA: ± 3.70 acres
SOILS (C.L.I. from A.R.C.): **180 1N, W20** – The land contains soil with no significant limitations for crop production due to high salinity, excessive wetness/poor drainage.

HISTORY:

June 10, 2003 Subdivision Application 2003-RV-029 was approved in to create nine residential lots ranging from ± 3.0 acres to ± 3.5 acres. The subdivision was registered in Plan 0412583 in 2004. The subject land is one of those residential lots.

BACKGROUND:

Site access is from two municipal roads: Range Road 285 to the west and Sunshine Road to the east.

The Applicants submitted a Stormwater Management Plan, which recommended that a pond be built on the adjacent land to the east to address an existing issue with standing water in adjacent County roadside ditches; this pond has now been constructed.

The property has Development Permits for a Home-Based Business Type II for the making of decorative iron spindles and it will expire on October 31, 2021. The applicant proposes to redesignate the land use to Live-Work District, in order to allow more employees. The business would take place within a new shop in the future.

The subject land is located in an area with mixed residential and agricultural uses. The immediately surrounding lands are designated Residential Two district; the remainder land within the subject quarter section and adjacent quarter sections remain agricultural use. The lands that are located approximately 0.5 miles to the northwest of the subject land fall within the OMNI Area Structure Plan. The lands that are located approximately 0.25 miles to the south fall within the Conrich Area Structure Plan.

POLICY ANALYSIS:

County Plan

Section 14 (Business Development) provides flexibility for considering development that is located outside of approved business areas if the proposal can justify their need and location.

Policy 14.22 requires that the proposals for business development outside of a business area should be limited in size, scale, intensity, and scope; should have direct access to a paved County road or Provincial highway; should provide a traffic impact assessment; and should minimize adverse impact on existing residential and agricultural uses. This application complies with Policy 14.22.

Land Use Bylaw

The purpose and intent of Live-Work District is to provide for a combination of residential and light industrial or commercial activity on a single parcel, with residential as the primary use. The parcel must be located in the Central East Rocky View Region in locations where adjacent development activity is industrial or commercial in nature. The property is not located adjacent to development that is industrial or commercial in nature.

The property is located in the Central East of the County. The OMNI Area Structure Plan and the Conrich Area Structure Plan, which support business and industrial development, are located in the vicinity of the subject land. The proposal meets the minimum and maximum parcel size requirement.



Other requirements such as setbacks and landscaping would be addressed at the future Development Permit stage.

CONCLUSION:

Administration has determined that the proposal is consistent with Business Development policies within the County Plan. If Council is satisfied that the proposal meets the purpose and intent of the Live-Work District within the Land Use Bylaw, Option 1 is available.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7993-2020 be given second reading.
 Motion #2 THAT Bylaw C-7993-2020 be given third and final reading.
- Option #2: THAT application PL20190201 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7993-2020 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Letter



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Internal Departments	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the Live-Work parcel from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Transportation Services	<ul style="list-style-type: none"> • Applicant to confirm access to development / subdivided lots. Parcel currently has 2 accesses – one off Rge Rd 285 & one off Sunshine Rd. • Applicant to contact County Road Operations to confirm status of the existing approach off RR 285 for which applicant applied for and was issued approval to construct new approach. • Applicant to be reminded staff and clientele parking is restricted to onsite only. • Applicant to be reminded to adhere to the conditions identified within the County Noise Bylaw. • Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. • Road Ban on Sunshine Road – Applicant to be reminded Sunshine Rd has chip seal surface and is therefore posted with 75% road ban during Spring road bans season from March through to early June and posted with 90% road ban for the remainder of the year.
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 have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • As the traffic generated by the proposed powder coating business is unknown, Engineering recommends that prior to going to Council, the applicant shall provide a trip generation memo, which details the amount of traffic that will be generated by the proposed development. • Access to the parcel is currently provided by a paved approach off Range Road 285 and a gravel approach off Sunshine Road. As a condition of future DP, the applicant will be required to contact Road Operations to determine if the current access satisfies County



AGENCY	COMMENTS
	<p>Standards. If any upgrades are required, the applicant will be responsible to complete the work.</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant will be required to adhere to applicable road bans on Sunshine Road. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that the applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> The Intention of the Live Work District is that the applicant can utilize onsite services, should the proposal move forward the applicant will need to demonstrate the adequacy of the onsite services for the proposed development. As a condition of future DP, if a groundwater well is being used for commercial purposes, the applicant is required to obtain a commercial water license from AEP. <p>Storm Water Management:</p> <ul style="list-style-type: none"> The applicant provided a conceptual stormwater management plan for lots 15, 16, 4-8 along Sunshine Road prepared by Jubilee Engineer dated July 20, 2017. The report recommends the construction of "pond B" which is located in Lot 12 to eliminate standing water in the roadside ditches. At future DP stage, the applicant shall be required to prepare a site-specific stormwater management plan to incorporate the new development proposed on the subject lands that meets the requirements of the Jubilee Stormwater Management Plan, Shepard Regional Drainage Plan, and County Servicing Standard. The applicant will also be responsible to construct improvements as necessary in accordance with the approved site-specific stormwater management plan. As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p>Environmental:</p> <ul style="list-style-type: none"> Engineering does not have any concerns at this time.

Circulation date: December 31, 2019 – January 21, 2020

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



ROCKY VIEW COUNTY

BYLAW C-7993-2020**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-7993-2020.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.53 of Bylaw C-4841-97 be amended by redesignating Lot 15, Block 4, Plan 0512679, NW-8-25-28-W04M from Residential Two District (R-2) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 15, Block 4, Plan 0512679, NW-8-25-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-7993-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 5
File: 05308009 / PL20190201

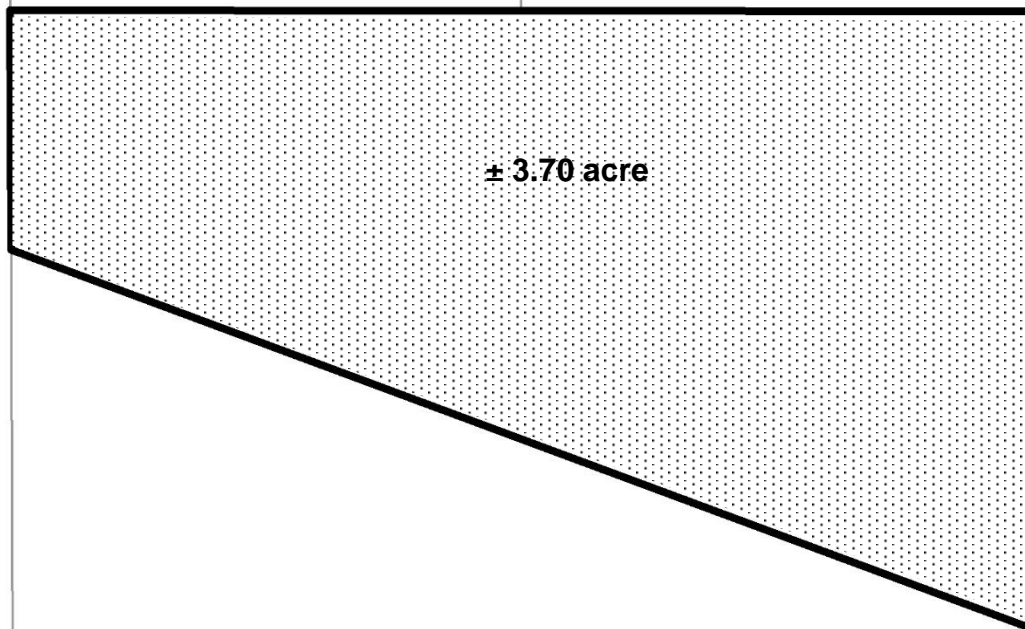
READ A FIRST TIME IN COUNCIL this	28 th	day of	January	, 2020
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>		day of		, 2020
READ A SECOND TIME IN COUNCIL this		day of		, 2020
READ A THIRD TIME IN COUNCIL this		day of		, 2020

 Reeve

 CAO or Designate

 Date Bylaw Signed

BYLAW: C-7993-2020



AMENDMENT

FROM Residential Two District TO Live-Work District



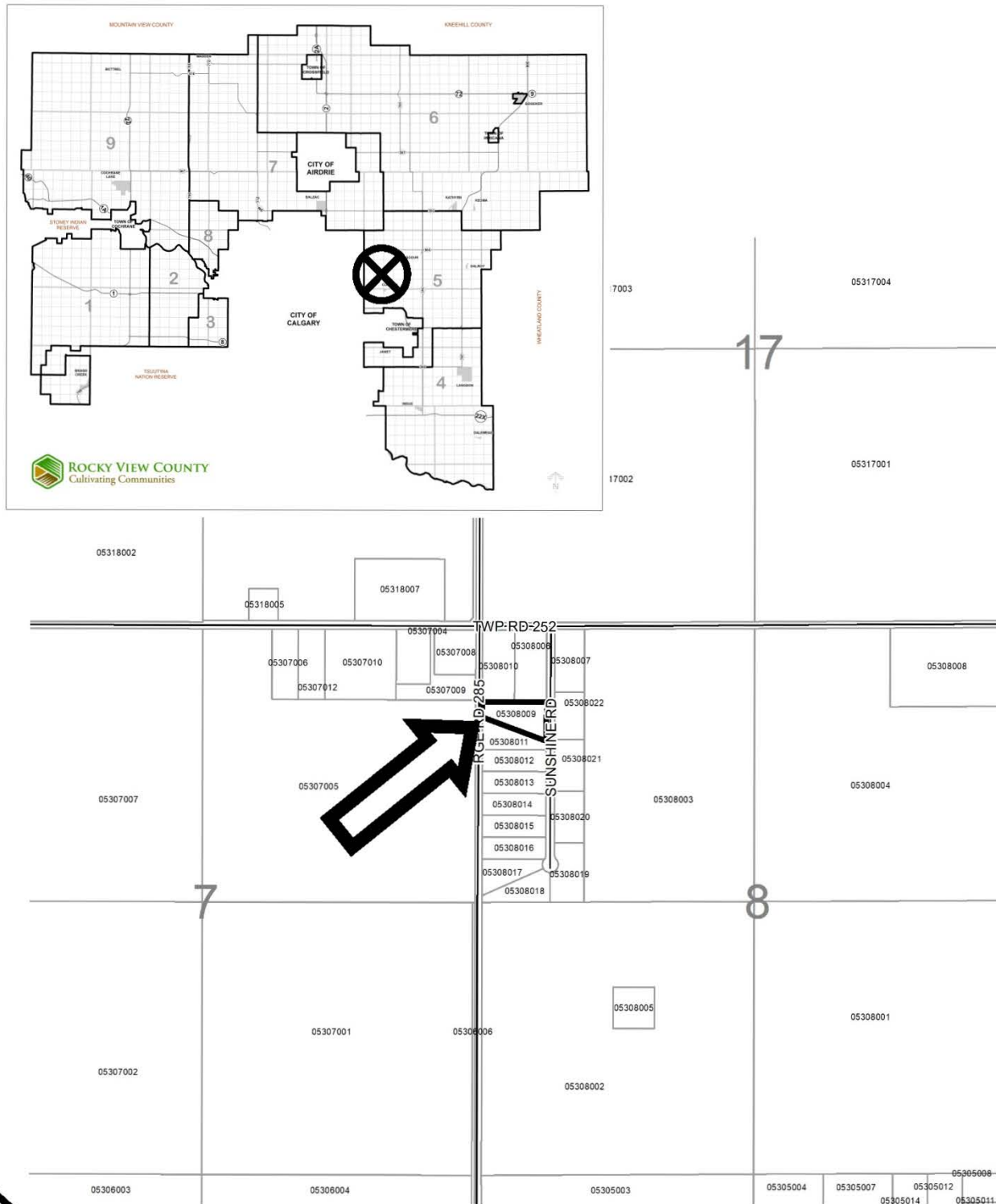
Subject Land _____

LEGAL DESCRIPTION: Lot 15, Block 4, Plan 0512679, NW-8-25-28-W04M

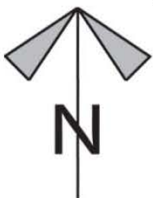
FILE: PL20190201-05308009

DIVISION: 5





LOCATION PLAN



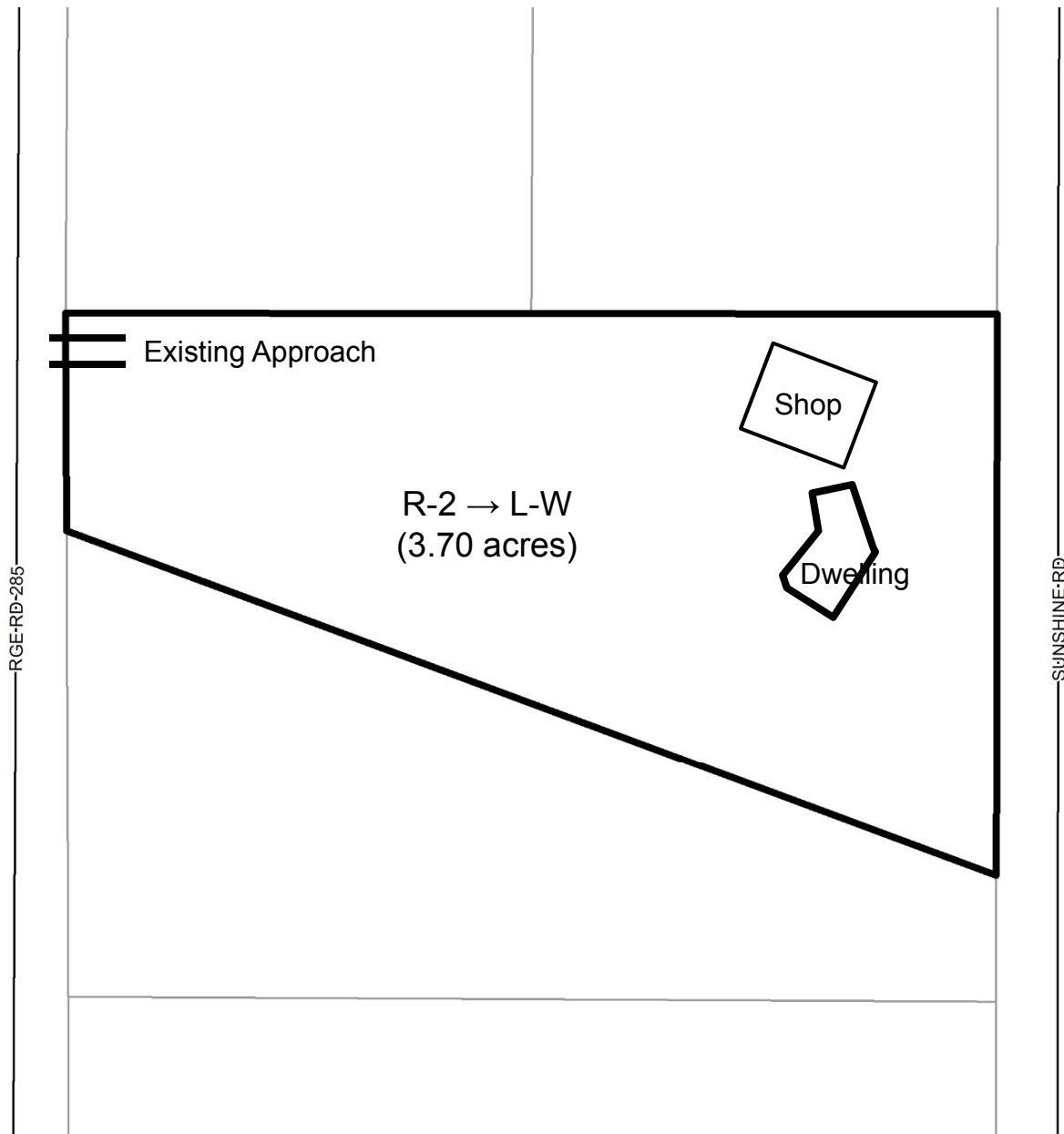
Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

Date: Dec 18, 2019

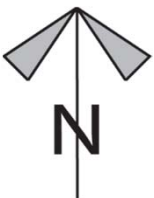
Division # 5

File: PL20190201 - 05308009

Redesignation Proposal: To redesignate the subject land from Residential Two District (R-2) to Live-Work District (L-W), in order to facilitate the operation of a powder coating business.



DEVELOPMENT PROPOSAL

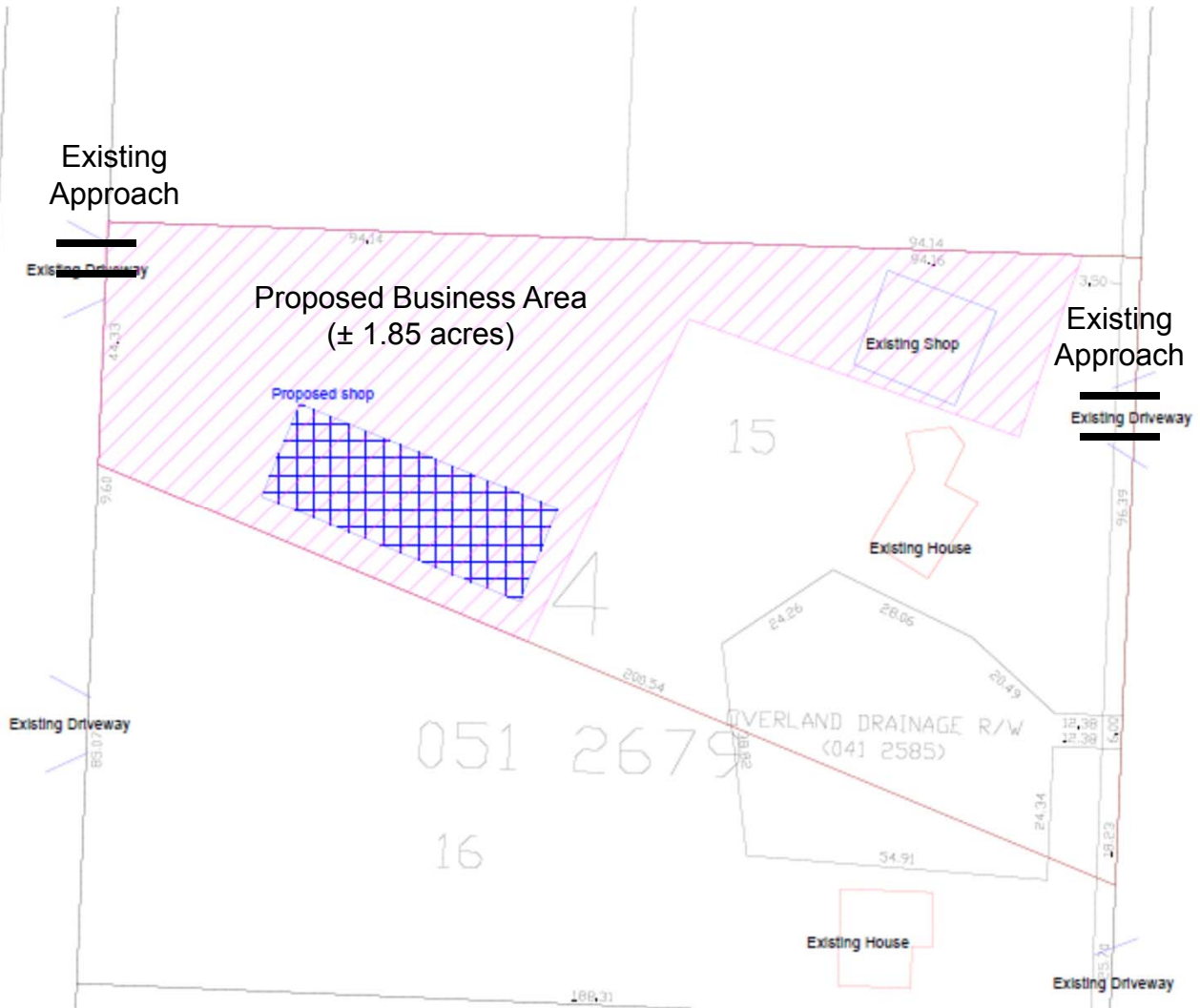


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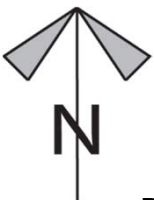
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Division # 5

File: PL20190201 - 05308009



SITE PLAN

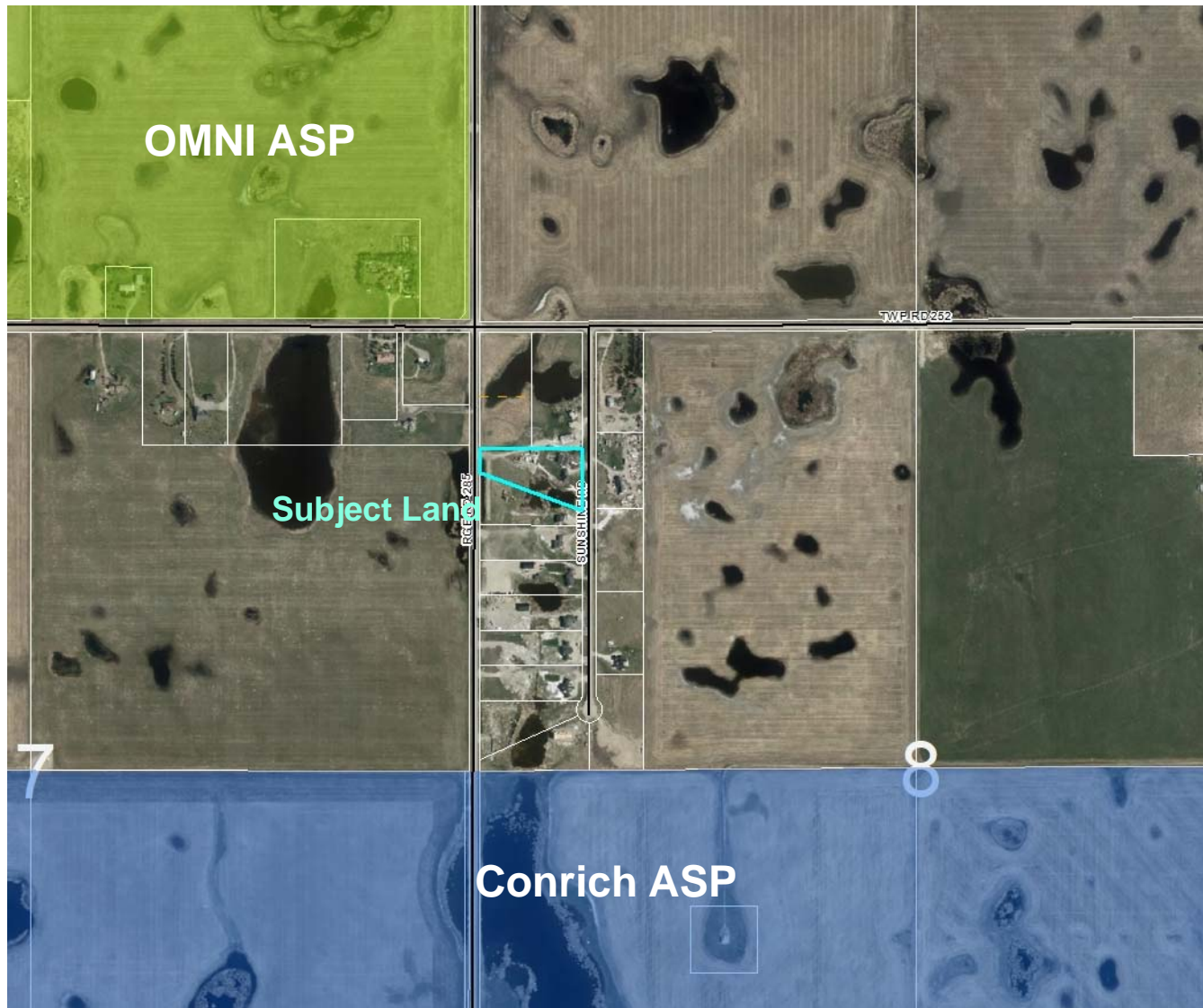


Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

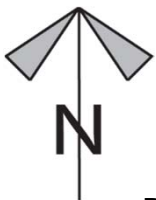
Date: Dec 18, 2019

Division # 5

File: PL20190201 - 05308009



AREA STRUCTURE PLANS IN THE AREA



Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

Date: Dec 18, 2019

Division # 5

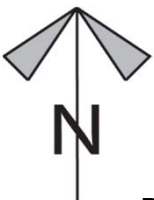
File: PL20190201 - 05308009



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

AIR PHOTO

Spring 2018



Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

Date: Dec 18, 2019

Division # 5

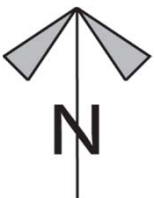
File: PL20190201 - 05308009



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

TOPOGRAPHY

Contour Interval 2 M

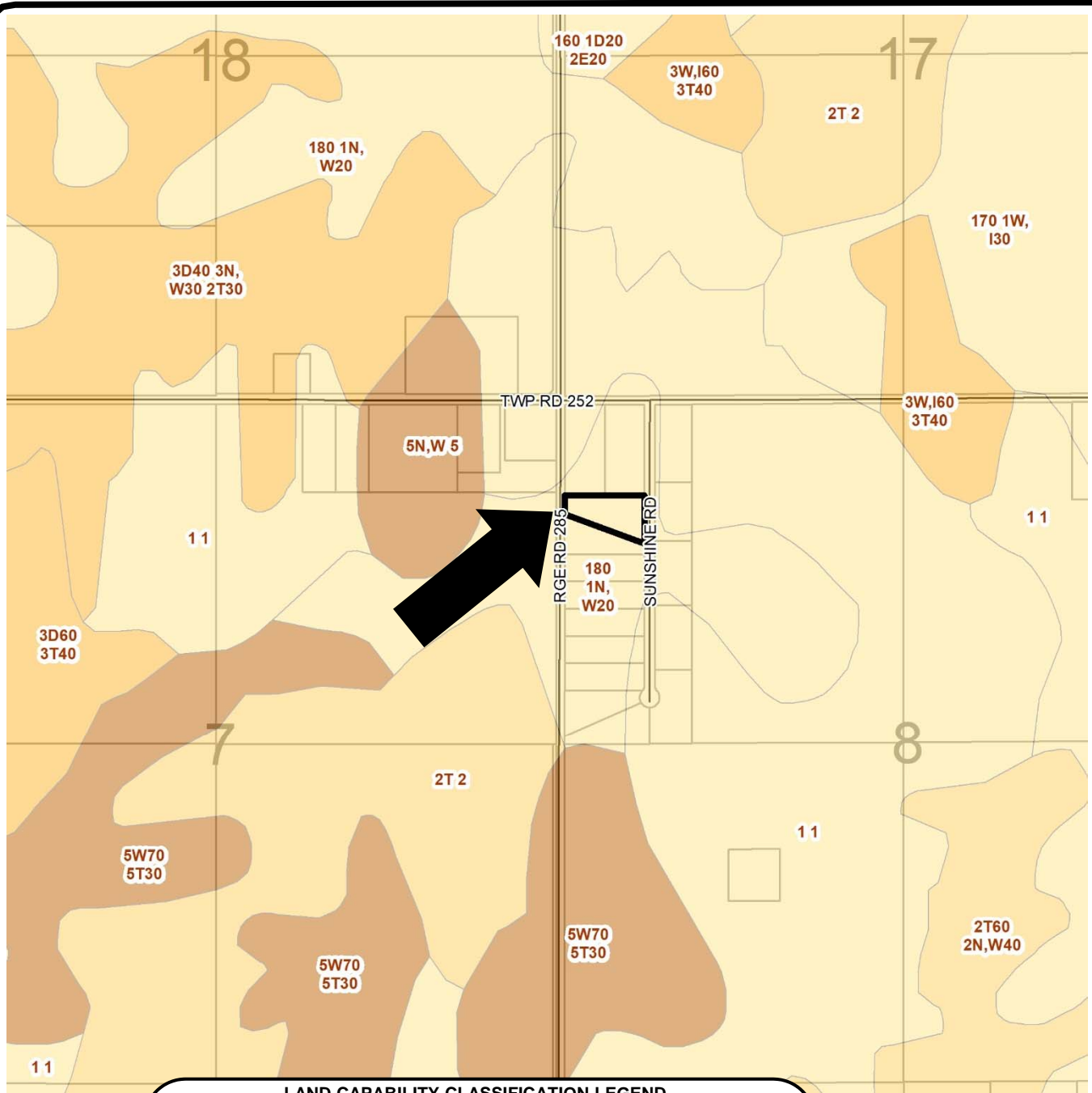


Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

Date: Dec 18, 2019

Division # 5

File: PL20190201 - 05308009



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

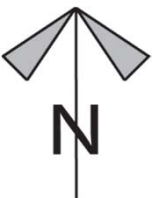
CLI Class

- 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

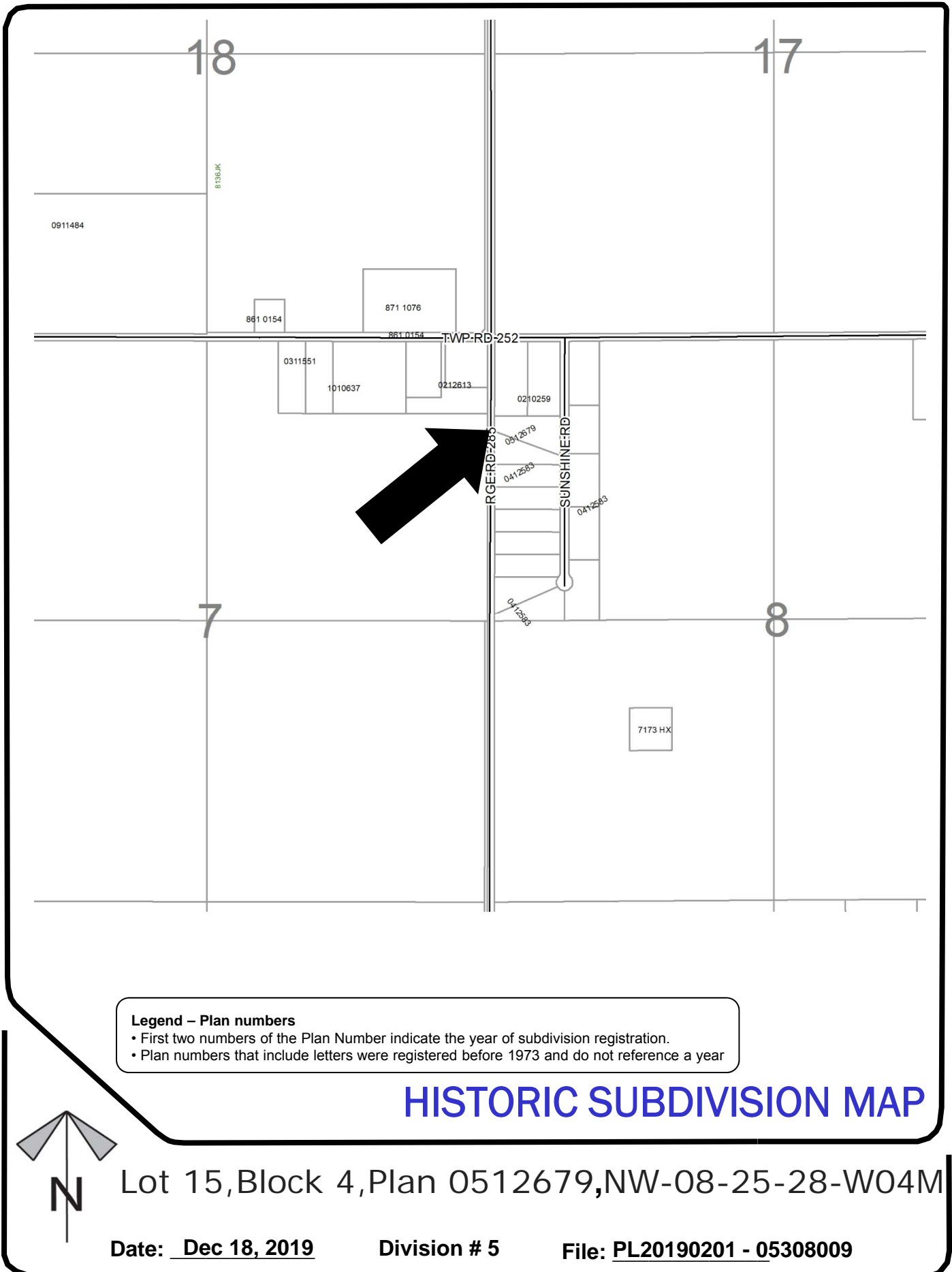


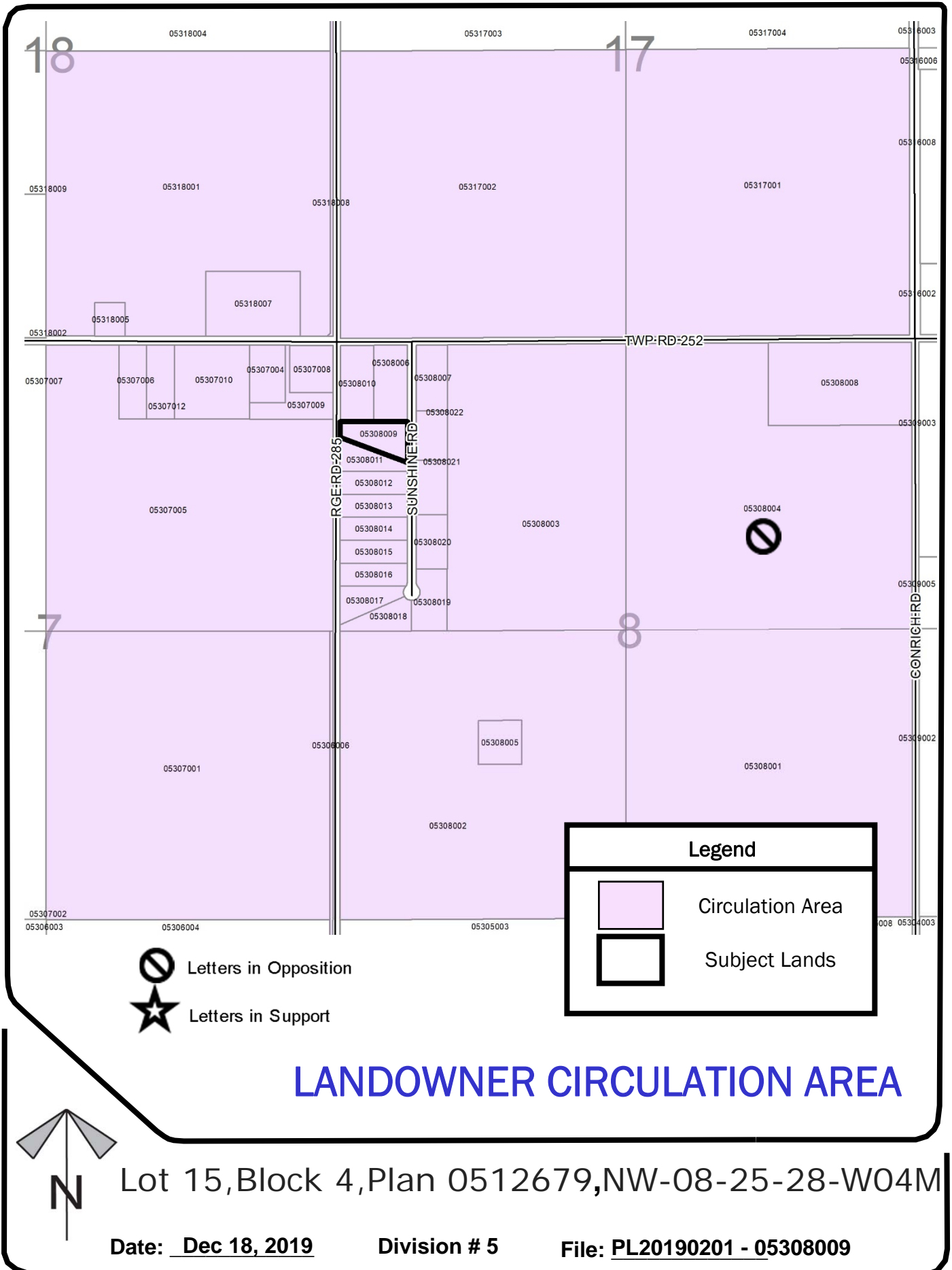
Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M

Date: Dec 18, 2019

Division # 5

File: PL20190201 - 05308009





March 18, 2020

Planning Services Department
Rocky View County
262075 Rocky View Point
ROCKY VIEW COUNTY, AB
T5A 0X2

Attention: Xin Deng xdeng@rockyview.ca

Dear Sir:

RE: File # 05308009, Application #PL20190201, Division 5

We are opposed to this application for the following reasons.

The subdivision land use is R2 and all the surrounding developments from 1 to 16 are R2 and all are in non-compliance with R2 zoning.

I understood the access for these lots were to be off Sunshine Road. Why are there also accesses off Township 285? Have these been approved by Rocky View.

At present, the following uses are housed on these lots.

Auto wrecking
Heavy truck parking
Mounds of hauled in dirt
Soil storage
Wetlands filled in
Heavy equipment storage
Oversized shops on all parcels

All of the above are in non-compliance with R2. How did this happen? If you allow this application every lot in this subdivision will apply for similar uses and you will have created an industrial park outside of your area structural plan. This subdivision was for country living, not for any of the above uses.

I strongly recommend that this application be denied and that Bylaw Officers are instructed to get all parcels from Lots 1 to 16 in compliance with their designated zones, which I believe is R2.

Thank you for allowing my comments in opposition to this application.

Yours truly,

Salvin Handel
5910 50 Avenue SE

[REDACTED]



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 9, 2020	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06836003	APPLICATION: PL20190196
SUBJECT:	Redesignation Item – From Ranch and Farm District to Industrial – Industrial Activity District	

POLICY DIRECTION:

The County Plan.

EXECUTIVE SUMMARY:

This application is to redesignate a ±10.58 acre (±4.28 hectare) portion of SE-36-26-04-W5M from Ranch and Farm District (RF) to Industrial – Industrial Activity District (I-IA) to accommodate a proposed highway maintenance facility.

Council gave first reading to Bylaw C-8027-2020 on March 10, 2020.

One letter raising concern with the proposal was received in response to eight 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 County Plan;
- All other technical matters required at this stage of the application process are satisfactory.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

DATE APPLICATION RECEIVED:	December 16, 2019
DATE DEEMED COMPLETE:	February 11, 2020

PROPOSAL:	To redesignate a portion of the subject land from Ranch and Farm District to Industrial – Industrial Activity District (I-IA) to accommodate a proposed highway transportation maintenance facility.
LEGAL DESCRIPTION:	Portion of SE-36-26-04-W05M
GENERAL LOCATION:	Located approximately 0.81 km (1/2 mile) south of Big Hill Springs Road on the west side of Range Road 40.
APPLICANT:	Dillion Consulting Ltd.
OWNERS:	J Ian and Donna M Airth
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF)
PROPOSED LAND USE DESIGNATION:	Industrial – Industrial Activity District (I-IA)
GROSS AREA:	± 159.46 acres

Administration Resources

Johnson Kwan and Prabh Sodhi, Planning and Development Services



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

Class 4H75, 6W25 – Severe limitations due to temperature limiting factor and excessive wetness.

BACKGROUND:

The proposal is located approximately 2.5 miles (\pm 4.0 km) south-east of the Highway 22 and Highway 567 intersection. The County Plan identifies the Highway 22 and Highway 567 intersection as a Highway Business Area, but no drafting of an area structure plan for this intersection has yet been directed by Council.

Redesignation to the proposed Industrial – Industrial Activity land use would allow a range of industrial activities, which would accommodate the highway maintenance facility.

The Applicant proposes that the following development would take place on-site:

- One, single storey maintenance building with a five-bay shop, wash bay and office space;
- Storage of graders and snow plows;
- Indoor storage of sand and salt in a fully contained building;
- Unloading and loading activities of salt sand materials that will take place indoors;
- Truck activity will peak during extreme winter weather events, where emergency services are required on the highway network in the area.

The proposed tenant also provides the following services off-site: snow and ice control, surface and right-of-way maintenance, sign installation, inspection and upkeep, vegetation management, barrier installation and presentation, as well as traffic accommodation and emergency response.

POLICY ANALYSIS:

County Plan

The County Plan requires applications outside of a business area to provide a rationale that justifies the proposed location (Policy 14.21). The Applicant has identified that the proposed tenant, Volker Stevin Highways Ltd., currently leases land at the County's Cochrane Gravel Pit to accommodate its highway maintenance facility. The current facility service area includes highways within Rocky View County, Cochrane, Mountain View County and the Municipal District of Bighorn. The lease with the County is due to expire and the Applicant understands that it will not be renewed and so a new site is required.

In submitting this application, the Applicant notes the proposed site is suitable for reasons including its proximity to the highway network, its remoteness from established residential areas where traffic impacts could be greater, and the potential for future land ownership. It is considered that the Applicant has demonstrated sufficient rationale for the development's location and that the proposal accords with Policy 14.21 of the County Plan.

The County Plan (Policy 14.22) requires business development outside of a business area should:

- a. be limited in size, scale, intensity and scope;
- b. have direct and safe access to a paved County road or Provincial Highway;
- c. provide a traffic impact and intersection assessment; and
- d. minimize adverse impacts on existing residential, business, or agricultural uses.

The proposed redesignation is approximately 10 acres in size. Although the current access to the property (Range Road 40) is not paved, the Applicant indicated that any future road and/or intersection upgrades will be addressed at the Subdivision and/or Development Permit stage.



The Applicant submitted the following technical studies in support of the application:

- Transportation Impact Assessment Memo and Access Summary Letter
- Geotechnical investigation
- Conceptual Stormwater Management Report
- Water and wastewater servicing will be haul in and out from the site.

The surrounding quarter sections to the north are designated as Natural Resource Industrial District (NRI), intended for future gravel extraction. The Applicant indicated that future development will address the Agricultural Boundary Design Guidelines and interface with surrounding areas.

The application is considered to be consistent with the business development policies within Section 14 of the County Plan, as cited above and all technical matters could be addressed at future subdivision and development permit stage.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8027-2020 be given second reading.
 Motion #2 THAT Bylaw C-8027-2020 be given third and final reading.
- Option # 2: That application PL20190196 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-8027-2020 and Schedule A
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 567. Presently, the application does not appear to comply with any category of Section 14 of the Regulation.</p> <p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. As indicated in the TIA, the intersection of Highway 567 / Range Road 40 will be upgraded to a Type IIIa intersection.</p> <p>Construction of the upgrades will require a roadside development permit from Alberta Transportation. An application, including design drawings should be submitted as part of future subdivision.</p> <p>Alberta Transportation has no objection to this proposal and is prepared to grant a variance of Section 14 of the Subdivision and Development Regulation, at the time of subdivision application.</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. As per the application, the applicant is proposing to : <ul style="list-style-type: none"> PL20190196 (Redesignation): To redesignate a portion of the subject land (± 10.58 ac) from Ranch and Farm District (RF) to Industrial - Industrial Activity District (I-IA) District to accommodate a proposed Highway Transportation Maintenance Facility. PL20190195 (Subdivision): To create a ± 10.58 ac parcel with a ± 148.88 remainder. <p>Geotechnical:</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant is required to provide a geotechnical report prepared by a qualified professional geotechnical engineer that provides recommendations and direction on the design and construction of upgrades to the road network and any stormwater infrastructure if warranted by the Stormwater Management Report. <p>Transportation:</p> <ul style="list-style-type: none"> As per GIS review, the parcel does not have physical access to a developed county road at this time. The proposed development can gain access by extension of Range Road 40 south within the road



AGENCY	COMMENTS
	<p>allowance for a distance of approximately +/- 125 m up to the proposed site access point on the subject lands.</p> <ul style="list-style-type: none"> • The applicant provided a Traffic Impact Assessment memo for the proposed development prepared by Sedulous Engineering Inc. The TIA indicates that the resulting traffic on this road will mainly comprise of heavy vehicles due to the nature of this development. Improvements to the provincial highway network (Type IIIA intersection improvement at Highway 567 and Range Rd 40) are proposed as per this TIA. The TIA also proposes minimizing improvements to Range Road 40 due to the anticipated adjacent mining activities however engineering recognizes the need for Range Road 40 to be widened as the current width of the road may not be able to safely accommodate 2-way heavy vehicle traffic from the proposed development and the timing of the adjacent mining activities is unknown at this time. • As a condition of subdivision, the Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following: <ul style="list-style-type: none"> ○ Upgrade Range Road 40 from Highway 567 to the access point of the subject lands (approx. 900 m) to a Regional Low Volume Standard in accordance with the County Servicing Standards; and ○ Upgrade the intersection of Range Road 40 and Highway 567 to a Type IIIA standard in accordance with AT requirements and the approved TIA. This includes but is not limited to: <ul style="list-style-type: none"> i. cul-de-sac bulb at the termination point of Range Road 40; ii. Road approach(es) for the proposed Lot 1 and Remainder Lot from Range Road 40; iii. Appropriate signage; iv. Dedication of necessary easements and rights-of-ways; v. Implementation of the recommendation of the geotechnical report; vi. Implementation of the recommendations of the ESC Plan; and vii. Implementation of the recommendations of the Construction Management Plan. • As a condition of future development permit, the applicant is required to coordinate with Roads for the need of a Road Use Permit for the construction of the proposed facility. • As the proposed Lot 1 is considered "first parcel out of a previously un-subdivided parcel", TOL shall be deferred at this time.



AGENCY	COMMENTS
Transportation Services	Sanitary/Waste Water:
	<ul style="list-style-type: none"> The applicant has indicated the use of haul out holding tanks for sewage disposal. Engineering has no concerns with this approach as it is in accordance with Policy 449
	Water Supply And Waterworks:
	<ul style="list-style-type: none"> The applicant has indicated the hauling in of water for the development. Engineering has no concerns with this approach as the use of cisterns and a trucked service is recommended to supply non-residential use. As an advisory condition, all commercial licenses for water supply from AEP shall be the responsibility of the applicant.
	Storm Water Management:
	<ul style="list-style-type: none"> As a condition of subdivision, the applicant shall be required to provide a Stormwater Management Report completed by a professional Engineer. The stormwater management report shall provide a design of the development's stormwater management system as per county servicing standards. At future Development Permit stage, the applicant shall be required to provide a Site Specific Stormwater Implementation Plan as per county servicing standards.
	Environmental:
	<ul style="list-style-type: none"> The applicant indicated that a comprehensive Environmental Management Plan will be prepared to address material storage, groundwater monitoring, and site activities in accordance with provincial regulatory requirements. At future development permit stage, the applicant shall submit the indicated plan for review and approval by the county. Based on GIS review, no wetlands appear to be present on the subject lands.
	<ul style="list-style-type: none"> Applicant to confirm access to development / subdivided lots. Recommend a Traffic Impact Assessment (TIA) to confirm if traffic generated from the development/business will require upgrade to County Road Network. Application involves Development along Alberta Transportation Road Allowance. Therefore recommend applications to be circulated to Alberta Transportation for review and comments. Rge Rd 40 needs to be upgraded to a regional low volume road from Hwy 567 to the proposed facility.



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Agricultural & Environmental Services	If approved, the application of the Agricultural Boundary Design Guidelines will be necessary to buffer the industrial land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.

Circulation Period: January 3, 2020 to January 24, 2020 (Revised February 24, 2020)

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



ROCKY VIEW COUNTY

BYLAW C-8027-2020

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-8027-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 68 and 68-NE of Bylaw C-4841-97 be amended by redesignating portion of SE-36-26-04-W05M from Ranch and Farm District to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Portion of SE-36-26-04-W05M is hereby redesignated to Industrial – Industrial Activity District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8027-2020 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: 9

File: 06836003 - PL20190196

READ A FIRST TIME IN COUNCIL this 10th day of March , 2020

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 20

READ A SECOND TIME IN COUNCIL this day of , 20

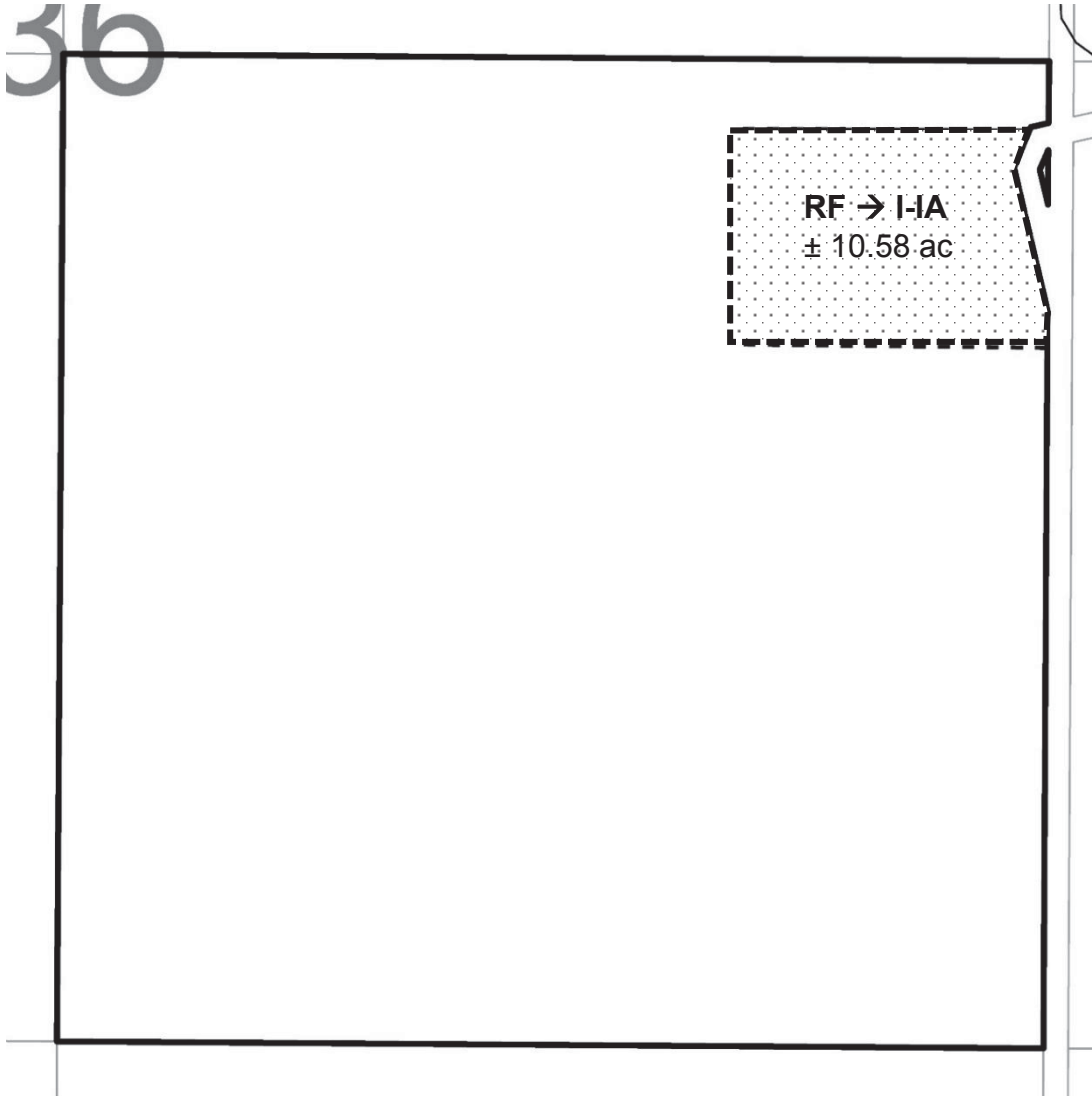
READ A THIRD TIME IN COUNCIL this day of , 20

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8027-2020

AMENDMENT

FROM Ranch and Farm District (RF) TO Industrial – Industrial Activity District (I-IA)



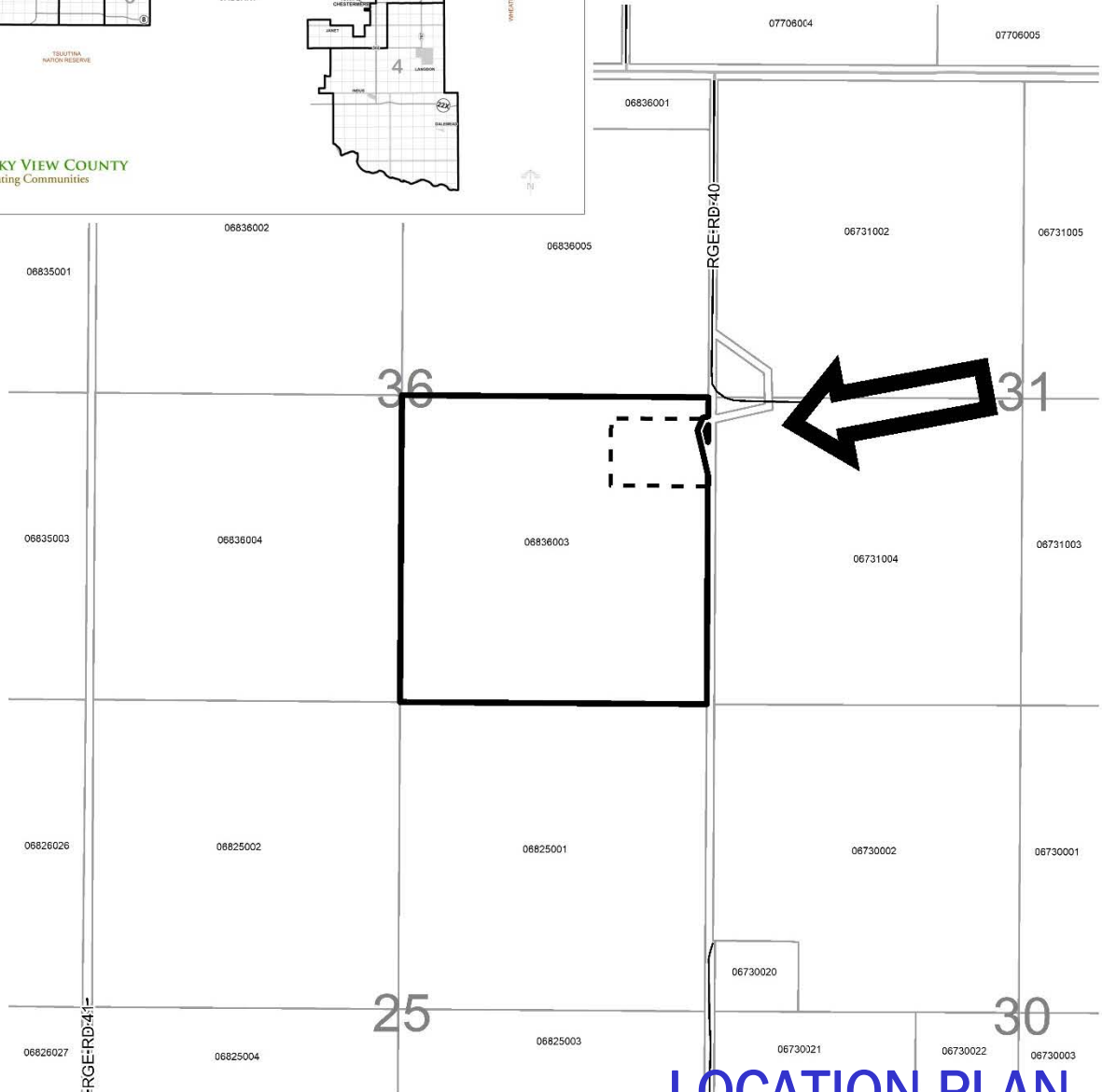
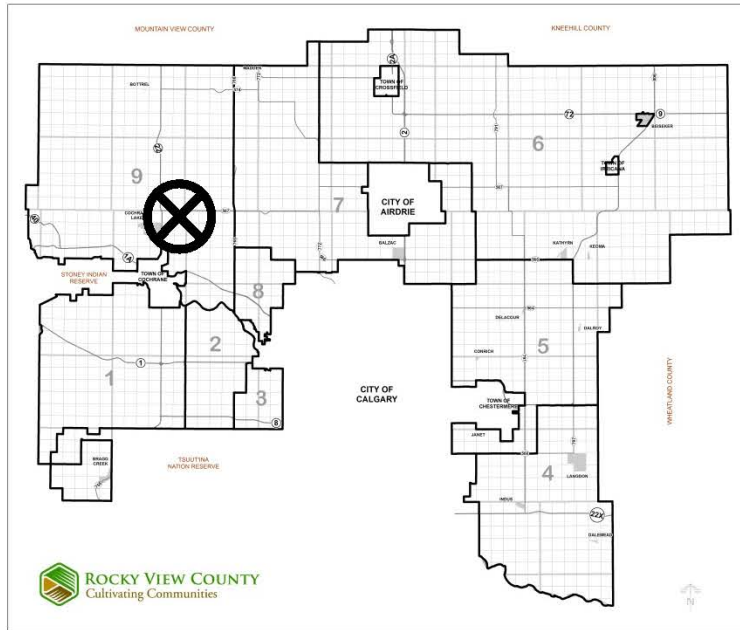
Subject Land _____

LEGAL DESCRIPTION: Portion of SE-36-26-04-W05M

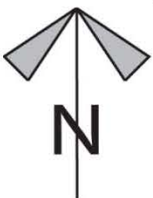
ROCKY VIEW COUNTY

FILE: 06836003 - PL20190196

DIVISION: 9



LOCATION PLAN

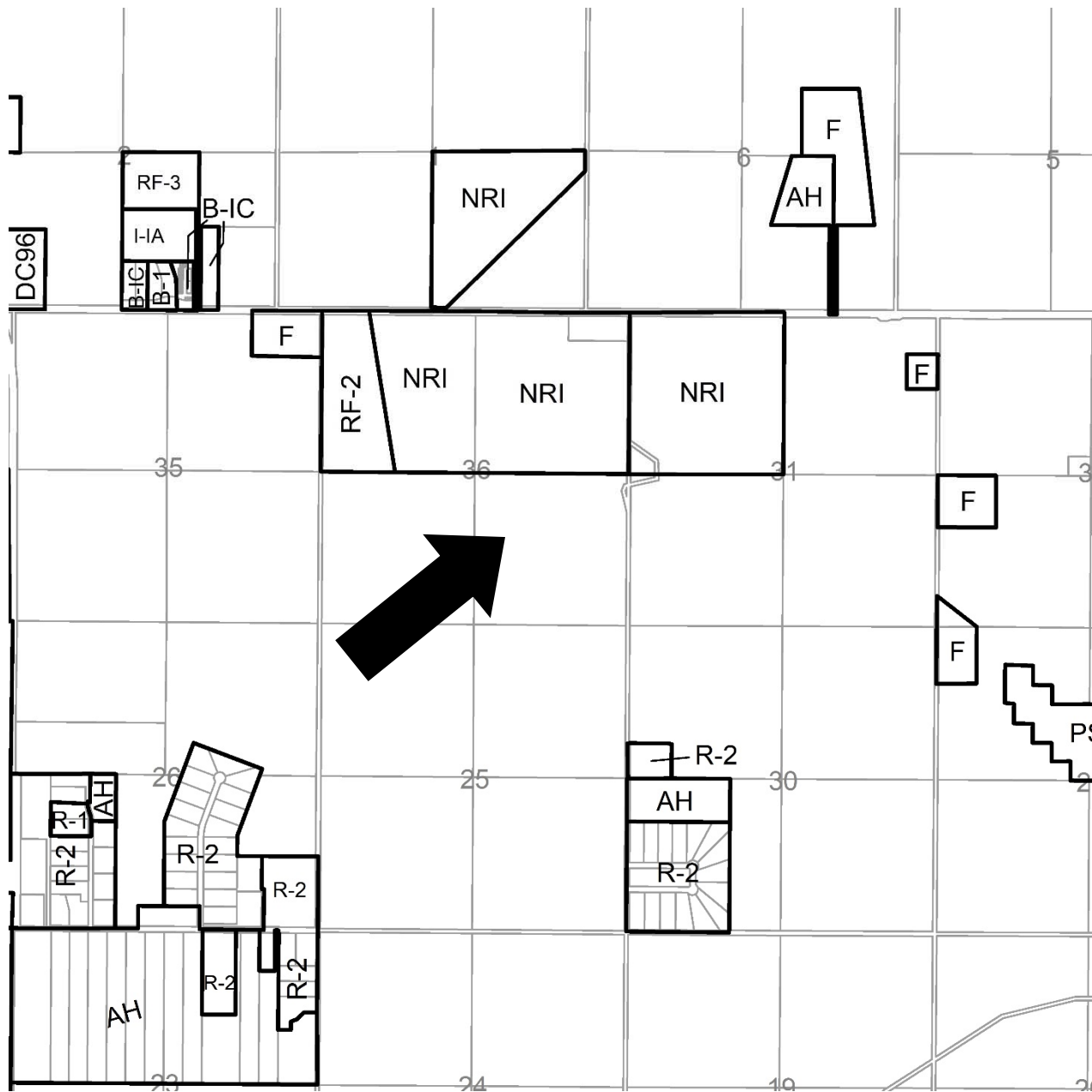


SE-36-26-04-W05M

Date: Dec 19, 2019

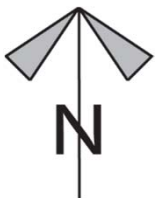
Division # 9

File: 06836003



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



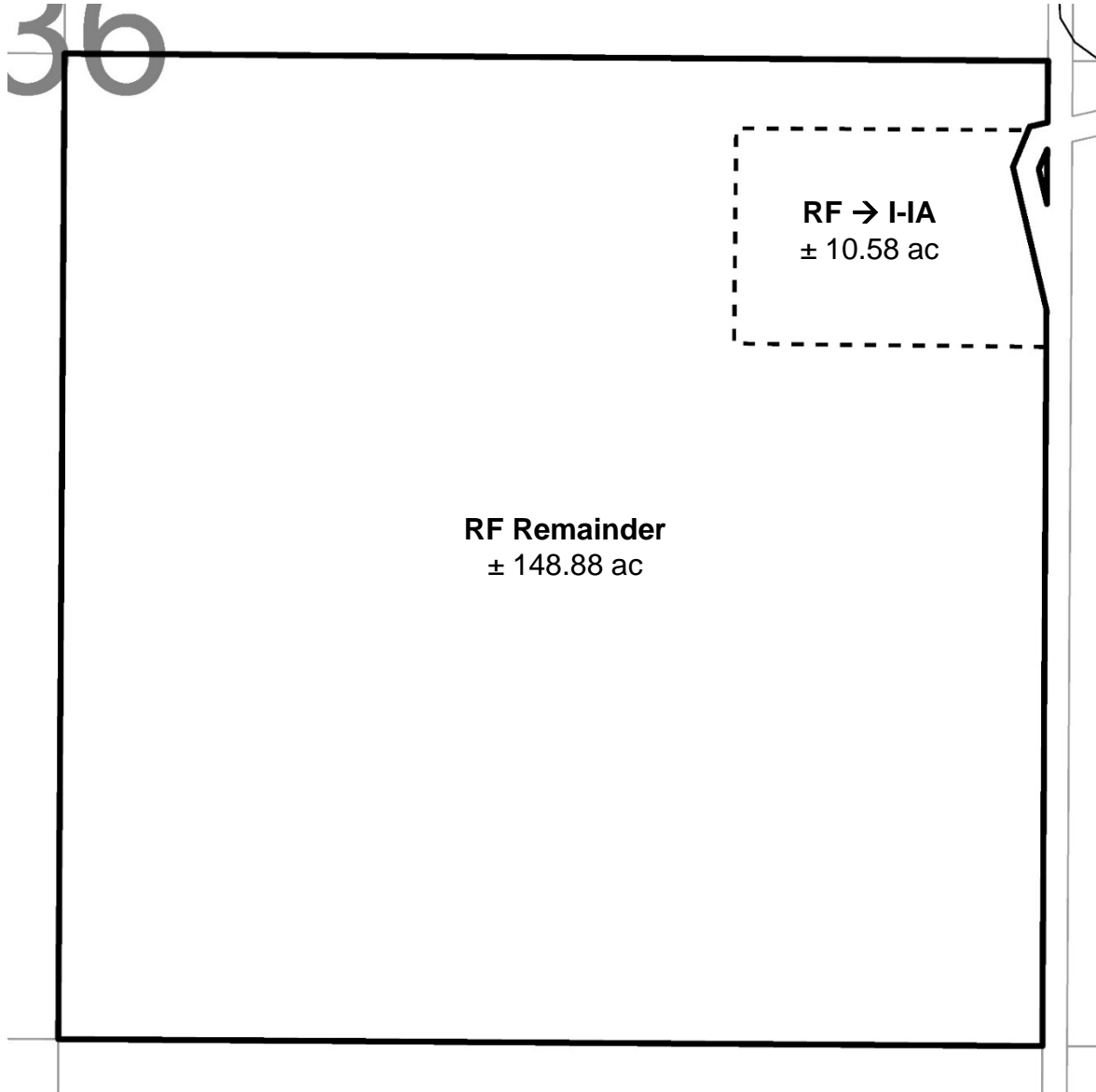
SE-36-26-04-W05M

Date: Dec 19, 2019

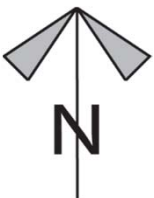
Division # 9

File: 06836003

PL20190196 Land Use Redesignation: To redesignate a portion of the subject lands (± 10.58 ac) from Ranch and Farm District (RF) to Industrial – Industrial Activity District (I-IA) to accommodate a Highway Transportation Maintenance Facility.



DEVELOPMENT PROPOSAL



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

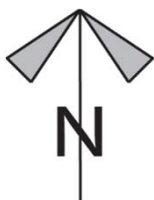
File: 06836003



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

AIR PHOTO

Spring 2018

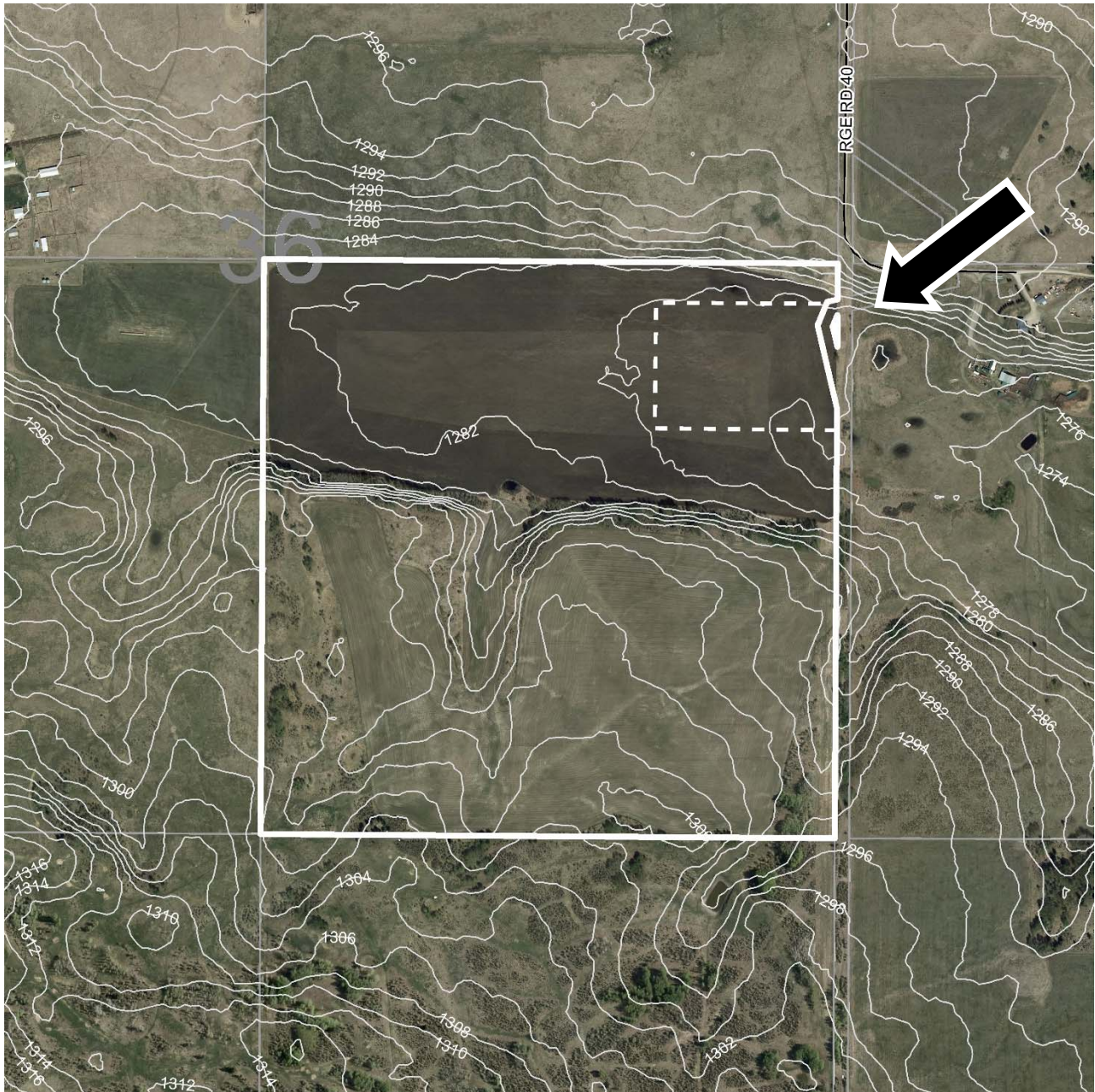


SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

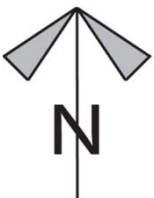
File: 06836003



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

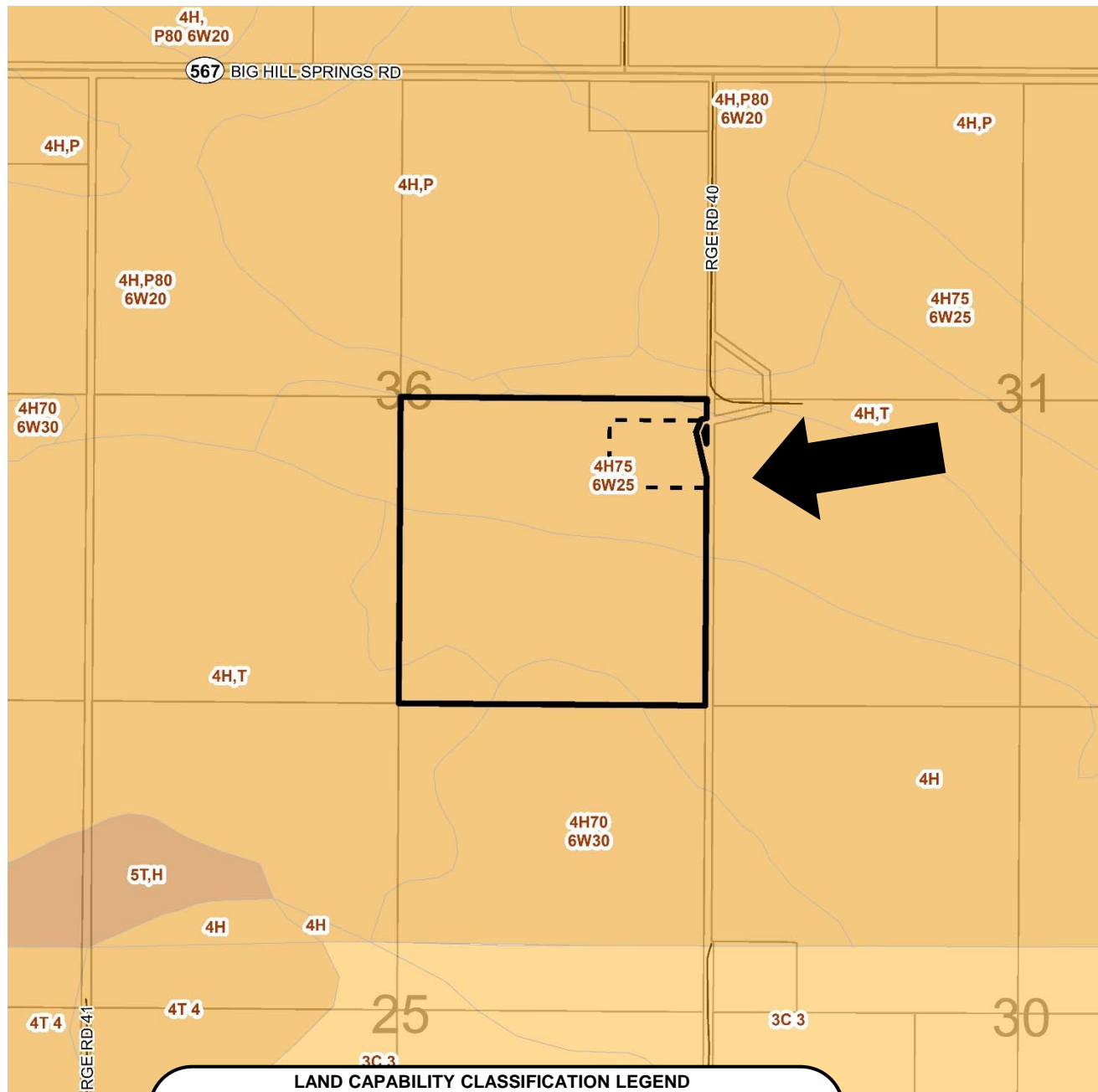


SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003

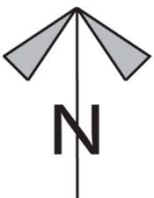


LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high sodicity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

SOIL MAP



SE-36-26-04-W05M

Date: Dec 19, 2019

Division # 9

File: 06836003

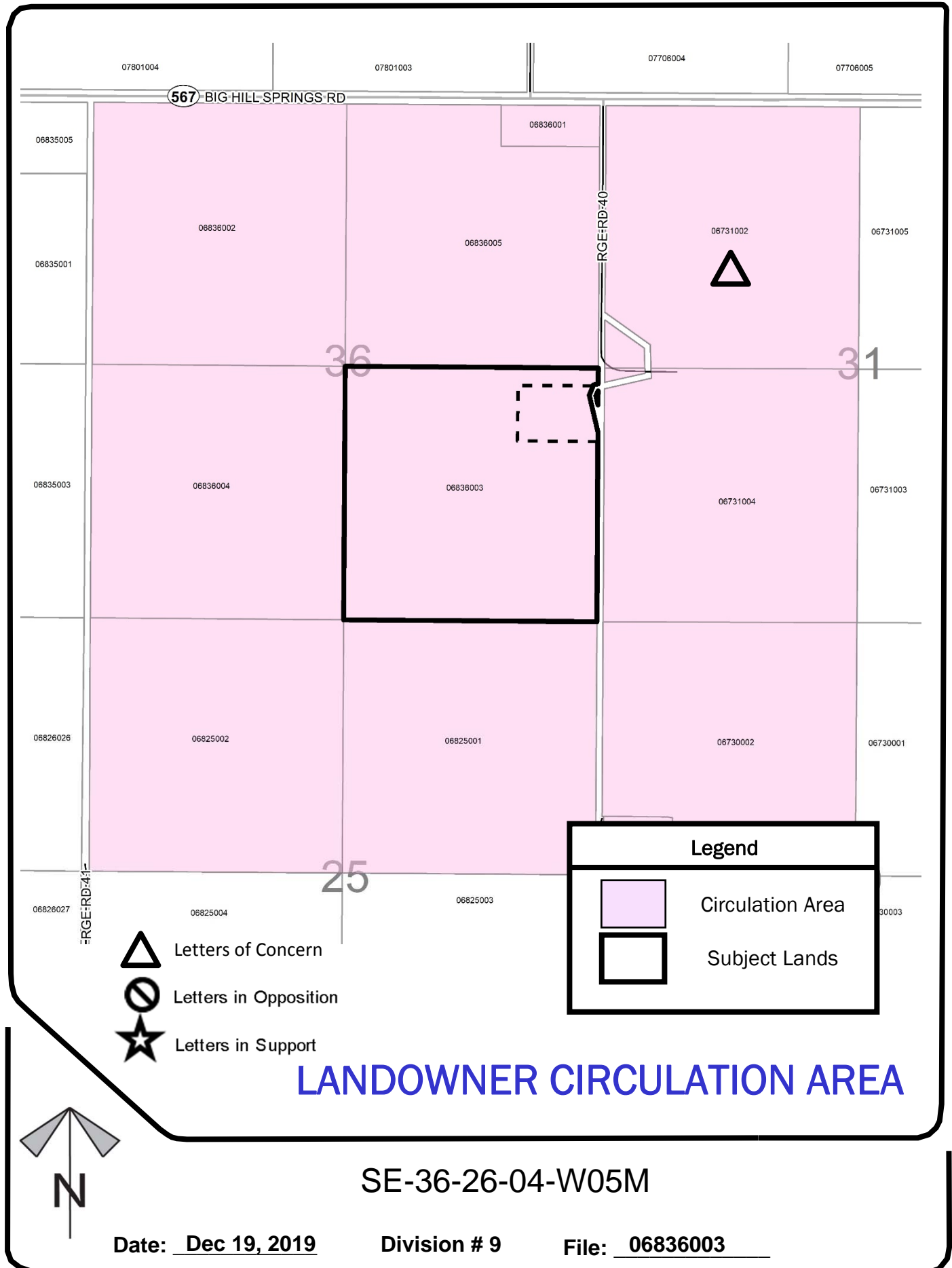
**Legend – Plan numbers**

- 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-36-26-04-W05M

Date: Dec 19, 2019Division # 9File: 06836003





Ken Venner
Partner
 BA, RPP, MCIP

d | 403 692 4530
 c | 403 614 2185
 kvenner@bapg.ca

March 31st, 2020

Our File: C2261
 RVC File: PL20190195/6

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

Attn: Johnson Kwan – Senior Planner

Re: Application to redesignate a portion of SE 36-26-4-W5M to accommodate a proposed Highway Transportation Maintenance Facility
 Volker Stevin (*Ian & Donna Airth*)

Dear Johnson,

On behalf of 1410266 Alberta Ltd. (*Mountain Ash Limited Partnership*), **B&A** Planning Group appreciates opportunity to provide comment on the above-captioned matter.

The development of highway maintenance facilities within key, strategic locations can enable Alberta Transportation to maintain the quality & safety of the Provincial transportation network – which provides benefit to all constituents of Rocky View County and Alberta. As such, the principle motivation of this proposed land use amendment is a noble one.

However, Mountain Ash has secured and adopted Master Site Development Plan (MSDP) and land use amendment to develop an aggregate mining, extraction and processing operation to be developed within the quarter section adjacent to the subject lands. This proposed highway maintenance facility has not been contemplated within the context of the adopted Summit Pit MSDP and associated NRI land use amendment application affecting NW 31-26-3-W5M, and as such, Mountain Ash believes it would compromise the success of aggregate operations therein.

Accordingly, Mountain Ash wishes to express concern with this proposed land use amendment.

Mountain Ash's 'The Summit Pit':

Mountain Ash Limited Partnership (*Mountain Ash*) owns the NW 31-26-3-W5M and has secured approval from Council of The Summit Pit Master Site Development Plan (MSDP) and a land use amendment (NRI) which anticipates the development of an aggregate mining, excavation & processing operation. The 'Summit Pit' will be regulated by the County in accordance with the conditions of a series of phased development permit applications anticipated to prescribe four (4) phases of aggregate operations (*in addition to various Provincial statutes and regulations*). The adopted Summit Pit MSDP establishes a





comprehensive set of 'best in class' performance standards that Mountain Ash will be held accountable to in order to mitigate potential negative impacts for surrounding agricultural parcels. Very recently, Mountain Ash submitted a second MSDP and land use amendment application contemplating a minor expansion of the existing approval area and expects to be in front of Council at public hearing to present the revised applications some time before the end of 2020.

The Big Hill Springs Producer's Group:

Mountain Ash is a member of the Big Hill Springs Aggregate Producers Group (BHSAPG). This producer's group was formed at the direction of Rocky View County Council in response to review of simultaneous requests by McNair Sand & Gravel, Lafarge, and Mountain Ash for consideration of multiple aggregate Master Site Development Plans and NRI land use amendments all situated within the same location of the County.

In consideration of the three (3) simultaneous aggregate proposals, Council directed each aggregate proponent to adopt joint-operating standards designed to manage cumulative impacts to the surrounding area such as site access, truck haul routes, ongoing monitoring programs for groundwater, air quality, noise quality, coordination of landscaped screening buffers, specific site operations and ongoing communications. These joint standards are anticipated to be an effective tool to maintain harmony between aggregate operations and the adjacent agricultural parcels.

Although it is acknowledged that Council's coordinated adoption of the three (3) land use amendments for each of the Big Hill Springs Aggregate Producers Group are presently under legal review, Mountain Ash is confident that the County's ongoing appeal to the Courts in this regard will be successful.

Concerns relative to Range Road 40:

From Mountain Ash's perspective, the location of this proposed highway maintenance facility will compromise the success of aggregate operations as described below:

- As per the adopted Summit Pit MSDP and NRI land use amendment, MALP expects to upgrade the Hwy 567 intersection to a Type IVC standard and construct a \pm 400 m portion of Rge Rd 40 with a paved road in accordance with the County's Servicing Standards. The internal haul route within the Summit Pit will orient to this main access point.
- As part of the Phase 4 aggregate operations proposed within the Summit Pit, there is opportunity for Mountain Ash to effectively 'mine through' the existing Rge Rd 40 ROW to remove the aggregate deposits underlying the southern \pm 400 m of the Rge Rd 40 road allowance, with resulting economic benefit to the County. Subsequently, Mountain Ash would establish the 'final' grade of the Rge Rd 40 statutory road allowance and reconstruct it concurrent with The Summit Pit's Phase 4 reclamation plan.
- Similarly, there is opportunity for Lafarge to maximize the amount of aggregate to be extracted from the Phase 4 operations within the Hughes Pit situated on the opposite side of



the Rge Rd 40 road allowance by mining up to the edge of the ROW (*i.e. within the prescribed 15 m mining setback as per the NRI district*).

- Should Council approve the proposed land use amendment, the development of the Volker Stevin Highway Maintenance Facility would necessitate the immediate upgrade of the entire ± 800 m of Rge Rd 40 thereby eliminating the opportunity for Mountain Ash to excavate the aggregate underlying the road allowance concurrent with their Phase 4 aggregate operations.
- Similarly, at the conclusion of aggregate operations of within both The Summit Pit and The Hughes Pit, the final grades within each 'reclaimed' site is likely to be at least 15 m (50 ft) lower than the base elevation of Rge Rd 40 (*as upgraded by Volker Stevin*). The resulting 'egg carton' profile of the Rge Rd ROW would be unsightly and potentially unsafe.

Concerns relative to the BHSAPG's Joint-Operating Standards

As previously mentioned, Council directed the Big Hill Springs Aggregate Producers Group adopt joint-operating standards to manage cumulative impacts to the surrounding area such as site access, truck haul routes, ongoing monitoring programs for groundwater, air quality & noise, coordination of landscaped screening buffers and hours of operation. These operating standards are essential to limit potential for land use conflicts between aggregate operations and the surrounding agricultural landowners.

Mountain Ash is concerned that operations within the highway maintenance facility may not be held to the same standard as the aggregate operations, and as such, create an inequity between the Mountain Ash and Volker Stevin. Likewise, Mountain Ash is concerned that complaints from residents arising from operations within the highway maintenance facility could be confused for operations within The Summit Pit, and as such, compromise the good will that Mountain Ash has worked hard to secure from surrounding landowners.

County Plan Policy

Section 14.22 of the County Plan establishes a policy expectation that requires a proposal for new business development within a property that is not located within an identified business area as illustrated by Map 1 should:

- a. be limited in size, scale, intensity, and scope;
- b. have direct and safe access to a paved County road or Provincial highway;
- c. provide a traffic impact and intersection assessment; and
- d. minimize adverse impacts on existing residential, business, or agricultural uses.**

As described previously, Mountain Ash has made a significant investment to prepare the comprehensive MSDP and Land Use Amendment applications to secure planning permission to advance a development permit for aggregate operations. And notwithstanding Mountain Ash has not yet applied for development permit for their aggregate operations, Council has deemed their lands as being appropriate for a gravel extraction 'land use' which, for the reasons outlined



within this letter, Mountain Ash believes will be adversely impacted by the potential co-location of a highway maintenance facility.

Mountain Ash's Request

As discussed, Mountain Ash believes that this proposed highway maintenance facility has not been contemplated within the development context of the adopted Summit Pit MSDP and associated NRI land use amendment application affecting NW 31-26-3-W5M. Accordingly, Mountain Ash believes that the development of a highway maintenance facility within the SE 36-26-4-W5M would compromise the ultimate success of The Summit Pit's future aggregate operations. For this reason, Mountain Ash would prefer that Council not support this land use amendment application.

Notwithstanding, Mountain Ash acknowledges that the motivation to establish a highway maintenance facility within this general location of Rocky View County is a good one. As such, should Council wish to approve this land use amendment application, Mountain Ash is prepared to collaborate with Volker Stevin to facilitate access for the proposed highway maintenance facility via a private access driveway to be constructed along an alignment within The Summit Pit as per the attached illustration. Such a temporary access arrangement could enable access to the maintenance facility without requiring an immediate upgrade to Rge Rd 40 – which would allow Mountain Ash to mine the aggregate underlying the road allowance before eventually reconstructing the road at its final grade. At such time, access to the maintenance facility could be provided by the upgraded Rge Rd 40.

Should Volker Stevin be willing to collaborate to achieve this interim vs. ultimate access scenario above-referenced, Mountain Ash would be willing withdraw this statement of concern to this proposal, as amended.

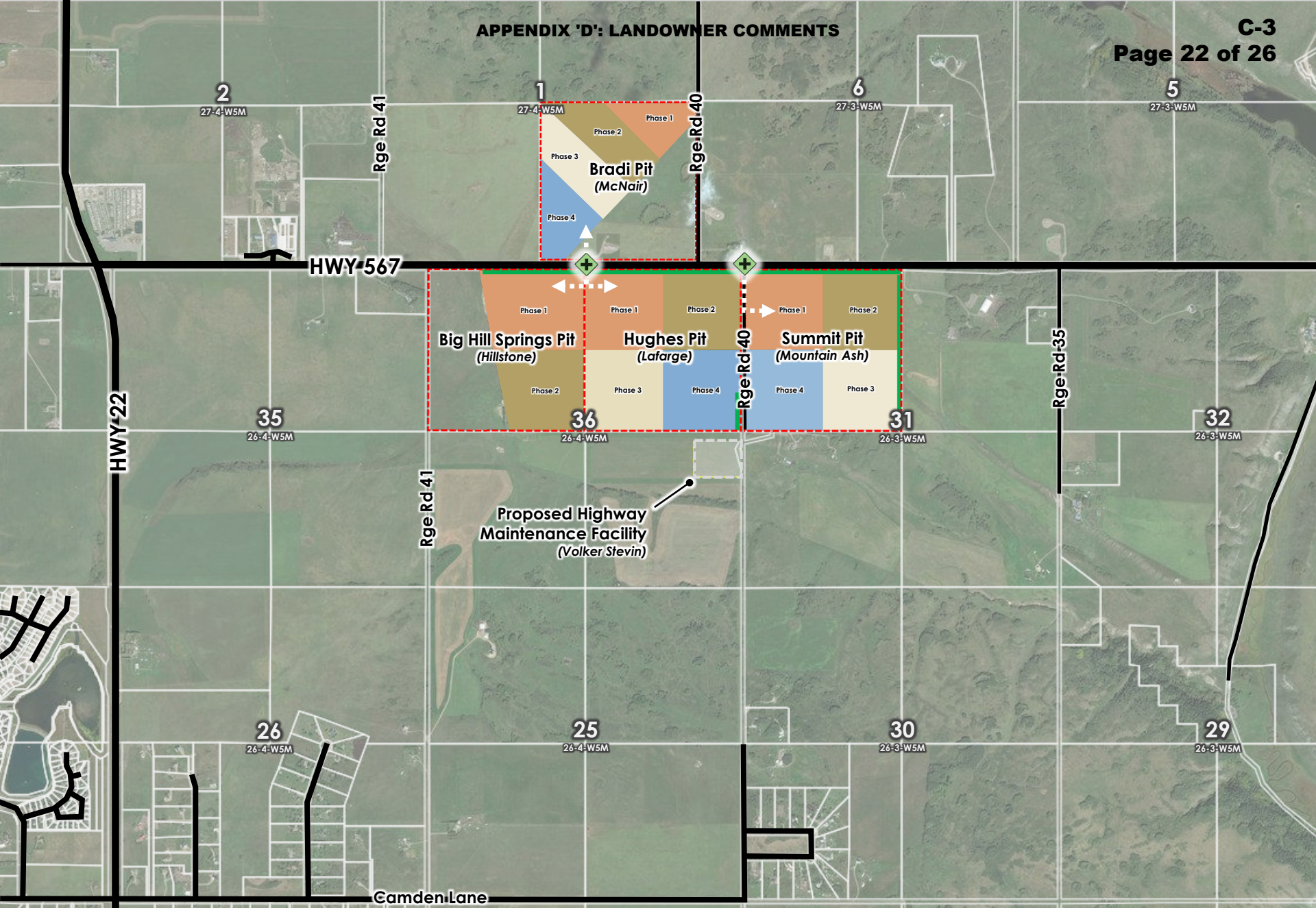
On behalf of Mountain Ash Limited Partnership, we thank you for this opportunity to provide our perspective on this proposed land use amendment and would appreciate you keeping us apprised as the application continues to advance through the County's administrative review process. Please feel free to contact me at your convenience should you require clarification relative to this matter and/or wish to discuss further.

Respectfully,

Ken Venner | RPP | MCIP

B&A Planning Group

cc. Bruce Waterman – 1410266 Alberta Ltd. (*Mountain Ash Limited Partnership*)
Tige Brady – TACT Group Inc.
Ian & Donna Airth
Volker Stevin

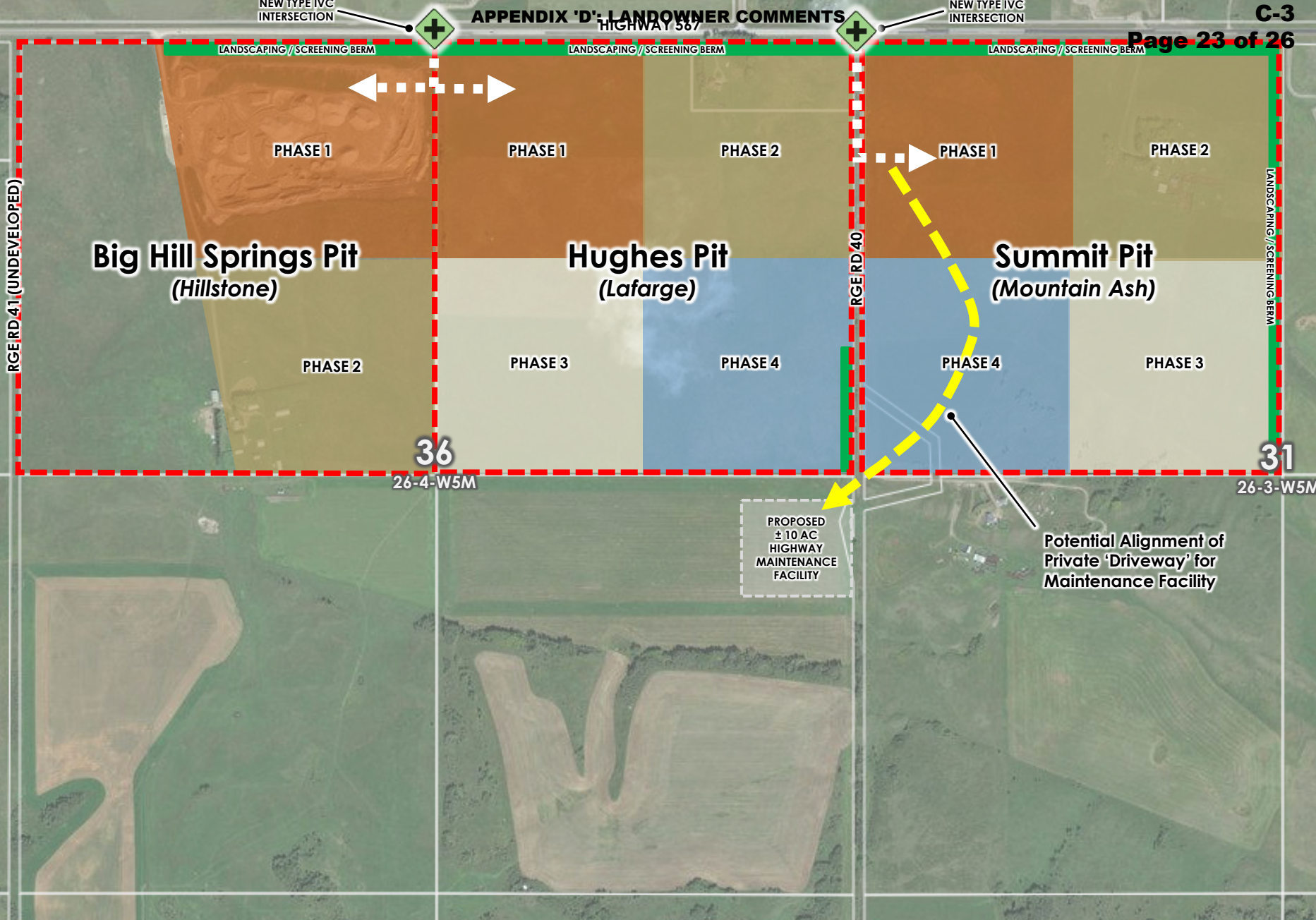


NEW TYPE IVC
INTERSECTION

APPENDIX 'D' - LANDOWNER COMMENTS

NEW TYPE IVC
INTERSECTION

C-3





Ken Venner
Partner
 BA, RPP, MCIP

d | 403 692 4530
 c | 403 614 2185
 kvenner@bapg.ca

May 27th, 2020

Our File: C2261
 RVC File: PL20190195/6

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

Attn: Johnson Kwan – Senior Planner

Re: Application to redesignate a portion of SE 36-26-4-W5M
 to accommodate a proposed Highway Maintenance Facility
 Volker Stevin (*Ian & Donna Airth*)

Dear Johnson,

On behalf of 1410266 Alberta Ltd. (*Mountain Ash Limited Partnership*), **B&A** Planning Group appreciates opportunity to provide comments on the above-captioned matter.

MALP understands this item will be presented to Council at a public hearing to occur during the regular Council meeting scheduled on June 9th, 2020. In response to administration's circulation of the proposed land use bylaw amendment, MALP submitted correspondence on March 31st, 2020 outlining specific concerns relative to the proposed land use amendment application as presented. MALP assumes this March 31st correspondence will be included in the June 9th Council agenda package.

MALP'S primary concern, as expressed in a March 31st, 2020 correspondence submitted to administration in response to the public notification, largely related to a desire to preserve a future option to "mine through" the existing Range Road 40 ROW to remove the aggregate deposits underlying the southern \pm 600 m the existing dead-end road. MALP expects this could create economic benefit to the County and would avoid an "egg carton" profile resulting from an elevation change between the finished road surface and the base of the reclaimed sites either side of the ROW (being the Summit and LaFarge Aggregate Pits) which would likely be in excess of \pm 15m (\pm 50 ft). This would not only be unsightly it could also be potentially unsafe.

MALP also wished to confirm that the development standards proposed to be followed by Volker Stevin relative to their proposed Highway Maintenance Facility with regards to water, noise, air and dust would be consistent with the standards to be followed by MALP as part of its commitments to the County and neighbours as contained within the adopted Summit Pit Master Site Development Plan.

As a result of collaborative discussions since the proposed bylaw received 1st reading, MALP and Volker Stevin have reached an agreement subject to certain conditions which would facilitate MALP withdrawing its March 31st, 2020 statement of concern with an expectation that Volker Stevin will accommodate the following considerations as part of their





development program to establish and operate their proposed Highway Maintenance Facility:

- 1) Upgrade Range Road 40 to a gravel standard in accordance with the requirements of the County Servicing Standards (subject to Council's approval of the proposed land use amendment);
- 2) Implement dust control measures along the entire portion of Range Road 40 which includes a gravel standard (e.g. calcium chloride application);
- 3) Upgrade the Highway 567/Range Road 40 intersection to a 'TYPE III' standard to the satisfaction of the County and Alberta Transportation;
- 4) Absolve MALP from any obligation to provide a 'cost recovery' as affecting the upgrade to Range Road 40 and the intersection at Highway 567 / Range Road 40;
- 5) Require equipment operating within the Highway Transportation Maintenance Facility to use "back up strobes" instead of sirens (where possible and practical);
- 6) Work collaboratively to accommodate an interim access arrangement should MALP wish to temporarily close the Range Road 40 ROW to enable MALP to mine the underlying aggregate deposits, subject to the approval of the County and the Province;
- 7) Operate their Highway Maintenance Facility in accordance with the all applicable municipal and Provincial requirements.

MALP must operate where the gravel resources exist, unlike a Highway Maintenance Facility which could theoretically locate anywhere along the highway network. MALP expects that, after 8 years and millions of dollars invested to secure planning approvals from the County to date, the proposed development of this Highway Maintenance Facility should comply with County Plan's Policy (Section 14.22) that requires it to minimize adverse impacts on existing residential, business or agricultural uses. With the considerations above referenced, MALP is prepared to welcome Volker Stevin as a neighbour and an adjoining business operator.

MALP wishes to thank Volker Stevin for its respectful consideration of development interests relative to the future operation of The Summit Pit. MALP has made a substantial investment in Rocky View County to secure a 'long-term' opportunity to extract aggregate resources from their property. From MALP's perspective, it is imperative that the County's ongoing land use decision making processes do not erode the potential for successful aggregate operations.

Please feel free to contact me at your convenience should you require clarification relative to this matter and/or wish to discuss further.

Respectfully,

Ken Venner | RPP | MCIP

B&A Planning Group



cc. Bruce & Carol Waterman – 1410266 Alberta Ltd. (*Mountain Ash Limited Partnership*)
Tige Brady – TACT Group Inc.
Ian & Donna Airth
Volker Stevin



PLANNING AND DEVELOPMENT SERVICES

TO:	Council	
DATE:	June 9, 2020	DIVISION: 5
TIME:	Afternoon Appointment	
FILE:	03331171/173/175-181	APPLICATION: PL20190189
SUBJECT:	Redesignation Item – Site-Specific Direct Control District Amendment	

POLICY DIRECTION:

The Interim Growth Plan, Calgary/Rocky View Intermunicipal Development Plan, Janet Area Structure Plan, Patton Conceptual Scheme, and the Land Use Bylaw.

EXECUTIVE SUMMARY:

This application proposes a site-specific amendment to Direct Control Bylaw 76 (DC 76) in order to amend the list of uses to include Cannabis Facility, Cannabis Cultivation, and Cannabis Retail Store. The uses are proposed to apply to Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M only. Council granted first reading to Bylaw C-8005-2020 on January 28, 2020.

The following is a summary of the application assessment:

- The proposed uses are consistent with the existing uses within DC 76;
- The application is consistent with the relevant statutory plans and policies; and
- There are no outstanding technical matters, any future concerns can be mitigated at Development Permit stage.

The application was circulated to 258 adjacent landowners; one letter of objection and three letters of opposition were received (Appendix E). The application was also circulated to several internal and external agencies; those responses are available in Appendix 'B'.

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

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

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

PROPOSAL:	The purpose of this application is to amend Direct Control District 76, site-specific to Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M, to amend the list of uses to include Cannabis Facility, Cannabis Cultivation, and Cannabis Retail Store.
LEGAL DESCRIPTION:	Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, within SW-31-23-28-W4M
GENERAL LOCATION:	Located approximately 0.8 kilometres (1 mile) east of the City of Calgary, 0.4 kilometres (0.25 mile) north of 61 Avenue, and on the east side of Ryan Road.

Administration Resources
Stefan Kunz and Nathan Madigan, Planning and Development Services



APPLICANT: 18 Sixty Seven Development Inc. (Steve Wheatcroft)
OWNERS: 18 Sixty Seven Development Inc.
EXISTING LAND USE DESIGNATION: Direct Control District 76
PROPOSED LAND USE DESIGNATION: Direct Control District 76 (Amended)
GROSS AREA: ± 2.66 acres
SOILS (C.L.I. from A.R.C.): **Class 1** – No significant limitations.
Class 5, N, W – Very severe limitations No significant limitations due to high salinity and excessive wetness/poor drainage.

HISTORY:

2019 Plan 1910445 is registered, resulting in the creation of the subject lands.
2014 Adoption of the Janet Area Structure Plan, which replaces the Shepard Area Structure Plan and a portion of the Calgary Chestermere Corridor Area Structure Plan to provide for the development of a Regional Business Centre.
2002 Adoption of the Patton Conceptual Scheme, which allows for the development of a business/industrial area.

POLICY ANALYSIS:

Janet Area Structure Plan (JASP)

The vision of the JASP is to be “an attractive location for small-to-medium sized industrial businesses within the transportation, construction, and manufacturing sectors” and the lands are identified as industrial in the land use strategy. Section 10 of the JASP is supportive of “industrial uses that do not have a significant offsite nuisance impact.” The proposed uses appear to be in alignment with the JASP.

Patton Conceptual Scheme (PCS)

The PCS was adopted in 2001 in order to accommodate industrial development and land uses. Cannabis uses were not permitted within the Canadian legal framework at the time, and so were not identified as being appropriate in the PCS. The proposed uses appear to be in alignment with the vision of the PCS.

Bylaw C-5479-2001 (Direct Control Bylaw 76)

DC 76 was adopted in order to accommodate “a range of general business uses in accordance with specified regulations.” Current uses within the DC include General Industry Type 2 & 3, Retail, and Indoor and Outdoor Transshipment, Containerization and/or Storage of Materials, Goods or Products. The proposed cannabis uses appear to be in alignment with the purpose and intent of the district, and with the existing uses.

PROPOSED AMENDMENT TO BYLAW

Add a provision to Section 2.3.0 within “Land Use Regulations – List of Discretionary Uses” to read:

- Within Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M only:*
- a) *Cannabis Facility*
 - b) *Cannabis Cultivation*
 - c) *Cannabis Retail Store*

Administration Resources

Stefan Kunz and Nathan Madigan, Planning and Development Services



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8005-2020 be given second reading.
 Motion #2 THAT Bylaw C-8005-2020 be given third and final reading.
- Option #2: That application PL20190189 be refused.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

SK/ltt

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-8005-2020 & Schedule A
APPENDIX ‘C’: Proposed Amendments to DC-76
APPENDIX ‘D’: Map Set
APPENDIX ‘E’: Landowner letters



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
Public Utility	
Enmax	<ol style="list-style-type: none"> 1. Enmax utility right-of-way plan and agreement may be required for the new electrical service, inclusive of electrical transformers. Specific utility right-of-way requirement shall be determined by the electrical design company in consultation with the developer at the design stage of the project. 2. System capacity upgrades may be required in this area to accommodate the new development. Please contact GetConnected@enmax.com for more information. 3. There is an existing 25 kV underground power line and pad-mounted transformer installed just outside and within the west limit of the subject area and an existing secondary tap feeding the lot as approximately shown on the attached plan. Any revision, relocation, or alteration of the existing underground power line will be done at the developer's expense. 4. Any exposure of Enmax facilities will be subject to inspection prior to backfilling. 5. Prior to construction, all underground utilities within the subject area must be located. Please contact Alberta One-Call at 1-800-242-3447 to locate and identify the buried utilities. If the developer crosses any existing Enmax underground installation, the developer should notify Enmax for inspection prior to backfilling the crossing. 6. The developer is responsible to maintain clearance of buildings from the abovementioned pad-mounted transformer in accordance with the Enmax safety clearance criteria (i.e. no temporary or permanent structures to be built within the non-compliance zone, see attached ENMAX standard 6303). 7. If the developer requests any changes that could affect the existing ENMAX structures in the vicinity, (e.g. grade changes, relocation, or removal of lines, etc.), the developer is responsible for all the associated costs for making the change. 8. The developer would need approval from ENMAX before proceeding with changes that could affect ENMAX installations, and all agreements are to be in place 8 weeks prior to relocation.
Planning and Development Services - Engineering	<p>Geotechnical:</p> <ul style="list-style-type: none"> • No changes to the ground conditions are proposed by the applicant; therefore, Engineering has no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> • This amendment to the Direct Control Bylaw 76 is not anticipated to significantly increase the volume of traffic beyond existing conditions; therefore, Engineering has no requirements at this time.

Administration Resources

Stefan Kunz and Nathan Madigan, Planning and Development Services



ROCKY VIEW COUNTY

AGENCY	COMMENTS
Transportation Services	Sanitary/Waste Water:
	<ul style="list-style-type: none"> No changes are proposed to the existing Sanitary/Wastewater services. Engineering has no requirements at this time.
	Water Supply And Waterworks:
	<ul style="list-style-type: none"> No changes are proposed to the existing Water services. Engineering has no requirements at this time.
	Storm Water Management:
	<ul style="list-style-type: none"> No changes are proposed to the existing Storm Water drainage. Engineering has no requirements at this time.
	Environmental:
	<ul style="list-style-type: none"> Engineering has no requirements at this time.
	<p>Any on site exterior lighting to be "dark sky" compliant.</p> <p>Applicant to be reminded staff and clientele parking is restricted to onsite only.</p> <p>Applicant to be reminded no business signage to be installed within the County Road Allowance</p>

Circulation Period: January 14, 2020 to February 4, 2020

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

Administration Resources

Stefan Kunz and Nathan Madigan, Planning and Development Services



BYLAW C-8005-2020

A Bylaw of Rocky View County to amend Direct Control Bylaw C-5479-2001

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8005-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-5479-2001, affecting Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M, has been amended as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8005-2020 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: 03331171/173/175-181 - PL20190189

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

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-8005-2020

Schedule of textual amendments to Direct Control Bylaw C-5479-2001.

Amendment:

Add a provision to Section 2.3.0 within "Land Use Regulations – List of Discretionary Uses" to read:

Within Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M only:

- a) Cannabis Facility
- b) Cannabis Cultivation
- c) Cannabis Retail Store

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

OFFICE CONSOLIDATION

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

Bylaw	Amendment Type	Date of Approval
C-5479-2001	Original DC Bylaw	January 22, 2002
C-6663-2008	Delete and replace 2.5.7 – Principal & Accessory Buildings	July 22, 2008
C-7200-2012	Delete a portion of and add provisions to 2.4.0 – Minimum Requirements	November 6, 2012
C-7200-2012	Delete a portion of and add provisions to 2.5.0 – Maximum Requirements	November 6, 2012
C-7596-2016	Site specific amendment to 2.5.7 iii	July 12, 2016
C-7722-2017	Add provisions to 2.5.0 -- Maximum Requirements	November 14, 2017
C-8***-2020	Site specific amendment add uses	PROPOSED

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

That the special regulations of the Direct Control District (DC) comprise:

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

1.0.0 GENERAL REGULATIONS

- 1.1.0 The General Land Use Regulations as contained in Part Three of the Land Use By-law, apply unless otherwise specified in this Bylaw.
- 1.2.0 For the purposes of this Bylaw, the boundaries and description of the Lands shall be more or less as indicated in Schedule 'A' attached hereto and forming part hereof, except as otherwise approved by Council.
- 1.3.0 Except where specifically noted that Council approval is required, the Development Officer shall consider and decide on applications for development permits for those uses which are listed as "Permitted Uses" and "Discretionary Uses" in this By-law, provided such applications are completed in form and substance satisfactory to the Municipality.
- 1.4.0 No subdivision and/or development of the Lands shall be permitted without and until the Developer has executed a Development Agreement(s) (the "Development Agreement") in form and substance satisfactory to Council at its sole discretion, which shall describe all details of development, any development regulation, criteria, or condition, including the posting of financial securities, where necessary to ensure all subdivision and development of the Lands conforms to the development proposals upon which this Bylaw is based. The Development Agreement(s) herein shall be registered by caveat against the Lands and shall run with the lands.
- 1.5.0 Pursuant to 1.4.0 herein, Council may require the Developer to deposit with the Municipality a Letter(s) of Credit in an amount(s) sufficient to allow for the completion of the development requirement, criteria or condition specified in the Development Agreement(s).
- 1.6.0 All Letters of Credit referred to in this By-law shall be calculated in accordance with current Municipal policy and the estimate upon which the amount is to be based shall be certified by a qualified professional(s) or as determined by Council in its sole and unfettered discretion.
- 1.7.0 No portion of the Lands shall be developed that is considered by Council, in its sole and unfettered discretion, to be unsuitable for development.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

2.0.0 LAND USE REGULATIONS**2.1.0 Purpose and Intent**

The purpose and intent of this District is to provide for a range of general business uses in accordance with specified regulations.

2.2.0 List of Permitted Uses

- 2.2.1 Accessory Buildings up to 200 m² (1076 ft²) in size
- 2.2.2 Extensive Agricultural Uses

2.3.0 List of Discretionary Uses

- 2.3.1 General Industry II
- 2.3.2 General Industry III
- 2.3.3 Indoor and Outdoor Commercial Recreational Facilities
- 2.3.4 Indoor and Outdoor Transshipment, Containerization and/or Storage of Materials, Goods or Products
- 2.3.5 Parks and Open Space
- 2.3.6 Public Buildings, Uses, Utilities and Services
- 2.3.7 Restaurants
- 2.3.8 Retail
- 2.3.9 Service Stations and bulk fuel suppliers
- 2.3.10 Signs
- 2.3.11 Sales, Service and Rentals Ancillary to foregoing Uses
- 2.3.12 Within Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M only:**
 - a) Cannabis Facility**
 - b) Cannabis Cultivation**
 - c) Cannabis Retail Store**

2.4.0 Minimum Requirements

- 2.4.1 Minimum area of lot within a business park: 1. 21 hectares (3 acres)
- 2.4.2 Front Yard (measured from the nearest limits of the road right-of-way):
 - a) 6 meters (19.68 feet) from an internal road
 - b) 30.5 meters (100 feet) from 84th Street, 61st Ave S.E. and Garden Road
- 2.4.3 Side and Rear Yards:
 - a) 6 meters (19.68 feet) from an adjacent property or in the case of a side yard abutting a railway line, no side yard is required
 - b) 30.5 meters (100 feet) from any municipal road
 - i. notwithstanding Section 2.4.3, Lot 7, Block 3, Plan 0610509 within SW-31-23-28-W4M is permitted one side yard setback of 30 metres (98.43 feet)

2.5.0 Maximum Requirements

- 2.5.1 Height of Buildings:

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001

DC-76

- 2.5.2 Principal building on a site with a setback of 30 meters: 6.71 metres (22.0 feet) or up to 9.14 metres (30 feet) with appropriate landscaping as determined by the Development Officer, to mitigate the visual impact.
- 2.5.3 Principal building on site with setback is 6 meters: 18 metres (59.0 feet).
- 2.5.4 Accessory Buildings: 6 meters (19.69 feet)
- 2.5.5 Height shall be measured from the average elevation of the finished ground level adjoining the exterior walls of a building to the highest point of a building.
- 2.5.6 Building Coverage:
- 2.5.7 Principal and Accessory Buildings: 30% of the lot.
 - i. notwithstanding Section 2.5.7, Lot 1, Block 7, Plan 0610498 within SE-31-23-28-W4M will be allowed a maximum building site coverage of 34.0 percent.
 - ii. notwithstanding Section 2.5.7, Lot 7, Block 3, Plan 0610509 within SE-31-23-28-W4M will be allowed a maximum building site coverage of 31.1 percent.
 - iii. notwithstanding Section 2.5.7, Lot 6, Block 2, Plan 0614755 within SE-31-23-28-W4M will be allowed a maximum building site coverage of 34 percent.
 - iv. notwithstanding Section 2.5.7, Lot 1, Block 2, Plan 041 2838 within SE-31-23-28-W4M will be allowed a maximum building site coverage of 33.0 percent.

3.0.0 DEVELOPMENT REGULATIONS

- 3.1.0 No development of the Lands shall be permitted, no Development Permits or Building Permits shall be issued by the Development Officer and endorsement of a final Plan(s) of Subdivision for the Lands (or portions thereof) shall not occur until:

Subdivision Endorsement Requirements

- a) a long-term groundwater monitoring plan complete with the facilities that will be provided by the Developer to implement the groundwater monitoring to establish and maintain the water quantity and quality, has been submitted and is satisfactory in both form and substance to both the Municipality and in accordance with Alberta Environment guidelines on an annual basis;
- b) the Developer has prepared and submitted a Storm Water Management Plan at each phase by a qualified professional licensed to practice in the Province of Alberta in form and substance satisfactory to the Municipality and in accordance with Alberta Environment (AE) guidelines using best management practices; storm water shall be retained on site and discharged from the lands at a rate established by AE for the Shepard Slough complex as may be approved by the Municipality and/or AE. The Developer shall design, construct and maintain the infrastructure required by the Stormwater Management Plan to the satisfaction of AE and the Municipality, including all of the retention/detention pond(s) as a component of any first phase of construction. A caveat relative to the Stormwater Management Plan against each title to all lands, to be registered concurrently with the Plan of Survey in a form satisfactory to the Municipality.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001

DC-76

- c) an Emergency Management and Response Plan has been prepared detailing emergency response plans, including emergency accesses and measures to prevent the threat of and suppression of fire, which plan is satisfactory to the Municipality.
- d) all necessary easements, Restrictive Covenants and rights-of-way related to the supply and distribution of power, gas, telephone, and such other utilities required by the Municipality, and registered concurrently with the final plan of subdivision by the Developer against the title to the Lands or portions thereof. Said Easements and/or Restrictive Covenants shall, be registered on all titles created, and require the owners of said lots to hook up at their sole cost, the Developer has prepared and submitted to the Municipality a Construction Management Plan in form and substance satisfactory to the Municipality;
- e) the Developer has prepared, at his sole expense, architectural control guidelines, elevation drawings utilizing environmentally sustainable principles for the development including but not limited to such things as the design, character and appearance of buildings and detailed landscaping requirements. The Developer shall register by way of Restrictive Covenant the architectural control, environmentally sustainable principles and guidelines on every new lot concurrent with the registration of the Plan of Survey.
- f) the Developer shall register a caveat relative to a Deferred Services Agreement against title to all the lands concurrent with registration of the Plan of Survey and prior to any registered financial encumbrances. The Developer will register easements, restrictive covenants or a combination of the two and they shall be in a form and substance satisfactory to the Municipality in addressing the issues of water, sewage and stormwater (Deferred Services Agreement). The Deferred Services Agreement shall be to the satisfaction of the Municipality and shall outline the obligation of the Lot Owners to connect to future piped sanitary sewer and water services, at their cost, as those services become available.
- g) a Lot Owners' Association has been legally established by the Developer and a Restrictive Covenant confirming that each owner shall, in perpetuity, be a member of the Lot Owners Association, and that said Lot Owners' Association is responsible for operating and maintaining stormwater management features in accordance with the Stormwater Management Plan and AE requirements, and implementing and maintaining architectural control guidelines, and coordinating future utility installations with the utility operator in accordance with the Deferred Services Agreement and maintenance of parks and open spaces, and water and fire protection.
- h) the Developer has prepared and submitted a Traffic Impact Assessment at each phase of subdivision, by a qualified professional licensed to practice in the Province of Alberta. The results and records thereof shall form the basis for the traffic/roadway improvements and/or devices required to install by the developer at his cost or shared with others to the satisfaction of the Municipality.

Development Permit Requirements

3.2.0 Applications for development permits for uses pursuant to Section 2.0.0 of this By-law shall (in addition to the requirements of Section 1.2.0 of the Land Use By-law) provide the following information:

- a) a detailed site plan;
- b) building exterior elevations;

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

- c) the number of potential employees;
- d) the estimated water demand and anticipated source (aquifer testing verifying the availability of sufficient groundwater may be required at the discretion of the Development Officer);
- e) the type and quantity of sewage effluent anticipated and the proposed method of sewage treatment and disposal (percolation testing, and technical verification of applicability of the treatment and disposal system by an independent professional engineer may be required at the discretion of the Development Officer);
- f) the nature of site disturbance and/or the proposed reclamation plan;
- g) anticipated off-site infrastructure improvements;
- h) Landscaping Plan(s) pursuant to the provisions of this By-law;
- i) the location, number, type and size of signs proposed;
- j) fire protection measures on site;
- k) any other information required by this By-law and/or deemed necessary by the Development Officer respecting the site or adjacent lands.
- l) a Chemical Management Plan has been prepared and submitted by the Developer detailing measures for the handling, storage and disposal of any toxic and/or hazardous materials or waste products within the Lands, which is satisfactory to the Municipality and in accordance with Alberta Environment guidelines.
- m) Best Management Practices in accordance with the Stormwater Management Plan.

3.3.0 Access, Off-Street Parking and Loading

- 3.3.1 Parcels shall not gain vehicular access or egress from 84 Street S.E., unless approved by The City of Calgary.
- 3.3.2 Parking space requirements, off-street parking spaces and aisle shall be in accordance with applicable requirements of the Land Use By-law

3.4.0 Architectural Regulations

- 3.4.1 All buildings shall be constructed and finished in materials designed to maintain appearance of development on the lands in accordance with Section 3.1.0(e). The Development Officer at his sole discretion in accordance with Section 25 of the Land Use By-law, may require a building's exterior appearance be improved where the appearance is inconsistent with the finishing materials and/or appearance of surrounding development.

3.5.0 Landscaping and Screening Requirements

- 3.5.1 Where required as a condition of a Development Permit, the landscaping and screening of individual parcels shall be in accordance with a Landscaping Plan as prepared by a qualified professional and submitted with an application for Development Permit.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

- 3.5.2 The Landscape Plan contemplated herein shall identify the location and extent of landscaping areas, the plant material proposed and the methods of irrigation and maintenance of landscaped areas.
- 3.5.3 All parcels shall be landscaped to a minimum of 5% of the subject property where setbacks are 6m, or 10% of the subject property where setbacks are 30m.
- 3.5.4 All outdoor work areas, storage areas and waste handling areas shall be screened utilizing solid fencing, berming, landscaping or a combination thereof.
- 3.5.5 Outside display areas may be permitted provided a Development Permit has been granted by the Municipality for such use, and the terms and conditions of display are detailed therein.
- 3.5.6 All foregoing requirements should be to the satisfaction of the Development Officer in his sole and unfettered discretion.
- 3.6.0 Lighting of Sites and Development
- 3.6.1 All outdoor lighting for any individual parcels shall be located, oriented and shielded to prevent light being directed at adjoining properties, or interfering with the use and enjoyment of neighbouring lands, or interfering with the effectiveness of any traffic control devices.
- 3.7.0 Performance Standards
- 3.7.1 Air Contaminants, Visible and Particulate Emissions
- 3.7.1.1 No use or operation pursuant to Section 2.0.0 herein, shall cause or create air contaminants, remove visible emissions or particulate emissions beyond the site that produces them.
- 3.7.1.2 Airborne particulate matter originating from storage areas, yards or roads, shall be minimized by landscaping, paving, or such other means considered appropriate by the Development Officer in accordance with Alberta Environment guidelines.
- 3.7.2 Odorous Matter
- 3.7.2.1 No use or operation pursuant to Section 2.0.0 herein, should cause or create the emission of odorous matter or vapor beyond the site which produces them in accordance with Alberta Environment guidelines.
- 3.7.3 Toxic Matter
- 3.7.3.1 No use or operation pursuant to Section 2.0.0 herein, shall cause or create the emission of toxic matter beyond the site that produces it. The handling, storage, clean up and disposal of any toxic and/or hazardous materials or wastes shall be in accordance with Alberta Environment guidelines as well as the Chemical Management Plan and/or Emergency Management and Response Plan required by this By-law.

ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001

DC-76

3.7.4 Fire and Explosion Hazards

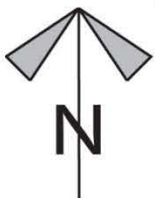
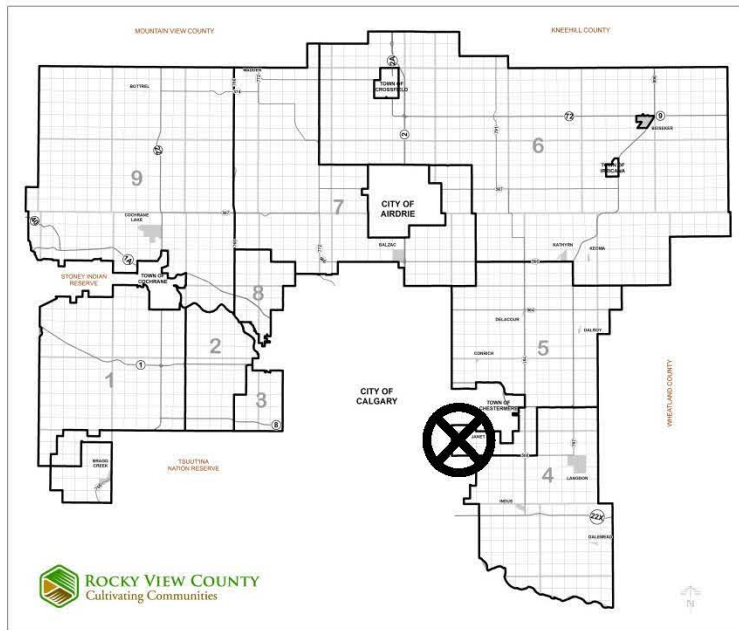
- 3.7.4.1 All uses or operations pursuant to Section 2.0.0 which stores, manufactures or utilizes materials or products which may be hazardous due to their flammable or explosive characteristics shall comply with provincial fire codes, the requirements of the Municipality and/or in accordance with the Emergency Management and Response Plan required by this By-law.

**ROCKY VIEW COUNTY
DIRECT CONTROL BYLAW C-5479-2001**

DC-76

4.0.0 DEFINITIONS

- 4.1.0 **Construction Management Plan** – means a program that details site management of all construction activity that may include, but is not limited to the management of construction debris and dust throughout all phases of construction.
- 4.2.0 **Council** – means the Council of the Municipal District of Rocky View No. 44.
- 4.3.0 **Developer** – means the person or corporation who is responsible for any undertaking that requires a permit or action pursuant to this By-law.
- 4.4.0 **Developable Lands** – means that portion of the Lands which is considered to be suitable for Development by the Municipality and the development of which is not precluded by this By-law.
- 4.5.0 **Development** – means:
- (i) any excavation or stockpile and the creation of either of them;
 - (ii) a Building or an addition to, or replacement, or repair of a Building and the construction of placing in, on, over or under land of any of them;
 - (iii) a change in use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change of use of the land or the Building; or
 - (iv) a change in the intensity of the use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in the change of intensity of use of the land or the Building.
- 4.6.0 **Development Agreement** – means an agreement between the Applicant and the Municipality specifying development regulations, criteria or conditions necessary to ensure all developments on the land conform to municipal approvals.
- 4.7.0 **The Lands** – means lands as identified in Schedule 'A' attached hereto.
- 4.8.0 **Letter of Credit** – means an unconditional Letter of Credit issued by a Canadian Chartered Bank at the request of the Developer naming the Municipality as the sole beneficiary thereof.
- 4.9.0 **Professional Engineer** – is a professional engineer who is a member in good standing with the Association of Professional Engineers, Geologists and Geophysicists of Alberta (APEGGA).
- 4.10.0 Terms not defined herein have the same meaning as defined in Section 8 of the Land Use By-law C-4841-97.



SW-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

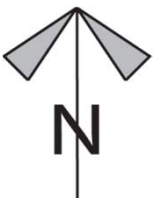
File: 03331171/173/175-181

Redesignation Proposal: To amend Direct Control District 76, site-specific to Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M, to amend the list of uses to include Cannabis Facility, Cannabis Cultivation, and Cannabis Retail Store.

Bay Numbers

1	2	3	4	5	6	7	8	9	10	11	12	13
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DEVELOPMENT PROPOSAL



SW-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

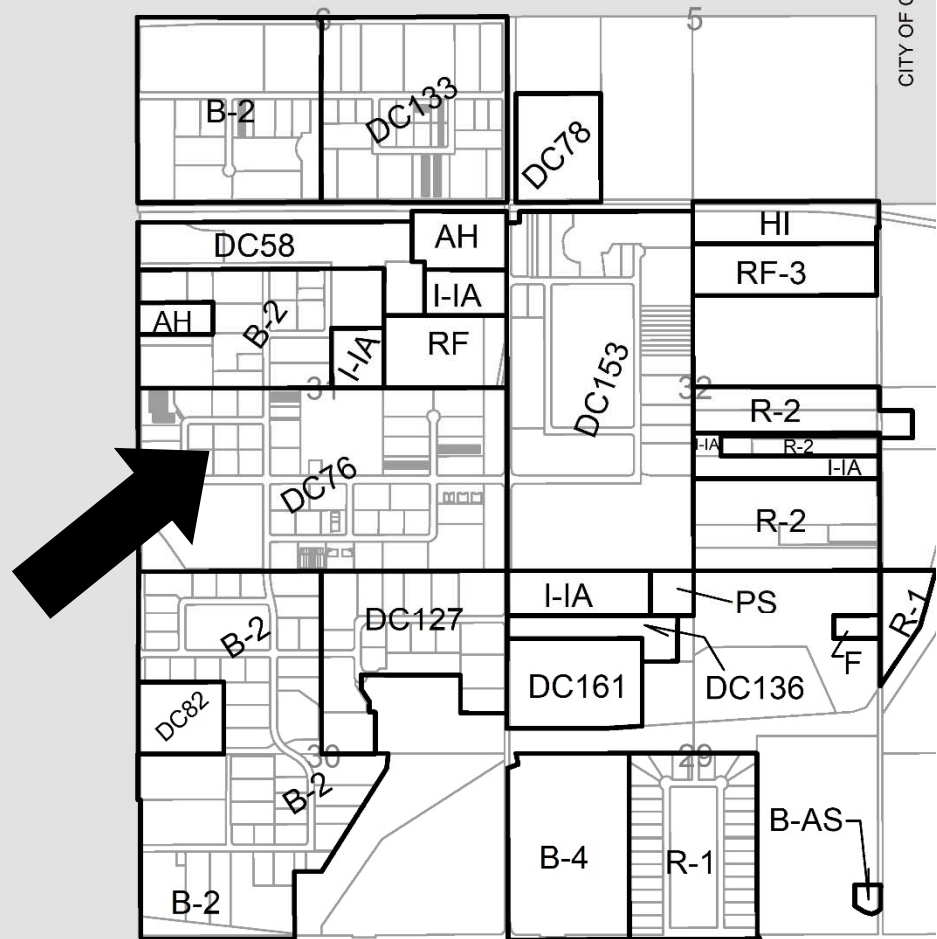
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Division # 5

File: 03331171/173/175-181

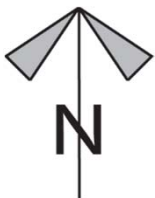
CITY OF CALGARY

CITY OF CHESTERMERE



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

LAND USE MAP



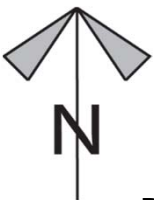
SW-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020Division # 5File: 03331171/173/175-181



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-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

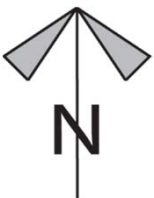
File: 03331171/173/175-181



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

AIR PHOTO

Spring 2018

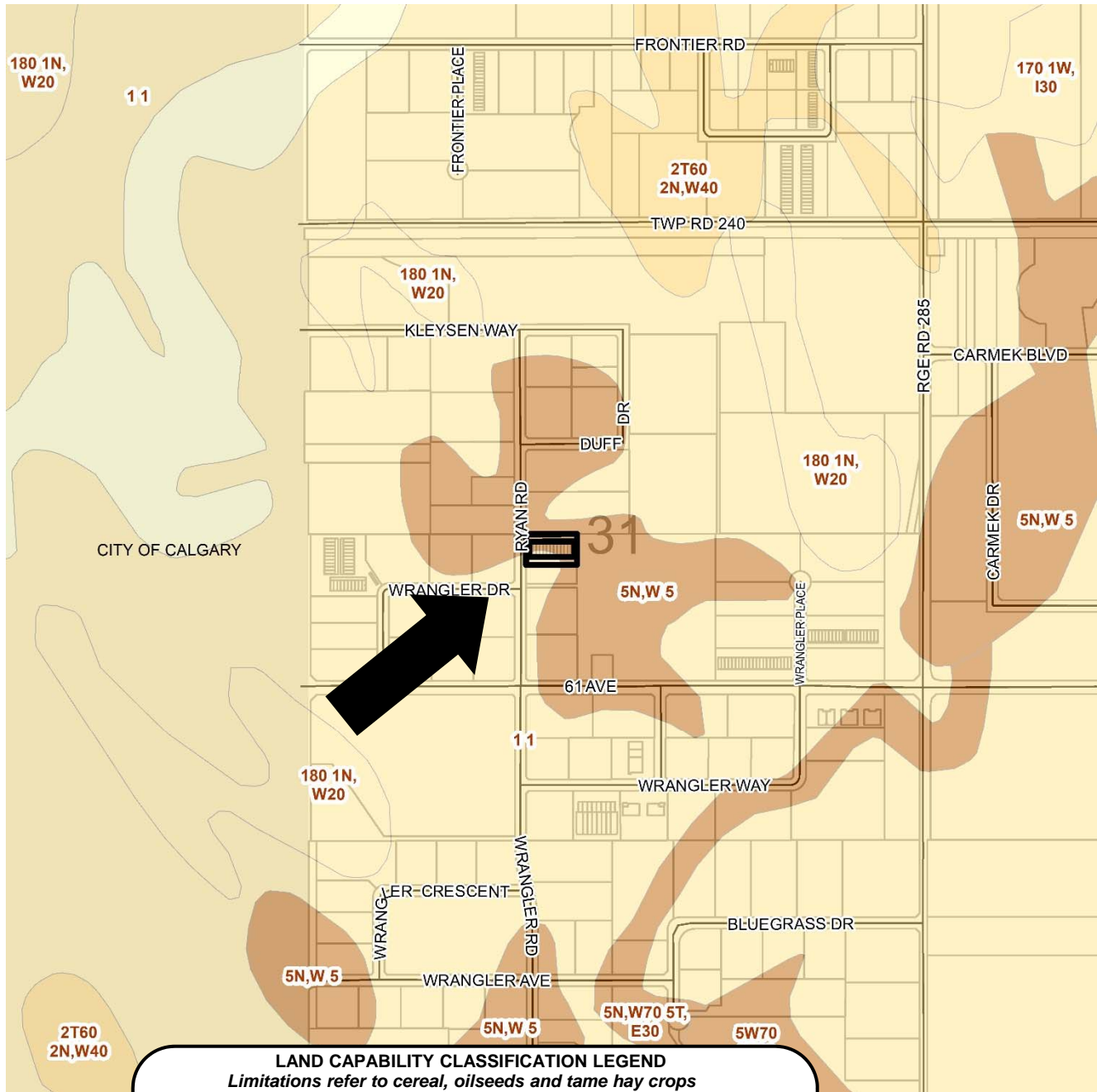


SW-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

File: 03331171/173/175-181



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

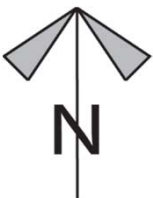
CLI Class

- 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

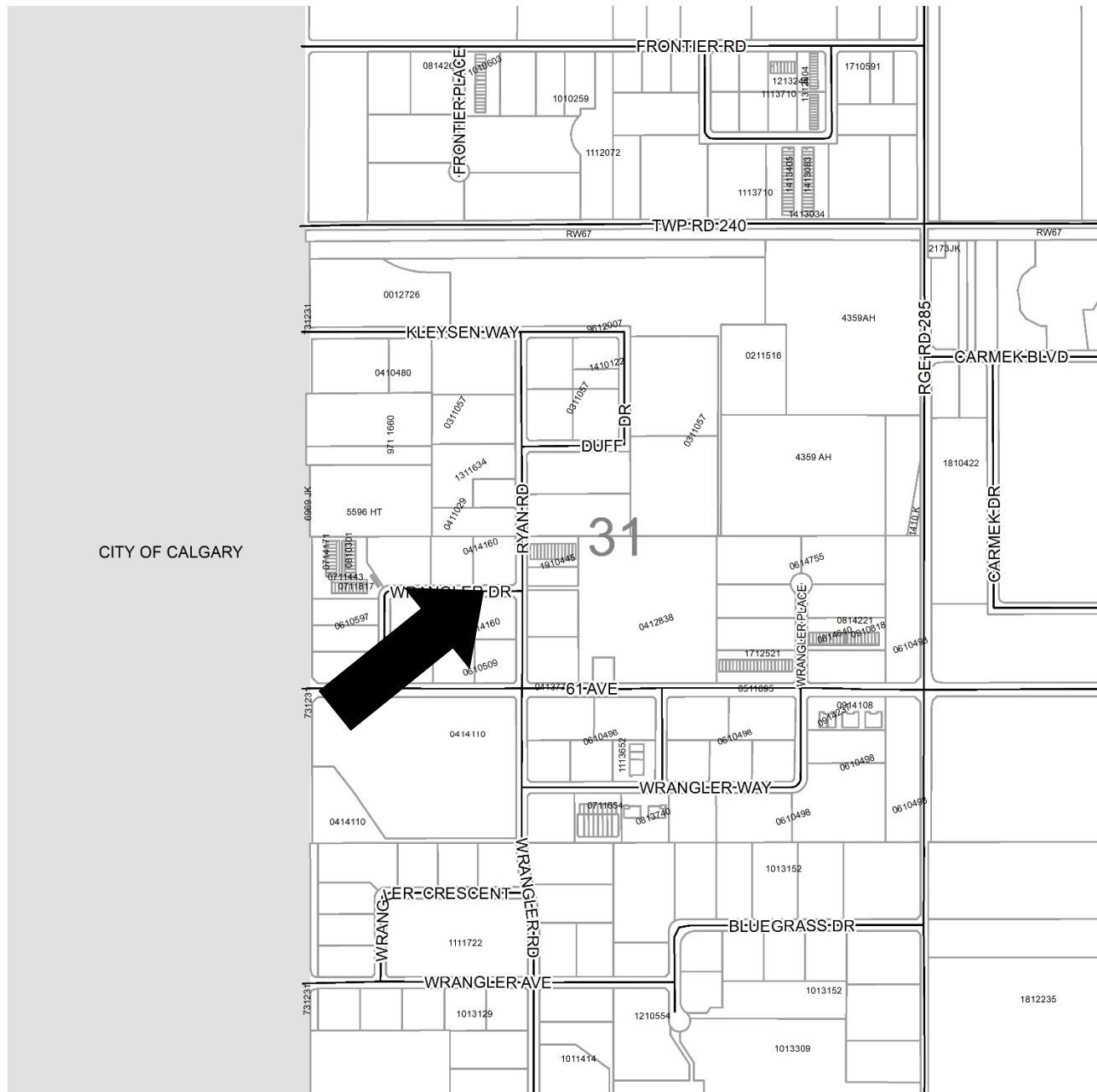


SW-31-23-28-W4M
Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

File: 03331171/173/175-181



Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

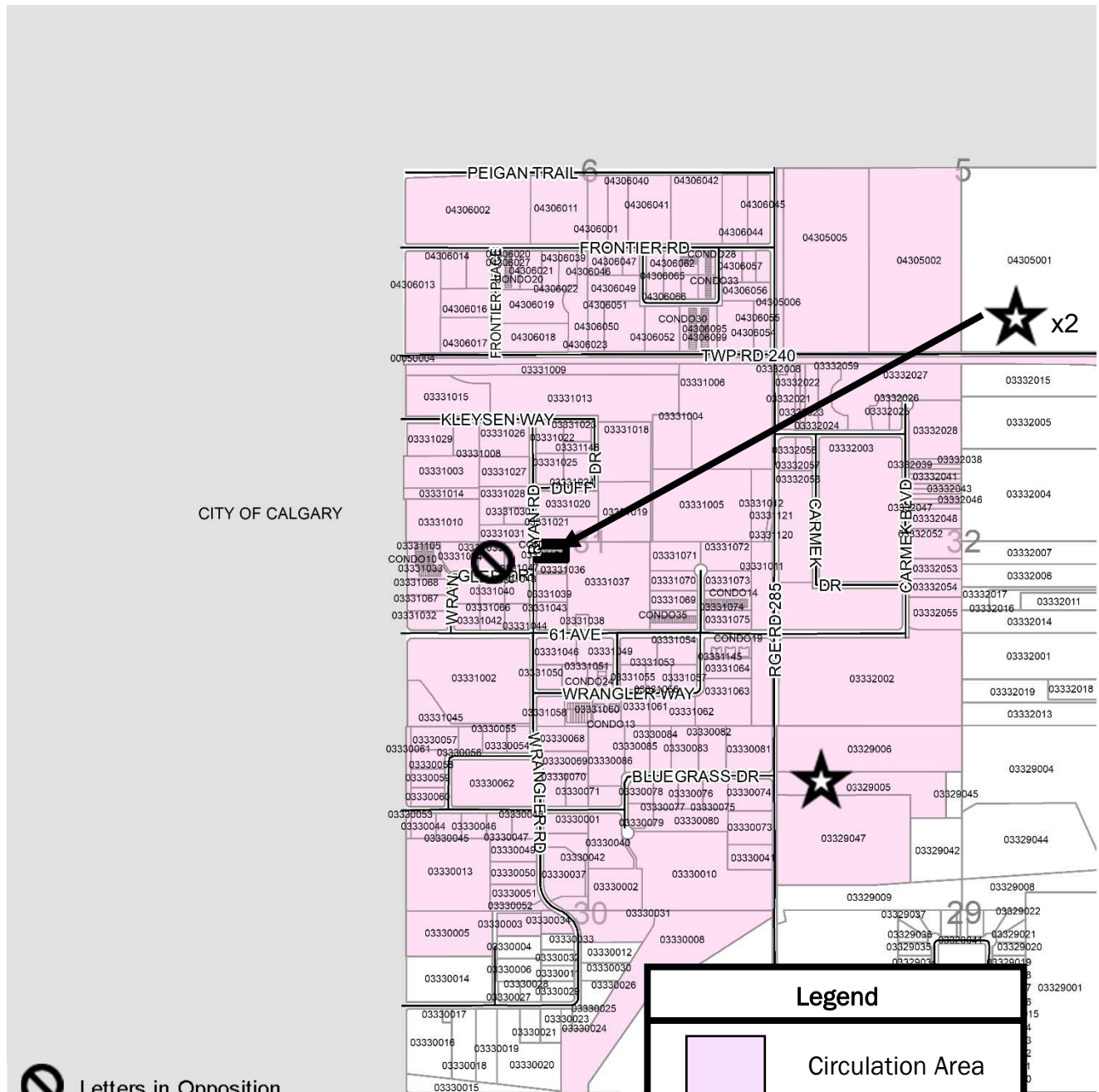
SW-31-23-28-W4M

Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

File: 03331171/173/175-181



Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

SW-31-23-28-W4M

Units 3, 5, 7 - 13 Plan, 1910445

Date: Jan 10, 2020

Division # 5

File: 03331171/173/175-181

Bylaw C-8005-2020

Don Stumborg <don@ddsconsulting.ca>

Mon 3/16/2020 3:47 PM

To:PAA_ LegislativeServices <legislativeservices@rockyview.ca>;

 1 attachment

Rocky View County Notice.pdf;


My name is Don Stumborg and I am President of 1869208 Alberta Ltd. We are located at 235133 Wrangler Drive, T1X 0K1.

We would like to express our opposition to the subject bylaw.

We have had problems with break ins on our property and this type of operation will attract more break ins and vandalism in the area.

A Cannabis Facility will create even more security risk. Note that was a recent attempted break in at a Cannabis store in Calgary where someone was killed.

A Cannabis operation is not a good fit for this industrial area.

Don Stumborg P.Eng.
President


1732583 Alberta Ltd
Box 419
Carseland, AB T0J 0M0

February 12, 2020



Legislative Services

Rocky View County

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

File Number 03331171/173/175 to 181
Application Number PL20190189

For the attention of the Municipal Clerk's Office,

I write in connection with the above files and application for site-specific usage amendments to Direct Control District 76. I have reviewed the provided map and information and wish to offer my support to the proposal.

I am acquainted with the applicant, Steve Wheatcroft, and know him to be an exceptional operator. The proposal is for a mainstream business and I have confidence that with Steve heading the project, business will be conducted in nothing less than a professional matter.

I support this application and wish the members the best of luck with the development of their new endeavor.

Warm regards,

A handwritten signature in blue ink that reads "Graham B. Anderson".

Graham B. Anderson



ROCKY VIEW COUNTY

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

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Wednesday, January 29, 2020

1732583 Alberta Ltd
Box 419
Carseland, AB T0J 0M0

File Number: 03331171/173/175 to 181
Application Number: PL20190189
Division 5

TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

Where is the land?

Located approximately 0.8 kilometres (1 mile) east of the City of Calgary, 0.4 kilometres (0.25 mile) north of 61 Avenue, and on the east side of Ryan Road.

What is the applicant proposing?

To amend Direct Control District 76, site-specific to Units 3, 5, 7, 8, 9, 10, 11, 12, 13, Plan 1910445, SW-31-23-28-W4M, to amend the list of uses to include Cannabis Facility, Cannabis Cultivation, and Cannabis Retail Store.

Please see the map attached to this notice for more information.

How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2.

PLEASE REPLY PRIOR TO: Thursday, February 20, 2020

County Contact: Stefan Kunz **E-mail:** skunz@rockyview.ca

Phone: 403.520.3936

Other application details and notes:

Applicant(s): Steve Wheatcroft (Spectrum Equipment)
Owner(s): 18 Sixty Seven Development Inc
Size: ± 1.08 hectares (± 2.66 acres)
Legal: Unit 3, 5, 7 to 13, Plan 1910445, SW-31-23-28-W4M

Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.

April 7, 2020
Attention County of Rocky View
Regarding Proposed Land Use Change at
235126 Ryan Road
18 Sixty Seven Development Inc

Bylaw C-8005-2020

My name is Ken Ricketson. I am the owner of a Condo Bay 4 at 235126 Ryan Road. We are in the same building as the bays subject to the proposed land use change.

We fully support the proposed land use change for the bays located in our building. We do not believe the proposed use will result in any increased crime or break ins for our building. There is no evidence to support that conclusion. In fact, we believe because of the enhanced security that these operations will provide for their business that we may see a reduced risk of that criminal activity.

We have no other planning related concerns with the application and look forward to having the space activated as it has sat vacant since the building was completed last July.

If you have any questions, you can reach me at [REDACTED]

Yours sincerely,



Ken Ricketson

April 7, 2020
Attention County of Rocky View
Regarding Proposed Land Use Change at
235126 Ryan Road
18 Sixty Seven Development Inc

Bylaw C-8005-2020

My name is Jiten Singh. I am the owner of a Condo Bay 6 at 235126 Ryan Road. We are in the same building as the bays subject to the proposed land use change.

We fully support the proposed land use change for the bays located in our building. We do not believe the proposed use will result in any increased crime or break ins for our building. There is no evidence to support that conclusion. In fact, we believe because of the enhanced security that these operations will provide for their business that we may see a reduced risk of that criminal activity.

We have no other planning related concerns with the application and look forward to having the space activated as it has sat vacant since the building was completed last July.

If you have any questions, you can reach me at [REDACTED]

Yours sincerely,



Jiten Singh

•



CAPITAL PROJECT MANAGEMENT

TO: Council
DATE: June 9, 2020
FILE: 1007-800
SUBJECT: Transportation Off-Site Levy Bylaw C-8007-2020

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

At its March 10, 2020 Council meeting, Council gave first reading to Bylaw C-8007-2020 – Regional Transportation Off-Site Levy and directed Administration to advertise for a Public Hearing on May 12th. Due to the office closure, this was postponed and rescheduled.

EXECUTIVE SUMMARY:

The Regional Transportation Off-Site Levy Bylaw is being presented to Council for Public Hearing and consideration of Second and Third readings.

The Bylaw attached to the report is the first reading version with the addition of an administrative change identified under Section 25, 30, and 31 of the bylaw. The addition was needed for clarity surrounding transition, repeal timing and effective date of a new bylaw.

The Regional Transportation Off-Site Levy Bylaw provides for the collection of levies and was developed in a fair and transparent way that values stakeholder feedback and input, while aligning with the requirements of the *Municipal Government Act*.

Two key themes of Council's Strategic Plan is managing growth responsibly and ensuring the County's financial position remains healthy. Growth resulting from new development creates opportunities for residents and businesses by fostering a vibrant and diverse economy and generating additional tax revenues to support County services. Growth also affects the costs of operating and maintaining the County's Infrastructure. Balancing the benefits and costs of growth is a key focus of Administration's Corporate Business Plan and the levy structure is a critical tool to help achieve that. It ensures that new development pays a proportionate share of the costs needed for the addition, expansion, and long-term sustainability of the County's transportation network resulting from that growth.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The current Transportation Off-Site Levy has been in place since October 2014.

Some minor changes have been made to the bylaw since first reading, they are noted as follows:

- Addition of Section 25 to provide clarity on borrowing costs;
- Addition of Sections 30 and 31 to provide clarity on previous bylaws; and
- Minor edits and adjustments to some of the definitions for clarity and as needed to correct version.

The first reading version of the County's Transportation Off-Site Levy Bylaw C-8007-2020 was prepared to support the long-term development of key growth areas in Rocky View County, and have evolved

Administration Resources

Byron Riemann, Operations Services



following a comprehensive review that has been ongoing since 2018. The primary goal of the updates to the bylaw are to:

- Create an efficient and sustainable long-range transportation network to service the County's growing communities.
- Provide the County with a funding mechanism necessary to develop a regional road network.
- Continue to support the construction of key provincial and regional infrastructure. Provide more certainty around the collection of levies focusing on identified growth areas within the County. The levy is designed to fund Network development developed from the County's transportation modelling data

DISCUSSION:

New development will be expected to pay its proportionate share, both regionally through Off-Site Levies and locally through development specific servicing requirements as conditions of subdivision and development approvals.

The following summarizes the existing Bylaw and the benefits/changes to the proposed Bylaw:

Current Levy Bylaw C-7356-2014:

- Considers entire gross acreage of the County including non-growth areas;
- Current levy calculation assumes 100% of the costs to be borne by new subdivision and development;
- Based on full build out of the entire network;
- Does not differentiate between regional vs non-regional;
- Does not allow for any credit/relief for roadways constructed by others;
- Current bylaw applies on residential parcels less than 4.0 ha (9.88 acres) in size;
- Current bylaw requires payment on gross subdivision area (including parent parcel);
- Current bylaw has one rate for all areas regardless of rural or urban;
- Rocky View County contributions towards Provincial Infrastructure set at 25% total costs.

Benefits of New Levy Bylaw C-8007-2020:

- Considers only gross acreage of growth areas identified in the County Plan and Area Structure Plans (ASPs) which provides more certainty/probability of collecting levies as the levy is focuses on identified growth areas;
- Calculated with 76% of the funding necessary to construct the long range transportation network coming from new subdivision and development via the levy; 24% from general revenues which provides a fair cost split between future development and existing developed areas/background traffic;
- Bylaw only collects for roads identified in the long-range Transportation Network, which do not currently meet that standard. Relies upon defined traffic thresholds. Local subdivision and rural gravel roads are not funded, as these are background conditions not associated with new development;
- Regionally generated trips have been excluded from the levy costs which is a fair approach to ensure development is not paying for improvements solely driven by regional traffic generated outside of the County;
- Allows for levy credit/relief should a developer construct a roadway to its ultimate standard as identified in the bylaw;
- Only applicable on residential parcels less than 3.0 ha (7.41 acres) in size and Levy is deferred on parcels greater than 3.0 ha (7.41 acres) in size;
- Deferred on a subdivisions parent parcel that contains an existing dwelling which would not introduce additional traffic to the road network;



- Differentiates between Rural and Urban levy Rates, although rates presented are currently identical this would provide the ability for higher collection in areas which have a higher density development and see an increased amount of traffic. Note* *December 2019 Levy Scenario 1 proposed that the Urban Base Rate be frozen at \$4,595/acre (which is the same rate as Rural, however, should Council wish to raise the Urban rate in the future, the proposed bylaw is set up to accommodate this); and*
- Rocky View County's contributions towards Provincial Infrastructure is reduced/set at 12.5% of total costs. The reduction was part of Levy Scenario 1 presented to Council and reduces the overall costs for Rocky View County developers while still maintaining significant collections and contributions towards Provincial and Regional Infrastructure.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-8007-2020 be amended in accordance with Attachment 'A'.
 Motion #2 THAT Bylaw C-8007-2020 be given Second reading as amended.
 Motion #3 THAT Bylaw C-8007-2020 be given Third reading as amended

Option # 2: That Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations Services

Chief Administrative Officer

BR/AP/bg

ATTACHMENTS:

ATTACHMENT 'A' - Bylaw C-8007-2020

ATTACHMENT 'B' - Public Input Submission



BYLAW C-8007-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Transportation Infrastructure

WHEREAS in accordance with section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be developed or subdivided; and
- (b) authorize agreements to be entered into in respect of the levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm of Watt Consulting Group and Sedulous Engineering Inc. to prepare the following reports and plans:

- (a) Rocky View County Future Network Analysis in Support of the Off-Site Levy, June 2018 (Watt Consulting Group)
- (b) Transportation Off-Site Levy Support Summary Report, June 2018 (Sedulous Engineering Inc.)

(collectively the "Reports");

AND WHEREAS the Reports detail the County's Regional Transportation Infrastructure, which is required to be constructed or upgraded as a result of Subdivision and Development or which is impacted by subdivision and development together with the fair and equitable calculations and allocation of Off-Site Levies related to Regional Transportation Infrastructure, in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the Off-Site Levies established in this Bylaw;

AND WHEREAS based upon the principles set out in the Reports, Rocky View County Council wishes to enact a bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;

AND WHEREAS Rocky View County Council has created the Municipal Planning Commission pursuant to the Municipal Planning Commission Bylaw, to exercise the powers and discretions of the Subdivision Authority and the Development Authority, each as defined and contemplated within the *Municipal Government Act*;

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, enacts as follows:



ROCKY VIEW COUNTY
Cultivating Communities

TITLE

- 1 This Bylaw may be cited as the "Regional Transportation Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
 - (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of lands that are to be Subdivided or Developed and which will require new or upgraded County Regional Transportation Infrastructure or which will impact County Regional Transportation Infrastructure;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;
 - (c) set out the objects of each Off-Site Levy; and
 - (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "K" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the CAO the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 Subject to section 9 through 12 of this Bylaw, an Off-Site Levy as provided for in the Act is hereby imposed in respect of the Development Area of all Lands which are to be Developed or Subdivided within the County and which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact the Regional Transportation Infrastructure at the rates and on the terms as specified in this Bylaw, with the exception of any land where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of Development permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.
- 7 The County is hereby authorized to enter into agreements with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.



ROCKY VIEW COUNTY
Cultivating Communities

- 8 The following Schedules and Maps are hereby incorporated and form part of this Bylaw:
- | | |
|-------------------------|---|
| Schedule "A-1"/Map "A": | Urban Base Levy |
| Schedule "A-2"/Map "A": | Rural Base Levy |
| Schedule "B"/Map "B": | East Balzac Special Area 1 |
| Schedule "C"/Map "C": | Conrich Special Area 2 |
| Schedule "D"/Map "D": | Southeast Industrial Special Area 3 |
| Schedule "E"/Map "E": | Springbank Special Area 4 |
| Schedule "F"/Map "F": | Highway 22 & Highway 1 Interchange Special Area 5 |
| Schedule "G"/Map "G": | Highway 791 & Highway 1 Interchange Special Area 6 |
| Schedule "H"/Map "H": | Highway 560 & Highway 797 Improvements Special Area 7 |
| Schedule "I"/Map "I": | Highway 22x & Highway 791 Improvements Special Area 8 |
| Schedule "J": | Off-Site Levy Summary |
| Schedule "K": | Definitions |

EXEMPTIONS

- 9 Notwithstanding any other provision within this Bylaw, where it is a condition of a Development permit or Subdivision approval for any Lands that the owner or developer of the subject Lands construct or upgrade any Road to its identified standard within the Regional Transportation Infrastructure, the County and/or the Municipal Planning Commission in its stead shall not impose the portion of the Off-Site Levy relating to that particular Road construction or upgrade on the subject Lands.
- 10 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Subdivisions as follows:
- (a) the Subdivision of a Farmstead;
 - (b) First Parcel Out; and
 - (c) Subdivision for the sole purpose of a Boundary Adjustment.
- 11 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Development as follows:
- (a) Development Permits issued for Lands which are located within either a Residential or Agricultural District and the issuance of the Development Permit is:
 - (i) directly associated with the construction of a Dwelling; or



- (ii) the Development Permit is temporary and subject to renewal.
 - (b) Development Permits issued for Lands which are located in either a Residential or Agricultural District and the issuance of the Development Permit is for an Accessory Building, Accessory Use or Farm Building which does not result in an increase of traffic being generated in relation to the Lands.
- 12 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where:
- (a) Council determines, in its sole and unfettered discretion;
 - (b) subject always to:
 - (i) the creation and continued existence of the Municipal Planning Commission; and
 - (ii) receipt of report from, and/or consultation with, County Administration;

the Municipal Planning Commission determines, in its sole and unfettered discretion;

that it is appropriate in the circumstances not to impose the Off-Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval, resulting in a deferral of the imposition of the Off-Site Levy under this Bylaw to the next Development Permit or Subdivision approval affecting the Lands.

OBJECT OF THE OFF-SITE LEVIES

- 13 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
- (a) new or expanded Roads comprising the Regional Transportation Infrastructure required for or impacted by Subdivision or Development; and
 - (b) land required for or in connection with the Roads described within this Paragraph.

OFF-SITE LEVY PAYMENT

- 14 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development Permit in respect of the Lands, if no Development Agreement is required as a condition of the Development Permit;
 - (b) prior to the endorsement of the plan of Subdivision for the Lands, if no Development Agreement is required as a condition of the approval of the Subdivision application; or



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- (c) the date(s) required for payment of the Off-Site Levy as set forth within the Development Agreement entered into pursuant to the conditions of a Development Permit or Subdivision approval granted in respect of the Lands.
- 15 Where the owner of Lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to pay the Off-Site Levy imposed, to execute a required Development Agreement addressing payment of the Off-Site Levy imposed, or to provide sufficient security for the payment of the Off-Site Levy, in addition to any other rights or remedies available in contract, at law or in equity the County may:
- (a) refuse to endorse a plan of Subdivision or release a Development Permit until the land owner has paid the Off-Site Levy, has executed the required Development Agreement addressing payment of the Off-Site Levy, or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the CAO, as the case may be; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.

IMPOSITION OF THE OFF-SITE LEVY

- 16 The Off-Site Levies shall be imposed as a condition of approval of Subdivision applications or Development Permit applications in accordance with this Bylaw where such approval occurs subsequent to the date that this Bylaw is passed.

Imposition of Urban Base Levy Rate

- 17 All Lands located within the County which are subject to the imposition of an Off-Site Levy in accordance with this Bylaw and which are the subject of either a Subdivision approval or Development Permit for Urban Development shall be subject to the imposition of the Urban Base Levy Rate as follows: \$11,354 per gross hectare (\$4,595 per gross acre) of the Development Area of the Lands as detailed in Schedule "A-1", in addition to the applicable Off-Site Levy detailed in sections 19 and 20 and Schedules "B" through "I".

Imposition of Rural Base Levy Rate

- 18 All Lands located within the County which are subject to the imposition of an Off-Site Levy in accordance with this Bylaw and which are the subject of either a Subdivision approval or Development Permit for non-Urban Development, including Natural Resource Extraction, shall be subject to the imposition of the Rural Base Levy Rate as follows: \$11,354 per gross hectare (\$4,595 per gross acre) of the Development Area of the Lands, as detailed in Schedule "A-2" in addition to the applicable Off-Site Levy detailed in sections 19 and 20 and Schedules "B" through "I".

Imposition of Off-Site Levies

- 19 In addition to the Urban Base Levy Rate or Rural Base Levy Rate, an Off-Site Levy shall be imposed as a condition of approval of Subdivision applications as follows:



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- (a) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules "B" through "I" and corresponding Maps "B" through "I" that will create Residential parcels less than 3.0 hectares (7.41 acres);
 - (b) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules "B" through "I" and corresponding Maps "B" through "I" that will create Residential parcels equal or greater than 3.0 hectares (7.41 acres) where, in the opinion of the CAO, further Subdivision or Redevelopment is unlikely to occur due to technical limitations;
 - (c) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules "B" through "I" and corresponding Maps "B" through "I" that will create Business or Institutional parcels of any size; and
 - (d) Any Lands outside of the Benefitting Areas shown on Schedules "B" through "I" and corresponding Maps "B" through "I", where the Development or Subdivision will directly benefit from the Regional Transportation Infrastructure.
- 20 In addition to the Urban Base Levy Rate or Rural Base Levy Rate, an Off-Site Levy shall be imposed as a condition of approval of Development Permit applications as follows:
- (a) Development Permits for any Agricultural, Business, Residential, or Institutional uses for all Lands located in the Benefitting Areas shown on Schedules "B" through "I" and corresponding Maps "B" through "I"; and
 - (b) Development Permits for any Agricultural, Business, Residential, or Institutional uses for all Lands outside of the Benefitting Areas shown on Schedules "B" through "I" corresponding Maps "B" through "I" where the Development will directly benefit from the Regional Transportation Infrastructure.

OFF-SITE LEVY FUND

- 21 The CAO shall establish and maintain an Off-Site Levy Fund which shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 22 The Off-Site Levies included in this Bylaw were determined in accordance with the calculations from the Reports. The Reports are hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section 25 26 of this Bylaw.
- 23 The determination of the amount of each Off-Site Levy amount in respect of each of the separate Regional Transportation Infrastructure components for which an Off-Site Levy has been imposed is as shown in Schedules "A-1" through "I". The total amount of the Off-Site Levies imposed with respect to Lands which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact Regional Transportation Infrastructure is shown in Schedule "J".



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- 24 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact Regional Transportation Infrastructure and which is approved subsequent to the date that this Bylaw is in force and effect.
- 25 For clarity, with respect to the cost of borrowing incurred by the County to fund the construction of the corresponding infrastructure contemplated within this Bylaw:
- (a) cost of borrowing which has accrued up to and including December 31, 2019, is included within the calculation of the Off-Site Levies within the attached Schedules; and
 - (b) cost of borrowing which accrues after December 31, 2019, will be calculated by the County and required as part of each Off Site Levy imposed and payable under this Bylaw

Any payment of an Off-Site Levy pursuant to this Bylaw that is not paid when due and owing shall be a debt owing to the County and shall be subject to interest as determined by the County's policies. This provision does not affect any other remedy available to the County for late or non-payment of an Off-Site Levy.

INFORMATION ON REQUEST

- 25 26 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 26 27 Not less than once per calendar year, the CAO shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures during the previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year and updated estimates of the costs expected to be incurred in order to complete construction of the facilities in respect of which an Off-Site Levy has been imposed under this Bylaw.

SEVERABILITY

- 27 28 In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provisions shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

DEVELOPER CONSTRUCTION OF COUNTY REGIONAL TRANSPORTATION INFRASTRUCTURE

- 28 29 Nothing in this Bylaw is intended to nor shall be interpreted as precluding Rocky View County's Development Authority or Subdivision Authority from requiring a developer to



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construct or pay for all or a portion of County Regional Transportation Infrastructure having oversize capacity as a condition of Development Permit or Subdivision approval in accordance with the Act.

TRANSITION, REPEAL AND EFFECTIVE DATE

~~29 Bylaw C-7356-2014 is repealed upon this Bylaw coming into full force and effect~~

30 Notwithstanding any provision within this Bylaw, as contemplated by Bylaw C-7356-2014 all Subdivision and Development applications which were approved prior to:

- (a) July 20, 2004 shall be imposed the Levy amount prescribed within Bylaw C-5875-2004;
- (b) July 26, 2005 shall be imposed the Levy amount prescribed within Bylaw C-5889-2004;
- (c) July 25, 2006 shall be imposed the Levy amount prescribed within Bylaw C-6094-2005;
- (d) July 24, 2007 shall be imposed the Levy amount prescribed within Bylaw C-6273-2006;
- (e) March 17, 2009 shall be imposed the Levy amount prescribed within the Bylaw C6496-2007;
- (f) July 20, 2010 shall be imposed the Levy amount prescribed within the Bylaw C-6710-2008;
- (g) November 29, 2011 shall be imposed the Levy amount prescribed within Bylaw C-6935-2010;
- (h) October 23, 2012 shall be imposed the Levy amount prescribed within Bylaw C-7195-2011;
- (i) October 14, 2014 shall be imposed the Levy amount prescribed within Bylaw C-7195-2012; and
- (j) Third reading of this Bylaw shall be imposed the Levy amount prescribed within Bylaw C-7356-2014.

31 For clarity, Bylaw C-7356-2014 shall remain in full force and effect until the payment of any amounts imposed within Bylaw C-7356-2014, including as contemplated above, have been fully paid or satisfied, and thereupon the bylaw is automatically repealed.

~~30~~ 32 This Bylaw comes into full force and effect on the date of third and final reading.



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READ A FIRST TIME IN COUNCIL this 10 day of March, 2020

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2020

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE "A-1"

LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK – URBAN BASE LEVY

Description: The County's existing regional road network requires expansion to accommodate forecasted traffic volumes. With the increase of road users within the County boundaries due to newly created Residential, Agricultural, Business and Institutional development the County requires the development of a Long Range Transportation Network to efficiently transport traffic to the Provincial Highway Systems.

The Long Range Regional Transportation Infrastructure Network is based on the build out traffic volumes resulting from development in growth areas of the County. All roads within the Long Range Regional Transportation Infrastructure Network will be constructed to meet the required cross sections as detailed in the project costs and consist of:

- Network A Road – 11.4m Paved Surface within a 36m Right of Way
- Network B Road – 9.0m Paved Surface within a 30m Right of Way
- 4 Lane Arterial Road – 23.8m Paved Surface within a 40m Right of Way
- 6 Lane Arterial Road – 32.2m Paved Surface within a 50m Right of Way

Project Costs:

Upgrade Capital Cost Estimates:

• 154.4km of Network A Road:	\$ 231,926,718
• 535.6km of Network B Road:	\$ 663,918,892
• 190.2km of 4 Lane Arterial Road:	\$ 584,363,276
• 19.5km of 6 Lane Arterial Road:	<u>\$ 80,744,152</u>
• Total Cost	\$1,560,953,038

Non-Levy Cost (Background/Regional Traffic): \$ 370,455,172

Rural Levy Cost (\$4,595 / gross acre): \$ 310,017,454

Total Estimated Cost to Levy: \$ 880,480,412

Levy Cost Calculation: \$880,480,412 / 24,237 hectares = \$36,327/hectare or \$14,701/acre

2020 Urban Levy Proposed for Collection = \$11,354/hectare or \$4,595/acre

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded Long Range Regional Transportation Infrastructure Network include all lands having new development that will increase traffic. Background and regional traffic has been removed from the costs. There are no other measurable benefits to existing development as the upgrade will only increase capacity.



SCHEDULE "A-2"

LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK – RURAL BASE LEVY

Description: The County's existing regional road network requires expansion to accommodate forecasted traffic volumes. With the increase of road users within the County Boundaries due to newly created Residential, Agricultural, Business and Institutional development the County requires the development of a Long Range Regional Transportation Infrastructure Network to efficiently transport traffic to the Provincial Highway Systems.

The Long Range Regional Transportation Infrastructure Network is based on the build out traffic volumes resulting from development in all growth areas of the County. All roads within the Long Range Regional Transportation Network will be constructed to meet the required cross sections as detailed in the project costs and consist of:

- Network A Road – 11.4m Paved Surface within a 36m Right of Way
- Network B Road – 9.0m Paved Surface within a 30m Right of Way
- 4 Lane Arterial Road – 23.8m Paved Surface within a 40m Right of Way
- 6 Lane Arterial Road – 32.2m Paved Surface within a 50m Right of Way

Project Costs:

Upgrade Capital Cost Estimates:

• 154.4km of Network A Road:	\$ 231,926,718
• 535.6km of Network B Road:	\$ 663,918,892
• 190.2km of 4 Lane Arterial Road:	\$ 584,363,276
• 19.5km of 6 Lane Arterial Road:	<u>\$ 80,744,152</u>
• Total Cost	\$1,560,953,038

Non-Levy Cost (Background/Regional Traffic): \$ 370,455,172

Urban Levy Cost (\$14,701/acre): \$ 880,480,412

Total Estimated Cost to Levy: \$ 310,017,454

Levy Cost Calculation: \$310,017,454 / 27,303 hectares = \$11,354/hectare or \$4,595/acre

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded Long Range Regional Transportation Infrastructure Network include all lands having new development that will increase traffic. Background and regional traffic has been removed from the costs. There are no other measurable benefits to existing development as the upgrade will only increase capacity.

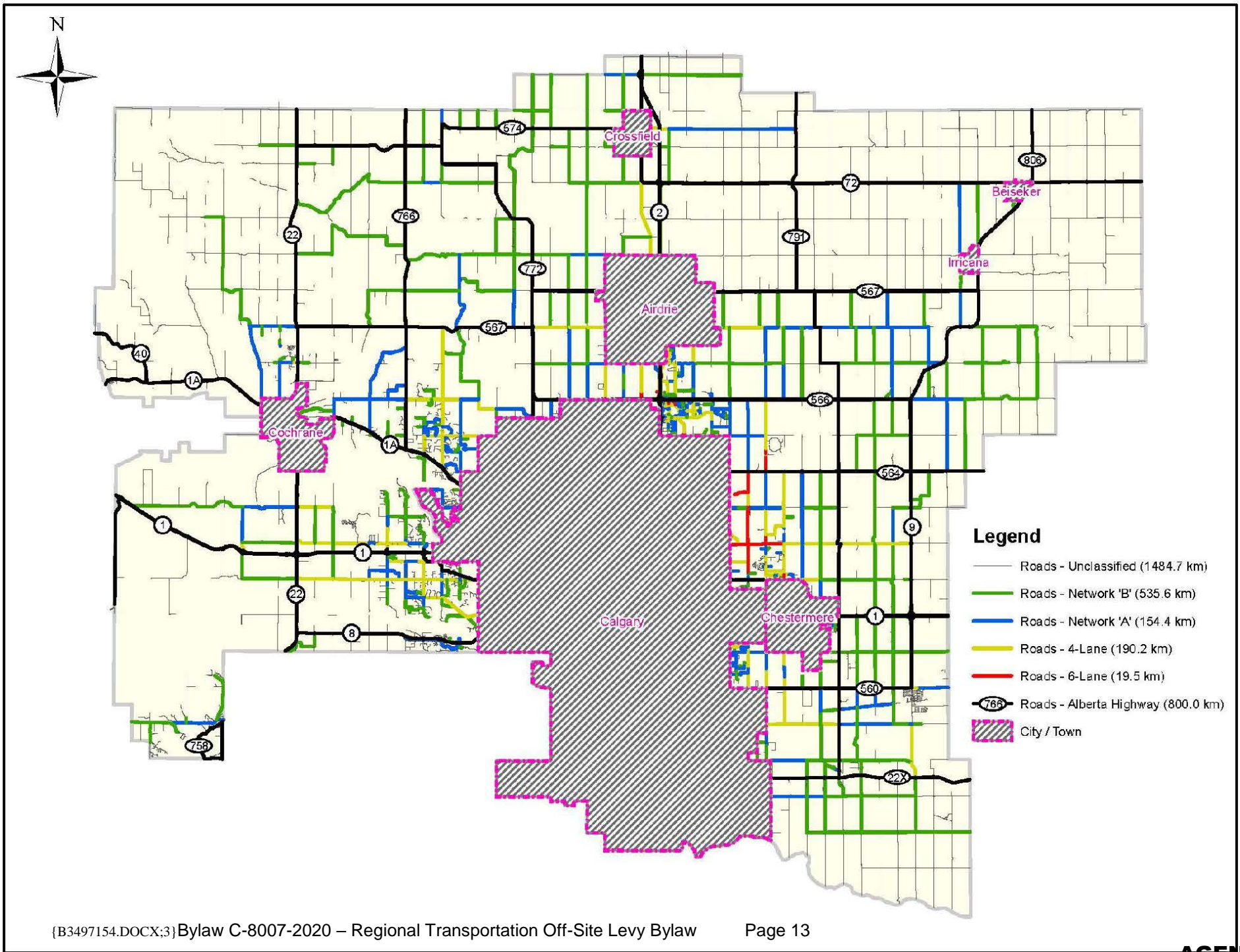


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MAP "A"

BENEFITTING AREA MAP

**LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK
(URBAN LEVY & RURAL LEVY)**



SCHEDULE "B"**EAST BALZAC SPECIAL AREA 1**

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the East Balzac Special Area 1 Levy will fund the construction of Balzac specific infrastructure as identified below.

Project Costs:

Special Area 1 Required Road Infrastructure Project Totals (Land & Construction):

• Range Road 293 – Bridge Structure for overpass to Métis Trail (as supported by AMEC pre-design report 2008)	\$16,500,000
• Township Road 261/Highway 2 Interchange (as supported by MMM cost estimates)	\$40,900,000
• Proportionate Non Recovery amount from Developer	(\$10,000,000)
• Highway 566 expansion and intersection improvements (From RR 294 to RR 290 as supported by Urban Systems & HDR-ITrans)	\$39,000,000
• Range Road 292 – Connection to 60 th Street Interchange (East Balzac Transportation Functional Study)	\$16,000,000
• Cost Share Funding from County of 60 th Street Interchange (12.5%)	\$9,375,000
TOTAL:	\$111,775,000

Levy Cost Calculation: \$111,775,000 / 2,630 hectares = \$42,500/hectare or \$17,200/acre

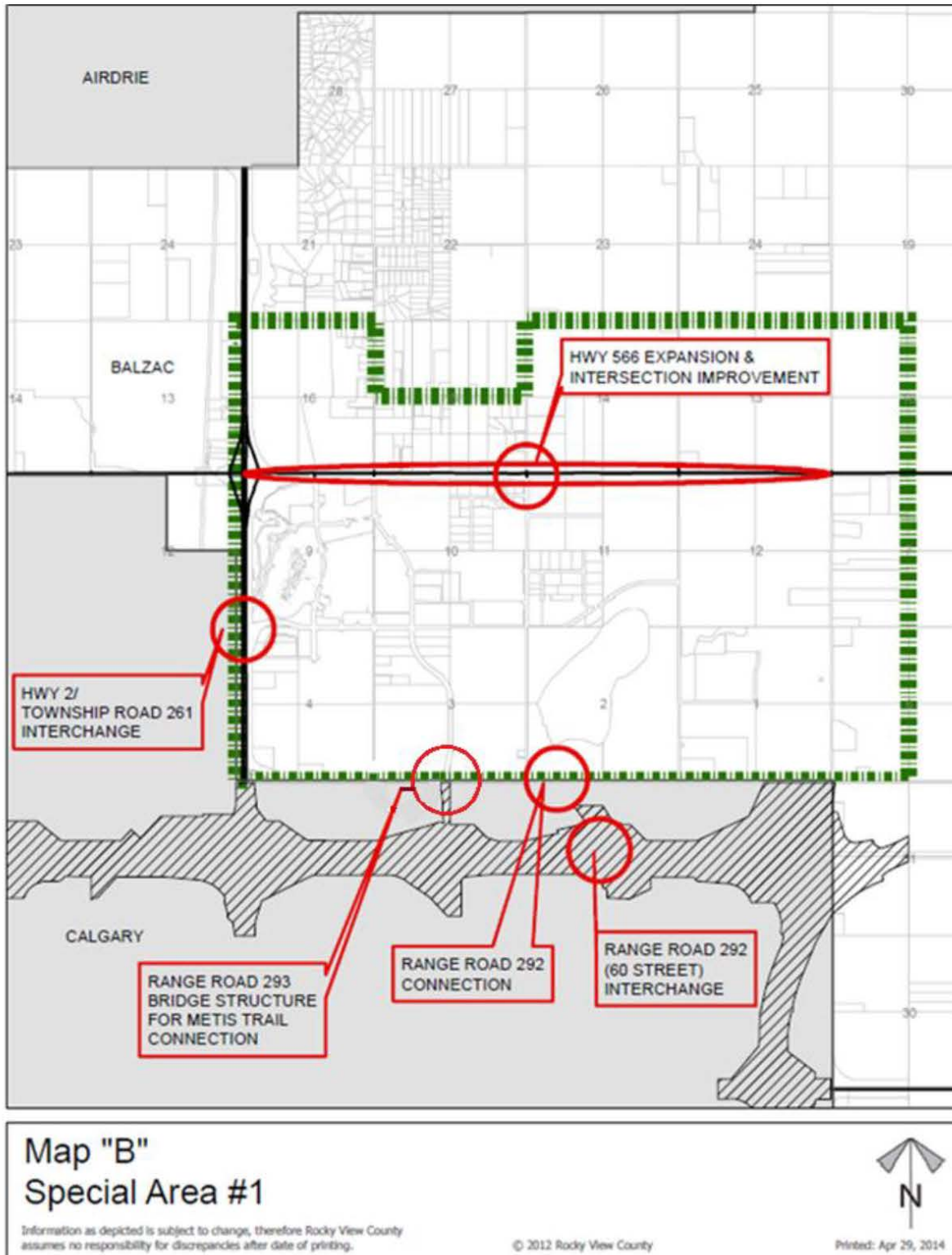
Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



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MAP "B"- EAST BALZAC SPECIAL AREA 1



**SCHEDULE "C"****CONRICH SPECIAL AREA 2**

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Conrich Special Area 2 Levy will fund the construction of Conrich specific infrastructure as identified below.

Project Costs:

Special Area 2 Required Road Infrastructure Project Totals (Land & Construction):

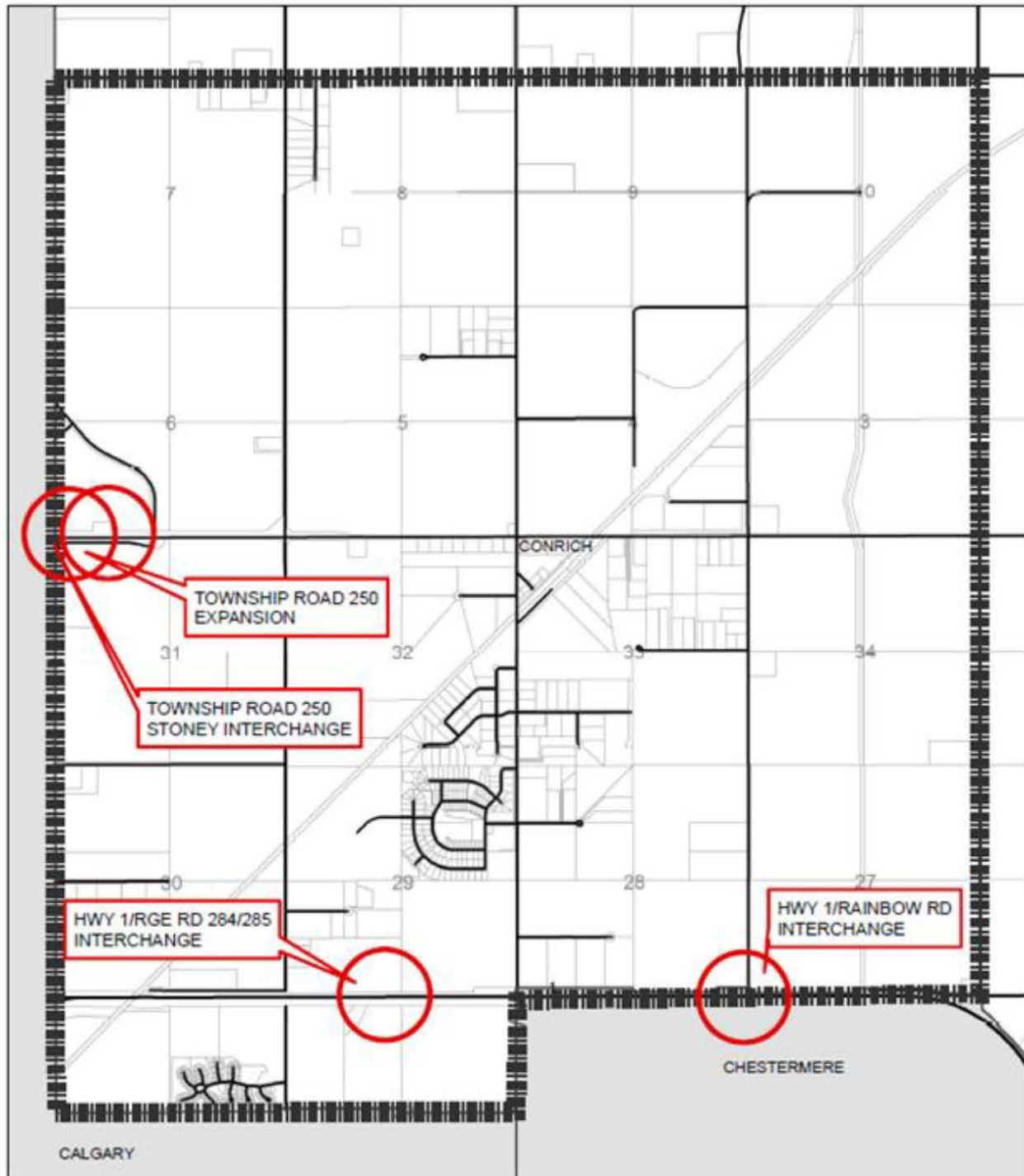
• Township Road 250 (McKnight Blvd) Expansion (East Freeway Functional Design Study – Earth Tech)	\$ 5,500,000
• Cost Share Funding from County of Highway 1 & Range Road 285/284 (12.5%) (Conrich Road Functional Study – McElhaney)	\$13,375,000
• Cost Share Funding from County of Highway 1 & Rainbow Road (12.5%) (Rainbow Road Functional Study – Earth Tech)	\$11,875,000
• Cost Share Funding from County of Township Road 250 (McKnight Blvd) Stoney Interchange (East Freeway Functional Design Study – Earth Tech)	\$19,245,000
TOTAL:	\$49,995,000

Levy Cost Calculation: \$49,995,000 / 3,885 hectares = \$12,869/hectare or \$5,208/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP "C" - CONRICH SPECIAL AREA 2



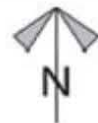
Map "C"

Special Area 2

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SCHEDULE "D"

SOUTHEAST INDUSTRIAL SPECIAL AREA 3

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Southeast Industrial Special Area 3 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 3 Required Road Infrastructure Project Totals (Land & Construction):

- Construction and Land Purchases of Peigan Trail connection
(East Freeway Access Management Study – CHM2 Hill) \$17,500,000
- Cost Share Funding from County of 61st flyover (50%)
(Glenmore Trail Functional Study – UMA Engineering Ltd.)
\$15,000,000

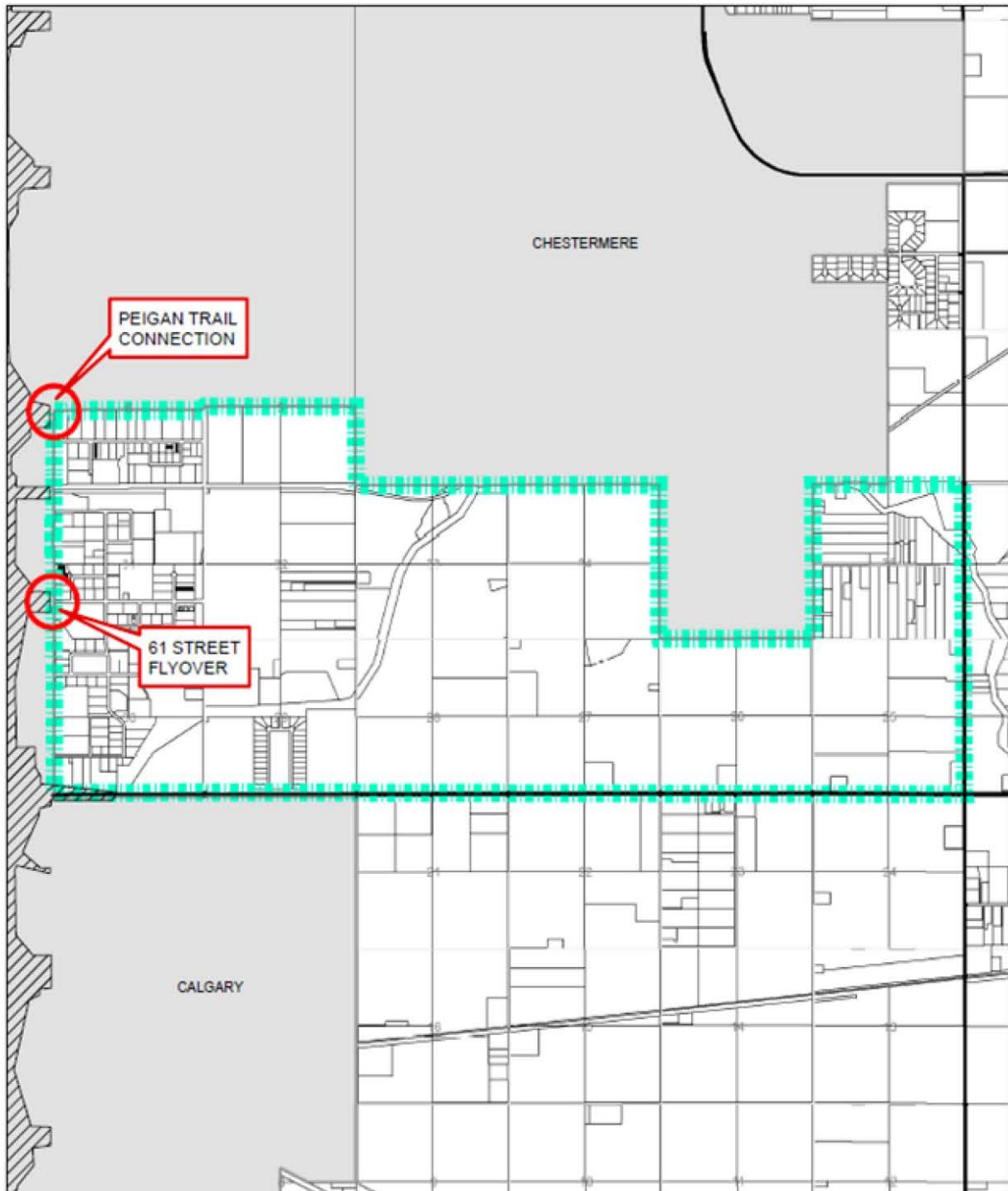
TOTAL: \$32,500,000

Levy Cost Calculation: \$32,500,000/1,457 hectares = \$22,308/hectare or \$9,028/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP "D" - SOUTHEAST INDUSTRIAL SPECIAL AREA 3



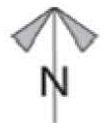
Map "D"

Special Area 3

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SCHEDULE "E"

SPRINGBANK SPECIAL AREA 4

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Springbank Special Area 4 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 4 Required Road Infrastructure Project Totals (Land & Construction):

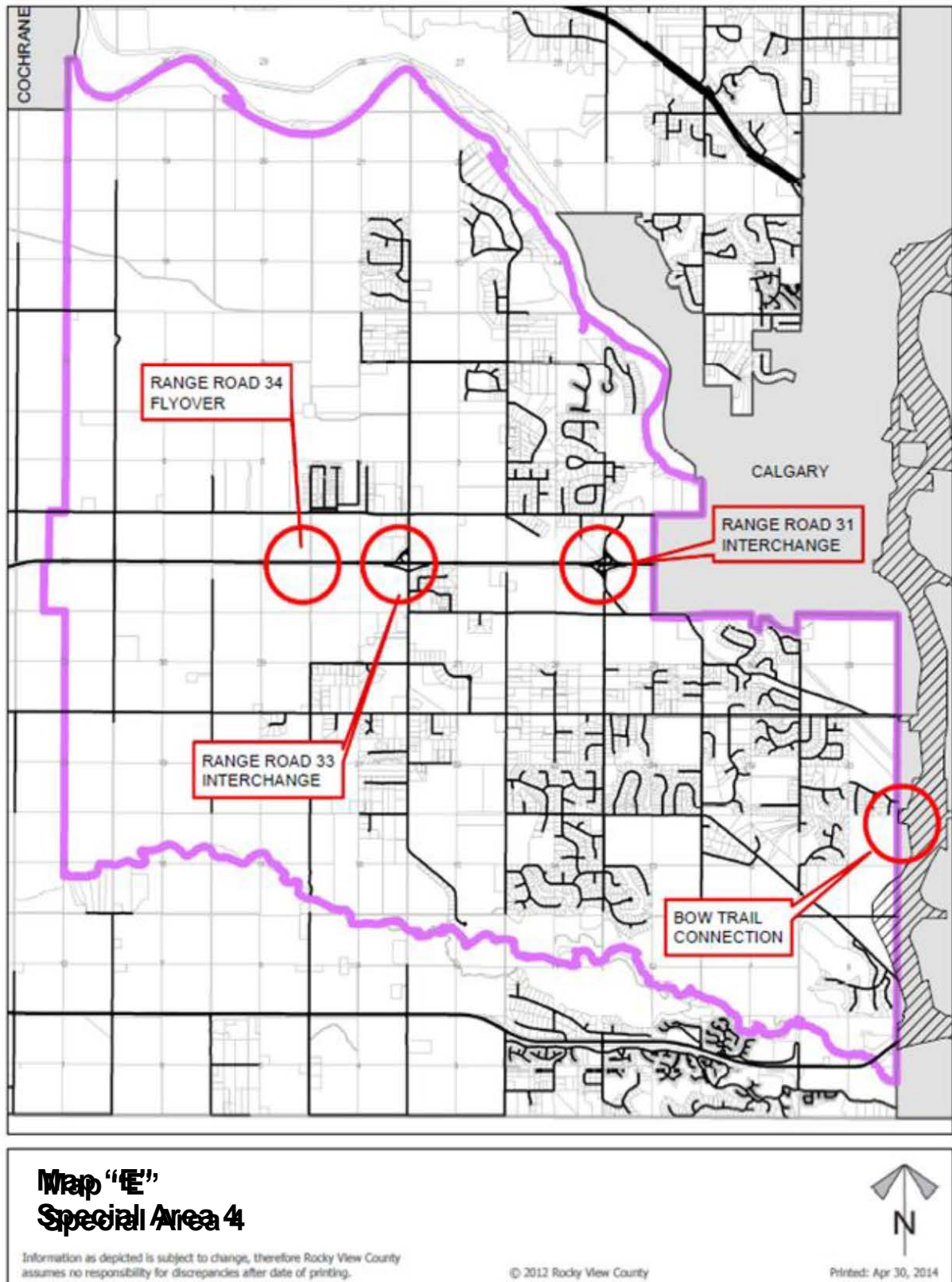
- | | |
|--|---------------|
| <ul style="list-style-type: none"> • Construction and Land Purchases of Bow Trail connection
(West Ring Road Functional Study – Trans Tech) | \$21,500,000 |
| <ul style="list-style-type: none"> • Construction and Land Purchases of RR 34 flyover (100%)
(Greater Springbank Functional Study-Itrans/Urban Systems) | \$66,000,000 |
| <ul style="list-style-type: none"> • Cost Share Funding from County of Highway 1 & RR 33
Interchange (12.5%) (Hwy 1/RR 33 Functional Study-Castleglen Consultants Inc.) | \$13,125,000 |
| <ul style="list-style-type: none"> • Cost Share Funding from County of Highway 1 & RR 31
Interchange (12.5%)
(Highway 1 Freeway Corridor Management – ARA) | \$13,125,000 |
| TOTAL: | \$113,750,000 |

Levy Cost Calculation: \$113,750,000/4,978 hectares = \$22,851/hectare or \$9,247/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP "E" - SPRINGBANK SPECIAL AREA 4





SCHEDULE "F"

HIGHWAY 22 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 5

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 22 and HWY 1 Interchange Special Area 5 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 5 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 22 & Highway 1 Interchange (12.5%) (Highway 22 & Highway 1 Functional Planning Study - ISL Consulting) \$28,375,000

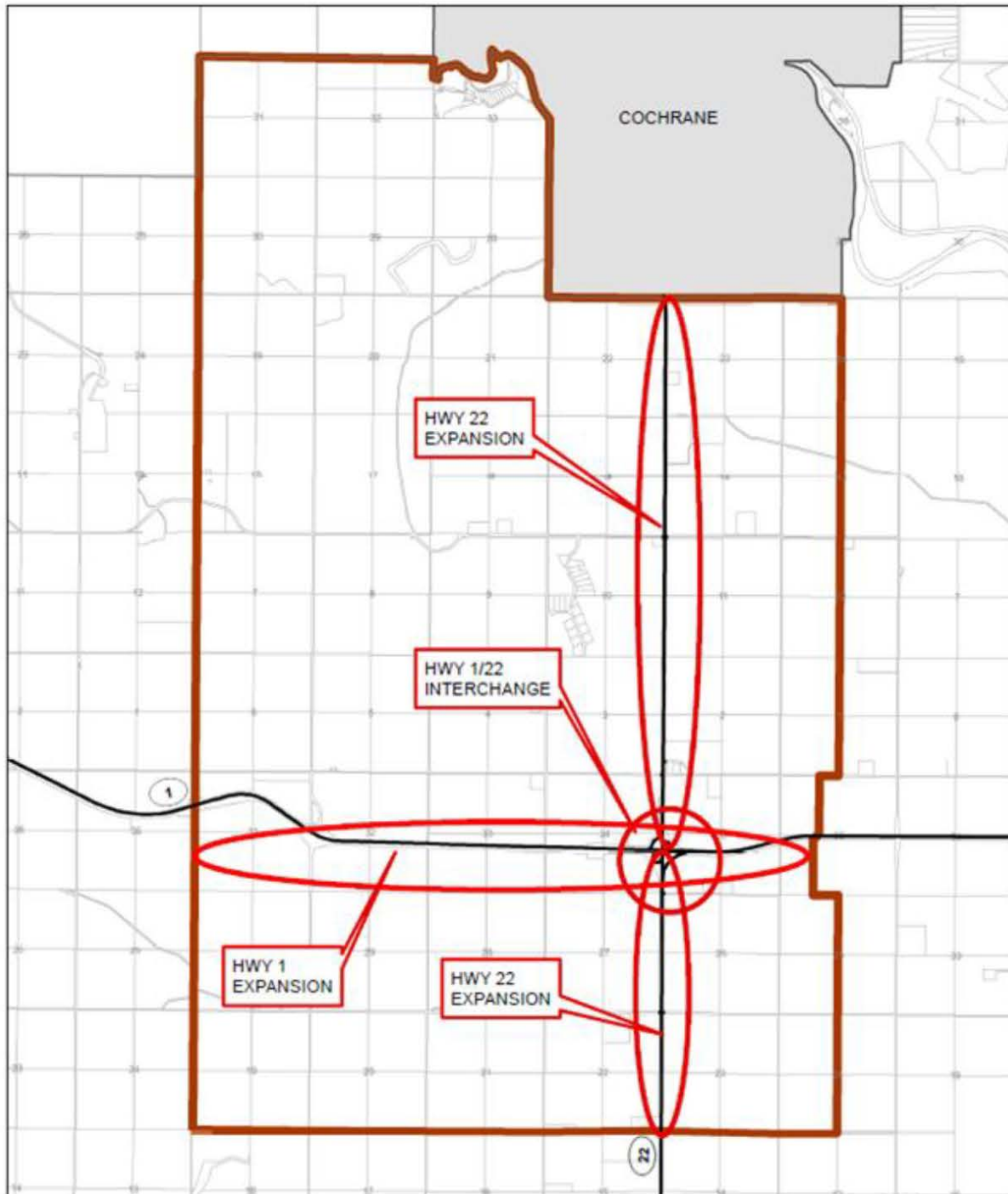
Levy Cost Calculation: \$28,375,000/ 6,477 hectares = \$4,381/hectare or \$1,773/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



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MAP "F"- HIGHWAY 22 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 5



Map "F" Special Area 5

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SCHEDULE "G"

HIGHWAY 791 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 6

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 791 and HWY 1 Interchange Special Area 6 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 6 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 791 & Highway 1 Interchange (12.5%)
(Highway 791 Functional Planning Study – UMA/AECOM) \$15,148,646

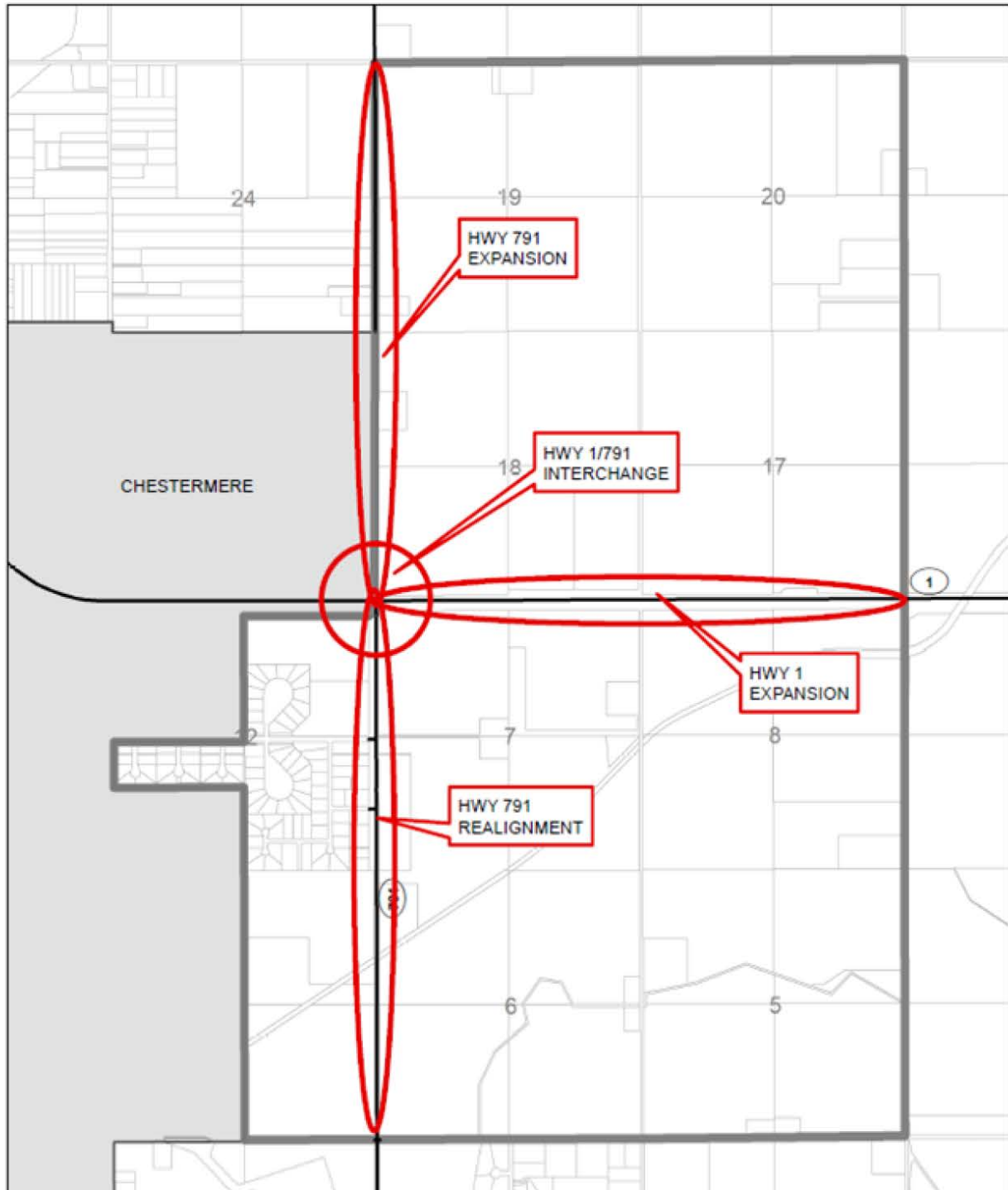
Levy Cost Calculation: \$15,148,646 / 2,609 hectares = \$5,806/hectare or \$2,350/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



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MAP "G" - HIGHWAY 791 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 6

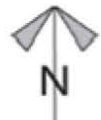


Map "G" Special Area 6

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SCHEDULE "H"

HIGHWAY 560 AND HIGHWAY 797 IMPROVEMENTS SPECIAL AREA 7

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 560 and HWY 797 Improvements Special Area 7 Levy will fund the construction of area specific infrastructure as identified below.

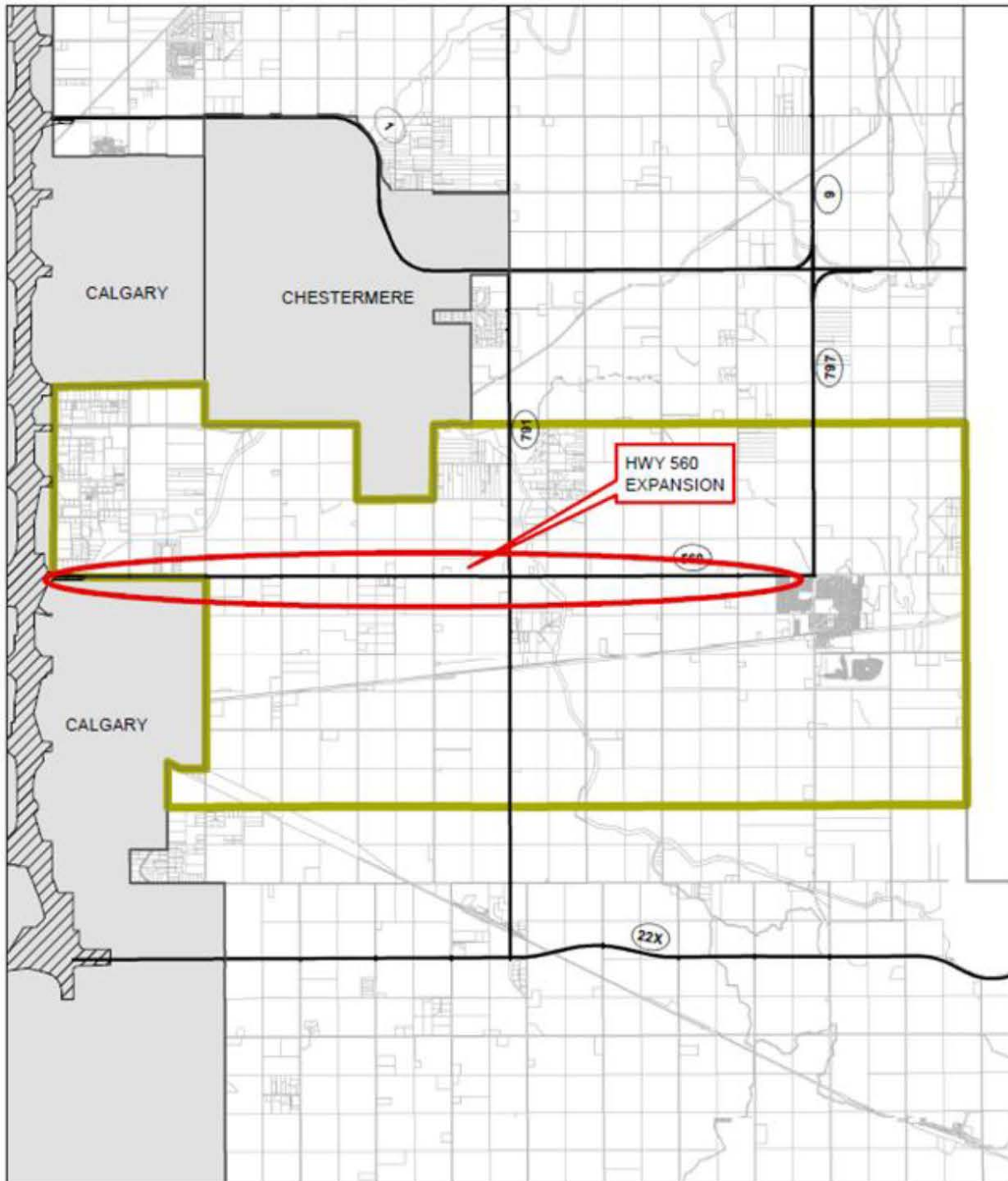
Project Costs:

Special Area 7 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 791 & Highway 1 Interchange (12.5%)
(Highway 560:02 Calgary to Highway 797 Functional Planning Study – UMA/AECOM) \$10,950,000

Levy Cost Calculation: \$10,950,000/ 11,453 hectares = \$956/hectare or \$387/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.

**MAP "H" - HIGHWAY 560 AND HIGHWAY 797 IMPROVEMENTS SPECIAL AREA 7****Map "H"**
Special Area 7

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SCHEDULE "I"

HIGHWAY 22x AND HIGHWAY 791 IMPROVEMENTS SPECIAL AREA 8

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 22x and HWY 791 Improvements Special Area 8 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 8 Required Road Infrastructure Project Totals (Land & Construction):

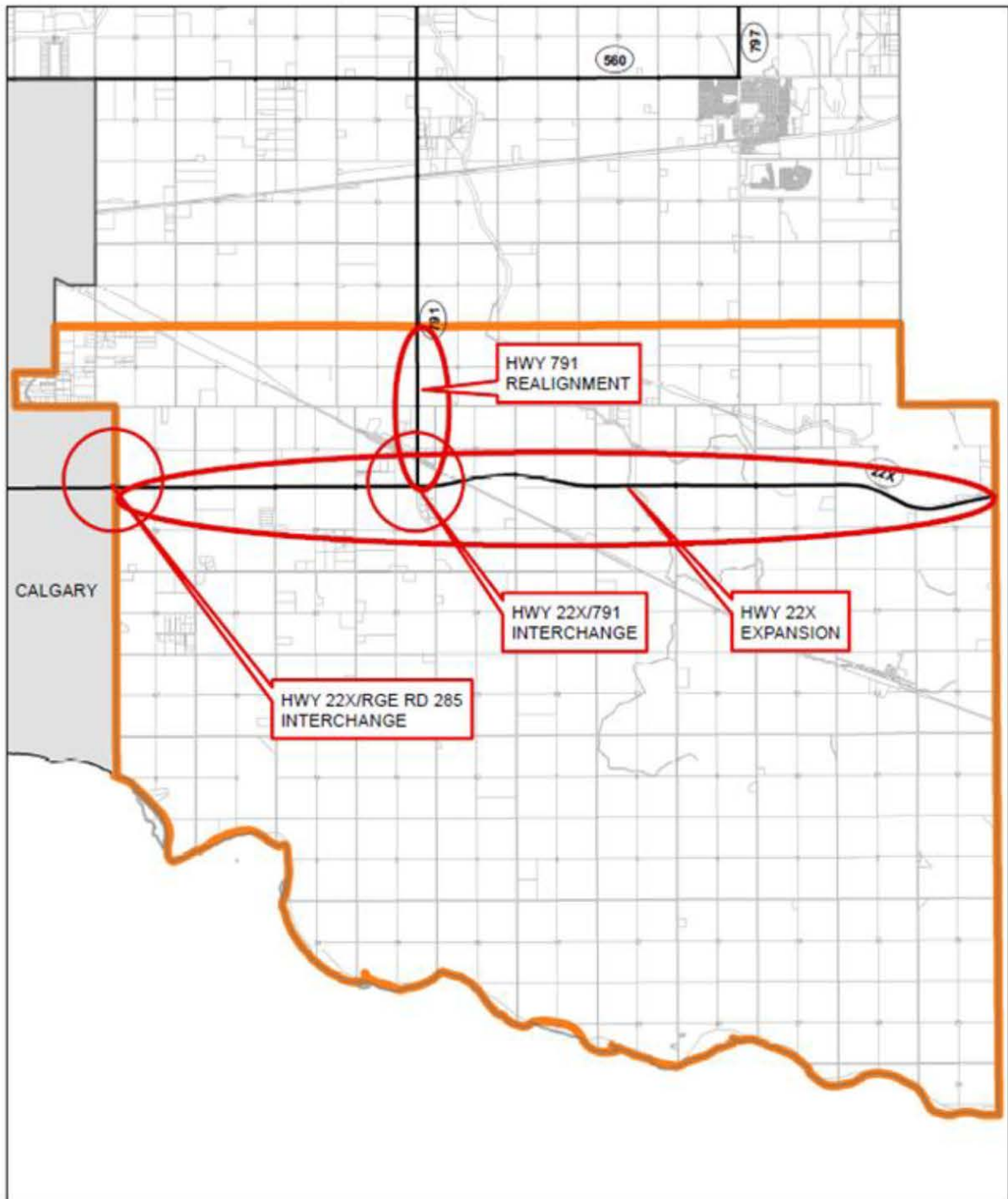
- Cost Share Funding from County of Highway 22x Corridor Improvements, including Highway Expansion, Interchanges at RR 285 and SH 791 and service roads (12.5%)
(Hwy 22x & Hwy 791 Functional Planning Study
Castleglen Consultants Inc.) \$30,475,000

Levy Cost Calculation: \$30,475,000/ 16,479 hectares = \$1,849/hectare or \$748/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP "I" - HIGHWAY 22x AND HIGHWAY 791 IMPROVEMENTS SPECIAL AREA 8



Map "I" Special Area 8

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**SCHEDULE "J"****OFF-SITE LEVY SUMMARY**

Off-Site Levy Schedule	Cost	Service Area Map
Schedule A-1: Urban Base Levy	\$11,354/ha (\$4,595/acre)	Map A
Schedule A-2: Rural Base Levy	\$11,354/ha (\$4,595/acre)	Map A
Schedule B: East Balzac Special Area 1 Levy	\$42,500/ha (\$17,200/acre)	Map B
Schedule C: Conrich Special Area 2 Levy	\$12,869/ha (\$5,208/acre)	Map C
Schedule D: Southeast Industrial Special Area 3 Levy	\$22,308/ha (\$9,028/acre)	Map D
Schedule E: Springbank Special Area 4 Levy	\$22,851/ha (\$9,247/acre)	Map E
Schedule F: HWY 22 & HWY 1 Interchange Special Area 5 Levy	\$4,381/ha (\$1,773/acre)	Map F
Schedule G: HWY 791 & HWY 1 Interchange Special Area 6 Levy	\$5,806/ha (\$2,350/acre)	Map G
Schedule H: HWY 560 & HWY 797 Improvements Special Area 7 Levy	\$956/ha (\$387/acre)	Map H
Schedule I: HWY 22x & HWY 791 Improvements Special Area 8 Levy	\$1,849/ha \$748/acre	Map I



SCHEDULE "K"

DEFINITIONS

- (a) **"Act"** ~~means the Municipal Government Act,~~ means the *Municipal Government Act, RSA 2000, c M-26 and all amendments thereto together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;*
- (b) **"Accessory Building"** has the same meaning as in the Land Use Bylaw;
- (c) **"Accessory Use"** has the same meaning as in the Land Use Bylaw;
- (d) **"Agriculture"** or **"Agricultural"** means any Development or Subdivision for an "agricultural" or "agriculture" use as the term is defined and contemplated under the Land Use Bylaw;
- (e) **"Benefitting Areas"** means those Lands which are within the respective benefitting areas of the Regional Transportation Infrastructure components, as described in Schedules "A-1" through "I";
- (f) **"Boundary Adjustment"** means the adjustment of lot boundaries of parcels of Lands without the creation of additional lots;
- (g) **"Building"** has the same meaning as in the Land Use Bylaw;
- (h) **"Business"** means any Development or Subdivision for a "business" use as the term is defined and contemplated under the Land Use Bylaw including both Commercial and Industrial uses;
- (i) **"Bylaw"** means this Bylaw together with all schedules;
- (j) **"CAO"** means the Chief Administrative Officer appointed by Council for the County or his/her authorized designate;
- (k) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the Land Use Bylaw;
- (l) **"County"** ~~means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;~~ means *Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require;*
- (m) **"Council"** means the Rocky View County Council;
- (n) **"Development"** has the same meaning as provided in the Act;
- (o) **"Development Agreement"** means an agreement pursuant to sections 648, 650, 651, or 655 of the Act;



ROCKY VIEW COUNTY
Cultivating Communities

- (p) **"Development Area"** means the gross acreage of Lands which are the subject of the proposed Development or Subdivision including:
- (i) all Buildings and other structures;
 - (ii) all driveway access areas;
 - (iii) all areas required to be landscaped as a condition of the Development Permit or Subdivision approval;
 - (iv) all storage and display areas directly associated with the Development or Subdivision;
 - (v) all parking areas required for the Development or Subdivision;
 - (vi) all areas utilized for the growing of crops which are the subject of the Development Permit;
 - (vii) all areas to be designated as Reserve Lands or subject to an Environmental Reserve Easement as a condition of the Subdivision approval; and
 - (viii) any areas that will be dedicated for roads or utilities as a condition of Subdivision or Development approval.

Notwithstanding the above, "Development Area" does not include the following:

- (i) with respect to Development Permits issued for a golf course within the use "Outdoor Participant Recreation Services", any portion of the Lands which is outside the scope of "Development Area" outlined above (i.e. the fairways, hazards, rough and greens); or
 - (ii) with respect to Subdivisions involving an existing Dwelling, the subdivided parcel that contains the existing Dwelling.
- (q) **"Development Authority"** has the same meaning as in the Land Use Bylaw;
- (r) **"Development Permit"** has the same meaning as in the Land Use Bylaw;
- (s) **"Dwelling"** has the same meaning as in the Land Use Bylaw;
- (t) **"Farm Building"** has the same meaning as in the Land Use Bylaw;
- (u) **"Farmstead"** means a single parcel of Land on which a habitable residence has been situated for a minimum of 10 years, which residence utilized in connection with the ranching or farming operation carried out on the Land, and which is located on a previously un-subdivided quarter section. The Farmstead may include associated Buildings and landscape improvements;
- (v) **"First Parcel Out"** has the same meaning as within the Land Use Bylaw;



- (w) **"Industrial"** means any Development or Subdivision for an industrial use as contemplated in the Land Use Bylaw, but does not include Natural Resource Extraction;
- (x) **"Institutional"** means any Development or Subdivision for an institutional use as contemplated in the Land Use Bylaw;
- (y) **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*, R.S.A. 2000 Chapter L-4;
- (z) **"Land Use Bylaw"** means the County's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;
- ~~(aa) **"Municipal Government Act"** means the Municipal Government Act, RSA 2000, c M-26 and all amendments thereto together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;~~
- ~~(bb)~~ (aa) **"Municipal Planning Commission Bylaw"** means Bylaw C-7967-2019 establishing the Municipal Planning Commission, as amended or replaced from time to time;
- ~~(cc)~~ (bb) **"Municipal Planning Commission"** means the municipal planning commission of the County as established pursuant to the Municipal Planning Commission Bylaw;
- ~~(dd)~~ (cc) **"Natural Resource Extraction"** means the extraction and processing of gravel including gravel pits and associated crushing operations;
- ~~(ee)~~ (dd) **"Off-Site Levy" or "Off-Site Levies"** means a levy or levies imposed and created by this Bylaw including but not limited to the Rural Base Levy and Urban Base Levy;
- ~~(ff)~~ (ee) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy together with any interest earned from the investment of the Off-Site Levy is deposited and kept in accordance with the Act;
- ~~(gg)~~ (ff) **"Regional Transportation Infrastructure"** means those Roads identified in Schedules "A-1" through "I".
- ~~(hh)~~ (gg) **"Reports"** means the following reports:
 - (i) "Rocky View County Future Network Analysis in Support of the Off-Site Levy" dated June, 2018 prepared by Watt Consulting Group; and
 - (ii) "Transportation Off-Site Levy Support Summary Report" dated June, 2018 prepared by Sedulous Engineering Inc.;
- ~~(ii)~~ (hh) **"Reserve Land"** has the same meaning as in the Act;
- ~~(jj)~~ (ii) **"Residential"** means any Development or Subdivision for residential use as contemplated under the Land Use Bylaw;



ROCKY VIEW COUNTY
Cultivating Communities

- ~~(kk)~~ **(jj)** "Roads" has the same meaning as in Part 17 of the Act and includes Transportation Infrastructure;
- ~~(ll)~~ **(kk)** "Rural Base Levy Rate" means the base Off-Site Levy rate that is applied to all non-Urban Development, including Natural Resource Extraction, as referenced in section 18 and described in Schedule "A-2" and Map "A";
- ~~(mm)~~ **(ll)** "Subdivision" has the same meaning as provided for in the Act;
- ~~(nn)~~ **(mm)** "Subdivision Authority" has the same meaning as in the Land Use Bylaw;
- ~~(oo)~~ **(nn)** "Transportation Infrastructure" has the same meaning as provided for in the Act;
- ~~(pp)~~ **(oo)** "Urban Base Levy Rate" means the base Off-Site Levy rate applied to Urban Development as referenced in section 17 and described in Schedule "A-1" and Map "A"; and
- ~~(qq)~~ **(pp)** "Urban Development" means any Subdivision or Development which:
- (i) is for the purpose of, in whole or in part, Business or Institutional Development; or
 - (ii) with respect to Subdivision, creates Residential lots less than 1.99 ac in size and with piped water and sewer servicing.

Urban Development does not include any Subdivision or Development on Lands for the purpose of Natural Resource Extraction.



10080 Jasper Ave #308, Edmonton, AB T5J 1V9

May 27, 2020

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

Delivered Via Email: Legislative Services@rockyview.ca

Attention: Reeve and Council

**Re: Proposed Regional Transportation Off-Site Levy Bylaw (Bylaw C-8007-2020)
Industry Review and Requested Amendments**

Further to the above matter please accept the following comments prepared on behalf of Lafarge Canada Limited, BURNCO Rock Products Ltd., Lehigh Hanson Materials Limited and McNair Sand and Gravel Ltd. Each of these companies is a long-term member of the local aggregate and construction industry. We would like to request that these comments are considered by Council as part of the public hearing process on the proposed bylaw scheduled for June 9th, 2020.

UNDERSTANDING

We understand that the current Transportation Off-Site Levy Bylaw (Bylaw C-7365-2014) requires a sand and gravel operation to pay a Base Levy rate of \$4,595 per gross acre and a Special Area Levy rate that ranges from \$884 to \$18,638 per gross acre depending on the project location within Rocky View County. We also understand that under the existing Transportation OSL Bylaw, there are several grandfathering provisions under Section 4(c)(1-9) which speaks to the timing of development permit issuance, the applicable Transportation OSL Bylaw and the corresponding levy rate.

Based on our review of the proposed Transportation Off-Site Levy Bylaw (Bylaw C-8007-2020) as given first reading by Council in March 2020, it is our understanding that Aggregate Extraction and Processing have not been considered an exempt use and would be classified as "Rural Development." As such, the Transportation OSL bylaw would maintain the base levy charged to aggregate extraction and processing operations at \$4,595 per gross acre. This would be supplemented by the proposed Special Area Levies based on project location.

Tables 1 illustrates our understanding of the impact of the proposed Transportation Off-Site Levy if applied to an aggregate extraction and processing operation.

Table 1: Transportation OSL Rates Under Bylaw C-7805-2018 (Proposed Bylaw)

Project Location	Base Levy Per Gross Acre	Special Area Levy Per Gross Acre	Combined Levy Rate Per Gross Acre	Development Area in Gross Acres	Total Transportation Levy Amount for 160 acres
Regular Areas	\$4,595	-	\$4,595	160 acres	\$735,200
Special Area 4	\$4,595	\$9,247	\$13,842	160 acres	\$2,214,720
Special Area 5	\$4,595	\$1,773	\$6,368	160 acres	\$1,018,880
Special Area 8	\$4,595	\$748	\$5,343	160 acres	\$854,880

Based on the above assessment, for a typical aggregate extraction and processing operation permitted on one quarter section of land, the total transportation off site levy payment would be in the range of \$735 k to \$2.2 million dollars. The proposed transportation levy would be in addition the Community Aggregate Payment Levy (CAPP). Rocky View County has passed a Community Aggregate Levy Bylaw (Bylaw C-7748_2018) pursuant to the provisions of the Municipal Government Act and the Community Aggregate Payment Levy Regulation (Alberta Regulation 263/2005). The CAPP levy was increased by RVC from \$.25 / tonne to \$.40 / tonne in May 2018 and is intended to cover the costs of roadways required to service the needs of aggregate extraction and processing operations.

GENERAL OBSERVATIONS

The current Transportation OSL has been in place for many years but has largely not affected the gravel industry as current sites predated the current bylaw and were grandfathered. Producers are now focused on the future as replacement sites may be subject to the proposed levy. The gravel industry understands the County needs to plan and pay for County wide roadway network improvements and maintenance through an OSL and other financial mechanisms. Notwithstanding, the industry believes aggregate extraction and processing operations are worthy of unique consideration with respect to the proposed Transportation OSL. General observations with respect to the proposed Transportation OSL bylaw and matters unique to aggregate extraction and processing operations are outlined and detailed below:

- **Grandfathering:** The current Transportation OSL Bylaw contains several grandfathering provisions under Section 4(c)(1-9) which speak to the timing of development permit issuance. The proposed bylaw does not appear to contain these provisions. As gravel pits are required to renew their development permits on a continuous basis, this could result in long running sites now being subject to the proposed Transportation OSL. The imposition of the proposed Transportation OSL at the time of permit renewal poses potential

significant impacts as it was not accounted for in long-term financial planning conducted at the time of the original application and approval processes.

- **Temporary and Seasonal Land Use:** Gravel extraction is a temporary use of land that under typical circumstances is reclaimed and returned to agricultural purposes or other Council approved land uses under an approved reclamation plan. Aggregate operations provide financial securities under the Environmental Protection and Enhancement Act and Code of Practice for pits which provide strong financial incentive for reclamation to pre-extraction use, typically agriculture. Municipalities normally charge an OSL on the end use or permanent development of land which generates permanent long term traffic necessitating County wide road network improvements and maintenance obligations.
- **Land Intensive, Low Impact Land Use:** For the purposes of the Transportation OSL, it is reasonable to examine aggregate extraction and processing operations on par with golf courses and horticultural operations. These uses are all typically land intensive and seasonal in nature with only a small portion of the development area actually occupied by permanent development. We would note that under Schedule K of the proposed Transportation OSL bylaw that special provisions defining the “development area” for golf courses are identified which have the effect of reducing the proposed Transportation OSL amount on this particular land use.
- **Time Limited Development Permits:** It is noted that subject to land use approval that aggregate extraction and processing operations are typically granted time limited or temporary development permits which recognize the phased nature of aggregate operations and are intended to ensure adherence with development permit conditions and performance standards. Given that these permits are time limited or temporary, they often provide a large degree of development uncertainty to an operator due to constant permit renewal requirements. We would note that Part 11(a)(ii) of the proposed Transportation OSL bylaw exempts development which is temporary or subject to renewal within either a residential or agricultural district. This exemption has not been extended to other comparable situations such as aggregate extraction and processing activities approved under a time limited or temporary development permit situated within either a DC or the NRI land use district.
- **Financial Incentive for Non-Agricultural Uses:** The payment of the OSL on an interim use of land may in fact incentivize non-agricultural uses which may be contrary to regional and County land use planning policy. The County is best served economically by collecting the CAP Levy from an aggregate extraction and processing operation and then collecting the OSL from the subsequent permanent land use. Further, we believe that when the OSL is applied to aggregate extraction and processing operations the County prematurely relinquishes its right to charge the OSL on the permanent uses that the County has identified in long-range land use plans. In other words, the County may be better off charging the OSL against a future residential or non-residential subdivision or development if that is the intended end use after the gravel is mined. On the other hand, if it remains the County planning policy to protect agriculture use on a parcel after the gravel is

extracted then this intent will be served best by ensuring that the one-time OSL has not already been paid on the agricultural parcel¹.

CAP LEVY AND OTHER FINANCIAL MECHANISMS

In addition to the general observations and comments as noted above, the proposed Transportation OSL bylaw requires careful consideration in relation to existing financial obligations borne by the gravel industry with respect to the County road network and road maintenance requirements.

- **Community Aggregate Payment Levy (CAP):** The gravel industry is different from other land uses because we are the subject of the Community Aggregate Payment (CAP) Levy. The CAP Levy is intended to cover the costs of roadways required to serve the needs of an aggregate extraction and processing operation. Rocky View County approved updates to its Community Aggregate Payment Levy (CAP) Bylaw in May 2018 increasing the rate per tonne collected from .25 cents to .40 cents or a 60 % increase. Historically, Rocky View County has utilized the vast majority of CAP levy revenues to fund improvements and maintenance to the County road network.
- **CAP Levy Advantages:** The CAP levy has a number of advantages for a municipality as compared to the proposed acreage-based Off-Site Levy. For example:
 - a) The CAP levy ensures that the amount charged is related to the quantity of gravel shipped and the number of trucks on the road;
 - b) The CAP levy ensures that operators pay the same dollar values per tonne, whereas the OSL is indiscriminate. The acreage based Transportation OSL as proposed may sterilize smaller or shallow gravel deposits that would otherwise be viable. Sterilization of smaller more localized deposits may push operations elsewhere with larger community impacts;
 - c) The CAP levy is an annual levy that flows to County in perpetuity as long as there are gravel operations in the County; and
 - d) Use of the CAP levy combined with traditional Development/Road Haul agreements provides incentive for gravel operators to locate closer to Provincial Highways and paved roads where impacts are minimized.
- **Development and Road Use Agreements:** In addition to CAP levy contributions, aggregate operators are typically subject to extensive traffic forecasting and modelling as part of the land use and development permit application processes. This modelling and analysis assesses the impact of the proposed development to the County road network and informs roadway and intersectional upgrades that are typically embodied in a development

¹ Where the OSL has already been paid on a parcel of land, there will be an economic advantage associated with that parcel to a developer which may lead to pressure for permanent non-agricultural land uses that may or may not be consistent with the County's planning policy direction for the subject lands and may be better suited elsewhere.

agreement with capital improvements borne by the operator. Ongoing maintenance obligations for the duration of the operation are outlined in a road use agreement.

- **Statutory Limitations:** There remain statutory limitations on the number of levies and development agreement charges a municipality can impose on a development for the same purposes². The proposed Transportation OSL bylaw should be evaluated with respect to these limitations given that aggregate extraction and processing operations are temporary uses, seasonal in nature, subject to time limited or temporary development permits, and currently provide annual CAP Levy and other contributions to Rocky View County through development and road use agreement provisions accompanying project approvals.
- **Economics:** A typical 160 acre gravel development with a 5m gravel face could contain 5.27 million tonnes of gravel (160 acres x 4046m²/acre x 5m depth x 1.63 tonnes/m³). At the current CAPL rate of \$0.40/tonne, this would mean an operator would pay \$2,110,393 in CAP Levies over the life of the site. Having to pay an additional Offsite Levy in the range of \$735 k to \$2,214,720 would bring total CAPL and OSL charges up to \$4,325,113. Despite amendments to the proposed Transportation OSL to classify natural resource extraction and processing as rural development, the proposed Transportation OSL in conjunction with the CAPL is going to remain very challenging for all operators.

OUR REQUEST

Based on the aforementioned points industry is of the position that the proposed Transportation OSL bylaw in its current form while improved remains unreasonable and cannot be supported for the following reasons:

- The bylaw does not recognize grandfathering provisions previously provided;
- The bylaw does not recognize the temporary and seasonal use of operations;
- The bylaw does not recognize the time limited development permits of operations;
- The bylaw does not recognize gravel operations on par with golf courses;
- The bylaw does not recognize CAP levy and other financial contributions of industry;
- The bylaw may incentivize future non-agricultural uses contrary to County planning policy;
- There is no precedent of a municipality charging a CAP levy and Transportation OSL.

For the aforementioned reasons, we respectfully request the following:

1. **Amend Section 11(a) of the bylaw by including the Natural Resource Industrial District (NRI) and exempt aggregate extraction and processing operations from the application of the Transportation OSL.**

² The Community Aggregate Payment Levy Regulation 263/2005, Section 6(2) states “No levy may be imposed on shipments of sand and gravel that are subject to another tax, levy or payment that is established and payable to a municipality”. Section 6(3) states “No levy may be imposed on shipments of sand and gravel that are required pursuant to a road haul agreement or a development agreement for construction, repair or maintenance of roads identified in the agreement, that is necessary to provide access to the pit from which the sand and gravel is extracted.”

2. Amend the proposed bylaw to include the grandfathering clarity provided in Section 4(c)(1-9) of the current bylaw which speaks to the timing of development permit issuance.

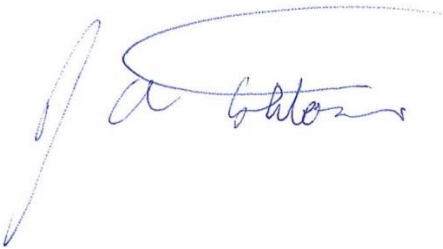
Notwithstanding the above requests, if the County maintains it has the statutory authority to continue to charge the Transportation OSL in addition to the CAP levy and other financial contributions for aggregate extraction and processing operations, the following amendments are requested:

- Amend Schedule K(p) of the proposed Transportation OSL bylaw to establish a mechanism which recognizes the land intensive, low impact nature of aggregate extraction and processing operations is on par with how golf courses and horticultural operations are treated in the bylaw. This could include an amendment to the definition of "Development Area" as contained with Schedule K of the proposed bylaw to read as follows:
 - (p) (viii) (iii) "with respect to development permits issued for aggregate extraction and processing operations , the development area only includes all structures and areas listed above."
- Amend the proposed Transportation OSL bylaw to enable partial recovery of levy contributions by an operator where an aggregate extraction and processing operation has been reclaimed for agricultural purposes.

We trust that these comments will be useful in your review and deliberation of this matter. ASGA representatives will be in attendance at the public hearing to speak to these items and respond to any questions of Council. Thank you for your consideration.

Sincerely,

Alberta Sand and Gravel Association,

A handwritten signature in blue ink, appearing to read 'John Ashton', with a large, sweeping flourish above the name.

John Ashton, Executive Director

cc: *Travis Coates, Burnco*
Shawn Thurber, Lafarge
Jennifer Weslowski, Lafarge
Travis Biswanger, Lafarge
Walter Krahn, Lehigh Hanson
Valerie Haaf, Lehigh Hanson
Miles McNair, McNair Sand & Gravel



CAPITAL PROJECT MANAGEMENT

TO: Council
DATE: June 9, 2020
FILE: 1007-755
SUBJECT: Regional Stormwater Off-Site Levy Bylaw C-8008-2020

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

At its March 10, 2020 Council meeting, Council gave first reading to Bylaw C-8008-2020 – Regional Stormwater Off-Site Levy and directed Administration to advertise for a Public Hearing on May 12th. Due to the office closure, this was postponed and rescheduled.

EXECUTIVE SUMMARY:

The Regional Storm Water Off-Site Levy Bylaw is being presented to Council for Public Hearing and consideration of Second and Third Reading.

The updates have resulted in a net increase to the Regional Stormwater Off-Site Levy Bylaw.

The Regional Stormwater Off-Site Levy Bylaw provides for the fair and equitable collection of Off-Site levies related to Regional Stormwater Infrastructure in accordance with the *Municipal Government Act*. The levy structure provides a funding mechanism to collect adequate funding to construct the necessary Regional Stormwater Management Infrastructure to support the growth of key development areas in East Rocky View County.

Two key themes of Council's Strategic Plan is managing growth responsibly and ensuring the County's financial position remains healthy. Growth resulting from new development creates opportunities for residents and businesses by fostering a vibrant and diverse economy and generating additional tax revenues to support County services. Growth also affects the costs of operating and maintaining the County's Infrastructure. Balancing the benefits and costs of growth is a key focus of Administration's Corporate Business Plan and the levy structure is a critical tool to help achieve that. It ensures that new development pays a proportionate share of the costs needed for the addition, expansion, and long-term sustainability of the County's Stormwater conveyance network resulting from that growth.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

In April 2016, Council passed Bylaw C-7535-2015 adopting a Regional Stormwater Off-Site Levy.

Some minor changes have been made to the bylaw since first reading, they are noted as follows:

- Addition of Section 24 to provide clarity on borrowing costs;
- Addition of Sections 29 and 30 to provide clarity on previous Bylaw; and
- Minor edits and adjustments to some of the definitions for clarity and as needed to correct approved version.



The first reading version of the County's Stormwater Off-Site Levy Bylaw C-8008-2020 was prepared to support the long term development of key growth areas in East Rocky View County. Key updates to the bylaw include:

- Changes to the current Cooperative Stormwater Management Initiative (CSMI) Levy due to receipt of an Alberta Community Resilience Program (ACRP) grant.
- Changes to the current Stormwater Levy due to updated construction costs and 2019 estimates.
- Updates to account for levy that has been collected to the end of 2019.
- Incorporation of the OMNI development area into the CSMI.
- Addition of a new schedule to address local storm water conveyance in the Hamlet of Langdon.
- Added recognition for contributions if a developer builds a portion of the regional network.

OPTIONS:

- Option # 1:
- | | |
|-----------|--|
| Motion #1 | THAT Bylaw C-8008-2020 be amended in accordance with Attachment 'A'. |
| Motion #2 | THAT Bylaw C-8008-2020 be given Second reading as amended. |
| Motion #3 | THAT Bylaw C-8008-2020 be given Third reading as amended. |

Option # 2: That Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations Services

Chief Administrative Officer

BR/AP/bg

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8008-2020



BYLAW C-8008-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Stormwater Infrastructure

WHEREAS in accordance with section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be developed or subdivided; and
- (b) authorize agreements to be entered into in respect of the Levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm of MPE Engineering Ltd. to prepare the following reports and plans:

- (a) CSMI Water Balance and Erosion Report, September 2015
- (b) Langdon Comprehensive Stormwater Review Report, February 2016
- (c) CSMI Stormwater Levy Update, January 2020

(Collectively the "Reports");

AND WHEREAS the Reports detail the Regional Stormwater Infrastructure which is required to be constructed or upgraded as a result of Subdivision and Development or which is impacted by Subdivision and Development, together with the fair and equitable calculation and allocation of Off-Site Levies related to the Regional Stormwater Infrastructure, in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the Off-Site Levies established in this Bylaw;

AND WHEREAS, based upon the information and principles set out in the reports, Rocky View County Council wishes to enact a bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;

AND WHEREAS Rocky View County Council has created the Municipal Planning Commission pursuant to the Municipal Planning Commission Bylaw, to exercise the powers and discretions of the Subdivision Authority and the Development Authority, each as defined and contemplated within the *Municipal Government Act*;

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, hereby enacts as follows:



SHORT TITLE

- 1 This Bylaw may be cited as the "Regional Stormwater Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
 - (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of lands that are to be Subdivided or Developed and which will require new or upgraded Regional Stormwater Infrastructure or which will impact Regional Stormwater Infrastructure;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;
 - (c) set out the objects of each Off-Site Levy; and
 - (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "C" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the CAO the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 Subject to sections 9 through 12 of this Bylaw, an Off-Site Levy as provided for in the Act is hereby imposed in respect of the Development Area of all Lands which are to be Developed or Subdivided within the County and which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure at the rates and on the terms as specified in this Bylaw, with the exception of any lands where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of a Development Permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.
- 7 The County is hereby authorized to enter into agreements, including Development Agreements, with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.



- 8 The following Schedules and Maps are hereby incorporated and form part of this Bylaw:

Schedule "A-1"/Map "A": CSMI Benefitting Area

Schedule "A-2"/Map "B": Langdon Regional Drainage Benefitting Area

EXEMPTIONS

- 9 Notwithstanding any other provision within this Bylaw, where it is a condition of a Development Permit or Subdivision approval for any Lands that the owner or developer of the subject Lands construct or upgrade any Stormwater infrastructure component included within the scope of the Regional Stormwater Infrastructure, the County and/or the Municipal Planning Commission in its stead shall not impose the portion of the Off-Site Levy relating to that particular Stormwater Regional Infrastructure component construction or upgrade as a condition of a Development Permit or Subdivision approval for those Lands.
- 10 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Subdivisions as follows:
- (a) the Subdivision of a Farmstead;
 - (b) First Parcel Out; or
 - (c) Subdivision for the sole purpose of a Boundary Adjustment.
- 11 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Development as follows:
- (a) Development Permits issued for Lands which are located within either a Residential or Agricultural District and the issuance of the Development Permit is:
 - (i) directly associated with the construction of a Dwelling, or
 - (ii) the Development Permit is temporary and subject to renewal.
- 12 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where:
- (a) Council determines, in its sole and unfettered discretion; or
 - (b) subject always to:
 - (i) the creation and continued existence of the Municipal Planning Commission; and
 - (ii) receipt of report from, and/or consultation with, County Administration;
 the Municipal Planning Commission determines, in its sole and unfettered discretion;



that it is appropriate in the circumstances not to impose the Off-Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval, resulting in a deferral of the imposition of the Off-Site Levy under this Bylaw to the next Development Permit or Subdivision approval affecting the Lands.

OBJECT OF THE OFF-SITE LEVIES

- 13 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
- (a) new or expanded Stormwater Infrastructure comprising of the Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development; and
 - (b) land required for or in connection with the Regional Stormwater Infrastructure described within this section.

OFF-SITE LEVY PAYMENT

- 14 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development Permit in respect of the Lands, if no Development Agreement is required as a condition of the Development Permit;
 - (b) prior to the endorsement of the plan of Subdivision for the Lands, if no Development Agreement is required as a condition of the approval of the Subdivision application;
 - (c) the date(s) required for payment of the Off-Site Levy as set forth within the Development Agreement entered into pursuant to the conditions of a Development Permit or Subdivision approval granted in respect of the Lands.
- 15 Where the owner of lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to pay the Off-Site Levy imposed, to execute a required Development Agreement addressing payment of the Off-Site Levy imposed, or to provide sufficient security for the payment of the Off-Site Levy, the County may:
- (a) refuse to endorse a plan of Subdivision or issue a Development Permit until the land owner has paid the Off-Site Levy, has executed the required Development Agreement addressing payment of the Off-Site Levy, or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the CAO, as the case may be; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.



IMPOSITION OF THE OFF-SITE LEVIES

- 16 The Off-Site Levies shall be imposed as a condition of approval of Subdivision applications or Development Permit applications in accordance with this Bylaw where such approval occurs subsequent to the date that this Bylaw is passed.

Imposition of CSMI Base Levy Rate

- 17 All Lands located within the CSMI Benefitting Area, as shown on Map "A", that are subject to the imposition of an Off-Site Levy in accordance with this Bylaw shall be subject to the imposition of the CSMI Base Levy Rate as follows: \$14,807 per gross hectare (\$5,992 per gross acre) of the Development Area of the Lands, as detailed in Schedule "A-1", in addition to the applicable Off-Site Levy detailed in sections 18 and 19 and Schedule "A-2".

Imposition of Off-Site Levies

- 18 In addition to the CSMI Base Levy Rate referenced in section 17, an Off-Site Levy shall be imposed as a condition of approval of Subdivision applications as follows:
- (a) Subdivision approval with respect to all Lands located in the areas indicated on Schedule "A-2" and corresponding Map "B" that will create Residential parcels less than 3.0 hectares (7.41 acres);
 - (b) Subdivision approval with respect to all Lands located in the areas indicated on Schedule "A-2" and corresponding Map "B" that will create Residential parcels equal or greater than 3.0 hectares (7.41 acres) where, in the opinion of the CAO, further Subdivision or Redevelopment is unlikely to occur due to technical limitations;
 - (c) Subdivision approval with respect to all Lands located in the areas indicated on Schedule "A-2" and corresponding Map "B" that will create Business or Institutional parcels of any size; and
 - (d) Any Lands outside of the areas indicated on Schedule "A-2" and corresponding Map "B" where the Development or Subdivision will directly benefit from the Regional Stormwater Infrastructure.
- 19 In addition to the CSMI Base Levy Rate referenced in section 17, an Off-Site Levy shall be imposed as a condition of approval of Development Permit applications as follows:
- (a) Development Permits for any Agricultural, Business, Residential or Institutional uses for all Lands located in the areas indicated on Schedule "A-2" and corresponding Map "B"; and
 - (b) Development Permits for any Agricultural, Business, Residential or Institutional uses for all Lands outside of the areas indicated on Schedules "A-2" and corresponding Map "B", where the Development will directly benefit from the Regional Stormwater Infrastructure.



OFF-SITE LEVY FUND

- 20 The CAO shall establish and maintain an Off-Site Levy Fund which shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 21 The Off-Site Levies included in this Bylaw were determined in accordance with the information and calculations from the Reports. The Reports are hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section 24 25 of this Bylaw.
- 22 The determination of the amount of each Off-Site Levy amount in respect of each of the separate Regional Stormwater Infrastructure components for which an Off-Site Levy has been imposed is as described in Schedules "A-1" to "A-2" and corresponding Maps "A" and "B". The total amount of the Off-Site Levies imposed with respect to Lands which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure is shown in Schedule "B".
- 23 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure and which is approved subsequent to the date that this Bylaw is in force and effect.
- 24 For clarity, with respect to the cost of borrowing incurred by the County to fund the construction of the corresponding infrastructure contemplated within this Bylaw:
- (a) cost of borrowing which has accrued up to and including December 31, 2019, is included within the calculation of the Off-Site Levies within the attached Schedules; and
 - (b) cost of borrowing which accrues after December 31, 2019, will be calculated by the County and required as part of each Off Site Levy imposed and payable under this Bylaw

Any payment of an Off-Site Levy pursuant to this Bylaw that is not paid when due and owing shall be a debt owing to the County and shall be subject to interest as determined by the County's policies. This provision does not affect any other remedy available to the County for late or non-payment of an Off-Site Levy.

INFORMATION ON REQUEST

- 24 25 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 25 26 Not less than once per calendar year, the CAO shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures



during the previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction of the infrastructure in respect of which an Off-Site Levy has been imposed under this Bylaw.

DEVELOPER CONSTRUCTION OF REGIONAL STORMWATER INFRASTRUCTURE

26 **27** Nothing in this Bylaw is intended to nor shall be interpreted as precluding Rocky View County's Development Authority or Subdivision Authority from requiring a developer to construct or pay for all or a portion of Regional Stormwater Infrastructure having oversize capacity as a condition of Development Permit or Subdivision approval in accordance with the Act.

SEVERABILITY

27 **28** In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

REPEAL AND EFFECTIVE DATE

28 ~~Bylaw C-7535-2015 is repealed upon this Bylaw coming into full force and effect.~~

29 Notwithstanding any provision within this Bylaw, all Subdivision and Development applications which were approved prior to third reading of this Bylaw shall be imposed the Levy amount prescribed within Bylaw C-7535-2015.

30 For clarity, Bylaw C-7535-2015 shall remain in full force and effect until the payment of any amounts imposed within Bylaw C-7535-2015, including as contemplated above, have been fully paid or satisfied, and thereupon the bylaw is automatically repealed.

29 **31** This Bylaw comes into full force and effect on the date of third and final reading.



ROCKY VIEW COUNTY
Cultivating Communities

READ A FIRST TIME IN COUNCIL this 10 day of March, 2020

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2020

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

Reeve

CAO or Designate

Date Bylaw Signed



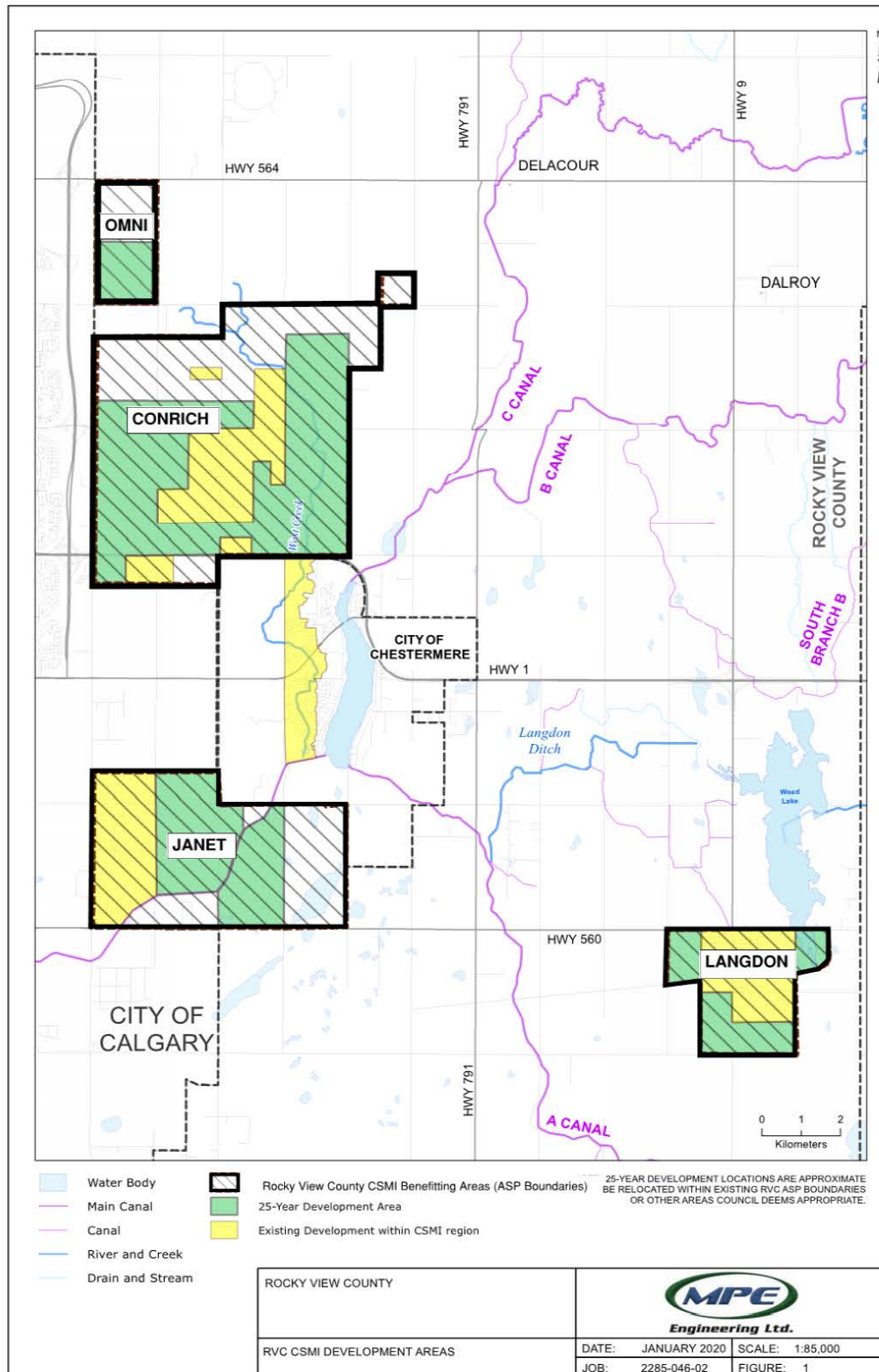
SCHEDULE "A-1" - CSMI Benefitting Area

1. The rationale for and calculations of the CSMI Base Levy Rate applicable to the portion of the CSMI Benefitting Area located within Rocky View County's boundaries, as shown on Map A, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for benefitting Subdivision or Development are based upon the CSMI regional Stormwater Management Infrastructure capital costs detailed in the "Co-operative Stormwater Management Initiative - Water Balance and Stream Erosion Analysis Report" prepared by MPE Engineering Ltd., dated September, 2015 (the "CSMI Report") and the CSMI Stormwater Levy update dated January 15, 2020.

Rationale:

2. As a result of the anticipated increase of Stormwater run-off within the County boundaries due to newly created Residential, Agricultural, Business and Institutional development, the County requires the development of the CSMI Regional Stormwater Management Infrastructure to efficiently treat and transport Stormwater to the identified receiving water bodies.
3. As detailed in the CSMI Report, the total construction costs for the CSMI regional Stormwater Management Infrastructure is approximately \$57,151,403, inclusive of Infrastructure construction and land acquisition, if required.
4. The total area of lands located within the CSMI Benefitting Area, based upon a 25 year growth projection (as shown on Map "A") is 3860 Ha.
5. The total area of benefitting Lands located within the County which are also located within the CSMI Benefitting Area are outlined on Map "A".
6. **The total CSMI Base Levy Rate applicable to Subdivision and Development within the CSMI Benefitting Area within the County is as follows:**

$$\text{\$57,151,403} / 3860 \text{ Ha} = \text{\$14,807} / \text{Ha} \text{ or } \text{\$5,992} / \text{Acre}$$

SCHEDULE "A-1" - MAP "A" - CSMI BENEFITTING AREA MAP




SCHEDULE "A-2" - Langdon Regional Drainage Benefitting Area

1. The rationale and calculations of the applicable Off-Site Levy to be imposed within the Hamlet of Langdon, as identified on Map B, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development within the Langdon Regional Drainage Benefitting Area are based upon the "Langdon Comprehensive Stormwater Review Report" prepared by MPE Engineering Ltd. dated February 2016 (the "Langdon Stormwater Report").

Rationale:

2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Langdon Stormwater Report.
3. With the increase of Stormwater run-off within the Hamlet of Langdon due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Langdon Stormwater Report and Map B to efficiently transport Stormwater to the identified receiving water bodies (the "Langdon Regional Stormwater Infrastructure").
4. The Langdon Regional Stormwater Infrastructure is comprised of the following infrastructure projects:
 - a) The Glenmore Redirection, and
 - b) The Municipal Ditch Upgrades (Piped Option)
5. As outlined in the Langdon Report, the estimated construction costs for the Langdon Regional Stormwater Infrastructure is \$7,800,000.00.
6. The Lands benefitting from the Langdon Regional Stormwater Infrastructure are indicated on Map B and consist of the entire Hamlet of Langdon boundary of 990 ha (2446 ac) as follows:
 - a) An estimated 417ha (1,030 acres) of existing developed Lands
 - b) An estimated 573ha (1,416 acres) of estimated developable Lands
 - c) Total benefitting area is 990 ha (2,446 ac)

The total Langdon Regional Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the Langdon Regional Drainage Benefitting Area within the County is as follows:

$$\text{\$7,800,000 / 990Ha} = \text{\$7,879/ Ha or \$3,188/Acre}$$



SCHEDULE "A-2" - MAP "B"

LANGDON REGIONAL DRAINAGE BENEFITTING AREA MAP





ROCKY VIEW COUNTY
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.



Langdon Regional Drainage Benefitting Area



Printed: Jun 17, 2019

**SCHEDULE "B"****OFF-SITE LEVY SUMMARY**

Off-Site Levy Schedule	Cost	Service Area Map
Schedule A-1: CSMI Levy	\$14,807/ha (\$5,992/acre)	Map A
Schedule A-2: Langdon Regional Drainage Levy	\$7,879/ha (\$3,188/acre)	Map B



SCHEDULE "C"

DEFINITIONS

- (a) **"Act"** ~~means the *Municipal Government Act*,~~ means the *Municipal Government Act*, RSA 2000, c M-26 and all amendments thereto, together with the *Off-Site Levies Regulation*, AR 187/2017 passed thereunder;
- (b) **"Agriculture"** or **"Agricultural"** means any Development or Subdivision for an Agricultural or Agriculture use as the term is defined and contemplated under the *Land Use Bylaw*;
- (c) **"Benefitting Areas"** means those lands which are within the respective benefitting areas of the Regional Stormwater Infrastructure components, as described in Schedules "A-1" to ~~"A-7"~~ **"A-2"**;
- (d) **"Boundary Adjustment"** means the adjustment of lot boundaries of parcels of lands without the creation of additional lots;
- (e) **"Building"** has the same meaning as in the *Land Use Bylaw*;
- (f) **"Business"** means any Development or Subdivision for a business use as the term is defined and contemplated under the *Land Use Bylaw*, including both Commercial and Industrial uses;
- (g) **"Bylaw"** means this Bylaw together with all schedules;
- (h) **"CAO"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (i) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the *Land Use Bylaw*;
- (j) **"Council"** means the Rocky View County Council;
- (k) **"County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require;
- (l) **"CSMI Base Levy Rate"** means the base Off-Site Levy rate reflecting the cost recovery associated with the CSMI Regional Stormwater Management Infrastructure, referenced in section ~~16~~ **17** and calculated in accordance with Schedule "A-1";
- (m) **"CSMI"** means the CSMI Cooperative established pursuant to the *Cooperatives Act*, RSA 2000, c C-28.1, consisting of the County, the City of Calgary, Town of Strathmore, City of Chestermere, Wheatland County, and the Western Irrigation District, for the purpose of cooperatively managing Stormwater run-off generated within their respective jurisdictions via a Regional Stormwater Management System;
- (n) **"CSMI Benefitting Area"** means that area which will be benefit from the CSMI Regional Stormwater Management Infrastructure, as outlined in Schedule "A-1": Map A;



- (o) **"Development"** has the same meaning as provided in the Act;
- (p) **"Development Agreement"** means an agreement pursuant to sections 648, 650, 651, or 655 of the Act;
- (q) **"Development Area"** means the gross acreage of Lands which are the subject of the proposed development or subdivision including:
 - (i) all buildings and other structures;
 - (ii) all driveway access areas;
 - (iii) all storage and display areas directly associated with the development or subdivision;
 - (iv) all parking areas required for the development or subdivision;
 - (v) all areas utilized for the growing of crops which are the subject of the development permit;
 - (vi) all areas to be designated as reserve lands or subject to an Environmental Reserve Easement as a condition of the subdivision approval; and
 - (vii) any areas that will be dedicated for roads or utilities as a condition of subdivision approval.

Notwithstanding the above, a Development Area does not include the following:

- (i) with respect to Development Permits issued for a golf course within the use "Outdoor Participant Recreation Services", any portion of the lands which is outside the scope of "Development Area" outlined above (i.e. the fairways, hazards, rough and greens);
 - (ii) with respect to Subdivisions involving an existing dwelling, the subdivided parcel that contains the existing dwelling; or
 - (iii) any unenclosed areas to be utilized for the growing of crops which are the subject of the development permit.
- (r) **"Development Permit"** has the same meaning as in the *Land Use Bylaw*;
 - (s) **"Dwelling"** has the same meaning as in the *Land Use Bylaw*;
 - (t) **"Farmstead"** means a single parcel of land on which a habitable residence has been situated for a minimum of 10 years, which residence utilized in connection with the ranching or farming operation carried out on the land, and which is located on a previously un-subdivided quarter section. The Farmstead may include associated buildings and landscape improvements;
 - (u) **"First Parcel Out"** has the same meaning as within the *Land Use Bylaw*;
 - (v) **"Horticultural Development"** has the same meaning as in the *Land Use Bylaw*;



- (w) **"Industrial"** means any development or subdivision for an industrial use as contemplated in the *Land Use Bylaw*;
- (x) **"Institutional"** means any development or subdivision for an institutional use as contemplated in the *Land Use Bylaw*;
- (y) **"Land(s)"** means private titled parcels of land in accordance with the *Land Titles Act*, RSA 2000, c L-4;
- (z) **"Land Use Bylaw"** means the County's current *Land Use Bylaw*, as amended or replaced from time to time in accordance with the Act;
- ~~(aa) **"Municipal Government Act"** means the Municipal Government Act, RSA 2000, c M-26 and all amendments thereto, together with the Off-Site Levys Regulation, AR 187/2017 passed thereunder;~~
- ~~(bb)~~ (aa) **"Municipal Planning Commission Bylaw"** means Bylaw C-7967-2019 establishing the Municipal Planning Commission **of the County**, as amended or replaced from time to time;
- ~~(cc)~~ (bb) **"Municipal Planning Commission"** means the municipal planning commission of the County as established pursuant to the Municipal Planning Commission Bylaw;
- ~~(dd)~~ (cc) **"Off-Site Levy" or "Off-Site Levies"** means the Off-Site Levies imposed and created by this Bylaw, including but not limited to the CSMI Base Levy Rate, calculated in accordance with Schedules "A-1" to ~~"A-7"~~ **"A-2"**;
- ~~(ee)~~ (dd) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy, together with any interest earned from the investment of the Off-Site Levy, is deposited and kept in accordance with the Act;
- ~~(ff)~~ (ee) **"Regional Stormwater Infrastructure"** means that Stormwater Infrastructure identified in Schedules "A-1" to ~~"A-7"~~ **"A-2"**;
- ~~(gg)~~ (ff) **"Reports"** means the following reports and plans prepared by MPE Engineering Ltd.:
 - (i) CSMI Water Balance and Erosion Report, September, 2015,
 - (ii) Langdon Comprehensive Stormwater Review Report, February, 2016,
 - (iii) CSMI Stormwater Levy Update ~~June, 2018;~~ **January, 2020;**
- ~~(hh)~~ (gg) **"Reserve Land"** has the same meaning as in the Act;
- ~~(ii)~~ (hh) **"Residential"** means any development or subdivision for residential use as contemplated under the *Land Use Bylaw*; and
- ~~(jj)~~ (ii) **"Subdivision"** has the same meaning as provided for in the Act.



CAPITAL PROJECT MANAGEMENT

TO: Council
DATE: June 9, 2020
FILE: 1007-700
SUBJECT: Regional Water and Wastewater Off-Site Levy Bylaw C-8009-2020

DIVISION: All
APPLICATION: N/A

POLICY DIRECTION:

At its March 10th, 2020 Council meeting, Council gave First reading to Bylaw C-8009-2020 – Regional Water and Wastewater Off-Site Levy and directed Administration to advertise for a Public Hearing on May 12th. Due to the office closure, this was postponed and rescheduled.

EXECUTIVE SUMMARY:

The Regional Water and Wastewater Off-Site Levy Bylaw is being presented to Council for Public hearing and consideration of Second and Third readings.

The Regional Water and Wastewater Off-Site Levy Bylaw provides for the fair and equitable allocation of Off-Site levies related to Water and Wastewater Infrastructure in accordance with the *Municipal Government Act*.

Two key themes of Council's Strategic Plan is managing growth responsibly and ensuring the County's financial position remains healthy. Growth resulting from new development creates opportunities for residents and businesses by fostering a vibrant and diverse economy and generating additional tax revenues to support County services. Growth also affects the costs of operating and maintaining the County's Infrastructure. Balancing the benefits and costs of growth is a key focus of Administration's Corporate Business Plan and the levy structure is a critical tool to help achieve that. It ensures that new development pays a proportionate share of the costs needed for the addition, expansion, and long-term sustainability of the County's Water and Wastewater network resulting from that growth.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

In July 2013, Council passed Bylaw C-7273-2013 adopting a Regional Water and Wastewater Off-Site Levy.

Some minor changes have been made to the bylaw since first reading, they are noted as follows:

- Addition of Section 16 to provide clarity on borrowing costs;
- Addition of Sections 22 and 23 to provide clarity on previous bylaws; and
- Minor edits and adjustments to some of the definitions for clarity and as needed to correct approved version.

The First reading version of the County's Water and Wastewater Off-Site Levy Bylaw C-8009-2020 was prepared following a comprehensive review of the County's Water and Wastewater systems and financials to the end of 2019. Key updates to the Bylaw include:

- Update of schedules based on allocated capacity to end of 2019.

Administration Resources

Byron Riemann, Operations Services



- Update of schedules based on levies collected to end of 2019 and outstanding debt to end of 2019.
- Updates to infrastructure expansion costs and accommodation for inflation.
- Addition of new schedules for the Bragg Creek Water & Wastewater systems.
- Incorporation of the OMNI development area.

OPTIONS:

- Option # 1:
- | | |
|-----------|--|
| Motion #1 | THAT Bylaw C-8009-2020 be amended in accordance with Attachment 'A'. |
| Motion #2 | THAT Bylaw C-8009-2020 be given Second reading as amended. |
| Motion #3 | THAT Bylaw C-8009-2020 be given Third reading as amended. |

Option # 2: That Council provide alternative direction.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

Executive Director
Operations Services

Chief Administrative Officer

BR/AP/bg

ATTACHMENTS:

ATTACHMENT 'A': Bylaw C-8009-2020

BYLAW C-8009-2020

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Water and Wastewater Facilities

WHEREAS in accordance with Section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be Developed or Subdivided; and
- (b) authorize agreements to be entered into in respect of the levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm MPE Engineering Ltd. to prepare a report in 2013 with respect to the fair and equitable calculation and allocation of Off-Site Levies related to regional water utility and wastewater utility infrastructure in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS the Rocky View County Council has reviewed the report prepared by MPE Engineering Ltd. *2020 Off-Site Levy Update*, dated February 7th, 2020 and wishes to enact a Bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;

AND WHEREAS Rocky View County Council has created the Municipal Planning Commission pursuant to the Municipal Planning Commission Bylaw, to exercise the powers and discretions of the Subdivision Authority and the Development Authority, each as defined and contemplated within the *Municipal Government Act*;

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, enacts as follows:

TITLE

- 1 This Bylaw may be cited as the "Regional Water and Wastewater Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
 - (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of Lands that are to be Subdivided or Developed and which will require servicing from the regional Wastewater Utilities and/or Water Utilities;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;



- (c) set out the objects of each Off-Site Levy; and
- (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "E" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the CAO the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 An Off-Site Levy as provided for in the Act is hereby imposed in respect of all Lands which are to be Developed or Subdivided within the County and which will require water and/or wastewater servicing from any of the Regional Water Utilities or Wastewater Utilities included within this Bylaw at the rates and on the terms as specified in this Bylaw, with the exception of any land where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of Development permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.
- 7 The County is hereby authorized to enter into agreements with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.

OBJECT OF THE OFF-SITE LEVIES

- 8 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
 - (a) new or expanded Regional Water Utility facilities for the storage, transmission, treatment, or supplying of water;
 - (b) new or expanded Regional Wastewater Utility facilities for the treatment, movement, or disposal of sanitary sewage; and
 - (c) land required for or in connection with any facilities described within this Paragraph.



OFF-SITE LEVY PAYMENT

- 9 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
 - (a) the issuance of the Development Permit in respect of the Lands, if no Development Agreement is required as a condition of the Development Permit;
 - (b) prior to the endorsement of the Plan of Subdivision for the Lands, if no Development Agreement is required as a condition of the approval of the Subdivision application; or
 - (c) the date(s) required for payment of the Off-Site Levy as set forth within the Development Agreement entered into pursuant to the conditions of a Development permit or Subdivision approval granted in respect of the Lands.
- 10 Where the owner of Lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to pay the Off-Site Levy imposed, to execute a required Development Agreement addressing payment of the Off-Site Levy imposed, or to provide sufficient security for the payment of the Off-Site Levy imposed, in addition to any other rights or remedies available in contract, at law or in equity the County may:
 - (a) refuse to endorse a plan of Subdivision or release a Development permit until the land owner has paid the Off-Site Levy, has executed the required Development Agreement addressing payment of the Off-Site Levy, or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the CAO, as the case may be; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.
- 11 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where:
 - (a) Council determines, in its sole and unfettered discretion; or
 - (b) subject always to:
 - (i) the creation and continued existence of the Municipal Planning Commission; and
 - (ii) receipt of report from, and/or consultation with, County Administration;

the Municipal Planning Commission determines, in its sole and unfettered discretion;

that it is appropriate in the circumstances not to impose the Off-Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval, resulting in a deferral of the imposition of the Off-Site Levy under this Bylaw to the next Development permit or Subdivision approval affecting the Lands.



OFF-SITE LEVY FUND

- 12 The CAO shall establish and maintain a separate fund for each facility in respect of which an Off-Site Levy is being imposed pursuant to this Bylaw. Such Off-Site Levy funds shall be kept separate from the County's General Account or any other County account and shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 13 The Off-Site Levies included in this Bylaw were determined in accordance with the calculations from the Off-Site Levy Report prepared by MPE Engineering Ltd. *2020 Off-Site Levy Update*, dated February 7th, 2020. The MPE Engineering Ltd. report is hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section ~~46~~ 17 of this Bylaw.
- 14 The determination of the amount of each Off-Site Levy amount in respect of each of the separate facilities for which an Off-Site Levy has been imposed is as shown in Schedule "C". The basis of calculating the Off-Site Levies together with the total amount of the Off-Site Levies to be imposed with respect to Lands which will receive servicing from the Regional Wastewater Utilities and/or Water Utilities is shown in Schedule "D".
- 15 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require servicing from the Regional Wastewater Utilities and/or Water Utilities and which is approved subsequent to the date that this Bylaw is in force and effect.
- 16 For clarity, with respect to the cost of borrowing incurred by the County to fund the construction of the corresponding infrastructure contemplated within this Bylaw:
- (a) cost of borrowing which has accrued up to and including December 31, 2019, is included within the calculation of the Off-Site Levies within the attached Schedules; and
 - (b) cost of borrowing which accrues after December 31, 2019, will be calculated by the County and required as part of each Off Site Levy imposed and payable under this Bylaw.

Any payment of an Off-Site Levy pursuant to this Bylaw that is not paid when due and owing shall be a debt owing to the County and shall be subject to interest as determined by the County's policies. This provision does not affect any other remedy available to the County for late or non-payment of an Off-Site Levy.

INFORMATION ON REQUEST

- ~~46~~ 17 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- ~~47~~ 18 Not less than once per calendar year, the CAO shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures during the



previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction of the facilities in respect of which an Off-Site Levy has been imposed under this Bylaw.

DEVELOPER CONSTRUCTION OF REGIONAL WATER OR WASTEWATER UTILITY INFRASTRUCTURE

~~48~~ **19** Nothing in this Bylaw is intended to nor shall be interpreted as precluding Rocky View County's Development Authority or Subdivision Authority from requiring a developer to construct or pay for all or a portion of Regional Water or Wastewater Utility infrastructure having oversize capacity as a condition of Development Permit or Subdivision approval in accordance with the Act.

OFF-SITE LEVY REFUND PROCESS

~~49~~ **20** Where an Off-Site Levy imposed pursuant to this Bylaw has been paid and:

- a) the subject Development Permit is not issued or the Development Permit expires or is cancelled; or
 - b) the subject Subdivision approval expires without the plan of Subdivision having been endorsed; and
 - c) the subject Development or Subdivision does not proceed;
- OR
- d) the Off-Site Levy was paid in error;

the Off-Site Levy paid as a condition of the Development Permit or Subdivision approval shall be refunded to the party who paid the Off-Site Levy upon the receipt of the written request of that party in accordance with this paragraph ~~49~~ **20**.

Any request for a refund of an Off-Site Levy payment must be submitted to the CAO in writing and must set out the basis for the refund request. The refund request must be submitted to the CAO within 24 months of the date of payment of the Off-Site Levy.

Where the Off-Site Levy has been refunded in accordance with this section, the Off-Site Levy is no longer considered to have been imposed for the purpose of the Act.

SEVERABILITY

~~20~~ **21** In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

**TRANSITION, REPEAL AND EFFECTIVE DATE**

~~21 Bylaw C-7273-2013 is repealed upon this Bylaw coming into full force and effect.~~

22 Notwithstanding any provision within this Bylaw, all Subdivision and Development applications which were approved prior to third reading of this Bylaw shall be imposed the Levy amount prescribed within Bylaw C-7273-2013.

23 For clarity, Bylaw C-7273-2013 shall remain in full force and effect until the payment of any amounts imposed within Bylaw C-7273-2013, including as contemplated above, have been fully paid or satisfied, and thereupon the bylaw is automatically repealed.

22 24 This Bylaw comes into full force and effect on the date of third and final reading.

READ A FIRST TIME IN COUNCIL this 10 day of March, 2020

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2020

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

Reeve

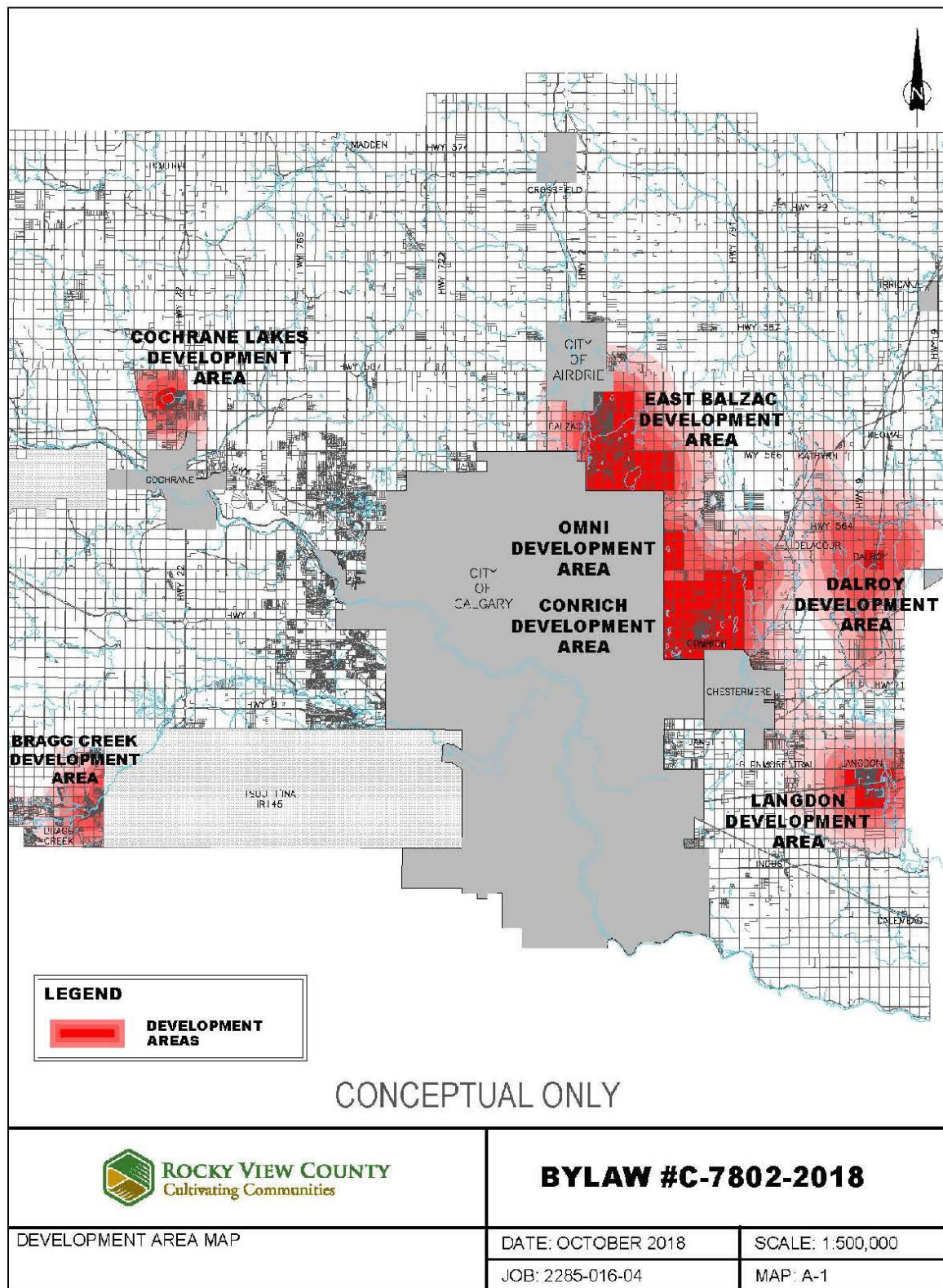
CAO or Designate

Date Bylaw Signed



SCHEDULE "A"

DEVELOPMENT AREA MAP





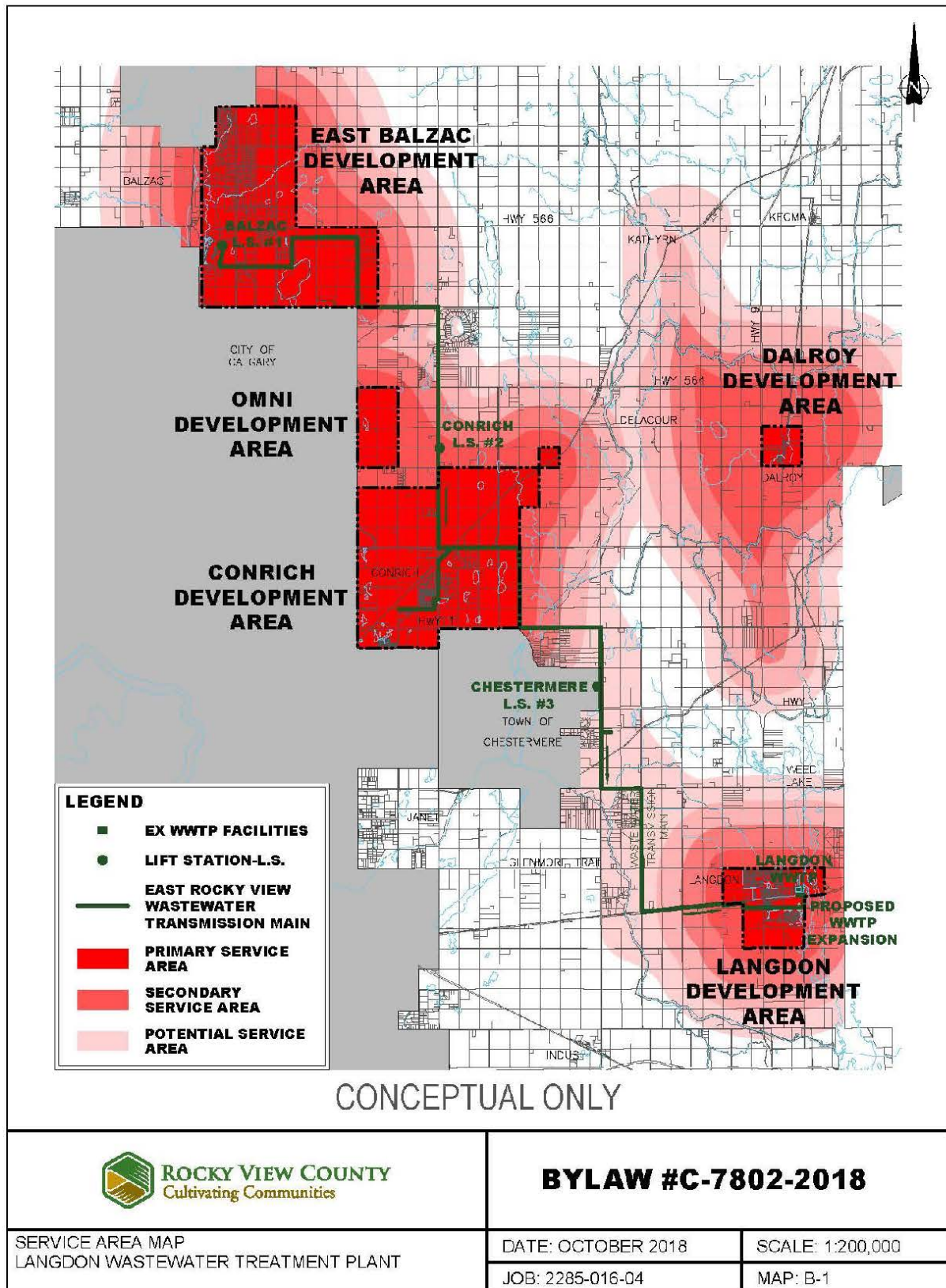
SCHEDULE "B"

SERVICE AREA MAPS

SCHEDULE "B-1"

SERVICE AREA MAP

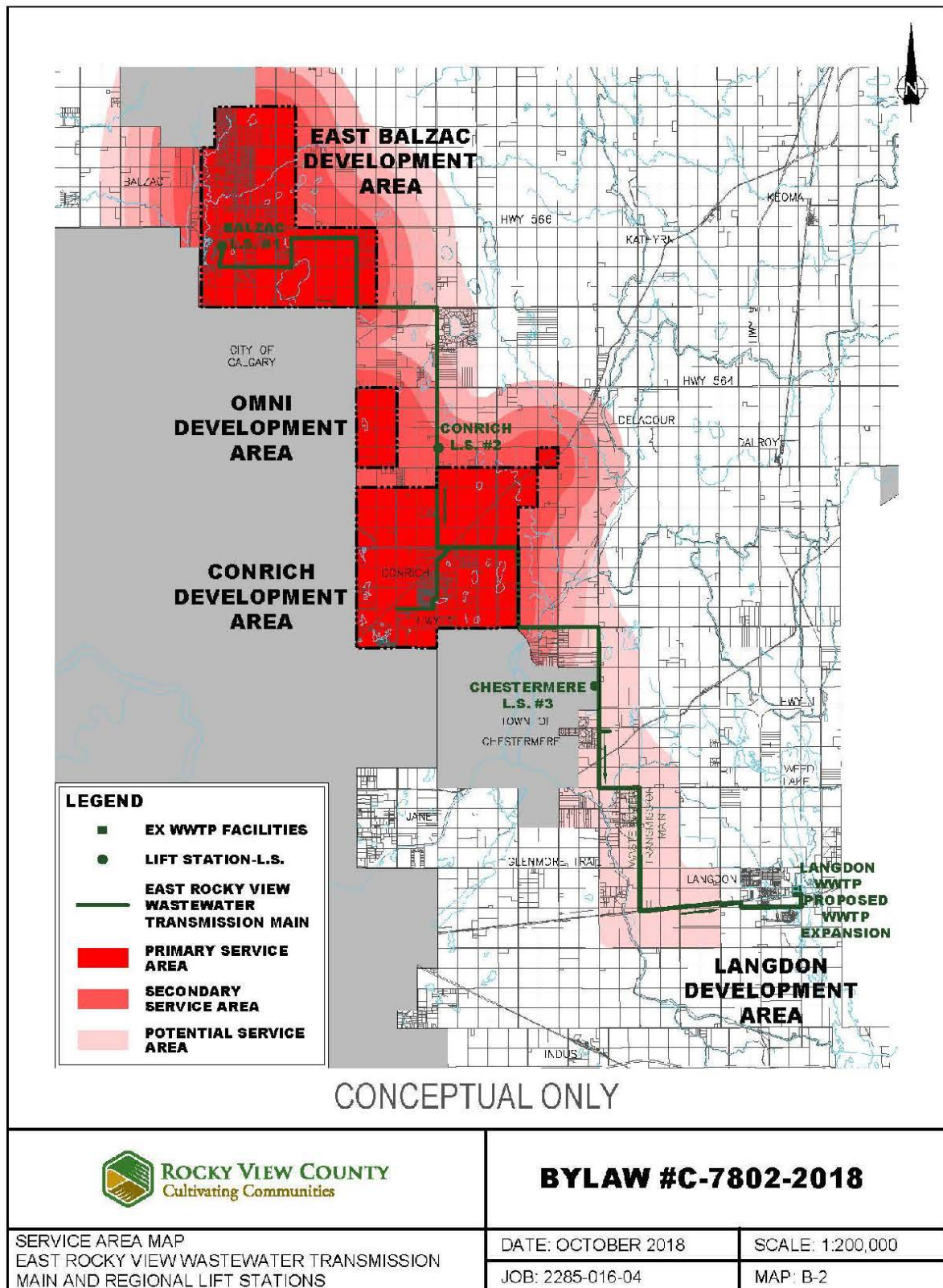
LANGDON WASTEWATER TREATMENT PLANT



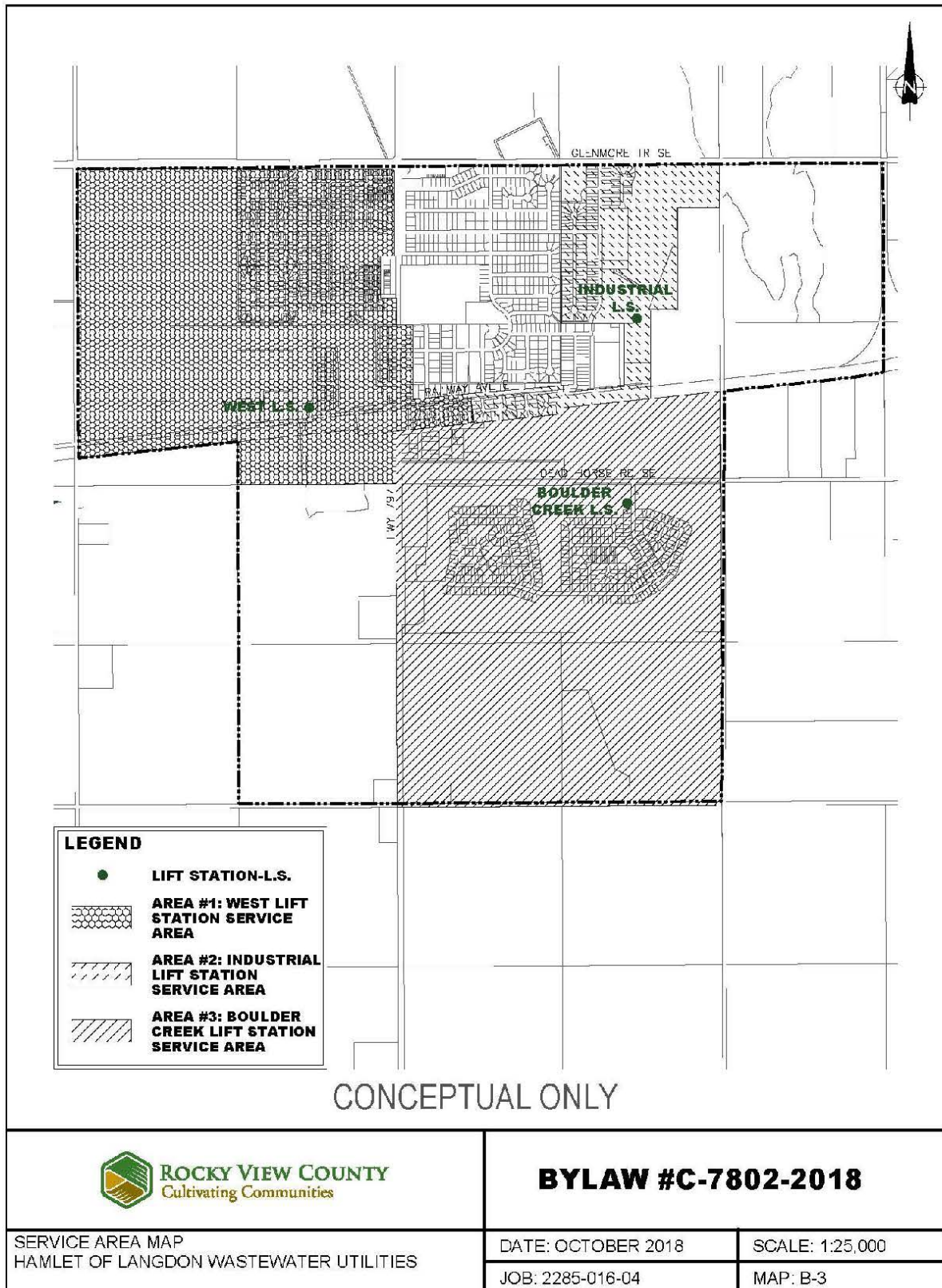
SCHEDULE "B-2"

SERVICE AREA MAP

**EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN AND REGIONAL
LIFT STATIONS**



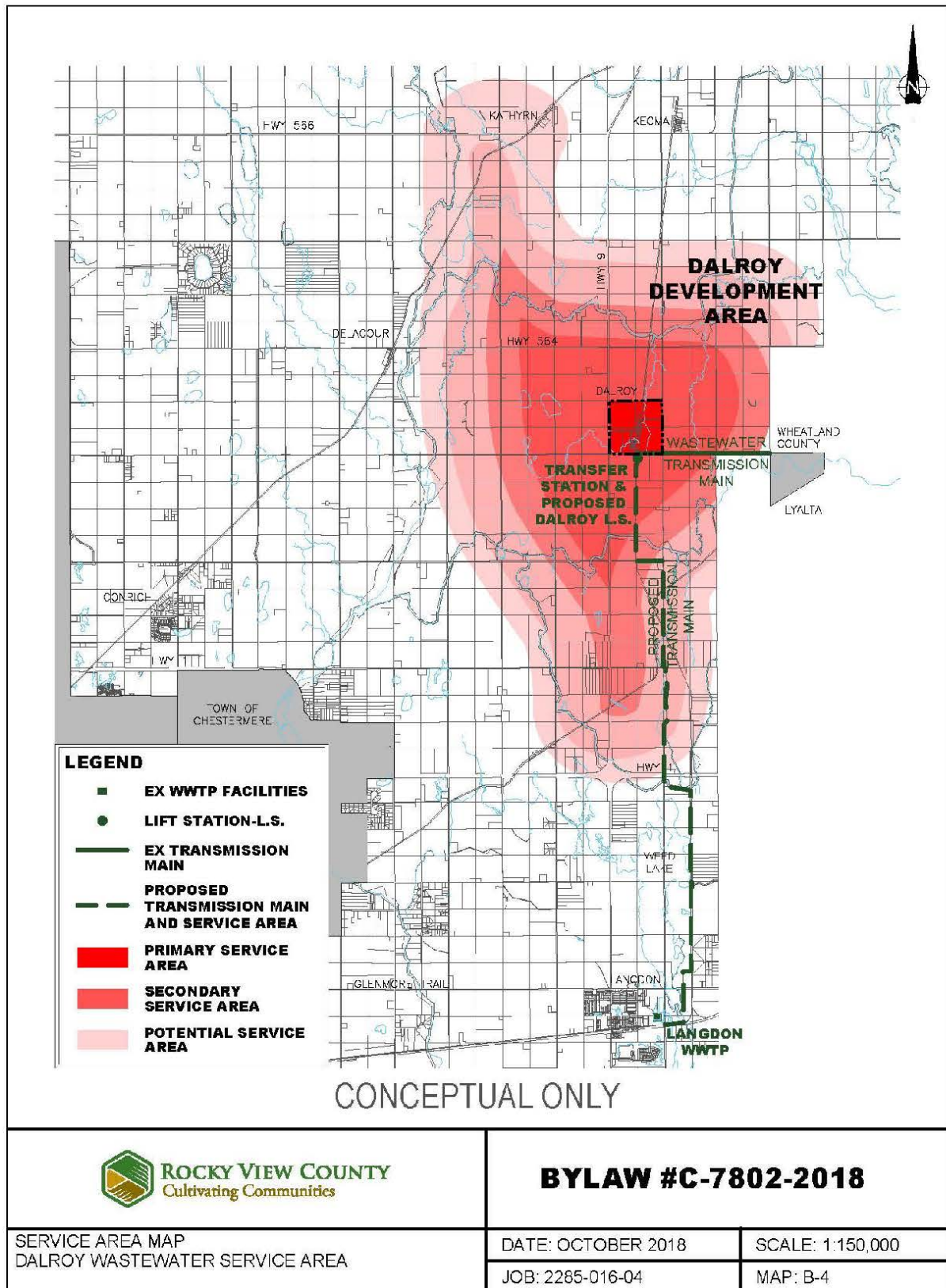
SCHEDULE "B-3"
SERVICE AREA MAP
LANGDON



SCHEDULE "B-4"

SERVICE AREA MAP

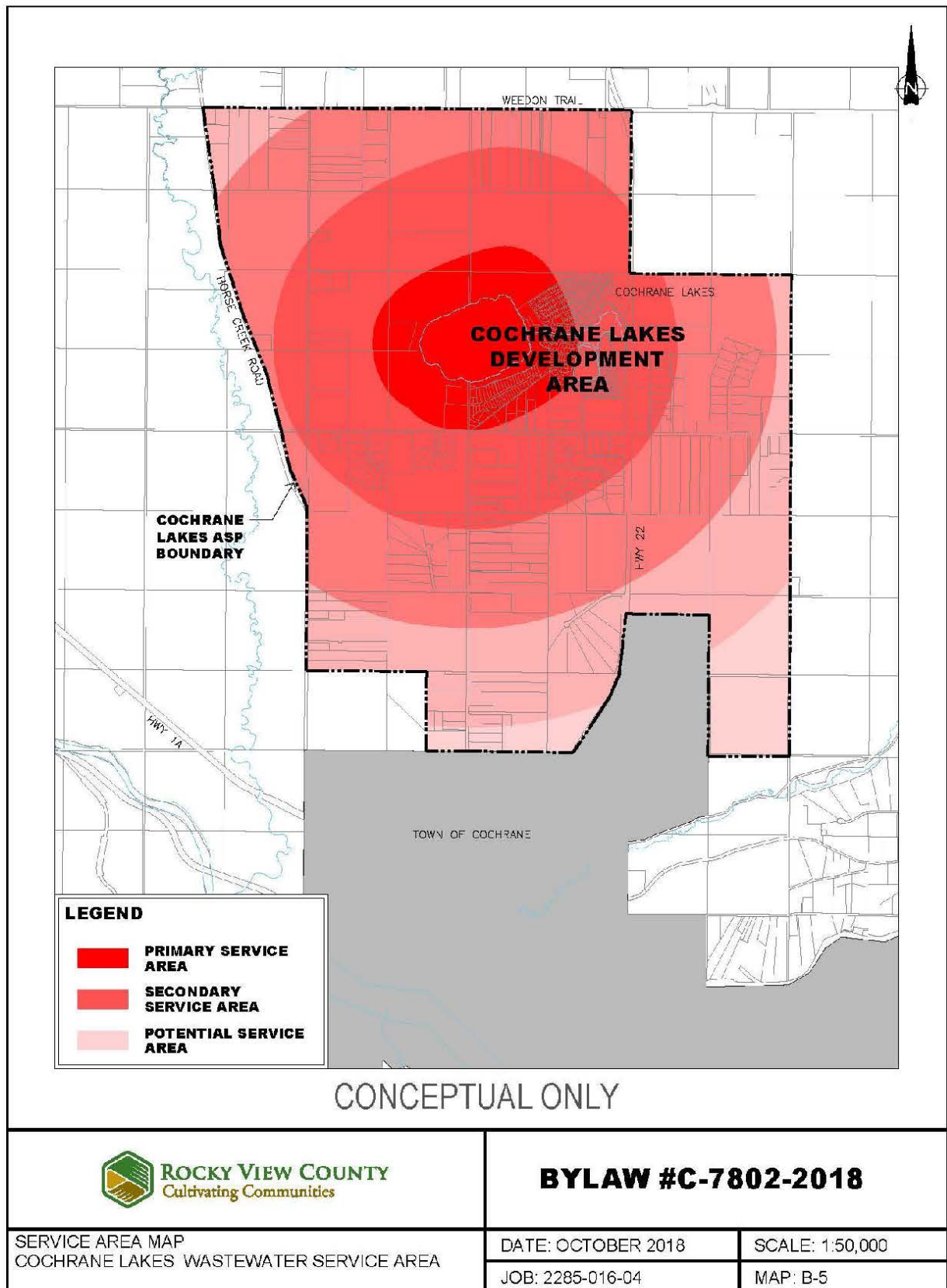
**DALROY TO LANGDON SANITARY LIFT STATION AND WASTEWATER
TRANSMISSION MAIN**



SCHEDULE "B-5"

SERVICE AREA MAP

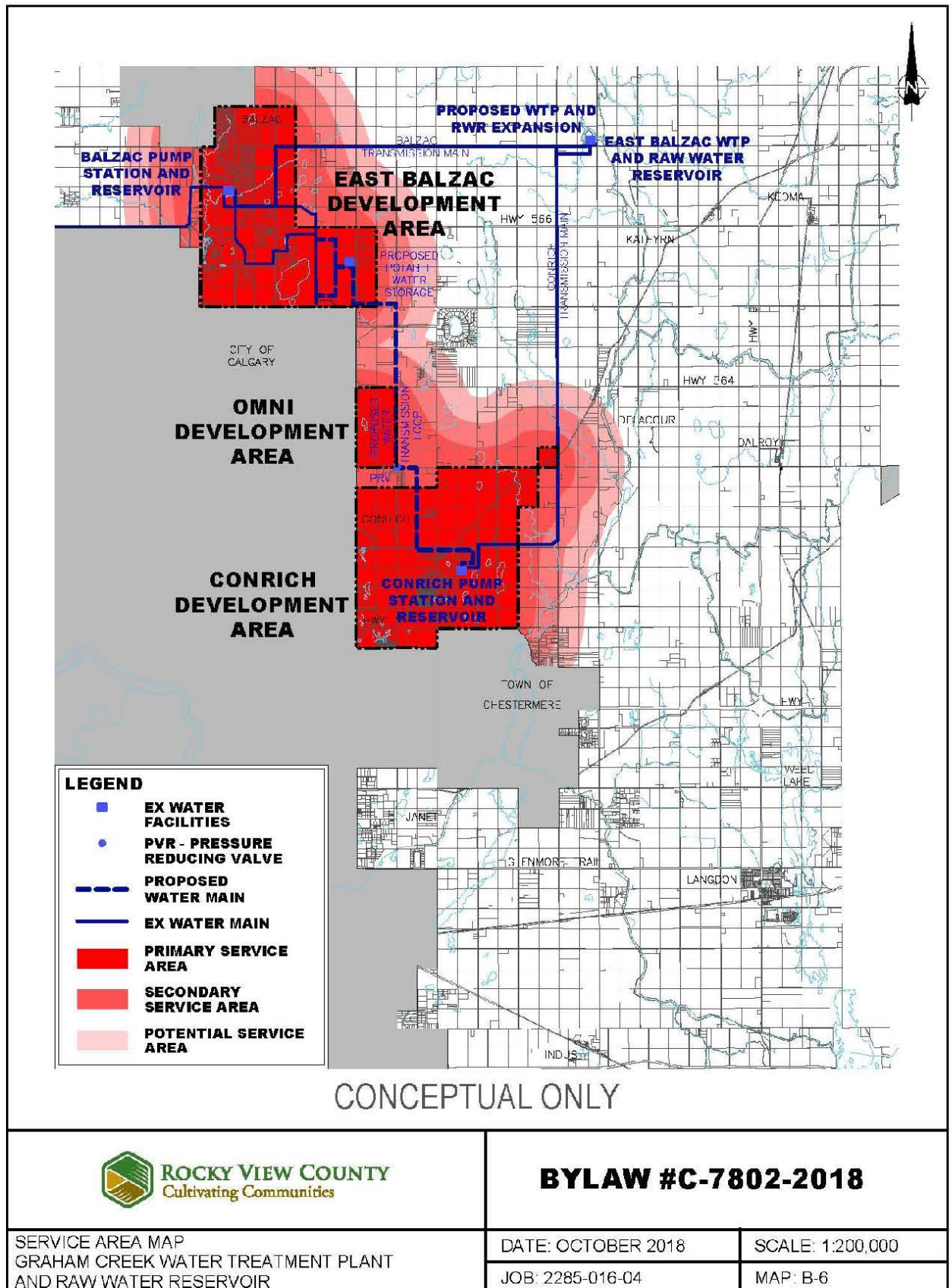
COCHRANE LAKES WASTEWATER TRANSMISSION MAIN



SCHEDULE "B-6"

SERVICE AREA MAP

**GRAHAM CREEK WATER TREATMENT PLANT AND RAW WATER RESERVOIR
PROJECT**

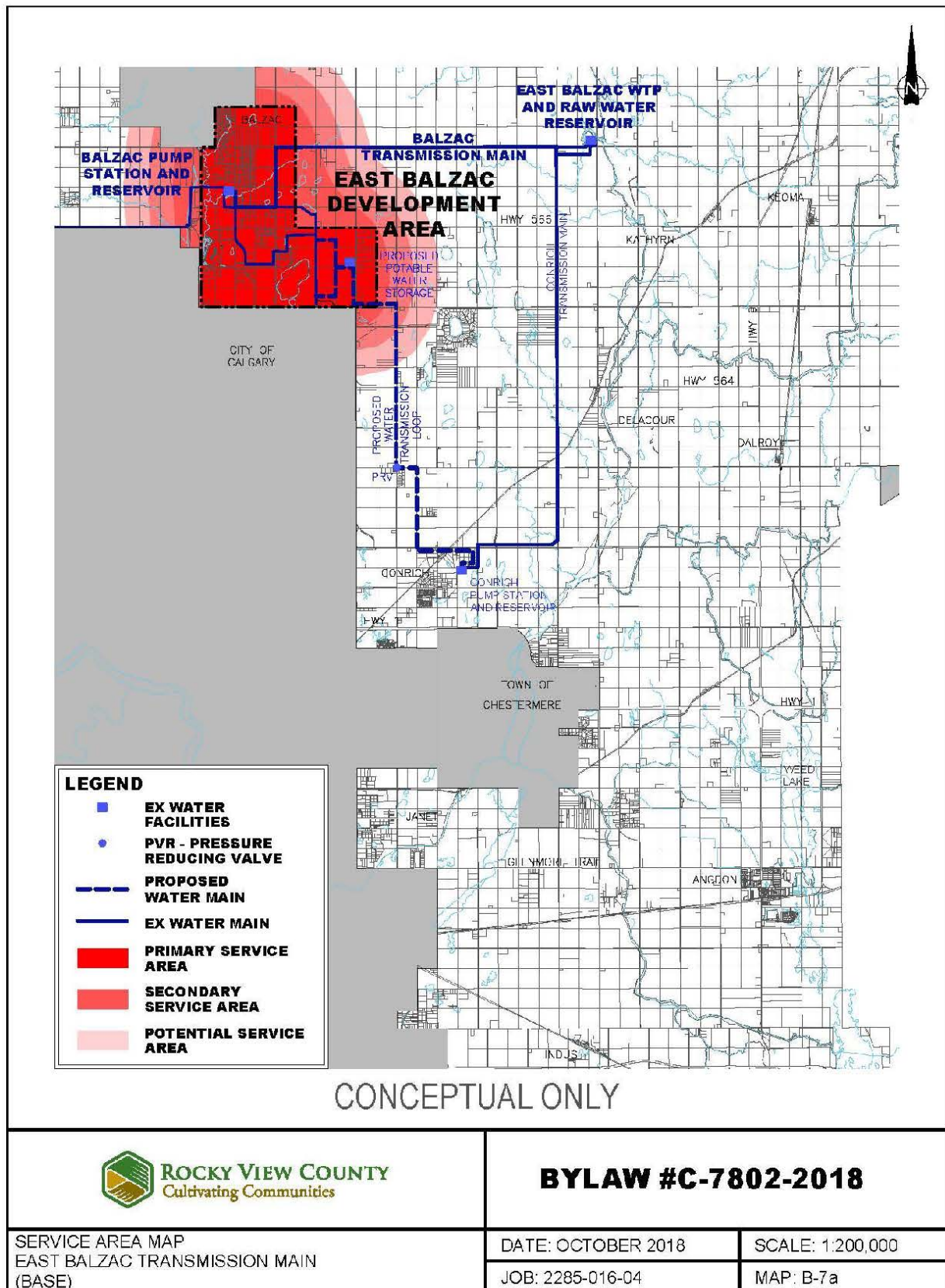




SCHEDULE "B-7a"

SERVICE AREA MAP

EAST BALZAC TRANSMISSION MAIN (BASE)

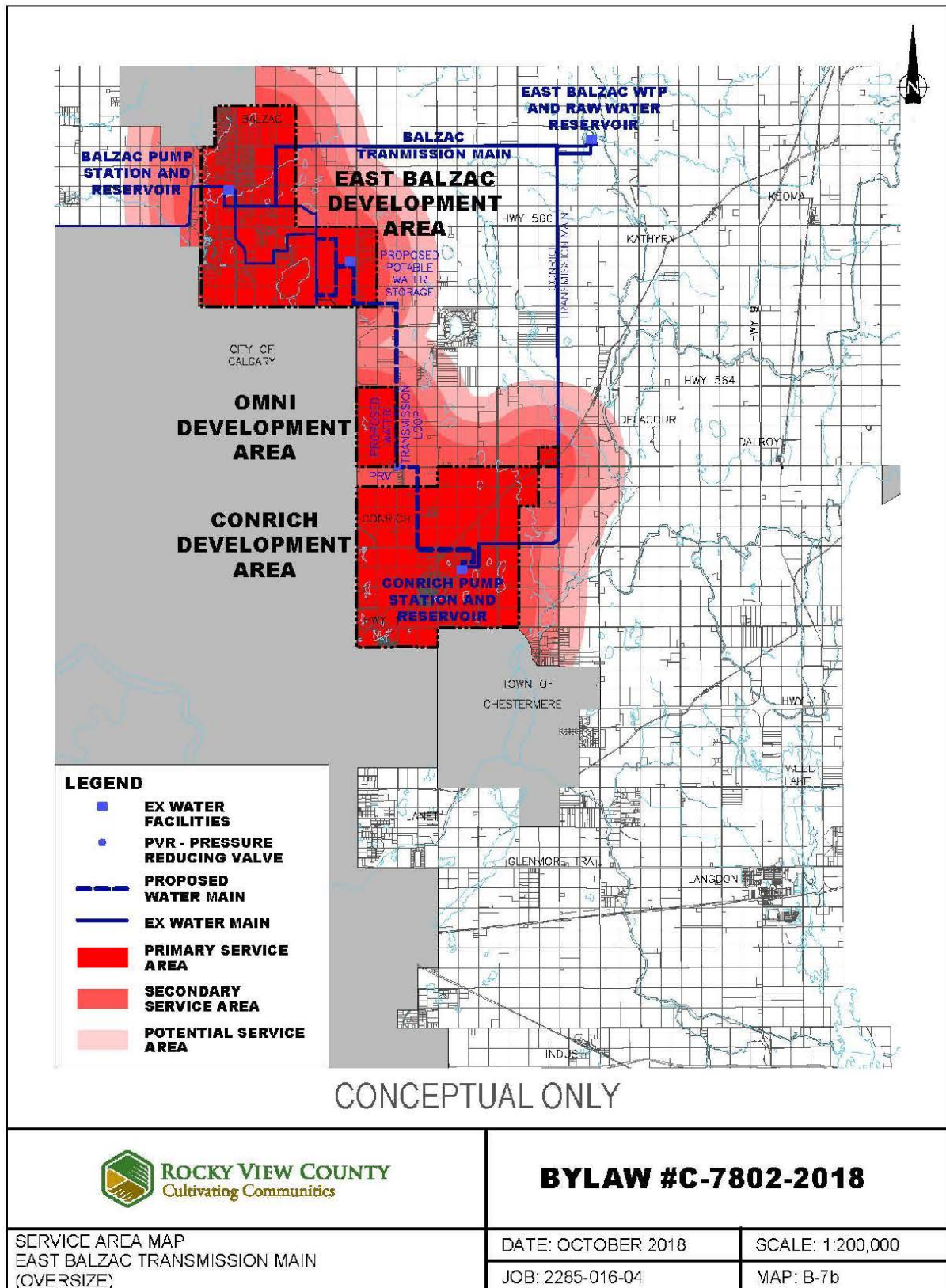




SCHEDULE "B-7b"

SERVICE AREA MAP

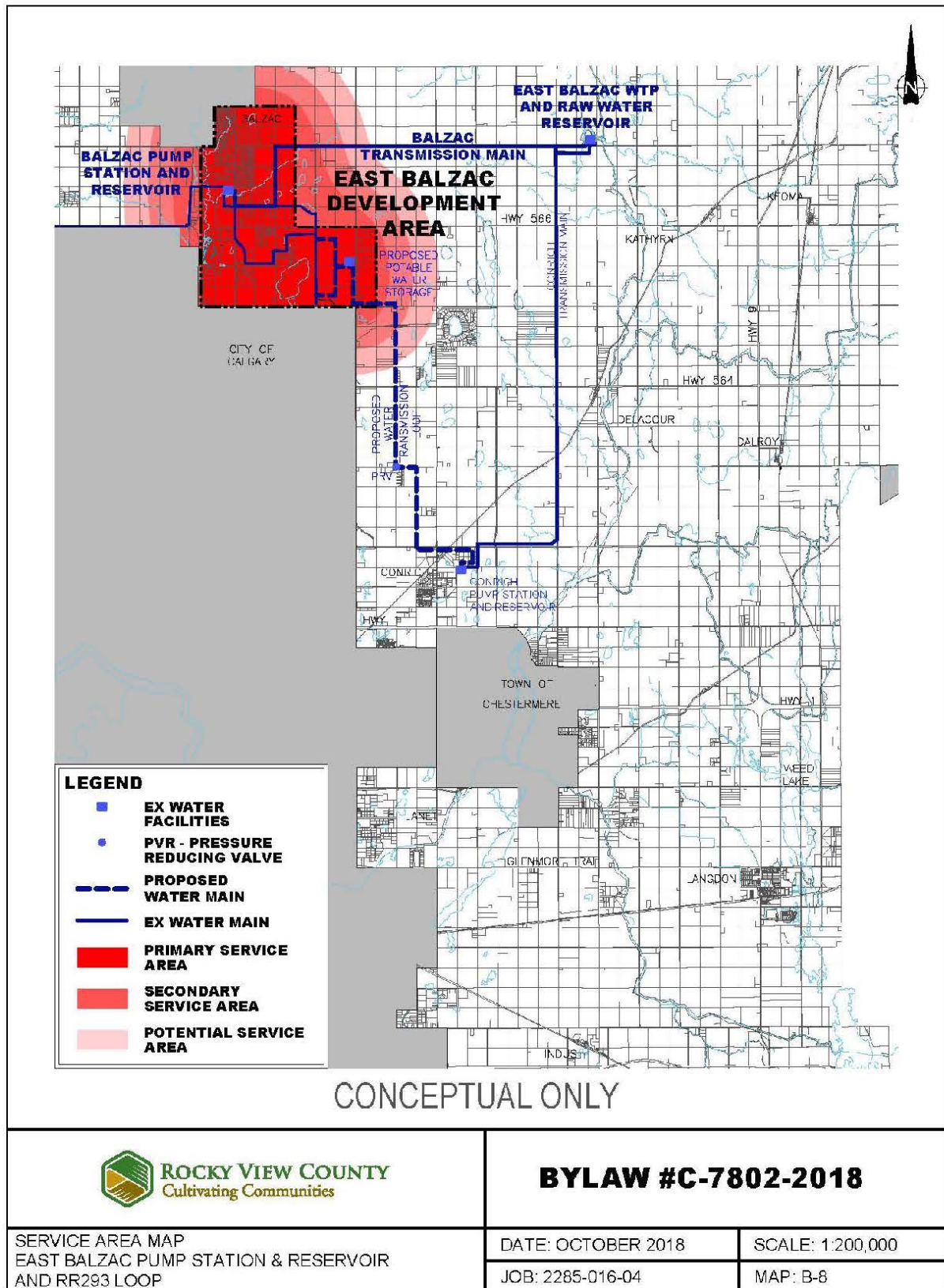
EAST BALZAC TRANSMISSION MAIN (OVERSIZE)



SCHEDULE "B-8"

SERVICE AREA MAP

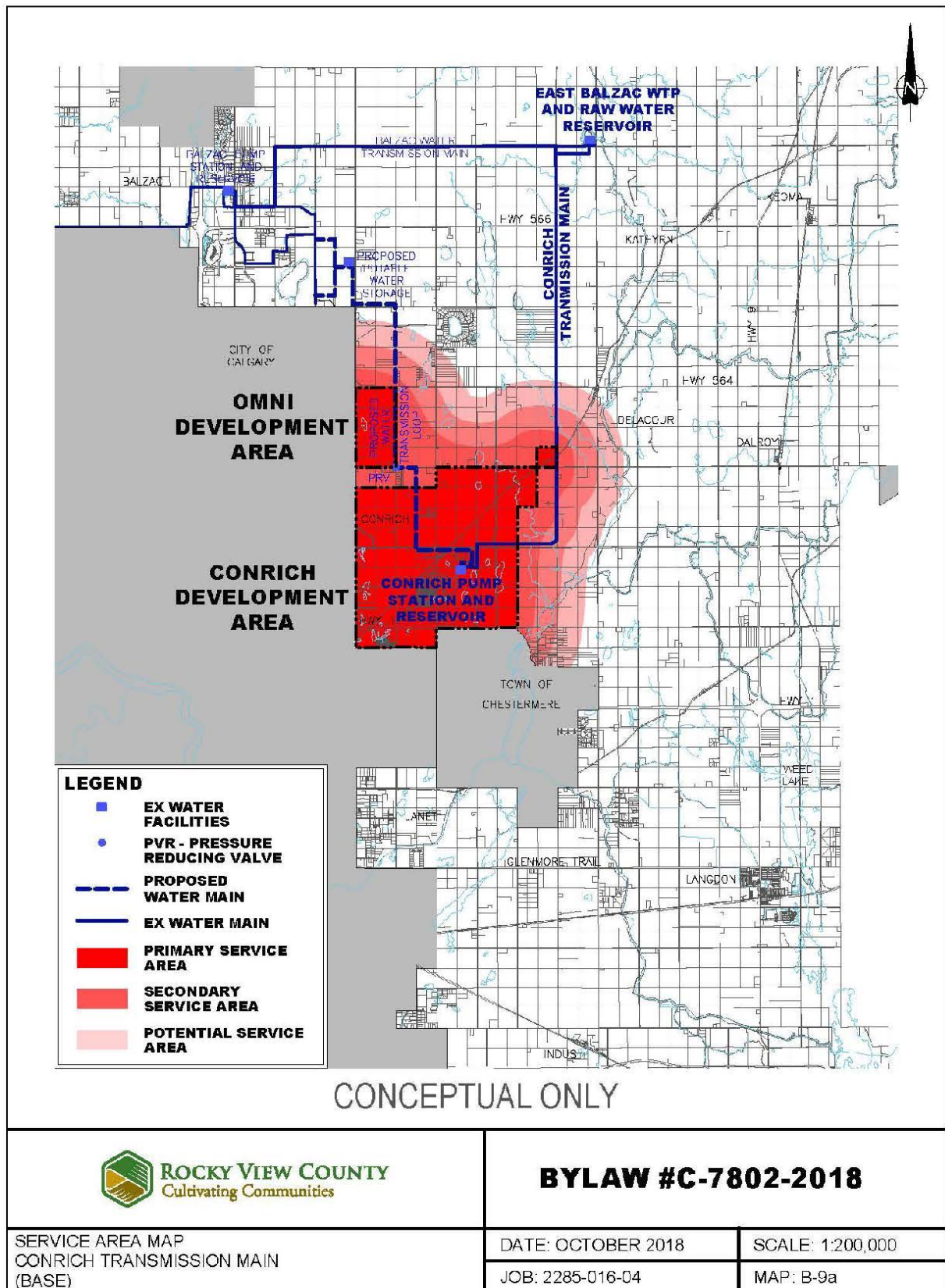
EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP



SCHEDULE "B-9a"

SERVICE AREA MAP

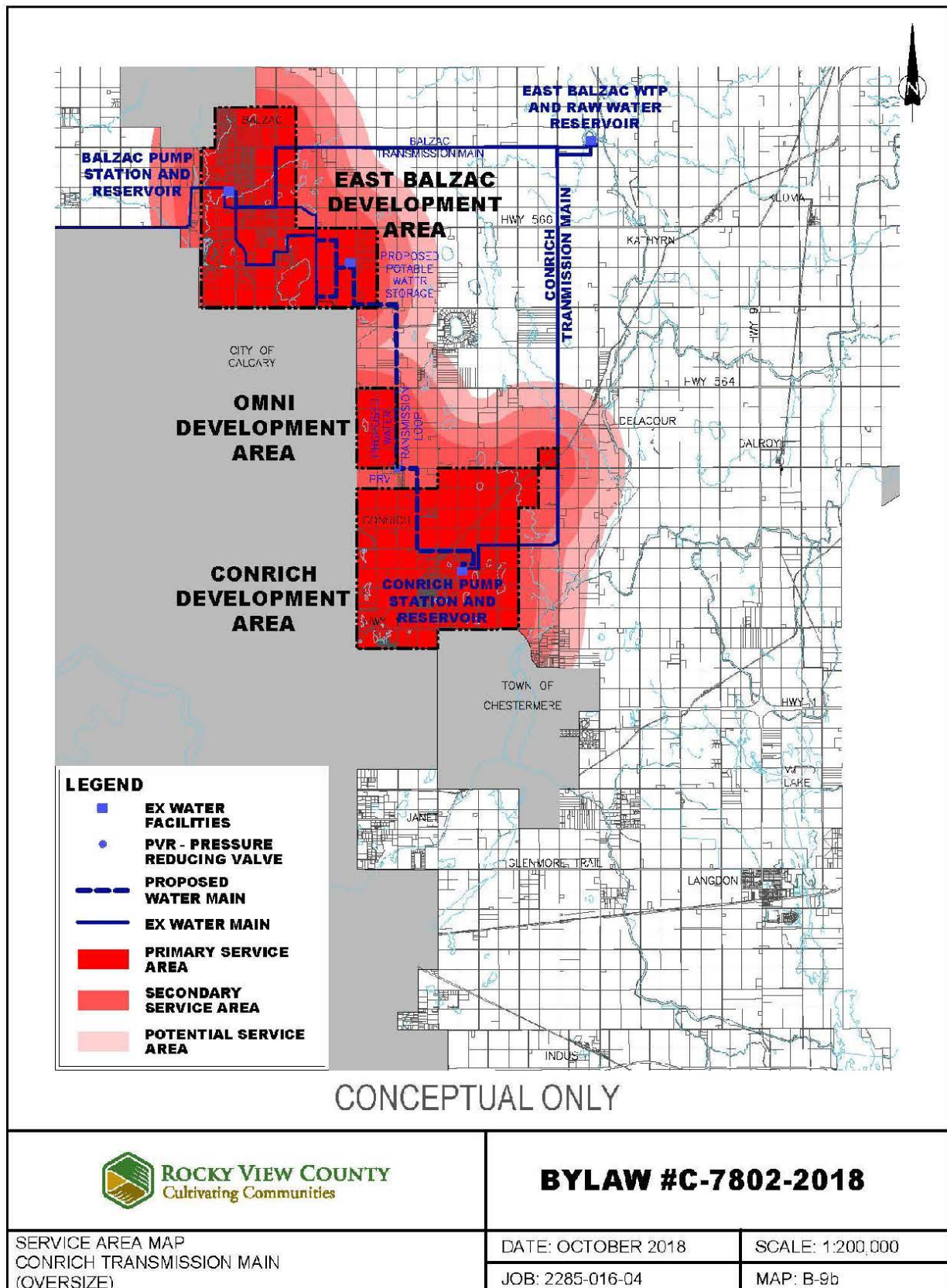
CONRICH TRANSMISSION MAIN (BASE)



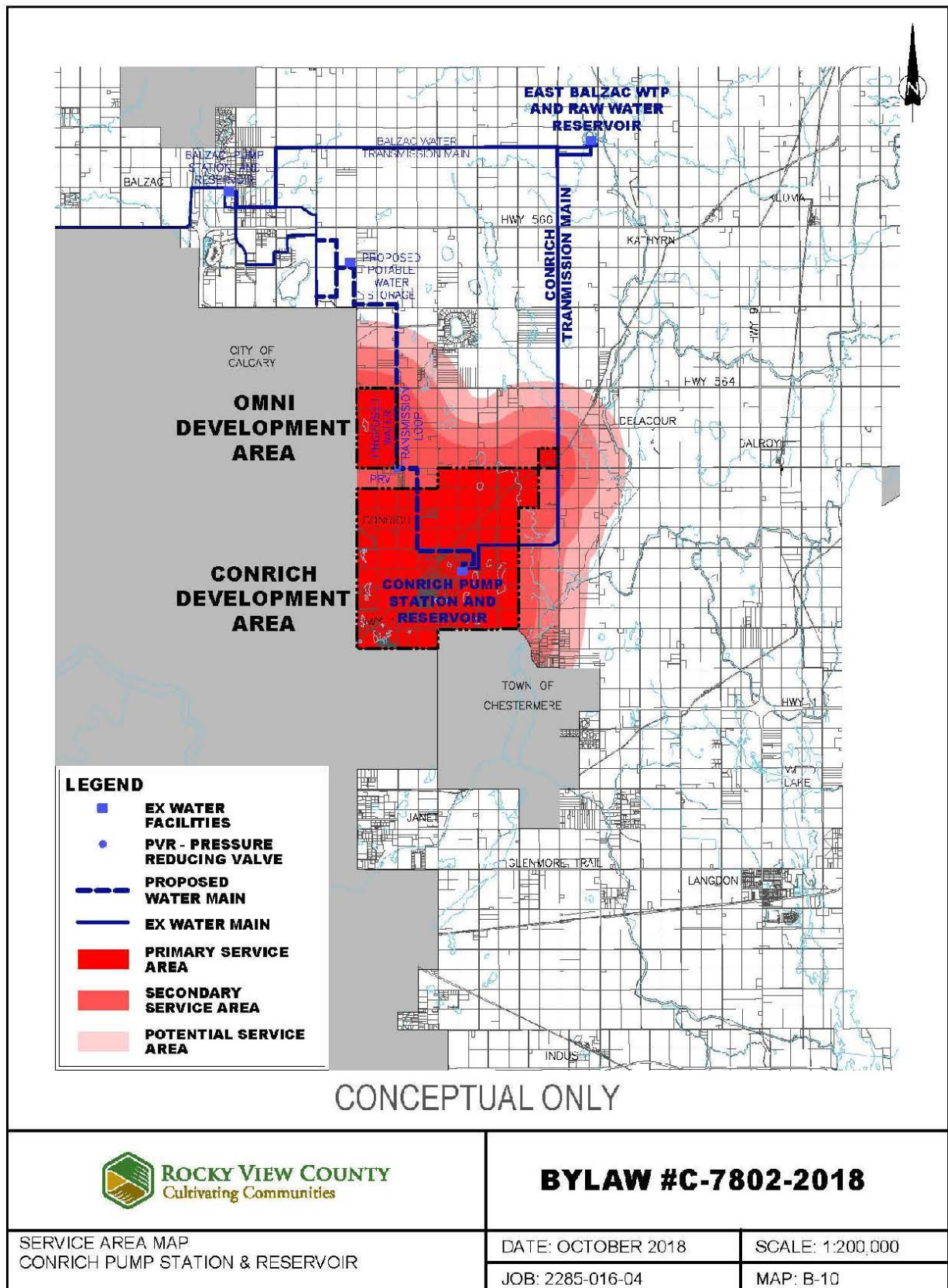
SCHEDULE "B-9b"

SERVICE AREA MAP

CONRICH TRANSMISSION MAIN (OVERSIZE)



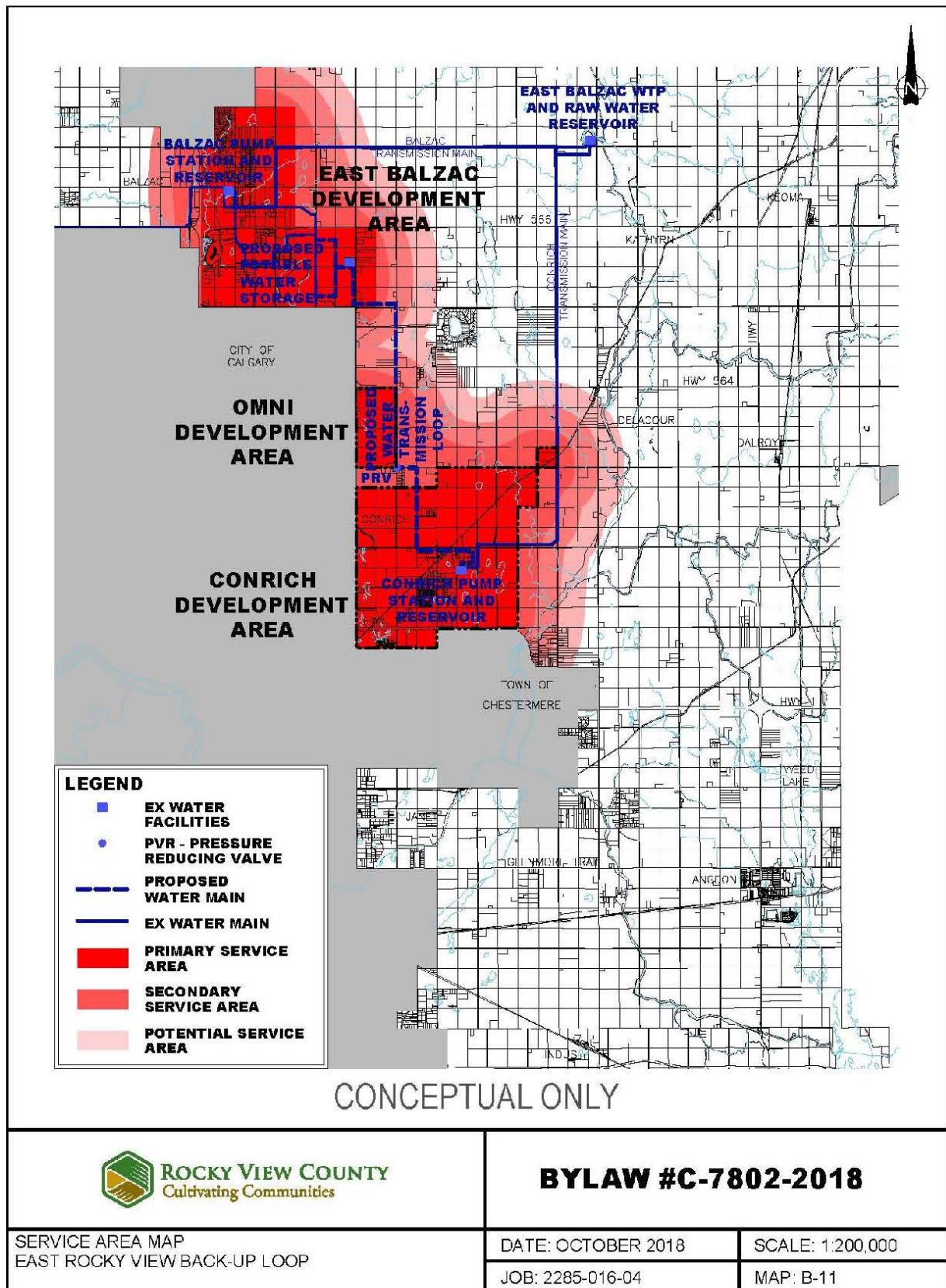
SCHEDULE "B-10"**SERVICE AREA MAP****CONRICH PUMP STATION & RESERVOIR**



SCHEDULE "B-11"

SERVICE AREA MAP

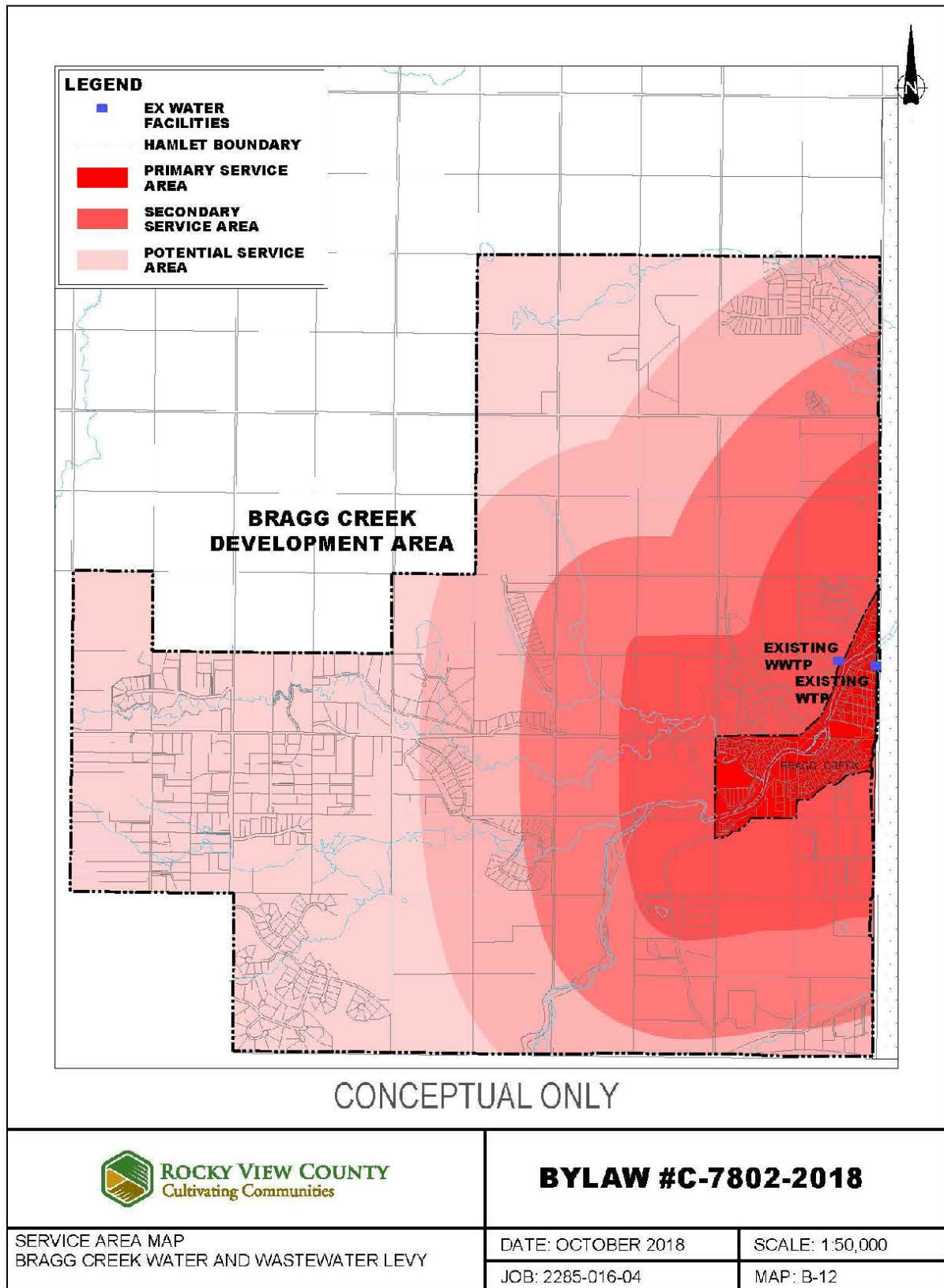
EAST ROCKY VIEW BACK-UP LOOP



SCHEDULE "B-12"

SERVICE AREA MAP

BRAGG CREEK WATER AND WASTE WATER





SCHEDULE "C"

DETERMINATION OF EACH OFF-SITE LEVY

SCHEDULE "C-1"

LANGDON WASTEWATER TREATMENT PLANT LEVY

Description: Components of the Langdon Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 8,000 m³/day average day flow.

The existing WWTP consists of a mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection. The WWTP currently has a de-rated average day capacity of 3,010 m³/day (70% of maximum capacity to account for peak I&I flows). Treated effluent from the WWTP discharges into Weed Lake.

The WWTP upgrades will consist of two additional stages as follows:

- Stage 1B:
 - Convert the ASBR 3 to Continuous Flow, Constant Level SCR (CSBR) with full BNR treatment capacity. This includes constructing two new decant cells with a combined total volume of 2,000 m³.
 - Add Anoxic and Anaerobic Mixed Cells for optimized BNR treatment.
- Stage 2:
 - Construct new train (CSBR 4).
 - Construct new blower building to house 2 new blowers.
 - Repurpose the existing SBRs 1 & 2 to provide Aerobic Digestion if considered beneficial for RVC optimized sludge management.

Project Costs:

Original Capital: \$27,475,838.77

Total Recoverable: \$20,236,575.73

WWTP Upgrade Stage 1B: \$ 6,700,000.00

WWTP Upgrade Stage 2: \$ 8,380,000.00

Total Estimated Cost to Levy: \$35,316,575.73

Upgrade Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 3,815 m³/day

Remaining Capacity to Levy: 4,185 m³/day

Levy cost calculation: \$35,316,575.73 / 4,185 m³/day = \$8,437.88 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be Lands with new development that will have wastewater treated at the Langdon WWTP system. This includes but is not limited to Lands located in East Balzac, Conrich, and Langdon Development Areas (as shown on Schedule "A") which are within the Langdon Wastewater Treatment Plant Service Area (as shown on Schedule "B-1") together with any other Lands which are approved by the County to obtain wastewater servicing through the Langdon WWTP system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-2"

ERVWWTM & REGIONAL LIFT STATIONS LEVY

Description: Components of the East Rocky View Wastewater Transmission Main (ERVWWTM) and Regional Lift Stations include the existing ERVWWTM and regional lift stations and upgrades to bring capacity of the regional lift stations to the target of 8,000 m³/day average day flow.

The ERVWWTM and three regional lift stations convey wastewater from the Balzac and Conrich development lands to the Langdon WWTP. The ERVWWTM is a 600mm diameter pipe and is approximately 54 km long. The regional lift stations each have two pumps with the capability to add two more pumps for a total of four pumps at full capacity.

The regional lift stations upgrade will consist of the following:

- Addition of a pump to each of the three regional lift stations

Project Costs:

Original Capital: \$41,052,594.43

Total Recoverable: \$38,674,919.92

Lift Station Upgrade Cost Estimate: \$ 1,720,000.00

Total Estimated Cost to Levy: \$40,394,919.92

Upgrade Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,685 m³/day

Remaining Capacity to Levy: 5,315 m³/day

Levy cost calculation: \$40,394,919.92 / 5,315 m³/day = \$7,599.49 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the ERVWWTM and Regional Lift Station system. This includes but is not limited to Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the ERVWWTM Service Area (as shown on Schedule "B-2") together with any other Lands that are approved by the County to obtain wastewater servicing through the ERVWWTM and Regional Lift Station.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the regional lift stations. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-3"

LANGDON WASTEWATER UTILITIES LEVY

Description: Components of the Langdon Wastewater Utilities include the existing lift stations and forcemain to convey the wastewater to the Langdon WWTP, and upgrades to add a pump to each of the three lift stations: West, Industrial and Boulder Creek lift stations.

The lift stations each have two pumps with the capability to add one more pump for a total of three pumps at full capacity. The lift station upgrades will consist of the following:

- Addition of one pump to each of the three lift stations

The three lift stations each have a separate service area (as shown on Map B-3), each with a separate Off-Site Levy, as defined as follows:

- Area 1: West Lift Station Service Area
- Area 2: Industrial Lift Station Service Area
- Area 3: Boulder Creek Lift Station Service Area

Area 1: West Lift Station Service Area

Project Costs:

Original Capital:	\$1,000,000.00
Total Recoverable:	\$1,149,643.47
Upgrade Cost Estimate:	<u>\$ 160,000.00</u>
Total Estimated Cost to Levy:	\$1,309,643.47

Upgrade Capacity (Average Day Flow):	1,550 m ³ /day
Capacity Committed (Average Day Flow):	567 m ³ /day
Remaining Capacity to Levy:	983 m ³ /day

Levy cost calculation: $\$1,309,643.47 / 983 \text{ m}^3/\text{day} = \$1,332.21 \text{ per m}^3/\text{day}$ (of projected average day flow)

Area 2: Industrial Lift Station Service Area

Project Costs:

Original Capital:	\$ 827,571.00
Total Recoverable:	\$ 774,926.62
Upgrade Cost Estimate:	<u>\$ 160,000.00</u>
Total Estimated Cost to Levy:	\$ 934,926.62

Upgrade Capacity (Average Day Flow):	1,067 m ³ /day
Capacity Committed (Average Day Flow):	188 m ³ /day
Remaining Capacity to Levy:	879 m ³ /day

Levy cost calculation: $\$934,926.62 / 879 \text{ m}^3/\text{day} = \$1,063.76 \text{ per m}^3/\text{day}$ (of projected average day flow)



Area 3: Boulder Creek Lift Station Service Area

Project Costs:

Original Capital: \$ 955,000.00

Total Remaining Debt: \$1,176,169.93

Upgrade Cost Estimate: \$ 160,000.00

Total Estimated Cost to Levy: \$1,336,169.93

Upgrade Capacity (Average Day Flow): 2,484 m³/day

Capacity Committed (Average Day Flow): 376 m³/day

Remaining Capacity to Levy: 2,108 m³/day

Levy cost calculation: \$1,336,169.93 / 2,108 m³/day = \$633.73 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Langdon Wastewater Utilities. This includes but is not limited to Lands located in the Langdon Development Area (as shown on Schedule "A") which are within the Langdon Service Area (as shown on Schedule "B-3") together with any other Lands that are approved by the County to obtain wastewater servicing through the Langdon Wastewater Utilities.

Existing development which receives servicing through the Langdon Wastewater Utilities has already contributed Off-Site Levies for this project.

SCHEDULE "C-4"

DALROY REGIONAL LIFT STATION AND WASTEWATER TRANSMISSION MAIN LEVY

Description: Components of the Dalroy Regional Lift Station and Wastewater Transmission Main Systems include the existing forcemain from Wheatland County to the Dalroy Transfer Station, the Dalroy Transfer Station, and the proposed upgrades to convey wastewater from the Transfer Station to the Langdon WWTP through a forcemain.

The current facilities allow for wastewater from Wheatland County to be pumped to the Transfer Station via a 4 km long forcemain. The wastewater is collected and stored at the Transfer Station until septic hauling trucks transport the wastewater to the Langdon WWTP.

The upgrades will consist of the following:

- Conversion of the Transfer Station to a Regional Lift Station
- Forcemain from the Lift Station to the Langdon WWTP

Project Costs:

Original Capital: \$ 4,057,054.22

Total Recoverable: \$ 1,788,315.56

Upgrade Cost Estimate: \$20,090,000.00

Total Estimated Cost to Levy: \$21,878,315.56

Upgrade Capacity (Average Day Flow): 1,830 m³/day

Capacity Committed (Average Day Flow): 1,000 m³/day

Remaining Capacity to Levy: 830 m³/day

Levy cost calculation: \$21,878,315.56 / 830 m³/day = \$26,359.42 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Dalroy Regional Lift Station and Transmission Main system. This includes but is not limited to Lands located in the Dalroy Development Area (as shown on Schedule "A") which are within the Dalroy to Langdon Sanitary Lift Station and Wastewater Transmission Main Service Area (as shown on Schedule "B-4") together with any other Lands that are approved by the County to obtain wastewater servicing through the Dalroy Regional Lift Station and Transmission Main.

Existing development which receives servicing through the Langdon Sanitary Lift Station and Wastewater Transmission Main has already contributed to the capital costs for this project.

SCHEDULE "C-5"

COCHRANE LAKES WASTEWATER SYSTEM LEVY

Description: Components of the Cochrane Lakes Wastewater Transmission system include the existing wastewater system to service 1,166 residential units at a peak rate of 48.1 L/s (by agreement with Cochrane) in the Cochrane Lakes service area.

Project Costs:

Original Capital: \$ 1,750,000.00

Total Remaining Debt: \$ 1,895,113.64

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,895,113.64

System Capacity (Average Day Flow): 1,049 m³/day

Capacity Committed (Average Day Flow): 258 m³/day

Remaining Capacity to Levy: 791 m³/day

Levy cost calculation: \$1,895,113.64 / 791 m³/day = \$2,395.85 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Cochrane Lakes Wastewater system. This includes but is not limited to Lands located in the Cochrane Lakes Development Area (as shown on Schedule "A") which are located within the Cochrane Lakes Wastewater Transmission Main Service Area (as shown on Schedule "B-5") together with any other Lands that are approved by the County to obtain wastewater servicing through the Cochrane Lakes Wastewater system.

Existing development which receives servicing through the Cochrane Lakes Wastewater Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-6"

**GRAHAM CREEK WATER TREATMENT PLANT (WTP)
AND RAW WATER RESERVIOR (RWR) LEVY**

Description: Components of the Graham Creek WTP and RWR Project are comprised of an existing Water Treatment Plant (WTP) and a Raw Water Reservoir (RWR) and upgrades to bring capacity to the target of 8,000 m³/day average day demand.

The existing RWR and WTP are located at the Graham Reservoir site. The existing RWR consist of lift stations to pump raw water from the WID canal to a stilling basin and two aerated storage cells. The raw water is pumped from the storage cells to the WTP. The existing WTP has an average day capacity of 3,900 m³/day and includes three DAF filtration trains, three multi-media filters, UV disinfection and chlorine injection. Treated water is stored in a 700 m³ buried contact (CT) reservoir prior to being pumped out to the transmission system.

The RWR upgrade will consist of the following:

- New stilling basin and two storage cells,
- Lift station to transfer water from new cells to WTP,
- Groundwater interceptor system complete with lift station and tie to existing groundwater interceptor system,
- Aeration system in each storage cell,
- Land purchase.

The WTP upgrades will consist of the following:

- Stage 1: Doubling of the WTP building and CT reservoir with the same treatment system as the existing WTP, but with only two additional treatment trains added (for a total of five trains),
- Stage 2: Adding a third treatment train in the expanded building (for a total of six trains).

Project Costs:

Original Capital: \$21,535,321.00

Total Recoverable: \$ 6,460,541.96

RWR Upgrade Cost Estimate: \$28,750,000.00

WTP Upgrade Stage 1: \$16,050,000.00

WTP Upgrade Stage 2: \$ 2,260,000.00

Total Estimated Cost to Levy: \$53,520,541.96

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,491 m³/day

Remaining Capacity to Levy: 5,509 m³/day

Levy cost calculation: \$53,520,541.96 / 5,509 m³/day = \$9,715.50 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Graham Creek WTP and RWR supply system. This includes but is not limited to



Lands located in East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the Graham Creek WTP and RWR Service Area (as shown on Schedule " B-6") together with any other Lands which are approved by the County to obtain water servicing through the Graham Creek WTP and RWR supply system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.

SCHEDULE "C-7a"

EAST BALZAC TRANSMISSION MAIN (BASE)

Description: The East Balzac Transmission Main (Base) is comprised of a 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & Reservoir.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,800 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital: \$ 7,402,348.31

Total Recoverable: \$ 3,970,840.30

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 3,970,840.30

Capacity (Average Day Flow): 6,083 m³/day

Capacity Committed (Average Day Flow): 1,795 m³/day

Remaining Capacity to Levy: 4,288 m³/day

Levy cost calculation: \$3,970,840.30 / 4,288 m³/day = \$926.12 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac transmission main and/or distribution system. This includes Lands located in the East Balzac Development Area (as shown on Schedule "A") which are located within the East Balzac Transmission Main (Base) Service Area (as shown on Schedule "B-7a") together with any other Lands which are approved by the County to obtain water servicing from the East Balzac transmission main and/or distribution system.

There will be no measureable benefit to the existing developments as there are no upgrades planned for this transmission main. Existing development which receives servicing through the East Balzac Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-7a"

EAST BALZAC TRANSMISSION MAIN (OVERSIZE)

Description: The East Balzac Transmission Main (Oversize) is comprised of the oversizing of the 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the East Balzac Transmission Main is used to convey water around to Conrich during emergency shutdown of the Conrich Transmission Main.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. In emergency situations, the transmission main will utilize its full 6,083 m³/day capacity to meet the 8,000 m³/day demand in conjunction with other components of the East Rocky View Back-Up Loop (Schedule B-11), such as storage. The East Balzac average day demand is projected to be 5,333 m³/day (assumed at 2/3 of target system capacity). The Back-Up Loop system will convey the remaining average day water demand of 2,667 m³/day from Balzac to Conrich.

Project Costs:

Original Capital: \$ 2,530,405.69

Total Recoverable: \$ 1,319,969.38

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,319,969.38

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,595 m³/day

Remaining Capacity to Levy: 5,405 m³/day

Levy cost calculation: \$1,319,969.38 / 5,405 m³/day = \$244.23 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Pump Transmission Main and/or Distribution system. This includes but is not limited to Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") located within the East Balzac Transmission Main and/or Distribution system Service Area or the Conrich Pump Transmission Main and/or Distribution system Service Area (as shown on Schedule "B-7b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to the existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the East Balzac Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-8"

EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP

Description: This includes the existing East Balzac Pump Station & Reservoir and RR293 Distribution Loop. The design capacity of the East Balzac Pump Station & Reservoir and RR293 Loop are 6,083 m³/day.

Project Costs:

Original Capital: \$ 9,211,649.00

Total Recoverable: \$ 4,964,205.15

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 4,964,205.15

Capacity (Average Day Flow): 6,083 m³/day

Capacity Committed (Average Day Flow): 1,795 m³/day

Remaining Capacity to Levy: 4,288 m³/day

Levy cost calculation: \$4,964,205.15 / 4,288 m³/day = \$1,157.81 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Pump Station & Reservoir distribution system. This includes but is not limited to Lands located in the East Balzac Development Area (as shown on Schedule "A") which is within the East Balzac Pump Station & Reservoir and RR293 Loop Service Area (as shown on Schedule "B-8") together with any other Lands which are approved by the County to obtain water servicing through the East Balzac Pump Station & Reservoir distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this East Balzac Pump Station & Reservoir or RR293 Loop. Existing development which receives servicing through the East Balzac Pump Station & Reservoir distribution system has already contributed Off-Site Levies for this project.

SCHEDULE "C-9a"

CONRICH TRANSMISSION MAIN (BASE)

Description: The Conrich Transmission Main (Base) is comprised of a 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & Reservoir.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,000 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital: \$ 8,624,389.13

Total Recoverable: \$ 2,659,907.69

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 2,659,907.69

Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: \$2,659,907.69 / 2,132 m³/day = \$1,247.61 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Conrich Transmission Main and/or Distribution system. This includes but is not limited to Lands located in the Conrich Development Area (as shown on Schedule "A") which is within the Conrich Transmission Main (Base) Service Area (as shown on Schedule "B-9a") together with any other Lands which are approved by the County to obtain primary water servicing through the Conrich Transmission Main and/or Distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main base. Existing development which receives servicing through the Conrich Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-9b"

CONRICH TRANSMISSION MAIN (OVERSIZE)

Description: The Conrich Transmission Main (Oversize) is comprised of the oversizing of the 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the Conrich Transmission Main is used to convey water around to Balzac during emergency shutdown of the East Balzac Transmission Main.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. In emergency situations, the transmission main will utilize its full capacity of 2,932 m³/day to meet the 8,000 m³/day demand, in conjunction with other components of the East Rocky View Back-Up Loop (Schedule B-11), such as storage. The Conrich average day demand is projected to be 2,667 m³/day (1/3 of target system capacity). The Back-Up Loop system will be utilized to provide the additional flow to Balzac that is required to meet the target average day flow rate of 5,333 m³/day to Balzac.

Project Costs:

Original Capital: \$ 2,531,511.87

Total Recoverable: \$ 766,997.80

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 766,997.80

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,595 m³/day

Remaining Capacity to Levy: 5,405 m³/day

Levy cost calculation: \$766,997.80 / 5,405 m³/day = \$141.92 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all new development on Lands that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") located within the Conrich Transmission Main (Oversize) Service Area (as shown on Schedule "B-9b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the Conrich Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-10"

CONRICH PUMP STATION & RESERVOIR

Description: This includes the existing Conrich Pump Station & Reservoir and upgrades to the Reservoir to an average day capacity of 2,932 m³/day (to the same capacity as the Conrich Transmission Main). The existing capacity of the Conrich Pump Station & Reservoir is 1,400 m³/day. The upgrade will consist of a 1,000 m³ reservoir expansion to a total volume of 5,500 m³.

Project Costs:

Original Capital: \$ 9,394,375.00

Total Recoverable: \$ 2,897,384.38

Upgrade Cost Estimate: \$ 2,260,000.00

Total Estimated Cost to Levy: \$ 5,157,384.38

Upgrade Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: \$5,157,384.38 / 2,132 m³/day = \$2,419.04 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new developments that will connect to the Conrich Pump Station & Reservoir distribution system. This includes but is not limited to Lands located in the Conrich Development Area and, if Dalroy connects to this water distribution system, the Dalroy Development Area (as shown on Schedule "A") which are within the Conrich Pump Station & Reservoir Service Area (as shown on Schedule "B-10") together with any other Lands which are approved by the County to obtain water servicing through the Conrich Pump Station & Reservoir distribution system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the treated water reservoir. The upgrades will not provide in any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-11"

EAST ROCKY VIEW BACK-UP LOOP

Description: The East Rocky View Back-Up Loop will be comprised of a 400mm diameter water transmission main between Balzac and Conrich, and a 3,000 m³ Potable Water Reservoir.

The East Rocky View Back-Up Loop will include a new transmission main and potable water reservoir to provide back-up of the existing transmission system in the event that either the Balzac or Conrich transmission mains are out of service (emergency condition). The Water Reservoir will be utilized to provide the additional volume required to meet the target average day flow rate. The design of the Back-Up Loop system assumes that three average days of storage is to be available, as this is established as a reasonable time to locate, repair a line break and put the system back into service. This schedule includes the purchase of land for the Potable Water Reservoir.

Project Costs:

Original Capital:	\$ --
Total Recoverable:	\$ --
Back-Up Loop Cost Estimate:	\$21,280,000.00
Total Offsite Levies Collected:	(<u>\$ 1,747,931.57</u>)
Total Estimated Cost to Levy:	\$19,532,068.43

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,595 m ³ /day
Remaining Capacity to Levy:	5,405 m ³ /day

Levy cost calculation: \$19,532,068.43 / 5,405 m³/day = \$3,613.97 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes new development on Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the East Rocky View Back-Up Loop Service Area (as shown on Schedule "B-11") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development. The Back-Up Loop system will benefit future development by providing the same level of system reliability to future development that is currently provided to existing development. The current level of system reliability provided to existing development will be maintained but not improved upon by the Back-Up Loop System. The full rationale for this cost allocation is provided in the MPE Engineering Ltd. report dated May 17, 2013.

SCHEDULE "C-12a"**BRAGG CREEK WASTEWATER TREATMENT PLANT**

Description: Components of the Bragg Creek Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 513 m³/day average day flow.

The existing WWTP consists of two membrane bioreactor (MBR) treatment units with UV disinfection. The WWTP currently has an average day capacity of 285 m³/day. Treated effluent from the WWTP discharges into the Elbow River. The outfall diffuser has a capacity of 821 m³/day of treated effluent.

The proposed WWTP upgrades will include the following:

- Two Equova 50K MBR treatment systems,
- A building expansion complete with additional EQ Tanks and Biofilter.

Project Costs:

Total Recoverable:	\$ 1,560,426.18
WWTP Upgrade:	<u>\$ 7,290,000.00</u>
Total Estimated Cost to Levy:	\$ 8,850,426.18

Upgrade Capacity (Average Day Flow):	513 m ³ /day
Capacity Committed (Average Day Flow):	140 m ³ /day
Remaining Capacity to Levy:	373 m ³ /day

Levy cost calculation: \$8,850,426.18 / 373 m³/day = \$23,727.68 per m³/day (of projected average day flow).

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be Lands with new development that will have wastewater treated at the Bragg Creek WWTP system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek Wastewater Treatment Plant Service Area (as shown on Schedule "B-12") together with any other Lands which are approved by the County to obtain wastewater servicing through the Bragg Creek WWTP system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-12b"

BRAGG CREEK WATER TREATMENT PLANT AND RESERVIOR

Description: Components of the Bragg Creek WTP and PWR Levy are comprised of an existing Water Treatment Plant (WTP), Potable Water Reservoir (PWR) and upgrades to bring capacity to the target of 604 m3/day average day demand.

The existing WTP is located at the north end of Burnside Drive in Bragg Creek. The existing treatment system includes two membrane treatment units, UV disinfection and chlorine injection. Potable water is stored in a 500 m3 above ground steel reservoir prior to being pumped out to the Bragg Creek distribution system. The existing PWR does not provide fire storage. Water is also pumped from the WTP to the Lower Elkana Pumphouse where it is pumped to the Upper Elkana Reservoir and Pumphouse to the Elkana service area.

The WTP and PWR upgrade will consist of the following:

- Expansion of the WTP building,
- Two additional membrane units
- Additional 500 m3 above ground potable water reservoir

Project Costs:

Total Recoverable:	\$ 996,367.64
WTP and PWR Upgrade:	<u>\$8,270,000.00</u>
Total Estimated Cost to Levy:	\$9,266,367.64

Upgrade Capacity (Average Day Flow):	604 m3/day
Capacity Committed (Average Day Flow):	194 m3/day
Remaining Capacity to Levy:	410 m3/day

Levy cost calculation: $\$9,266,367.64 / 410 \text{ m3/day} = \$22,600.90$ per m3/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Bragg Creek WTP and PWR supply system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek WTP Service Area (as shown on Schedule " B-12") together with any other Lands which are approved by the County to obtain water servicing through the Bragg Creek WTP supply system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.

SCHEDULE "D"**OFF-SITE LEVY SUMMARIES**

1. Off-Site Levies calculations for both Water and Wastewater Utilities are based upon the anticipated per m³ water volume required to service the proposed development on the Lands, as estimated by the Developer and agreed upon by the County in writing at the time of Development permit or Subdivision approval for the Lands.
2. Table D.1 sets out the per m³ levy amounts for the purpose of calculating the appropriate Off-Site Levy amount for all Wastewater Utilities and Water Utilities.
3. The per m³ levy capacity estimates shall not be less than as stipulated in Table D.2 unless specifically approved by the County, in its sole discretion, in writing. If the Developer wants to use a flow rate less than that stipulated in Table D.2 for the purpose of estimating water and waste water volume required to service the proposed development, the Developer must submit sufficient justification which is acceptable to the County for using the proposed lower flow rate before the County will consider accepting a lower per m³ levy capacity calculation. Where a lower flow rate is accepted by the County, the proposed development may be subject to special conditions such as phasing and/or monitoring over time.
4. The County reserves the right to incorporate flow control devices to serviced Lands to limit actual flow to the Water Utility and/or Wastewater Utility servicing capacity agreed upon for the purpose of calculating the appropriate Off-Site Levy amount pursuant to this Bylaw.
5. Where the actual Water Utility and/or Wastewater Utility servicing capacity requirement for development on the Lands exceeds the estimated capacity agreed upon for the purpose of this Bylaw, any additional servicing capacity approved by the County to be provided to the Lands which exceeds the servicing capacity amount agreed upon for the purpose of this Bylaw may be subject to such additional terms, connection fees, rates, charges and contributions as deemed appropriate by the County pursuant to Section 34 of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and any applicable County bylaw including but not limited to any applicable Wastewater Utility bylaw, Water Utility bylaw and/or master rates bylaw.
6. As a general reference guide only, Table D.3 provides a summary of what Off-Site Levies for Water Utilities and Wastewater Utilities will typically be attributable to Lands within the various Development Areas (as shown on Schedule "A") and Service Areas (as shown on Schedule "B"). The exact Off-Site Levy(ies) imposed upon any specific Lands will be subject to which Wastewater Utilities and/or Water Utilities will be servicing the proposed development on the Lands, as approved by the County.

SCHEDULE "D"

Table D.1: Off-Site Levy Summary

Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES		
Schedule C-1: Langdon WWTP	\$8,437.88 per m ³	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$7,599.49 per m ³	B -2
Schedule C -3: Langdon Wastewater Utilities:		
Area 1:	\$1,332.21 per m ³	B -3
Area 2:	\$1,063.76 per m ³	
Area 3:	\$ 633.73 per m ³	
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$26,359.42 per m ³	B -4
Schedule C -5: Cochrane Lakes Wastewater	\$2,395.85 per m ³	B -5
Schedule C-12a: Bragg Creek Waste Water Treatment Plant	\$23,727.68 per m ³	B-12
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$9,715.50 per m ³	B -6
Schedule C -7a: East Balzac Transmission Main (Base)	\$926.12 per m ³	B -7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$244.23 per m ³	B -7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,157.81 per m ³	B -8
Schedule C -9a: Conrich Transmission Main (Base)	\$1,247.61 per m ³	B -9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$141.92 per m ³	B -9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,419.04 per m ³	B -10
Schedule C -11: East Rocky View Back-Up Loop	\$3,613.97 per m ³	B -11
Schedule C-12b: Bragg Creek Water Treatment Plant & Reservoir	\$22,600.90 per m ³	B-12

Table D.2: Minimum Projected Water and Wastewater Flows

Type of Development	Minimum Projected Average Day Water Demand (m ³ /day)	Minimum Projected Average Day Wastewater Flow (m ³ /day)
Residential	950 L/day/unit	855 L/day/unit
Commercial	The County will require the Developer to submit specific projected flows for both water and wastewater together with sufficient and acceptable justification for the projected flows for all proposed Development permit applications or Subdivision applications.	
Industrial		



Table D.3: Summary of Development Areas and Applicable Off-Site Levy Schedules

Development Area	Wastewater Facilities							Water Facilities							Bragg Creek	
	Langdon WWTP	ERVWWTM and Regional Lift Stations	Langdon Wastewater Utilities	Dalroy Regional Lift Station and Wastewater Transmission Main	Cochrane Lakes Wastewater System	Graham Creek WTP & PWR	East Balzac Transmission Main (Base)	East Balzac Transmission Main (Oversize)	East Balzac Pump Station & Reservoir and RR293 Loop	Conrich Transmission Main (Base)	Conrich Transmission Main (Oversize)	Conrich Pump Station & Reservoir	East Rocky View Back-Up Loop	Bragg Creek Wastewater Treatment Plant	Bragg Creek WTP and PWR	
Map Schedule	B-1	B-2	B-3	B-4	B-5	B-6	B-7a	B-7b	B-8	B-9a	B-9b	B-10	B-11	B-12	B-12	
Off-Site Levy	C-1	C-2	C-3	C-4	C-5	C-6	C-7a	C-7b	C-8	C-9a	C-9b	C-10	C-11	C-12a	C-12b	
East Balzac	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N	
Conrich	Y	Y	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	N	
Langdon	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	
Dalroy	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	
Cochrane Lakes	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	
Bragg Creek	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	

Y = YES - Schedule is applicable

N = NO - Schedule is not applicable

Note: Development areas are as shown on Schedule A



SCHEDULE "E"

DEFINITIONS

- (a) **"Act"** ~~means the *Municipal Government Act*, RSA 2000, c M-26 and amendments thereto, together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;~~ **means the *Municipal Government Act*, RSA 2000, c M-26 and amendments thereto, together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;**
- (b) **"Bylaw"** means this Bylaw together with all schedules;
- (c) **"CAO"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (d) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the Land Use Bylaw;
- (e) **"Council"** means the Rocky View County Council;
- (f) **"County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require;
- (g) **"Development"** has the same meaning as provided in the Act;
- (h) **"Development Area"** means those Lands which are within the development areas as described in Schedule "A";
- (i) **"Industrial"** means any Development or Subdivision for an industrial use as contemplated under the Land Use Bylaw;
- (j) **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*, RSA 2000, c L-4;
- (k) **"Land Use Bylaw"** means the County's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;
- ~~(l) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26 and all amendments thereto, together with the Off-Site Levies Regulation, AR 187/2017 passed thereunder;~~
- ~~(m)~~ **(l) "Municipal Planning Commission Bylaw"** means Bylaw C-7967-2019 establishing the Municipal Planning Commission, as amended or replaced from time to time;
- ~~(n)~~ **(m) "Municipal Planning Commission"** means the municipal planning commission of the County as established pursuant to the Municipal Planning Commission Bylaw;



- ~~(n)~~ **(m) "Off-Site Levy"** means a levy imposed and created by this Bylaw;
- ~~(o)~~ **(n) "Off-Site Levy Fund"** means a fund into which an Off-Site Levy together with any interest earned from the investment of the Off-Site Levy is deposited and kept separate from General Account or any other municipal account and administered in accordance with the Act;
- ~~(p)~~ **(o) "Residential"** means any Development or Subdivision for residential use as contemplated under the Land Use Bylaw;
- ~~(q)~~ **(p) "Service Area"** means those Lands which are within the respective service areas of the County's Water Utilities and Wastewater Utilities, as described in Schedule "B", together with any other Lands approved by Council to receive servicing from the County's Water Utilities and/or Wastewater Utilities;
- ~~(r)~~ **(q) "Subdivision"** has the same meaning as provided for in the Act;
- ~~(s)~~ **(r) "Wastewater Utility(ies)"** means those new or expanded facilities for the treatment, movement, or disposal of sanitary sewage as described in Schedule "C" together with any land required for or in connection with any of those facilities; and
- ~~(t)~~ **(s) "Water Utility(ies)"** means those new or expanded facilities for the storage, transmission, treatment, or supplying of water as described in Schedule "C" together with any land required for or in connection with any of those facilities.



FINANCIAL SERVICES

TO: Council
DATE: June 9, 2020 **DIVISION:** All
FILE: N/A
SUBJECT: Credit Card Payments for Property Taxes

POLICY DIRECTION:

On April 28, 2020, Council directed Administration to explore the option of accepting credit card payment for property taxes, monthly or annually, and provide a report to Council on June 9, 2020.

EXECUTIVE SUMMARY:

Rocky View County currently accepts credit card payments for most transactions under \$10,000 except for: 1) property taxes; 2) refundable security deposits/cash in lieu; and 3) offsite transportation levies. Currently, the County is charged an interchange fee on every credit card payment, which is unable to be transferred to the rate payer. Administration has provided a current and future state for payment processing.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

Rocky View County does accept credit cards for smaller user fee based charges. These include permits up to \$10,000, utility payments and other miscellaneous purchases. The service charges on this volume is substantially less, with our total service charges for December 31, 2019 being \$59,500.

Current State

Rocky View County understands the need to investigate alternative forms of payment for property taxes. Administration is continually looking at payment methods, while implementing controls to safeguard financial resources against fraud, cyber-attacks, and other online risks.

The County accepts the following payments as it relates to property taxes: a) Tax Installment Payment Program (TIPP); b) online payment through the rate payers' bank; c) cash; d) cheque; and e) debit. The County has an external drop box located at the administration building to accept payments after hours and on weekends.

Currently, the County does not accept credit card payments for property taxes. This is due to an interchange fee charged to the County on all credit card transactions. The interchange fees generally represent reward point systems collected by the user of the credit card. Under the current agreement with our credit card processor, Rocky View County is unable to pass this fee onto the rate payer making the payment. Due to the large revenue associated with property taxes (\$123M), fees to the County will substantially increase.

Interchange Fees

Rocky View County has an agreement with Moneris (through ATB) to process credit card payments through electronic debit/credit machines. As part of our agreement with Moneris, the County is required to pay the interchange fees charged by the credit card companies for Visa/MasterCard payments. The County is unable to transfer these fees to the ratepayers (user pay) as per the credit card processing agreement. The average interchange fee is 1.84%. The table below summarizes the

Administration Resources

Barry Woods, Financial Services



costs to the County at different levels of credit card participation. An increase in budget would be required to absorb these additional costs.

Cost of Interchange Fees					
Average Interchange Fee		1.84%	1.84%	1.84%	1.84%
Percentage of Credit Card		75%	50%	25%	15%
2020 Municipal Total	\$72,115,450*	\$995,193.21	\$663,462.14	\$331,731.07	\$199,038.64
2020 External Requisitions	\$50,995,661*	\$703,740.12	\$469,160.08	\$234,580.04	\$140,748.02
Totals	\$123,111,111	\$1,698,933.33	\$1,132,622.22	\$566,311.11	\$339,786.67
*As per the 2020 bylaw					

Online Payments

The County has signed an agreement with an online payment provider to build an online platform to start accepting payments through our website for Building and Planning permits. Once the infrastructure is in place on the County's website, Administration will begin expanding the payment options to include other payments, and will integrate critical systems. The provider charges a 2.5% convenience (interchange) fee to the customer prior to processing the payment. This is separate from Rocky View County's system and will provide an online payment option only. One challenge associated with this platform is that not all residents may be able to use this platform due to internet connectivity in the County. There is some risk with this platform in that our provider is a private company and they are a new vendor to the County.

Future State

Administration will continue to investigate payment options for all of our user fees and taxes. Further implementation of our online systems will allow for additional payment options while minimizing risk. Future implementation and integration of the property tax module with the online system may allow for additional online payment options. Successful implementation of the City View online module will set the path for other module integrations.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

OPTIONS:

Option #1 THAT the report be received for information.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/aw



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020 **DIVISION:** 03
FILE: 04606006 **APPLICATION:** PRDP20200424
SUBJECT: General Item – Administrative Correction to a Development Permit Condition Set

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:

This Development Permit application for “Private Recreational Lake Area and Associated Facilities, construction of a new storage shed within the Elbow Valley community” was approved by Council on May 26, 2020.

It is noted that the Permanent Condition #12 in the staff report requires that all of the “prior to issuance conditions” to be satisfied by January 31, 2020. This expiry date was incorrect as that date was surpassed at time of Council consideration. Therefore, this Development Permit application is presented to Council, with the revised Condition #12 in Appendix A. The expiry date is revised to December 31, 2020. There are no other changes proposed to the application proposal or condition set.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20200424 be approved with the suggested conditions noted in the staff report.
- Option #2: THAT Development Permit Application PRDP20200424 be refused as per the reasons noted.

Respectfully submitted,
“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,
“Al Hoggan”

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Options and Development Permit Conditions

Administration Resources

Xin Deng and Bianca Duncan, Planning and Development Services



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.



ROCKY VIEW COUNTY

- 12) That if this Development Permit is not issued by **December 31, 2020** or an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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.

PLANNING AND DEVELOPMENT SERVICES

ON BEHALF OF THE MUNICIPAL PLANNING COMMISSION

TO: Council
DATE: June 9, 2020
FILE: 03232002
SUBJECT: Council Direction – Residential Subdivision Condition

DIVISION: 4
APPLICATION: PL20200001

POLICY DIRECTION:

On May 11, 2020, the Municipal Planning Commission passed a resolution to recommend to Council to defer the Transportation Offsite Levy for a subdivision application PL20200001. In accordance with the Transportation Offsite Levy Bylaw (C-7356-2014), Council has the sole discretion to not impose the Levy.

EXECUTIVE SUMMARY:

Subdivision Application PL20200001 was presented to the Municipal Planning Commission on May 11, 2020 for consideration. The Municipal Planning Commission passed a resolution:

“THAT Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2”.

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 this reason, the application is presented to Council to consider deferring a portion of the Transportation Offsite Levy as recommended by the Municipal Planning Commission.

ADMINISTRATION RECOMMENDATION:

The Municipal Planning Commission recommends approval in accordance with Option #1.

BACKGROUND:

The Subdivision Application PL20200001 is to create a ± 1.21 ha (3.00 acre) parcel (Lot 1) and a ± 1.42 ha (3.5 acre) remainder (Lot 2). The application is located approximately 1.61 km (1 mile) north of Glenmore Trail and on the east side of Range Road 275.

OPTIONS:

- Option #1: THAT the Transportation Off-site Levy for proposed Lot 2 be deferred, in accordance with the Municipal Planning Commission’s recommendation.
- Option #2: THAT alternative direction be provided.

Administration Resources

Andrea Bryden, Planning and Development Services



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

AB/ltt

Concurrence,

“Al Hoggan”

Chief Administrative Officer

APPENDICES::

APPENDIX ‘A’ – Municipal Planning Commission Motions

APPENDIX ‘B’ – Municipal Planning Commission Subdivision Report with Corrected Options



ROCKY VIEW COUNTY

APPENDIX 'A – Municipal Planning Commission Motions

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2

Carried



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision Authority

DATE: April 20, 2020

DIVISION: 4

APPLICATION: PL20200001

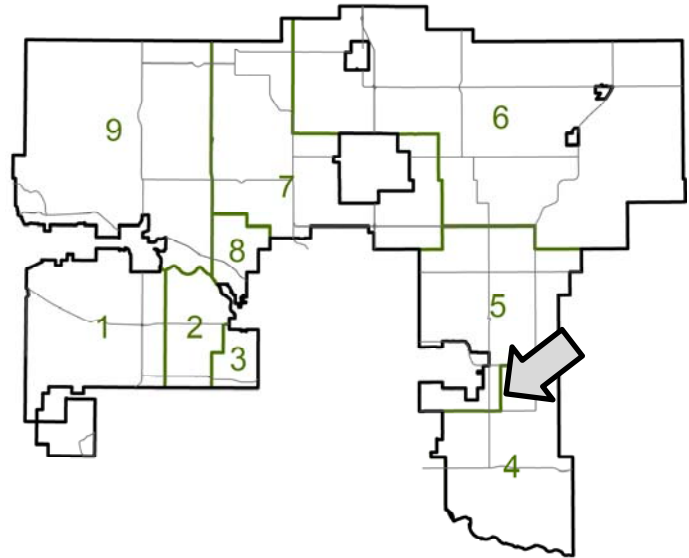
SUBJECT: Subdivision Item: Residential

APPLICATION: To create a ± 1.21 ha (3.00 acre) parcel (Lot 1) with a ± 1.42 ha (3.5 acre) remainder (Lot 2).

GENERAL LOCATION: Located approximately 1.61 km (1 mile) north of Glenmore Trail and on the east side of Range Road 275.

LAND USE DESIGNATION: Residential One District (R-1)

ADMINISTRATION RECOMMENDATION:
Administration recommends approval in accordance with Option #1.



OPTIONS:

Option #1: THAT Subdivision Application PL20200001 be approved with the conditions noted in Appendix 'B'.

Option #2: Motion #1: THAT Municipal Reserve be deferred on Lot 1 and Condition #5 be amended as follows:

The provision of Reserve in the amount of 10% of the area of Lot 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Weleschuk Associates Ltd, File No. 19-2239, January 3, 2020), pursuant to Section 666(3) of the Municipal Government Act;

a) Reserves for Lot 1 are to be deferred with Caveat, pursuant to Section 669(2) of the Municipal Government Act.

Motion #2: THAT Municipal Planning Commission recommends to Council that the Transportation Offsite Levy be deferred on Lot 2

Motion #3: THAT Subdivision Application PL20200001 be approved with the conditions noted in Appendix 'B'.

Option #3: THAT Subdivision Application PL20200001 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICANT: Konschuk Consulting (Larry Konschuk)

OWNER: Ashok K & Gurpeet K Minhas, Nitenjit K & Piara Sing Panag

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

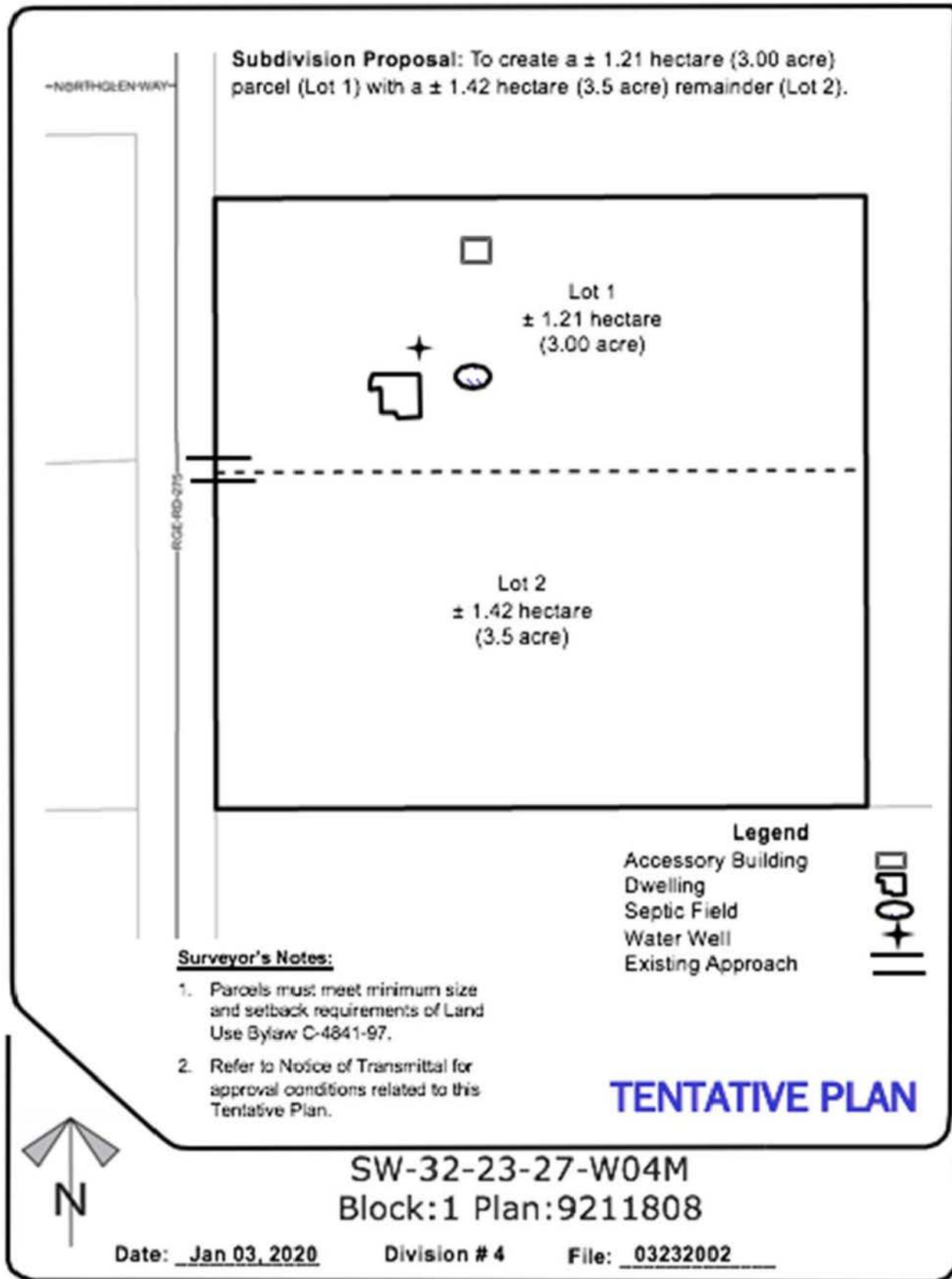
APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Subdivision and Development Regulations; • County Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Private Sewage Treatment System (Level 1 Site Assessment) prepared by Strom Engineering Inc./ January, 2020
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APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY	\$35,613.50
MUNICIPAL RESERVE (\$/ACRE)	\$34,892.00

The Applicant has requested (Appendix 'D') that Municipal Reserve only apply to Lot 1 and that the TOL only apply to Lot 2. Should Municipal Planning Commission wish to grant such requests, Option 2 is available.



Tentative Plan





ROCKY VIEW COUNTY

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

AB/llt

APPENDICES:

APPENDIX 'A': Maps and Other Information

APPENDIX 'B': Approval Conditions

APPENDIX 'C': Letters

APPENDIX 'D': Email from Applicant



APPENDIX 'A': MAPS AND OTHER INFORMATION

DATE APPLICATION RECEIVED: January 2, 2020	DATE DEEMED COMPLETE: February 21, 2020
GROSS AREA: ± 2.64 HECTARES (± 6.52 ACRES)	LEGAL DESCRIPTION: Block 1, Plan 9211808, SW-32-23-27-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <i>November 26, 2019:</i> The subject parcel was re-designated from Farmstead District to Residential One District.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to fifty (50) adjacent landowners and one (1) letter in response was received. The responses have been included in Appendix 'C.' The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



APPENDIX 'B': APPROVAL CONDITIONS

- A. The application to create a ± 1.21 ha (3.00 acre) parcel (Lot 1) and a ± 1.42 ha (3.5 acre) remainder (Lot 2) at Block 1, Plan 9211808, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:



ROCKY VIEW COUNTY

Survey Plans

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

Transportation and Access

- 2) The Applicant/Owner shall upgrade the existing road approach to a mutual gravel standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 & 2. In addition, the Applicant/Owner shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.

Site Servicing

- 3) The Applicant/Owner has provided a Level 1 Assessment in accordance with the Model Process Reference Documents for Lots 1 & 2:
 - a) The Applicant/Owner shall comply with the improvements recommended in the Model Process Assessment, prepared by Strom Engineering Inc., dated January, 2020, and shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 4) Water is to be supplied by an individual well on Lot 2. The subdivision shall not be endorsed until:
 - a) The Applicant/Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 2;
 - b) Verification is provided that each well is located within each respective proposed lot's boundaries; and
 - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.

Municipal Reserves

- 5) The provision of Reserve in the amount of 10% of the area of Lots 1 & 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal (Weleschuk Associates Ltd, File No. 19-2239, January 3, 2020), pursuant to Section 666(3) of the *Municipal Government Act*.

Utility Easements

- 6) Utility Easements, Agreements, and Plans are to be provided and registered (concurrent with a plan of survey or prior to registration) to the satisfaction of ATCO Gas.

Payments and Levies

- 7) Unless otherwise directed by Council, the Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing from the total gross acreage of Lots 1 & 2, as shown on the Plan of Survey.
- 8) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.



ROCKY VIEW COUNTY

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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



ROCKY VIEW COUNTY

APPENDIX 'C': LETTERS



ROCKY VIEW COUNTY

APPENDIX 'D': EMAIL FROM APPLICANT



PLANNING AND DEVELOPMENT SERVICES
ON BEHALF OF THE MUNICIPAL PLANNING COMMISSION

TO: Council
DATE: June 9, 2020
FILE: 03332015
SUBJECT: Council Direction – Development Permit Conditions

DIVISION: 5
APPLICATION: PRDP20200986

POLICY DIRECTION:

On May 25, 2020 the Municipal Planning Commission passed a resolution to recommend to Council to defer the Stormwater Offsite Levy for a Development Permit application PRDP20200986. In accordance with the Transportation Offsite Levy Bylaw (C-7356-2014) and the Stormwater Offsite Levy Bylaw (C-7535-2015), Council has the sole discretion to not impose the Transportation Offsite Levy and the Stormwater Offsite Levy.

EXECUTIVE SUMMARY:

Development Permit application PRDP20200986 was presented to the Municipal Planning Commission on May 25, 2020. The Municipal Planning Commission passed the following resolutions:

THAT the Municipal Planning Commissions recommends to Council that the Storm Water Offsite Levy for development permit application PRDP20200986 be deferred;

THAT the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy for development permit application PRDP20200986 be deferred; and

THAT Development Permit Application PL20200986 be approved with the conditions noted in the report, as amended.

For the above reason, the application is presented to Council to consider deferral of the Storm Water Offsite Levy and the Transportation Offsite Levy, as recommended by the Municipal Planning Commission.

ADMINISTRATION RECOMMENDATION:

The Municipal Planning Commission recommends approval in accordance with Option #1.

BACKGROUND:

The Development Permit application PRDP20200986 is for General Industry Type II and III (existing recycling company), expansion of gravel storage area and stormwater management facilities.

Administration Resources

Johnson Kwan and Nathan Madigan, Planning and Development Services



OPTIONS:

- Option #1: Motion #1 THAT the Stormwater Off-Site Levy for development permit application PRDP20200986 be deferred in accordance with the Municipal Planning Commission's recommendation.
- Motion #2 THAT the Transportation Off-Site Levy for development permit application PRDP20200986 be deferred, in accordance with the Municipal Planning Commission's recommendation.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JKwan/llt

APPENDICES:

APPENDIX 'A' – Municipal Planning Commission Motion
APPENDIX 'B' – Municipal Planning Commission Report

**ROCKY VIEW COUNTY****APPENDIX 'A – Municipal Planning Commission Motions**

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Storm Water Levy for development permit application PRDP20200986 be deferred.

Carried

MOVED by Member Schule that the Municipal Planning Commission recommends to Council that the Transportation Offsite Levy for development permit application PRDP202000986 be deferred.

Carried

MOVED by Member Schule that development permit application PRDP20200986 be approved with the suggested conditions noted in the report, as amended.

Carried



PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: May 25, 2020

DIVISION: 05

APPLICATION: PRDP20200986

SUBJECT: Development item: Existing General Industry Type II and III (recycling company), expansion of gravel storage area and stormwater management facilities

Use: Discretionary, with no Variances

APPLICATION: General Industry Type II and III (existing recycling company) expansion of gravel storage area and stormwater management facilities.

GENERAL LOCATION: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.

LAND USE DESIGNATION: Hamlet Industrial District (HI)

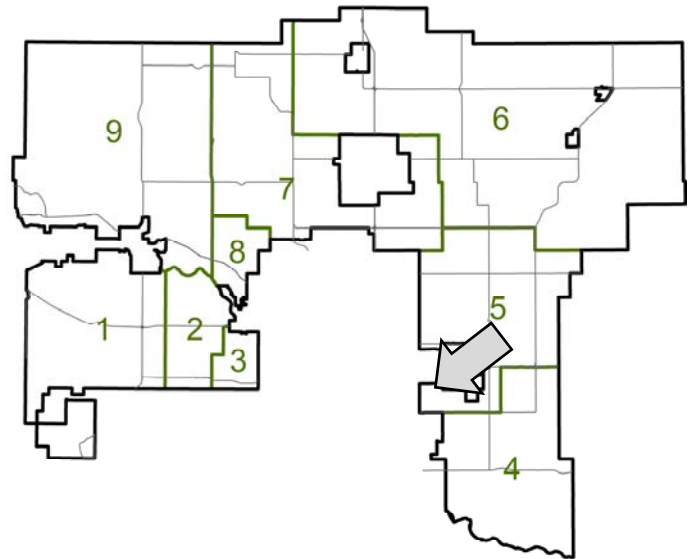
ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20200986 be approved with the suggested conditions noted in the report.

Option #2: THAT Development Permit Application PRDP20200986 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Johnson Kwan and Nathan Madigan – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: April 20, 2020	File: 03332015
Application: PRDP20200986	Applicant/Owner: Mark Jette/The Worx Group of Companies Inc.
Legal Description: Lot 1, Block 1, Plan 1910952 within NE-32-23-28-W04M	General Location: Located at the south east junction of Rge. Rd. 284 and Twp. Rd. 240.
Land Use Designation: Hamlet Industrial District (HI)	Gross Area: ± 11.14 hectares (± 27.55 acres)
File Manager: Johnson Kwan	Division: 05

PROPOSAL:

The proposal is for General Industry Type II and III (existing recycling company) expansion of gravel storage area and stormwater management facilities.

- The Applicant applied a concurrent permit for the stripping and grading of approximately 7.95 ha (± 19.66 ac) of the subject land (PRDP20200955).
- This development permit is for the expansion of the existing operation to accommodate a gravel lay down yard for storage of rolling stock and commodities, as well as construction of the stormwater evaporation ponds and the associated landscaping. There are no buildings proposed.
- The Applicant indicated that the proposed expansion will not amount to any additional traffic on municipal roadways, and that the existing infrastructure on-site (e.g. office building, scale, etc.) will still be the heart of the business.

The proposed expansion includes two phases:

- Phase 1 covers approximately ± 4.58 ha (± 11.34 ac) located to the west side of the property, and includes the construction of stormwater ponds 1A, 1B, 2 and 3, the stormwater ponds' linking ditches, the associated landscaping, a 6.00 m (19.68 ft.) wide gravel roadway, as well as the gravel storage area;
- Phase 2 covers approximately ± 3.34 ha (± 8.24 ac) located to the east side of the property, and includes the construction of stormwater ponds 4 and 5, the linking ditches, the associated landscaping, a 6.00 m (19.68 ft.) wide gravel roadway, the gravel storage area, as well as the new approach on Range Road 284.

LAND USE BYLAW:

The subject land is designated as Hamlet Industrial District, in which General Industry Type II and III are listed as discretionary uses under Section 64.3. In accordance with Section 8.1 of the Land Use Bylaw:

- *General Industry Type II means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered as General Industry Type III;*



- *General Industry Type III means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, but does not include Cannabis Cultivation or Cannabis Facility;*

The nature of the business operating on the site is a recycling operation for wood waste and other construction materials, which would fall under the definition of General Industry Type III.

Outside storage & Fencing

- Section 26.11 (ff) and (gg). The entire perimeter of any bulk outdoor storage area shall be fenced for security purposes. The location of the fencing shall be around the outdoor storage area and should not be on the property boundary in order to provide space for landscaping. All outdoor storage areas screened with hard materials, including fencing shall incorporate landscaping in order to soften the screening.
- Section 64.7 (c) (i) All exterior work areas, storage areas, and waste handling areas shall be enclosed from view to the satisfaction of the Development Authority
- Section 64.7 (c) (ii) Storage shall be screened to the satisfaction of the Development Authority.
 - Note that Subdivision and Development Appeal Board previously approved over height fence approximately 6.10 m (20.00 ft) in height). See Board Order #40-15 (PRDP20150102) for details.
 - The applicant proposed 3.05 m (10.00 ft.) chain link fencing with opaque geotextile attached around the proposed expansion area.

Landscaping

- Section 64.7 (b) of the Land Use Bylaw, a minimum of 10% of the site shall be landscaped in accordance with the plan approved by the Development Authority

Note that Subdivision and Development Appeal Board previously approved the landscaping variance for the existing operation from 10% (0.79 acres based on previous lot size) to 4%. (0.32 acres based on previous lot size). See Board Order #40-15 (PRDP20150102) for details.
- Based on the Site Plan (Drawing No. DP; dated January 15, 2020), 10% of the proposed development area for this application is 7,954.93 sq. m. (85,626.15 sq. ft.)
 - The applicant proposed that the existing wetland would not be disturbed, and should be counted as part of the landscaping on site. The remaining landscaping required would be 7,954.93 sq. m - 1,458 sq. m (wetland area) = 6,496.93 sq. m.
 - The applicant indicated that ± 6,556.90 sq. m of landscaping is being provided on site, which meets the Bylaw requirement.
- Section 26.5, the required number of trees is one tree per 46.00 sq. m.
 - $7,954.93 \text{ sq. m} / 46 \text{ sq. m} = 173 \text{ trees required}$
- Section 26.3, the proportion of deciduous to coniferous trees shall be approximately 60:40 and the Applicant may substitute up to 50% of the required number of trees with shrubs at a ratio of 3 shrubs to 1 tree for deciduous and 4 shrubs to 1 tree for coniferous.
 - Total 173 tree required – 60% = 104 deciduous trees and 40% = 69 coniferous trees
- Based on the Landscaping Plan (Drawing No. LS; dated January 15, 2020), The applicant proposed 173 trees/shrubs, including:



- Colorado Spruce x 29
- Swedish Columnar Aspen x 54
- Common Caragana x 54
- Golden Prairie Fire Dogwood x 36
- Section 26.11 (d), a landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternative configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m may be allowed at the discretion of the Development Authority.
 - Based on the Site Plan and Landscaping Plan, the applicant proposed a 5.00 m wide landscaping bed buffer facing Range Road 284, the western and southern boundary, and around the proposed stormwater ponds.

Signage

- No signage has been proposed. All future signage will require a new Development Permit application as per the permanent condition.

Lighting

- No lighting has been proposed for the gravel storage area. As a condition of the permit, all on-site Lighting will be required to be “dark sky” and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.

DRAWINGS & STUDIES SUBMITTED

- Application Drawings, as prepared by Arcsons Investments Inc. Project No. 125-1,
 - Development Permit Site Plan, Drawing No. DP; dated January 15, 2020;
 - Storm Drainage Areas, Drawing No. BA; dated January 15, 2020;
 - Grading Plan, Drawing No. G1; dated January 15, 2020;
 - Grading Sections and Details, Drawing No. G2; dated January 15, 2020; and
 - Landscaping Plan, Drawing No. LS; dated January 15, 2020.
- Shallow subsoil and Groundwater Site Investigation, prepared by Almor Testing Services Ltd., dated October 2019.
- Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.

DEVELOPMENT PERMIT HISTORY:

- PRDP20200955 for Stripping & Grading of expansion area
- PRDP20150102 Subdivision and Development Appeal Board approved the existing General Industry, Type II and III (recycling company), construction of an office, existing accessory buildings (three oversized shops), an outdoor storage area, an over height fence, and relaxation of the minimum landscaping requirement (Board Order No. 40-15).
- 2007-DP-12913 was issued for General Industry, Type II & III, existing, for recycling, change use of an existing building to an office and shop. The office constructed was not completed and the Landscaping Plan was not implemented
- 2003-DP-10555 was issued for General Industry, Type II and III, for an outdoor storage area



- 2001-DP-9311 was issued for General Industry, Type II and III, including construction of a building and construction of a building, accessory to the Industrial use for a dwelling, security, and offices
- 1994-DP-5797 was issued for the construction of four (4) lumber storage buildings.
- 1998-DP-7695 was issued for light manufacturing (construction of metal bins and wood products for construction use) and outside storage (for sorting of construction waste for recycling).
- A rail right of way was constructed along the north portion of NE-32-23-28-W4M in 1967.

STATUTORY PLANS:

- The subject land is located within the Janet Area Structure Plan and is identified as an Industrial land use. The Area Structure Plan supports industrial uses that do not a significant offsite nuisance impact, have minimal impact on local infrastructure and do not generate large retail traffic volumes. Applications for a Development Permit with a land use approved prior to the adoption of this Plan do not require a *local plan*.
- The subject land is also located within the City of Calgary Intermunicipal Development Plan and the notification area of the City of Chestermere.

INSPECTOR'S COMMENTS:

- Existing recycling operation. Gated property.

CIRCULATIONS:

Alberta Environment and Parks

- No comment received at the time of the report

City of Calgary

- No comment received at the time of the report

CN Rail

- No comment received at the time of the report

Planning and Development Services - Engineering

General:

- The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical:

- The applicant provided a Shallow Subsoil and Groundwater Site Condition Report prepared by Almor Testing Service Ltd. dated October, 2019. The investigation assessed the onsite subsurface (soil and groundwater) conditions and determined that the soil and groundwater conditions at the site are considered suitable for the proposed development.

Transportation:

- The Subject lands gain access off Range Road 284 via a gravel approach.
- As part of the application, the applicant has indicated that the existing approach would be closed and relocated to the southern edge of the parcel.



- Prior to occupancy, The Owner shall remove and reclaim the existing gravel approach on Range Road 284 as shown on the approved Tentative Plan. The Owner shall contact County Road Operations to arrange a post-removal inspection for final acceptance.
- Prior to occupancy, The Owner shall construct a new paved approach on Range Road 284 in order to provide access to the development. The Owner shall contact County Road Operations to arrange a post-construction inspection for final acceptance.
- Prior to issuance, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. The total levy to be collected will be calculated based on the final site development plan.
 - Estimated TOL payment = Base Levy (\$4,595 per acre) + Special Area 3 Levy (\$9,028 per acre)+Special Area 7(\$884 per acre) = \$215,920 (using 20 acres)

Sanitary/Waste Water:

- As per Policies 22.8 of the Janet ASP, all new developments should provide wastewater treatment by the use of pump out tanks or other acceptable methods, in accordance with County policy and Provincial regulation.

Water Supply and Waterworks:

- As per Policies 22.5 of the Janet ASP, all new development should be serviced by water cisterns or alternative systems consistent with County policy. Water wells located on individual subdivision lots should not be supported.
- The applicant is responsible for ensuring proper potable water servicing is provided for the subject lands.

Stormwater Management:

- The applicant provided a Stormwater Management and Evaporation Pond Report prepared by LGN Consultant Engineering Ltd. dated April 2020.
- The Stormwater Report provided an assessment of the subject lands and surrounding areas and provided a stormwater management concept for the proposed development, which consists of the construction of one zero discharge pond as well as a series of ditches to convey the stormwater to the pond to manage stormwater flows from the proposed development.
- **As a permanent condition**, the applicant will be required to operate the site in accordance with the approved SSIP.
- **Prior to occupancy**, Engineering requires Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, Engineering shall make an inspection of the site to verify storm water has been completed.
- **Prior to issuance**, the applicant will be required to provide payment of the storm water levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw. The total levy to be collected will be calculated based on the final site development plan. Estimated Stormwater Off-Site Levy payment= \$109, 760 (20 X \$5488= \$109,760)



Environmental:

- The County Wetland inventory shows that active wetlands exist on this property. The applicant will be responsible for obtaining the required all necessary approvals from AEP for the disturbance/loss of the onsite wetlands.

OPTIONS:

Option #1 (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That the existing General Industry, Type II and Type III (Recycling Worx), expansion of gravel storage area and construction of stormwater management facilities (approximately 7.95 hectares [19.66 acres]), may commence on the sites in two phases in general accordance with the approved application drawings (prepared by Arcsons Investments Inc. Project No. 125-1, Drawing No. DP, BA, G1, G2, LS; dated January 15, 2020) and information submitted with the application, and includes:
 - i. Outside Storage area (Gravel);
 - ii. Construction of Stormwater Management Facilities; and
 - iii. Construction of an over height fence approximately 3.05 m (10 ft.) in height.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the storm water levy in accordance with Bylaw C-7535-2015 Stormwater Off-Site Levy Bylaw. The total levy to be collected shall be calculated based on the final site development plan.
3. That prior to issuance of this permit, the Applicant/Owner will be required to provide payment of the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be developed. The total levy to be collected shall be calculated based on the final site development plan.
4. That prior to issuance of this permit, Development Permit #20200955 shall be issued.

Prior to Occupancy:

5. That prior to occupancy of the site, the Applicant/Owner shall remove and reclaim the existing paved approach on Range Road 284 as shown on the approved Subdivision Tentative Plan. The Owner shall contact County Road Operations for a post-removal inspection for final acceptance.
6. That prior to occupancy of the site, the Applicant/Owner shall construct a new paved approach on Range Road 284, in order to provide access to the development. The Owner shall contact County Road Operations for an interim-construction inspection and a post-construction inspection for final acceptance.
7. That prior to occupancy of the site, the Applicant/Owner shall submit Built to Design Certificates and As-built drawings certified by a professional engineer. The as-built drawings shall include (where applicable): verification of as-built pond volumes, trap low volumes, liner verification, irrigation systems and any other information that is relevant to the SSIP. Following receiving the as-built drawings from the consulting engineer, the County (Engineering) shall make an inspection of the site to verify storm water has been completed.
8. That prior to final occupancy of the site that all landscaping and final site surfaces shall be in place and inspection completed by the County.



- i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150% of the total cost of completing all the landscaping and final site surfaces required, shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.

Permanent:

9. That all conditions of approval for Development Permit 2001-DP-9311, 2003-DP-1055, 2007-DP-12913, PRDP20150102 and PRDP20200955 shall remain in effect unless otherwise noted in this Development Permit Approval.
10. That all on-site Lighting shall be “dark sky” and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby properties.
11. That any future signage will require a separate Development Permit approval and shall adhere to the Land Use Bylaw.
12. That all garbage and waste for the site shall be stored in weatherproof and animal proof containers in the garbage bins and screened from view by all adjacent properties and public thoroughfares.
13. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas, including the replacement of any deceased trees, shrubs, or plants within 30 days or by June 30th of the next growing season.
14. That no stormwater from the subject lands shall be released off-site or towards County Infrastructure, including the regional drainage ditch along the eastern boundary of the subject lands, without written consent from the County.
15. That the dust control shall be maintained on the site at all times and that the Applicant shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
16. That all outside storage materials shall be kept onsite at all times. The Applicant/Owner shall take whatever means necessary to ensure that no materials transfer onto adjacent properties.
17. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
18. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.
19. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition, shall be implemented by the Applicant/Owner and adhered to in perpetuity.

Advisory:

20. That the site shall adhere to the approved Weed Management Plan and shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017*].
21. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the operations on site shall be maintained in accordance to with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 251/2001.



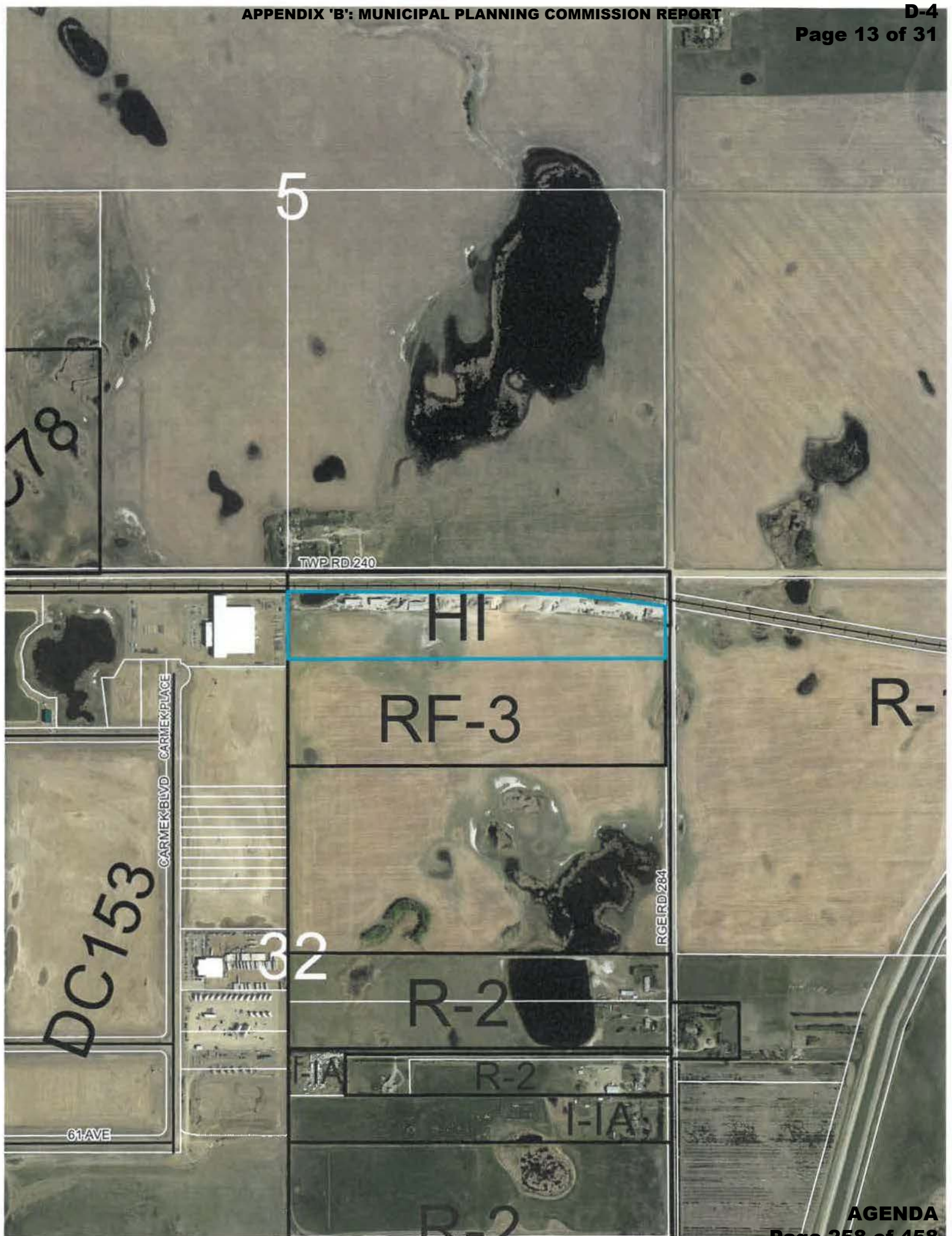
22. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Authority. That if this Development Permit is not issued by **JANUARY 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

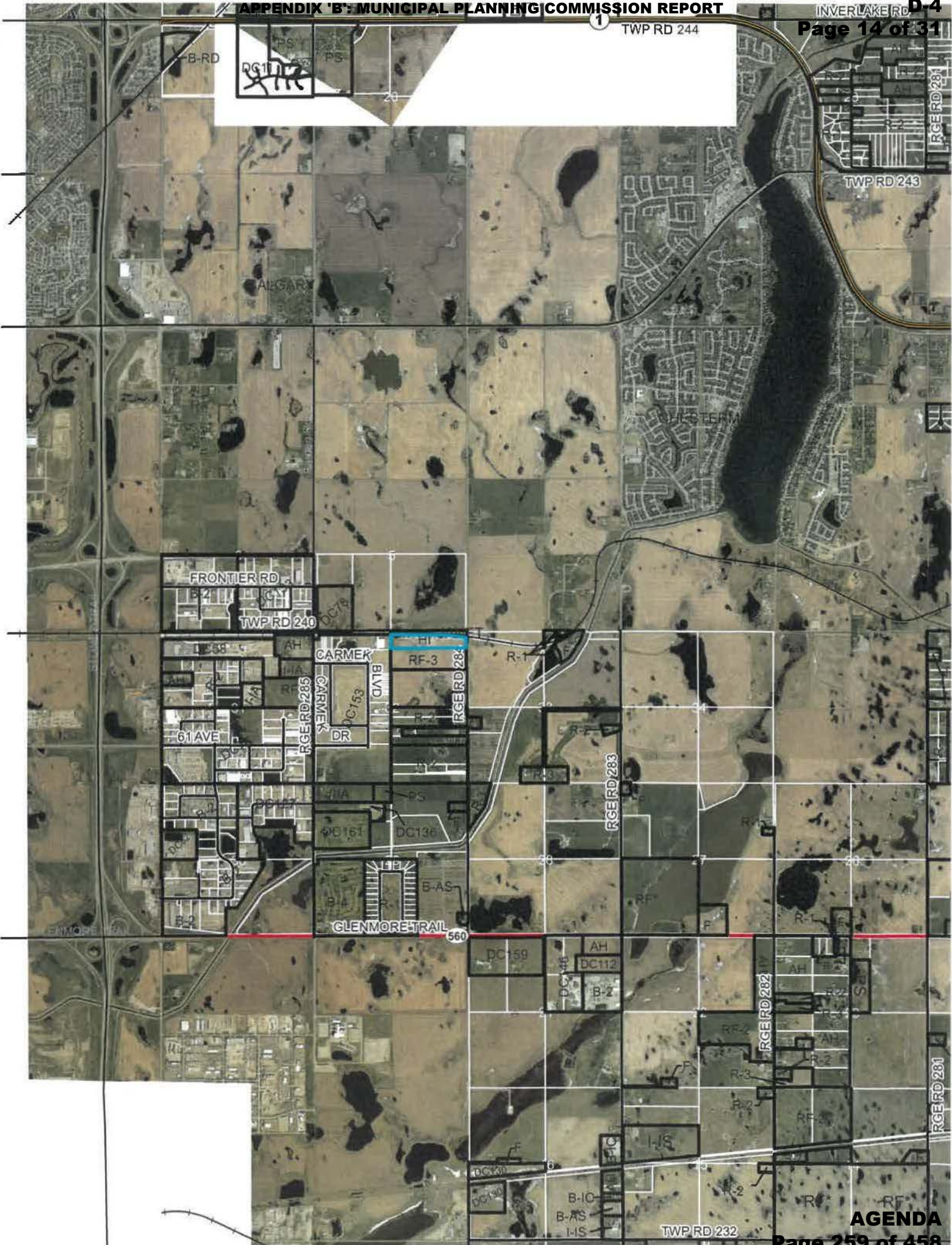
Note: *The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.*

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 neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.
- 2.







ROCKY VIEW COUNTY
Cultivating Communities

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted \$1,000.00	File Number 8332015
Date of Receipt APR 29, 2020	Receipt #

Name of Applicant Mark Jette Email markjette@recyclingworx.ca
Mailing Address Site 13, Box 5, RR#7, LCD 1
Postal Code T2P 2G7
Telephone (B) 403.720.9522 (H) [REDACTED] Fax 403.220.9830
For Agents please supply Business/Agency/ Organization Name The Worx Group of Companies Inc.

Registered Owner (if not applicant) _____
Mailing Address _____
Postal Code _____
Telephone (B) _____ (H) _____ Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the NE $\frac{1}{4}$ Section 32 Township 23 Range 28 West of 4 Meridian
b) Being all / parts of Lot 1 Block 1 Registered Plan Number 191 0952
c) Municipal Address 235247 rr 284
d) Existing Land Use Designation Hamlet Indus Parcel Size 20 Ac Division Five

2. APPLICATION FOR

Stripping, filling and excavating earthworks to prepare placement of gravel storage pads, roadways and the creation of the storm water management facilities

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No X
b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No X
(Sour Gas facility means well, pipeline or plant)
c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No X
d) Does the site have direct access to a developed Municipal Road? Yes X No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Christopher Jette hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

☒ I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]
Date April 6, 2020

Owner's Signature [Signature]
Date April 6, 2020

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Christopher M Jette, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


SignatureApril 6, 2020
Date



ROCKY VIEW COUNTY
Cultivating Communities

STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Mark Jette

Address of Applicant Site 13, Box 5, RR #7, LCD 1

Telephone (C) 403.720.9522 (H) [REDACTED] (Fax) 403 220 9830

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input checked="" type="checkbox"/> Filling | <input checked="" type="checkbox"/> Stockpiling |
| <input checked="" type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? To complete the earthworks necessary to prepare for the expansion of the recycling operations for the installation of the internal gravel roadways, gravel storage pads and the storm water management facilities.

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) There is a small wetland on the site. A Wetland Assessment Impact Report is being prepared. The proposed drainage is predominately draining north to south at a slope of 1.00%. A Storm Water Management Report has been prepared and is part of this application to confirm the storm water management facilities proposed for this site.

Will submit WAIR shortly when completed.

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height _____	Volume <u>49,000 cut, 16,000 topsoil</u> meters cubed
Width _____	Truckload _____ (approximately)
Length _____	Slope Factor <u>1%</u> (if applicable)
Area _____ square metres	

** Please show all measurements in detail on your site plan.*

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

Storm Water Management Report, Geotechnical Report and Wetland Assessment and Impact Report
submitted with Site Development Permit.

I Christopher Jette hereby certify that
(Print Full Name)

☐ I am the registered owner

☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Development Permit Cover Letter

To whom it may concern,

The Worx Group of Companies Inc and Recycling Worx Inc are requesting a development permit to develop adjacent land to RWI's current operation. The business has continued to grow over the years, and we are bursting at the seams. The proposed development would allow RWI to be a great neighbor, with added buffer, and to increase efficiency for our daily operations. The majority of the proposed development would be a gravel lay down yard for storage of rolling stock and commodities. The remainder would be grassy areas and storm water evaporation ponds.

- The proposed expansion will not amount to any additional traffic on municipal roadways.
- Our existing infrastructure will still be the heart of our business. (Buildings, scale, etc.)

Thank you for your consideration.

Cheers,

Christopher M Jette
The Worx Group of Companies Inc



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0038 325 669

1910952;1;1

191 088 103

LEGAL DESCRIPTION

PLAN 1910952

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 11.15 HECTARES (27.55 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;23;32;NE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 191 087 862

191 014 730

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 088 103	09/05/2019	SUBDIVISION PLAN		

OWNERS

THE WORK GROUP OF COMPANIES INC.
OF 166 WEST MEADOWS ESTATES ROAD
CALGARY
ALBERTA T3Z 1M5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
781 145 133	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. " AFFECTS PART OF THIS TITLE "
781 145 134	12/09/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 088 103

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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" AFFECTS PART OF THIS TITLE "

021 101 149 27/03/2002 MORTGAGE
 MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
 110, 444-7 AVE SW
 CALGARY
 ALBERTA T2P0X8
 ORIGINAL PRINCIPAL AMOUNT: \$600,000
 " AFFECTS PART OF THIS TITLE "

021 101 150 27/03/2002 CAVEAT
 RE : ASSIGNMENT OF RENTS
 CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
 110, 444-7 AVE SW
 CALGARY
 ALBERTA T2P0X8
 AGENT - J DEBORAH COPPOCK
 " AFFECTS PART OF THIS TITLE "

081 214 509 19/06/2008 MORTGAGE
 MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
 200, 6711 MACLEOD TRAIL SE
 CALGARY
 ALBERTA T2H0L3
 ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
 " AFFECTS PART OF THIS TITLE "

151 169 987 09/07/2015 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES
 CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
 SUITE 110, 444 - 7TH AVENUE S.W.
 CALGARY
 ALBERTA T2P0X8
 AGENT - DALE R SPACKMAN
 " AFFECTS PART OF THIS TITLE "

161 089 587 14/04/2016 UTILITY RIGHT OF WAY
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 " AFFECTS PART OF THIS TITLE "

191 088 104 09/05/2019 CAVEAT
 RE : DEFERRED RESERVE
 CAVEATOR - ROCKY VIEW COUNTY.
 262075 ROCKY VIEW POINT
 ROCKY VIEW COUNTY
 ALBERTA T4A0X2

191 088 107 09/05/2019 EASEMENT
 AS TO PORTION OR PLAN:1910953
 OVER AND FOR BENEFIT OF: SEE INSTRUMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

191 088 103

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

191 096 574	23/05/2019	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
191 096 575	23/05/2019	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 110 BARCLAY CENTRE 444-7 AVE SW CALGARY ALBERTA T2P0X8 ORIGINAL PRINCIPAL AMOUNT: \$3,700,000
191 096 576	23/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 110 BARCLAY CENTRE 444-7 AVE SW CALGARY ALBERTA T2P0X8 AGENT - JAMES D MCFARLANE.

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2020 AT 11:57 A.M.

ORDER NUMBER: 39121852

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION

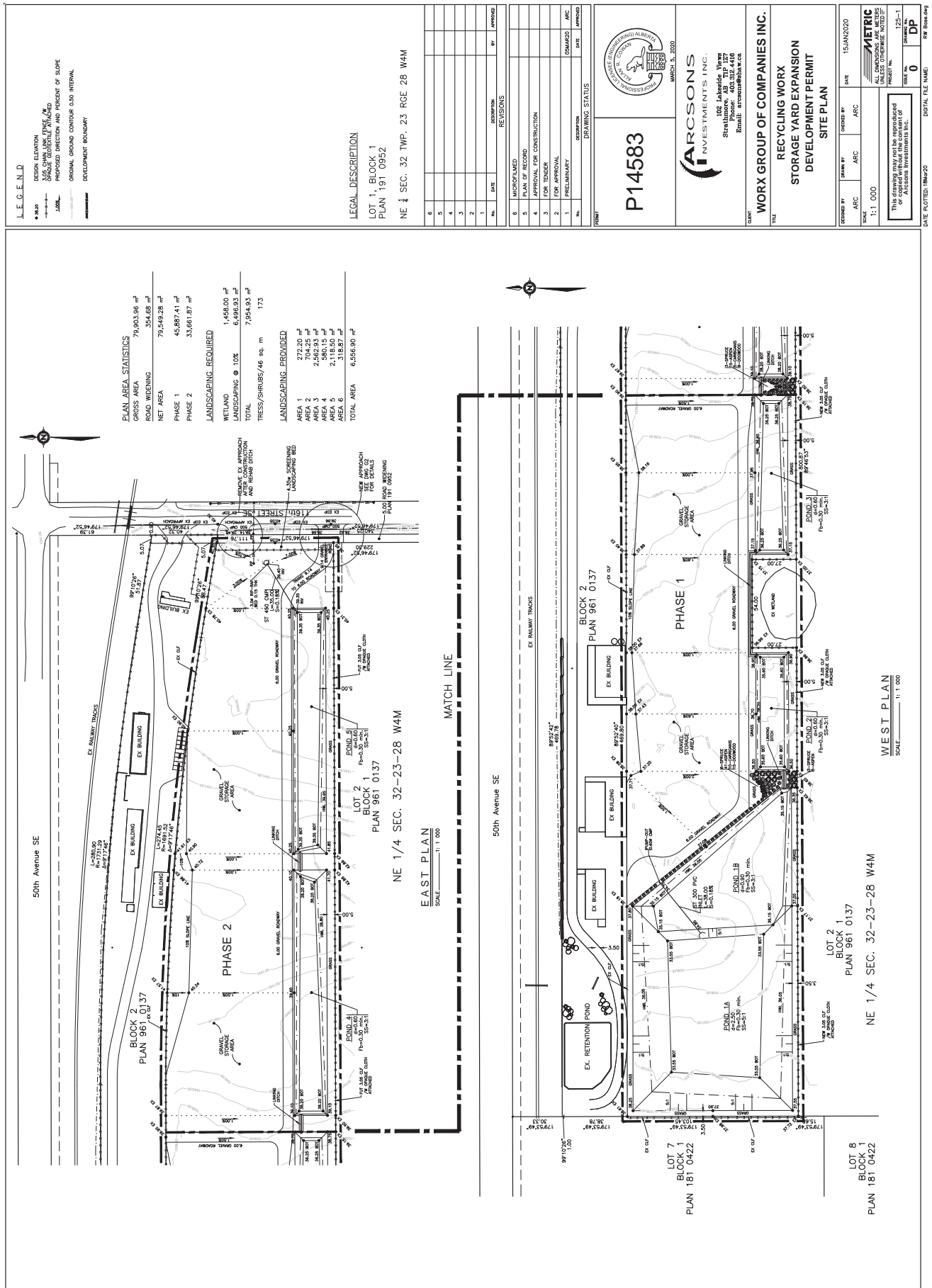
I, (We) MARK JETTE being the owner (s) ofLot 1 Block 1 Plan 1910952**Legal:**NW~~NE~~SE/SW Section 32 Township 23 Range 28 W 4 Mgive Christopher M Jette permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.

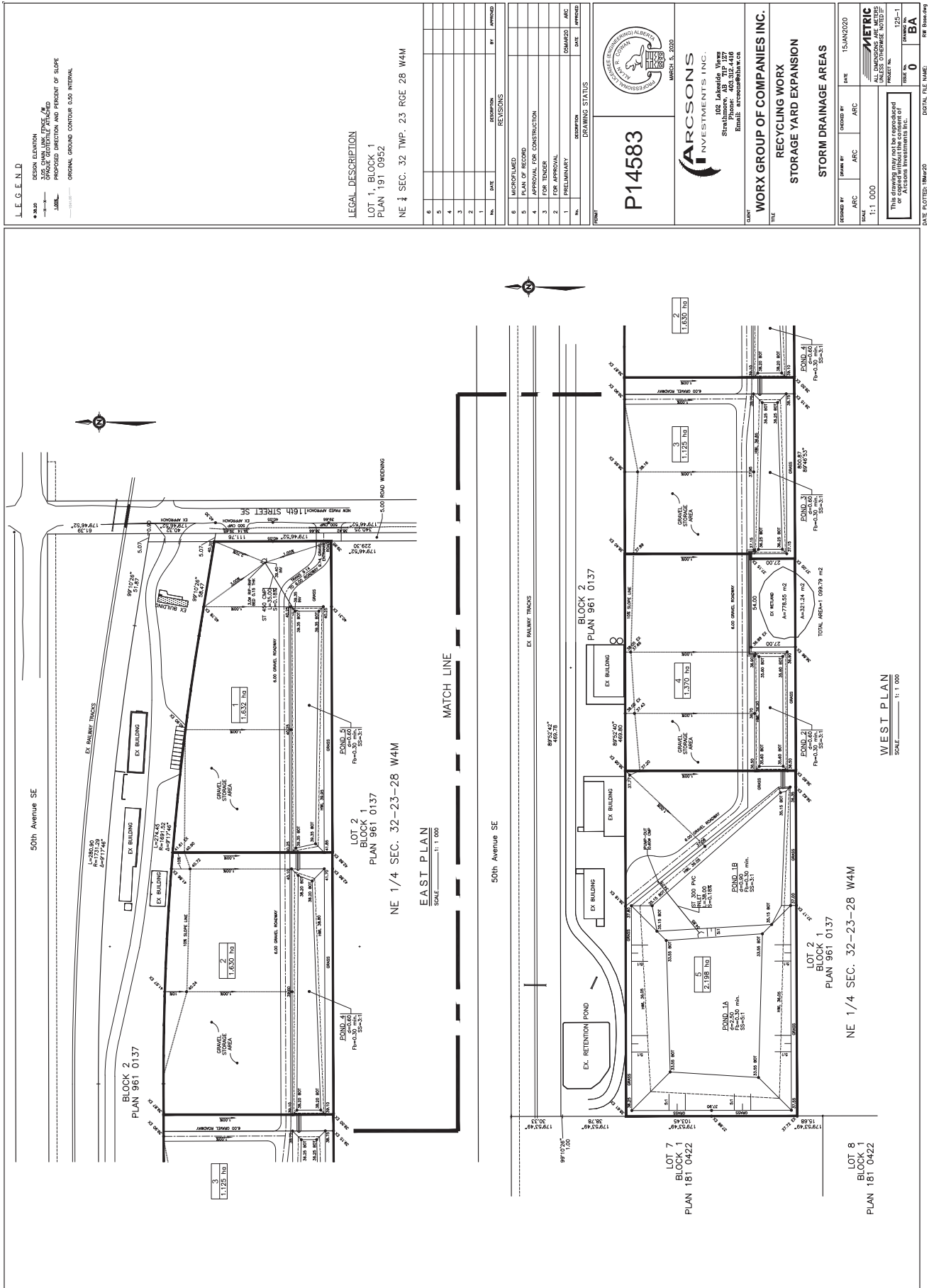
Signature

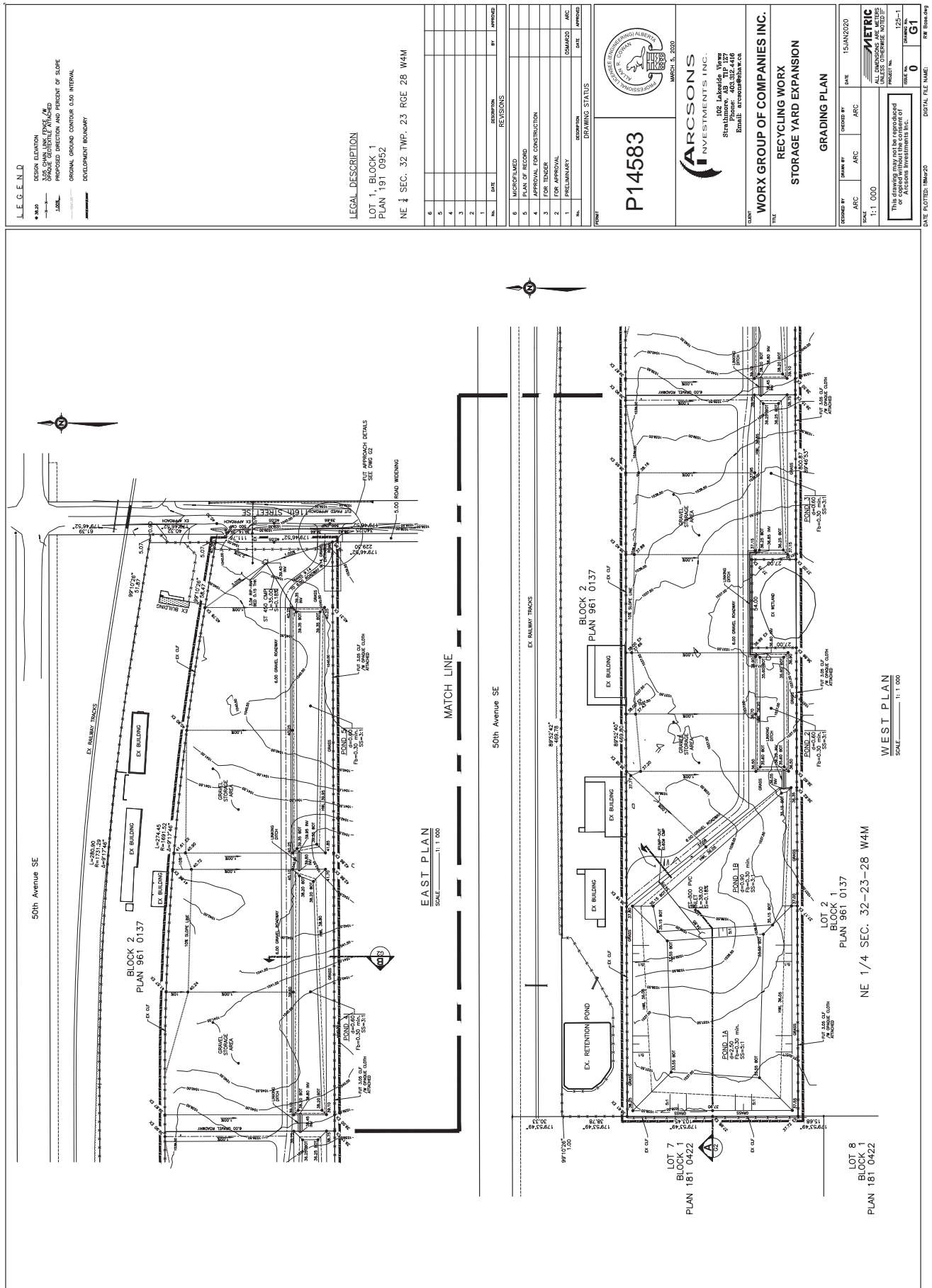
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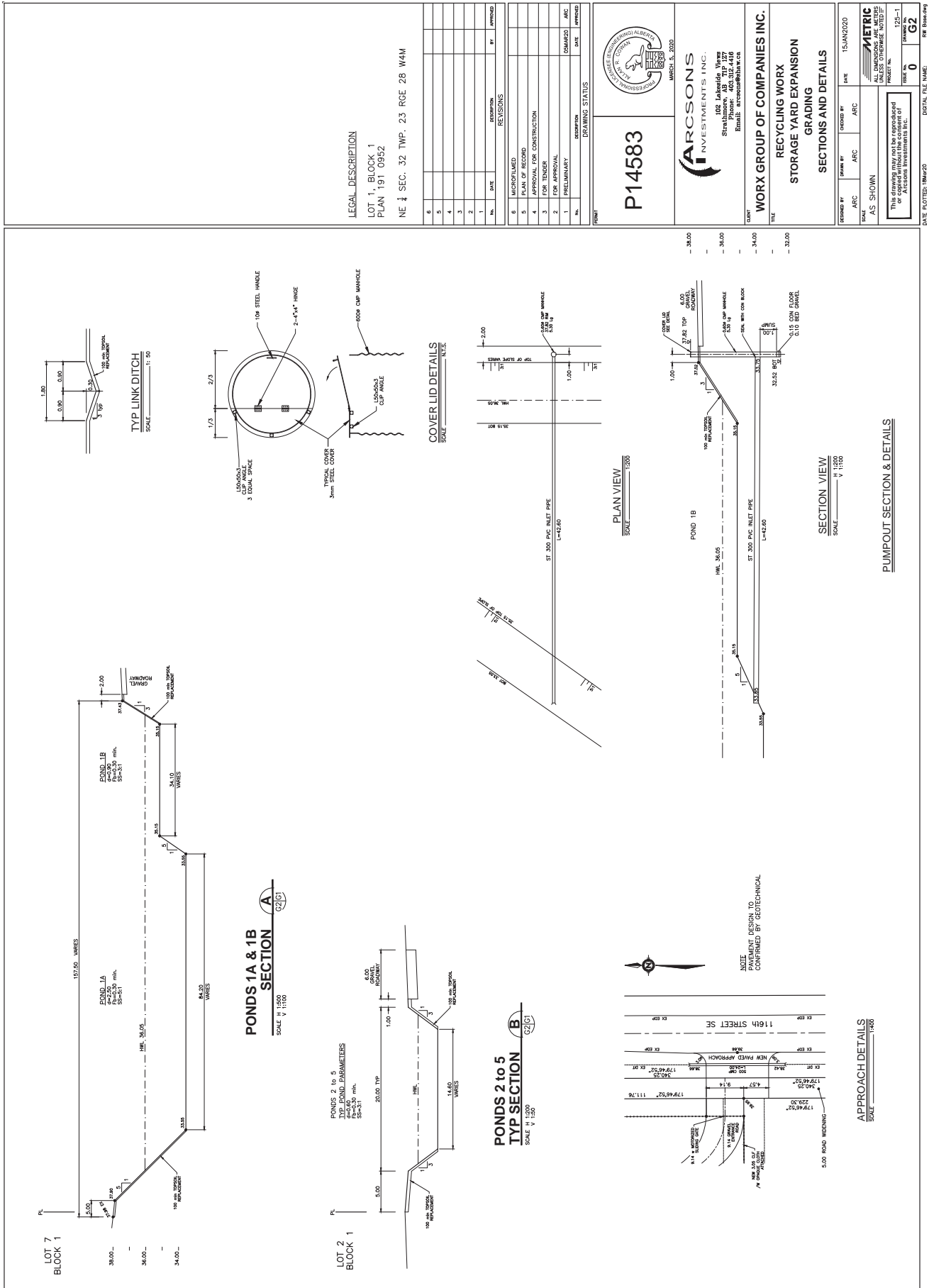
Date

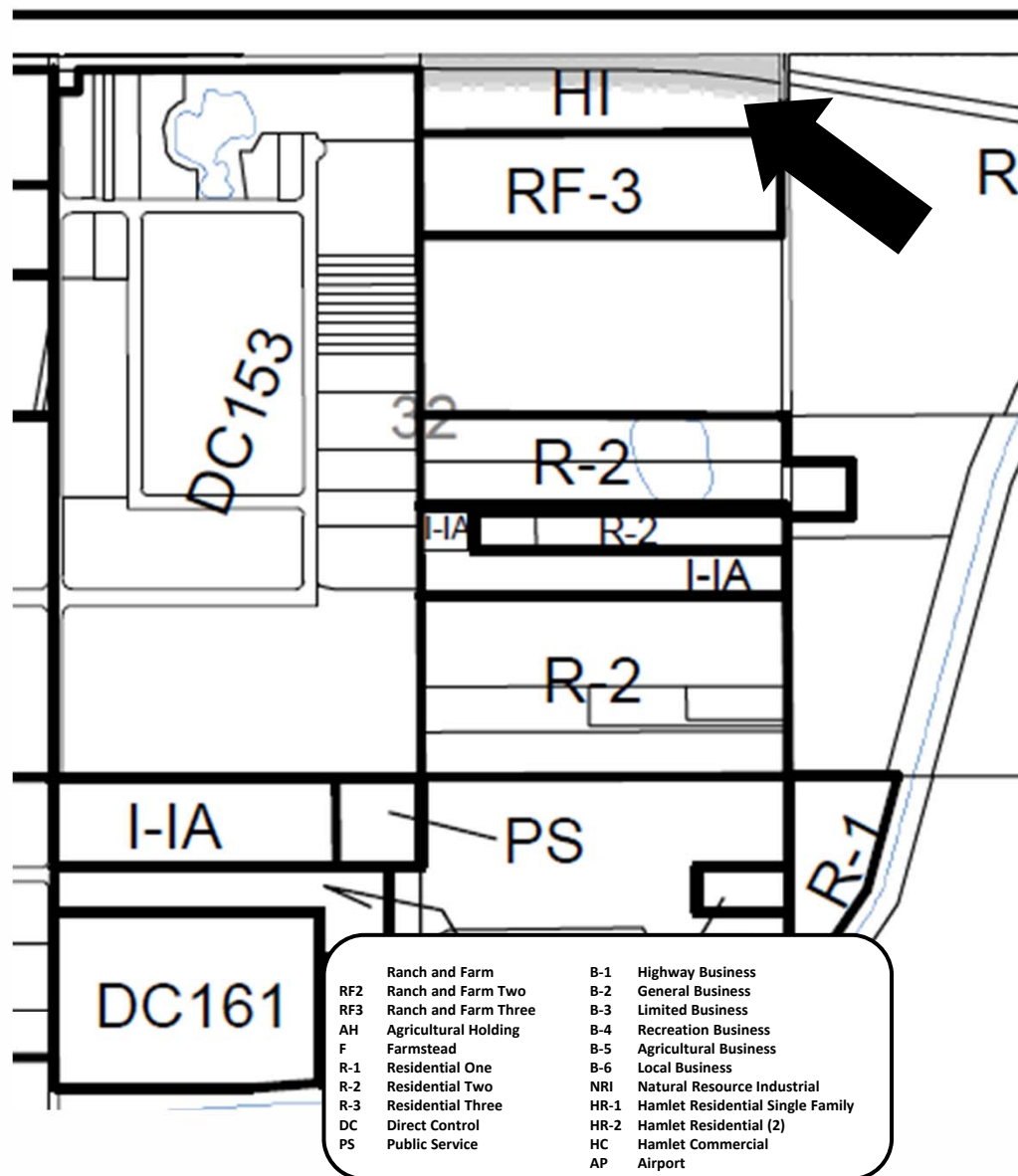
April 6, 2020





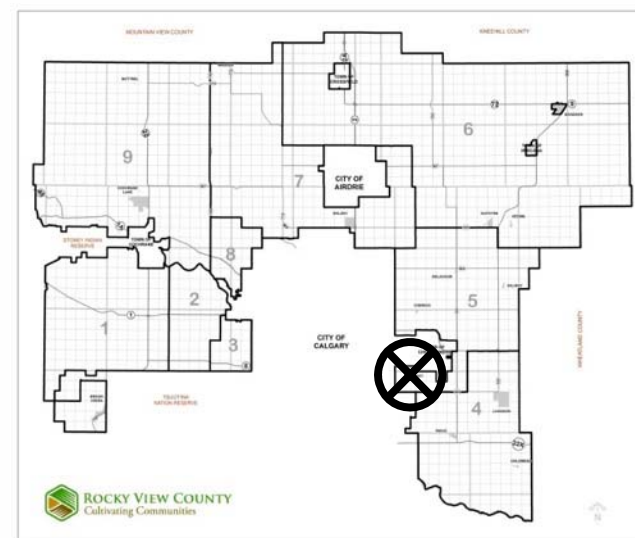






Land Use and Location

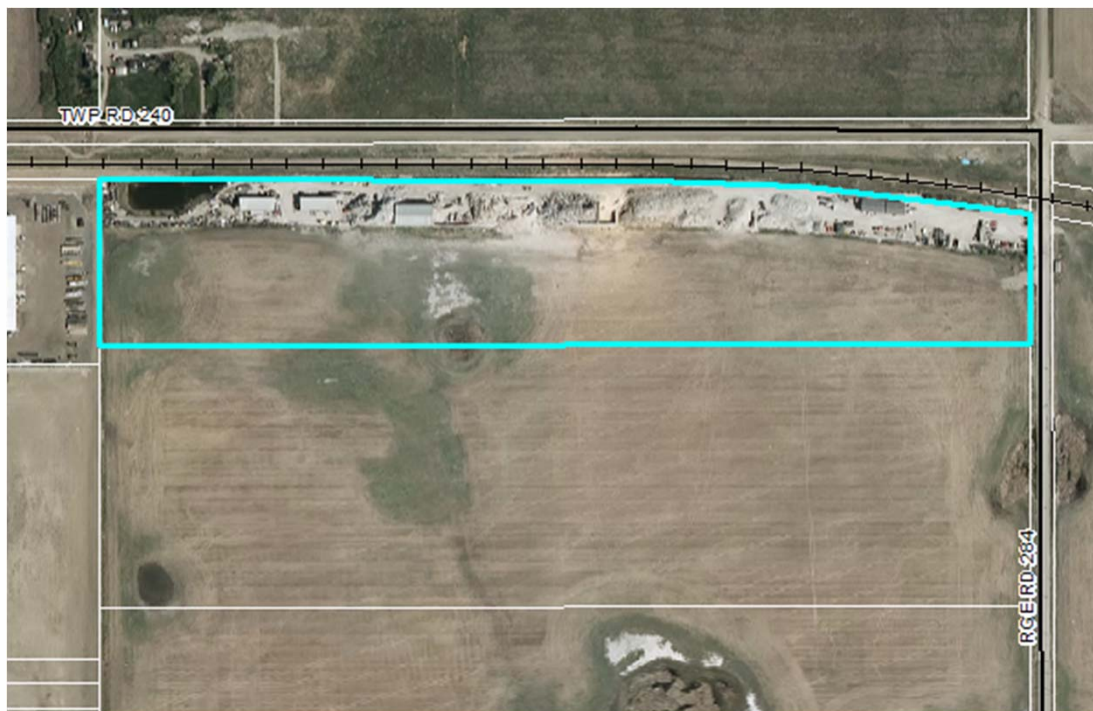
- The subject land is designated as Hamlet Industrial District (HI), located in the Janet Area Structure Plan, which allows for Industrial Development.



LAND USE MAP

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015

 **ROCKY VIEW COUNTY**
Cultivating Communities



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

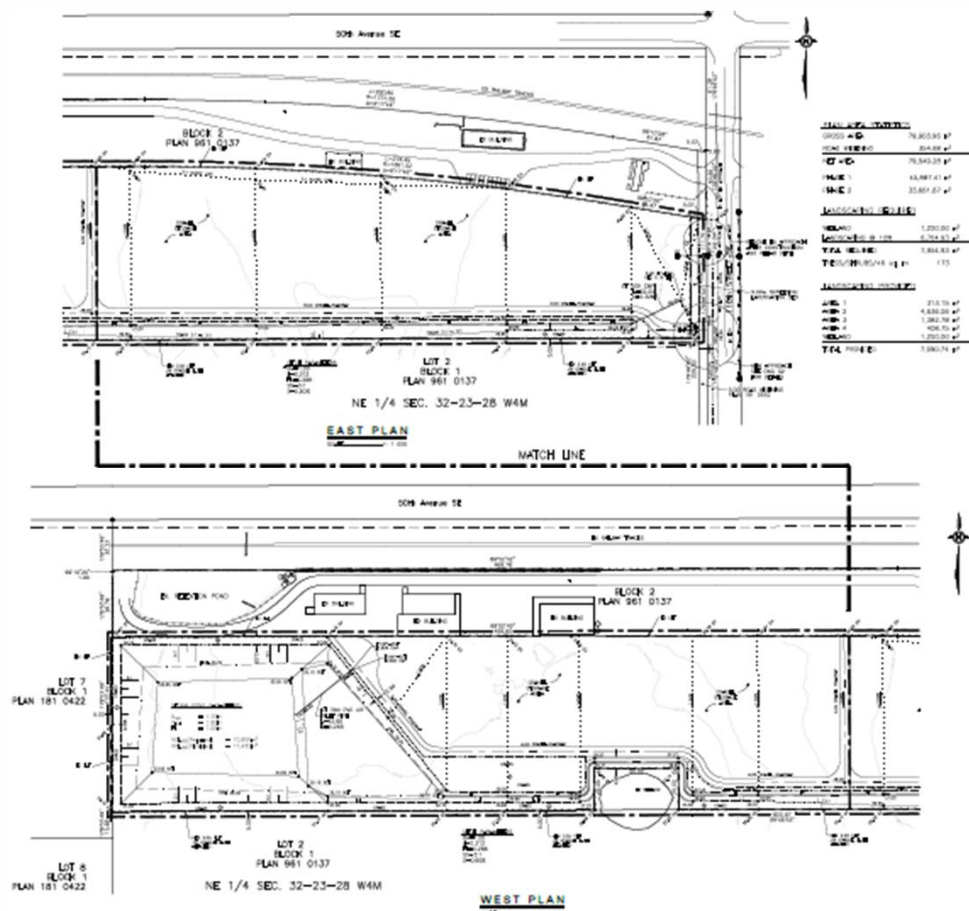
2018 Aerial Image

- The subject land consists of an existing business for a recycling operation.
- The proposed expansion is to the south of the existing operation, and is approximately 19.66 ac in size.
- The expanded area will accommodate a gravel lay down yard for storage of rolling stock and commodities with the associated stormwater infrastructures.

Development Proposal

Application Details:

- The Applicant proposed the expansion to be developed in two phases.
- Phase 1 is approximately 11.34 acres in size, located on the west side of the property.
- Phase 2 is approximately 8.24 acres in size, located on the east side of the property.
- An over height fence that is approximately 3.05 m (10 ft.) tall is proposed around the expansion area.



SITE PLAN

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015



Options

- Administration recommends approval in accordance with Option #1.
- Option #1:
THAT Development Permit Application PRDP20200986 be approved with the suggested conditions noted in the report.
- Option #2:
THAT Development Permit Application PRDP20200986 be refused as per the reasons noted.

OPTIONS

Lot: 1 Block: 1 Plan: 1910952
Division 5; File 03332015



ROCKY VIEW COUNTY



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 9, 2020 **DIVISION:** 2

FILE: 04723003/198 **APPLICATION:** PL20200003

SUBJECT: First Reading Bylaw – Residential Redesignation

PURPOSE: To redesignate the subject lands from Residential Two District to Residential One District to accommodate the Buckley Conceptual Scheme.

GENERAL LOCATION: Located approximately 0.41 kilometres (1/4 mile) south of Springbank Road and on the east side of Range Road 32, approximately 4.0 miles west of the city of Calgary.

APPLICANT: Ryan Buckley & Sharon Downey (514071 Alberta Ltd.)

OWNERS: Ryan & Sharon Buckley; Lance Incorporated

POLICY DIRECTION: The Interim Growth Plan (IGP), the Municipal Development Plan (MDP), and the Central Springbank Area Structure Plan (CASP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8035-2020 be given first reading.

Option #2: THAT application PL20200003 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8035-2020 & Schedule A

APPENDIX ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8035-2020**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-8035-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 47 and 47 - NE of Bylaw C-4841-97 be amended by redesignating Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M from Residential Two District (R-2) to Residential One District (R-1) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M are hereby redesignated to Residential One District (R-1) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8035-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 2
File: 04723003/198/ PL20200003

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

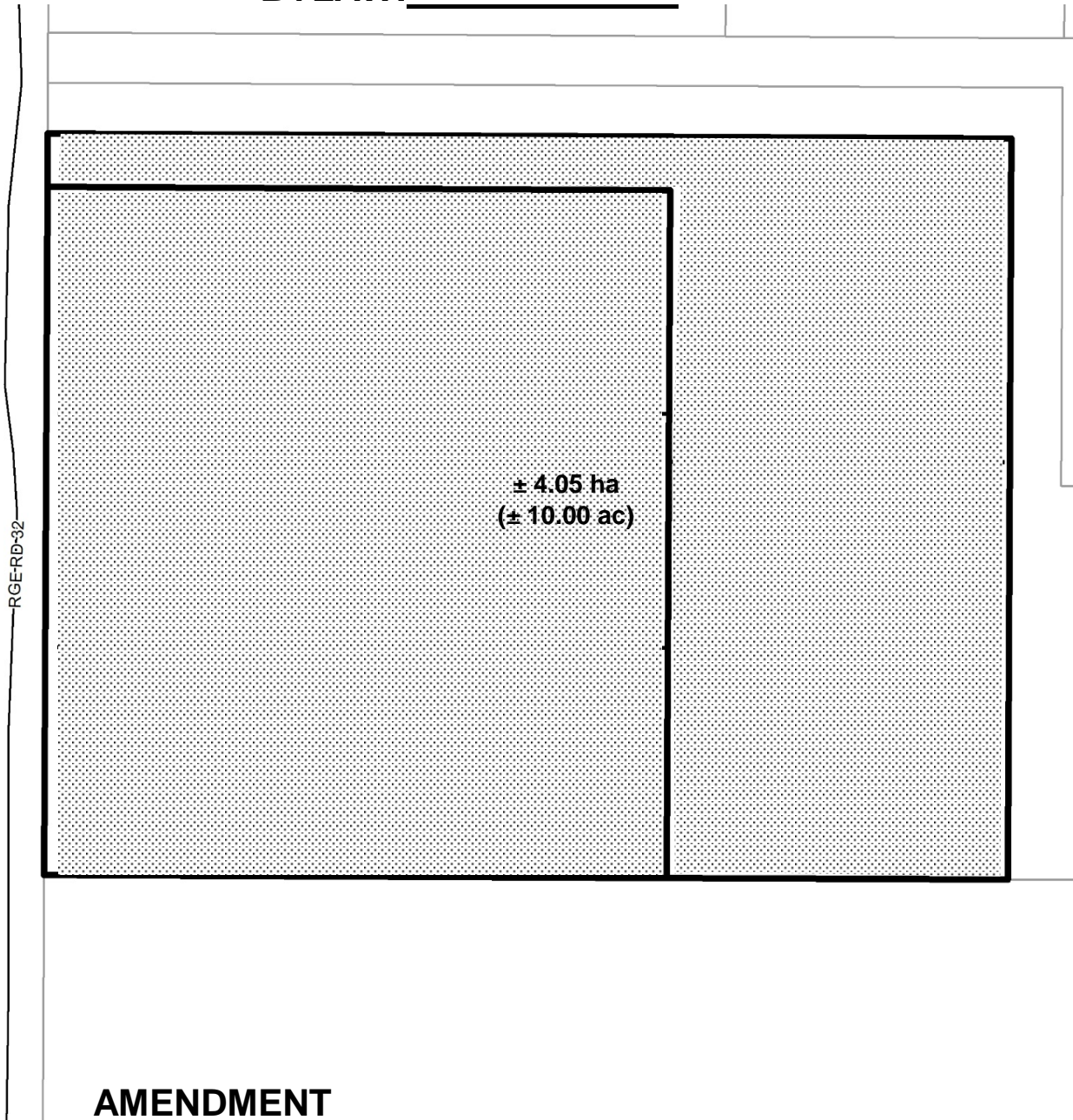
READ A SECOND TIME IN COUNCIL this _____ day of _____, 2020

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-8035-2020**AMENDMENT****FROM** Residential Two District **TO** Residential One District

Subject Land _____

LEGAL DESCRIPTION: Lot 8/9, Block 1, Plan 1910511
within NW-23-24-03-W05M

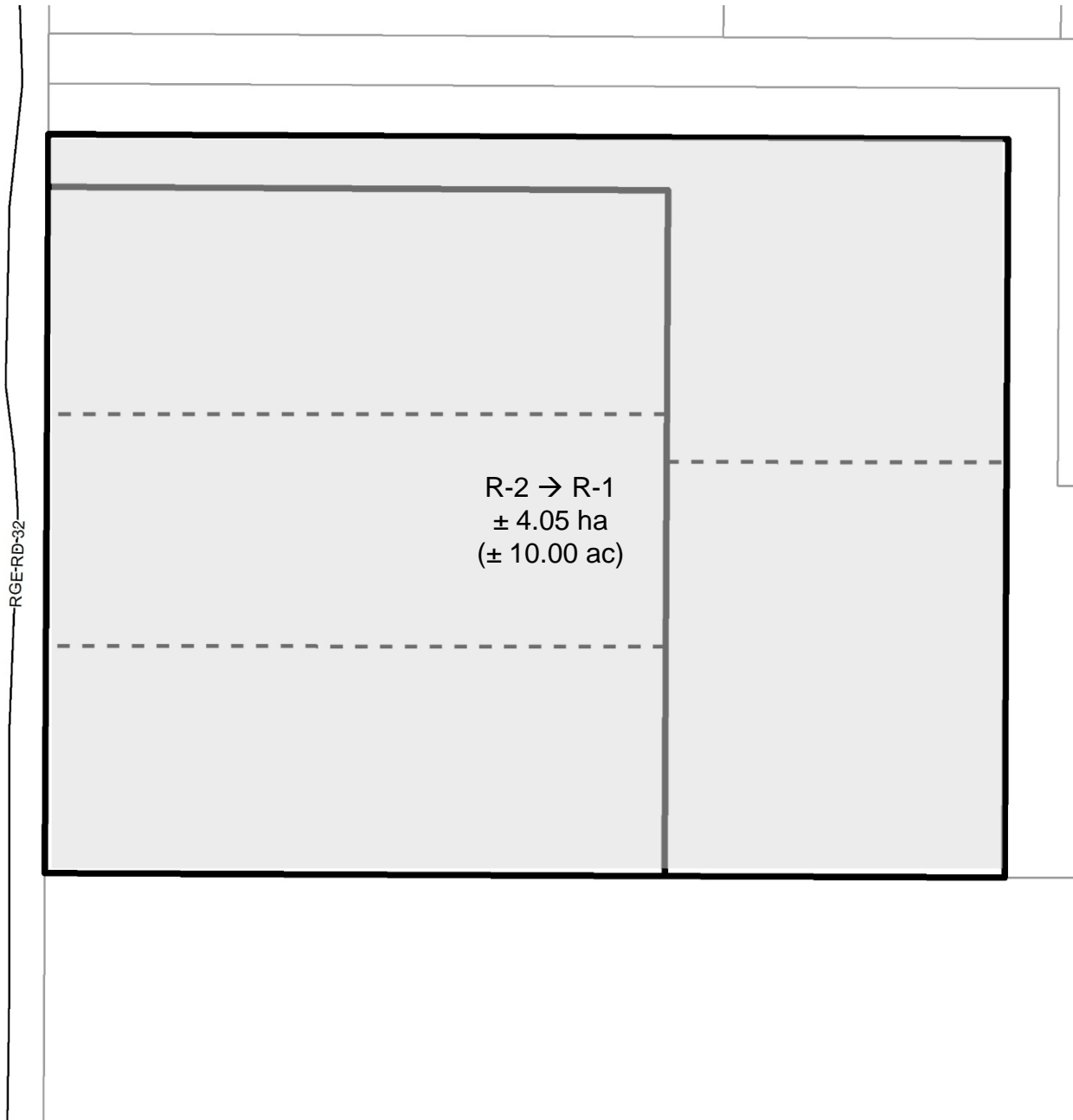
ROCKY VIEW COUNTY

FILE: 04723003/198**DIVISION: 2**

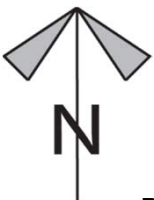


File: 04723003/04723198

Development Proposal: To redesignate the subject lands from Residential Two District to Residential One District to accommodate the Buckley Conceptual Scheme.



DEVELOPMENT PROPOSAL



NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198

Conceptual Scheme Proposal: To adopt the Buckley Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-23-24-03-W05M.

BUCKLEY CONCEPTUAL SCHEME

Density and Lot Size

The current 10.01-acre parcel is to be re-designated from it's current Residential Two to Residential One, to allow for subdivision into parcels with a minimum allowable parcel size of 1.98 acres and a maximum density of 5 residential units on the parcel.

FIGURE 6: SITE PLAN ARIAL

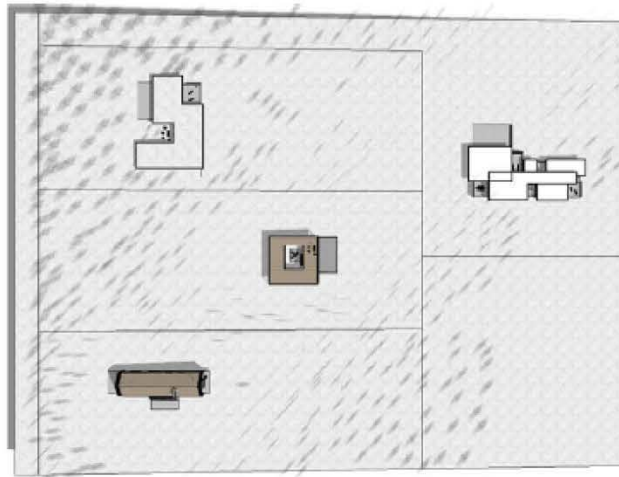
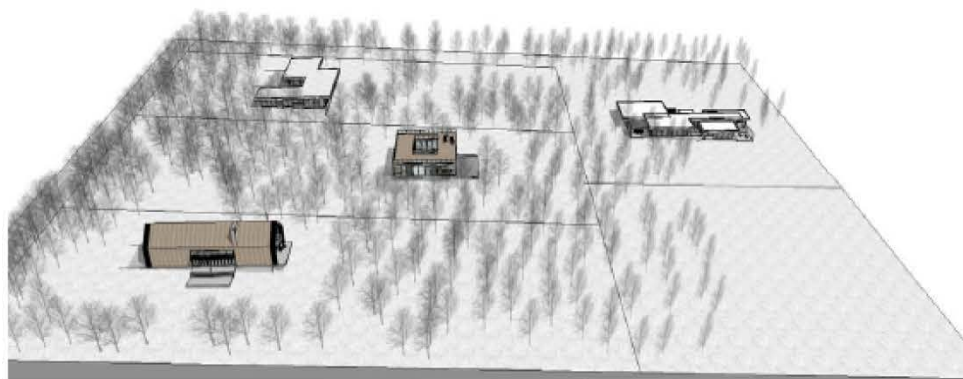
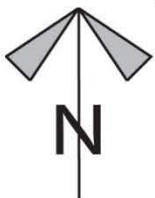


FIGURE 7: SITE PLAN NORTH FACING VIEW



CONCEPTUAL SCHEME PROPOSAL



NW-23-24-03-W05M
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198

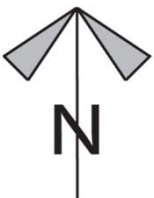




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

Contour Interval 2 M



NW-23-24-03-W05M

Lot: 8/9 Block:1 Plan:1910511

Date: Jan 15, 2020

Division # 2

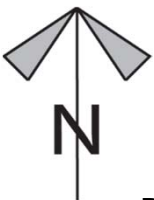
File: 04723003/04723198



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

AIR PHOTO

Spring 2018



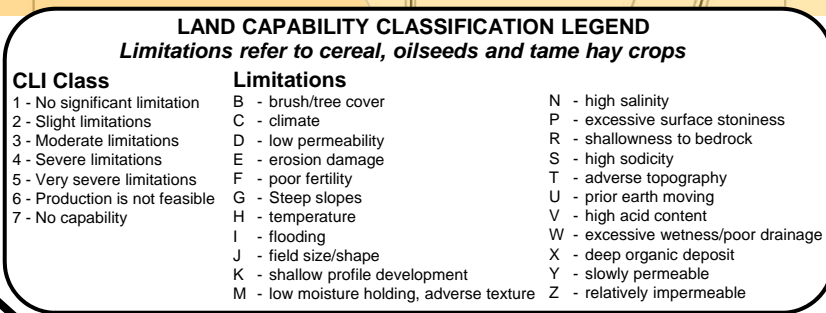
NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

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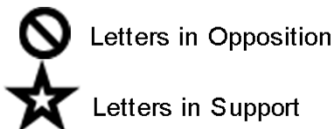
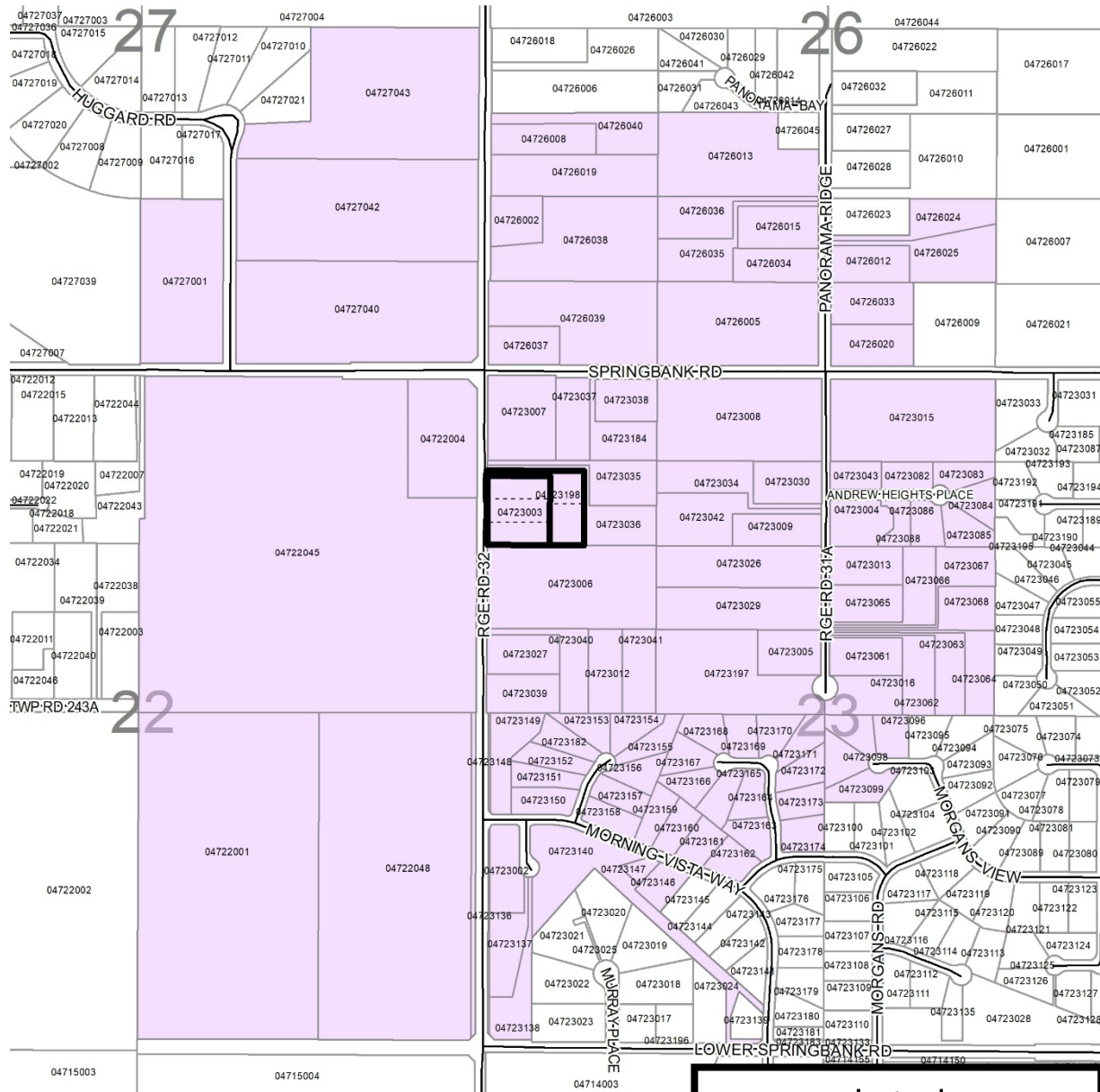


SOIL MAP

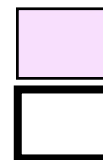
Lot: 8/9 Block:1 Plan:1910511

File: 04723003/04723198

AGENDA
Page 287 of 458



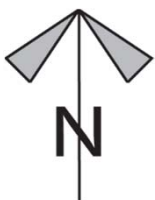
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-23-24-03-W05M
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 04723003/198
SUBJECT: First Reading Bylaw – Buckley Conceptual Scheme

DIVISION: 2
APPLICATION: PL20200004

PURPOSE: To adopt the Buckley Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-23-24-03-W05M.

GENERAL LOCATION: Located approximately 0.41 kilometres (1/4 mile) south of Springbank Road and on the east side of Range Road 32, approximately 4.0 miles west of the city of Calgary.

APPLICANT: Ryan Buckley & Sharon Downey (514071 Alberta Ltd.).

OWNERS: Ryan & Sharon Buckley; Lance Incorporated.

POLICY DIRECTION: The Interim Growth Plan (IGP), the Municipal Development Plan (MDP), and the Central Springbank Area Structure Plan (CASP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8036-2020 be given first reading.
Option #2: THAT application PL20200004 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8036-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8036-2020**A Bylaw of Rocky View County known as the Buckley Conceptual Scheme.**

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8036-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Bylaw C-8036-2020, being the “Buckley Conceptual Scheme”, affecting Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of, this Bylaw; and,
- THAT** The Central Springbank Area Structure Plan be amended to list the “Buckley Conceptual Scheme” thereunder, as shown in Schedule ‘B’.

PART 4 – TRANSITIONAL

Bylaw C-8036-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 2
File: 04723003/198/ PL20200004

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE 'A'
FORMING PART OF BYLAW C-8036-2020

A Conceptual Scheme affecting the Lots 8 and 9, Block 1, Plan 1910511 within NW-23-24-03-W05M, consisting of a total of ± 4.05 hectares (± 10.00 acres) of land, herein referred to as the Buckley Conceptual Scheme.



PREPARED BY: LANCE
INCORPORATED

BUCKLEY CONCEPTUAL SCHEME

BUCKLEY CONCEPTUAL SCHEME

Description of the Use or Uses of the Proposed Development

A conceptual Scheme affecting the area NW ¼ section, 23 township, range 3 west of the 5th meridian (Lot 9 Block 1 Plan Number 1919511 and Lot 8 Block 1 Plan Number 1919511).

Municipal Address 243206 Range Road 32 Calgary, AB T3Z 2E3.

This document is provided in accordance with Central Springbank Area Structure Plan Policy 2.3.2.2.

For Submission To:

Rocky View County

911 - 32 Avenue NE

Calgary, AB T2E 6X6

Prepared By:

Lance Incorporated

Prepared For:

Ryan and Sharon Buckley

243206 Range Road 32

Calgary, AB T3Z 2E3

In Association With:

Groundwater Information Technologies Ltd

Aquaclear Drilling

Osprey Engineering

ARC Surveys Ltd

Titan Water Services

BUCKLEY CONCEPTUAL SCHEME

TABLE OF CONTENTS:

1.0 Introduction

2.0 Description and Evaluation of Existing Plan Area

a. Topography and Drainage, Soils, Vegetation, Geotechnical Considerations

b. Environmental Sensitivity and Significance

i. Geotechnical Investigation

ii. Flood Hazard

c. Agricultural Capability and Natural Resources

i. Resources

ii. Biophysical Assessment

iii. Vegetation

iv. Wildlife

v. Waterfowl

vi. Fisheries

vii. Wetlands

viii. Environment Site Assessment

d. Existing Land Use, Ownership, Development and Adjacent Land Uses

i. Land Use and Adjacent Land Uses

ii. View Plan Impact Analysis

e. Archeological and Historical Considerations

f. Existing Utilities and Transportation Routes

i. Shallow Utilities

ii. Roadway Connections

3.0 Land Use Concept

a. Future Land Use Scenario

b. Demonstration of Consistency with Higher Order Plan

i. Compliance with Central Springbank Area Structure Plan

BUCKLEY CONCEPTUAL SCHEME

- ii. Land Use and Adjacent Land Uses
 - iii. Density and Lot Size
 - c. Design Controls and Guidelines
 - i. Architectural Guidelines
 - ii. Landscape Guidelines
 - d. Reserve Area Dedication and Strategy
 - e. Transportation Network
 - f. Stormwater Management Plan
 - g. Servicing Strategy
- 4.0 Summary of Community Consultation

APPENDIXES:

Appendix 1 Aquifer Analysis

Appendix 2 Drainage Study

Appendix 3 Archeological Assessment

Appendix 4 Stormwater Management Plan

Appendix 5 Letters from Neighbours

BUCKLEY CONCEPTUAL SCHEME

1.0 Introduction

The Central Springbank Area Structure Plan was implemented in 2007. Since that time Rocky View County requires Conceptual Schemes to be prepared in areas throughout Central Springbank. This Conceptual Scheme for 243206 Range Road 32 has been prepared to meet that requirement.

The proposed conceptual scheme area for this document is approximately 10 acres and the boundaries were predetermined by Rocky View County.

The subject property is currently designated Residential Two District (R2), requesting approval to be re-designated Residential One District(R1), for residential use on a small parcel of land that does not include agriculture.

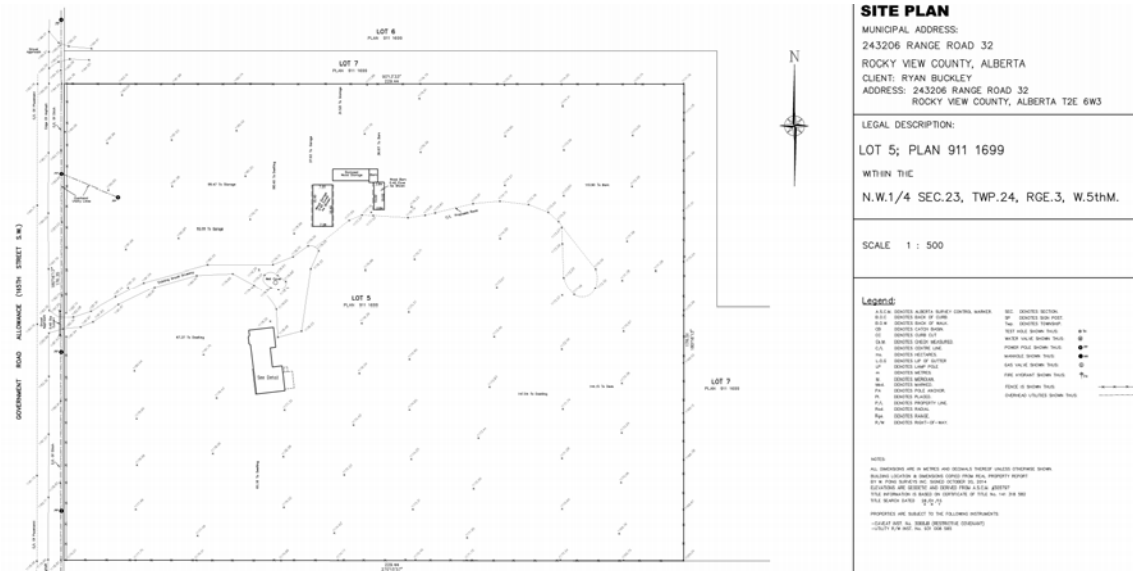
This Conceptual Scheme will demonstrate the plan to maintain the current native landscape and views. This proposed amendment to Residential One District, if subdivided, would have each potential lot integrated into the current rural character of the property and surrounding area. The Special Planning Areas Policies will be incorporated. Furthermore, the property will promote sufficient access for public service and safety including, but not limited to fire, EMS, and RCMP.

Site analysis will present an understanding of the site topography, soils, hydrology and climate. An evaluation of the site's environmental sensitivity is also included. Current sight lines and views will be demonstrated as they are and as proposed, should subdivision occur. Compatibility with the adjacent land uses will be both evaluated and presented. A mock up of the site and building design, will demonstrate compatibility with the land and adjacent land uses. Said mock up will include approximate impervious surface coverage per lot, building height and profile, proposed building materials (local origin, character and colour), building and site development envelope, site plan and landscape plan.

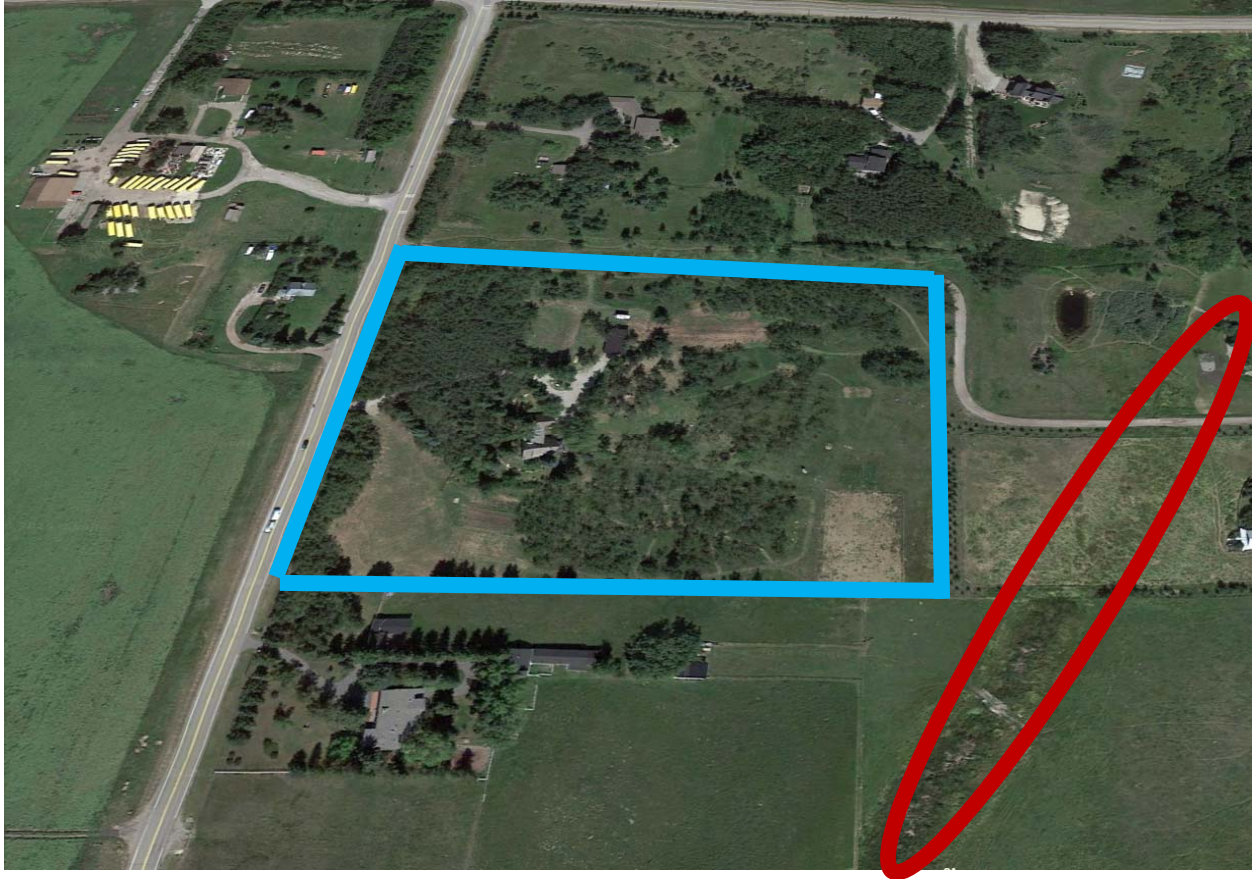
2.0 Description and Evaluation of the Existing Plan Areaa. Topography and Drainage, Soils, Vegetation, Geotechnical Considerations

The overall topography is described as rolling with a gentle slope to the southeast. The slope in the area is approximately 4%. There are no ravines or drainage courses on the parcel. Strata immediately underlying the site consists of clays of the Lochend unit and the presence of the Lochend unit is favourable as it serves as a confining layer which can prevent contaminants (i.e.: septic field effluents) from moving down into underlying aquifers. Further underlying these unconsolidated units are siltstones, sandstones and shales of the Paskapoo Formation.

FIGURE 1: TOPOGRAPHICAL SURVEY-SITE PLAN



BUCKLEY CONCEPTUAL SCHEME

c. Agricultural Capability and Natural Resources**Biophysical Assessment**

Section 2.5 of the CSASP refers to the natural environment. The parcel does not contain lands that are deemed to be suitable for permanent protection as natural areas.

Vegetation

Vegetation on the site consists of a mixture of poplar trees, aspens, spruce and pasture. There are no areas contained within the parcel that require permanent protection as natural areas. The current vegetation will be largely preserved as per the architectural guidelines that will govern the landscaping of each future home site.

Wildlife

The property is believed to contain no environmentally significant wildlife communities.

Waterfowl

BUCKLEY CONCEPTUAL SCHEME

The property is believed to contain no environmentally significant waterfowl communities.

Fisheries

The property is believed to contain no environmentally significant fisheries.

Wetlands

The property is believed to contain no environmentally significant wetlands. There is no indication of wetland plants on this parcel.

Environmental Site Assessment

There is no evidence of any hazardous substances on the subject property. No history of any leaks or spills. Historically the site is residential and agricultural.

d. Existing Land Use, Ownership, Development and Adjacent Land Uses

The properties surrounding the subject are residential in nature, with zoning including both R2 and R1 and parcel sizes ranging from 1.98 acres to 20 acres in size.

Land Use and Adjacent Land Use

The 10.01-acre parcel will be Residential One (R-1). This re-designation will not result any conflict with the existing land uses. There are approximately 20 other residences within 500 meters of the site. All other residences within this range are either R1 or R2. The implementation of architectural design guidelines and landscaping guidelines will enhance not only this property, but the Springbank Community as a whole.

View Plan Impact Analysis

Long range views of the East face of the Rocky Mountains are available from the property. These views are currently screened by the natural stands of trees present throughout the parcel. These views will be maintained post development.

e. Archaeological and Historical Considerations

Archeological and Historical Assessments

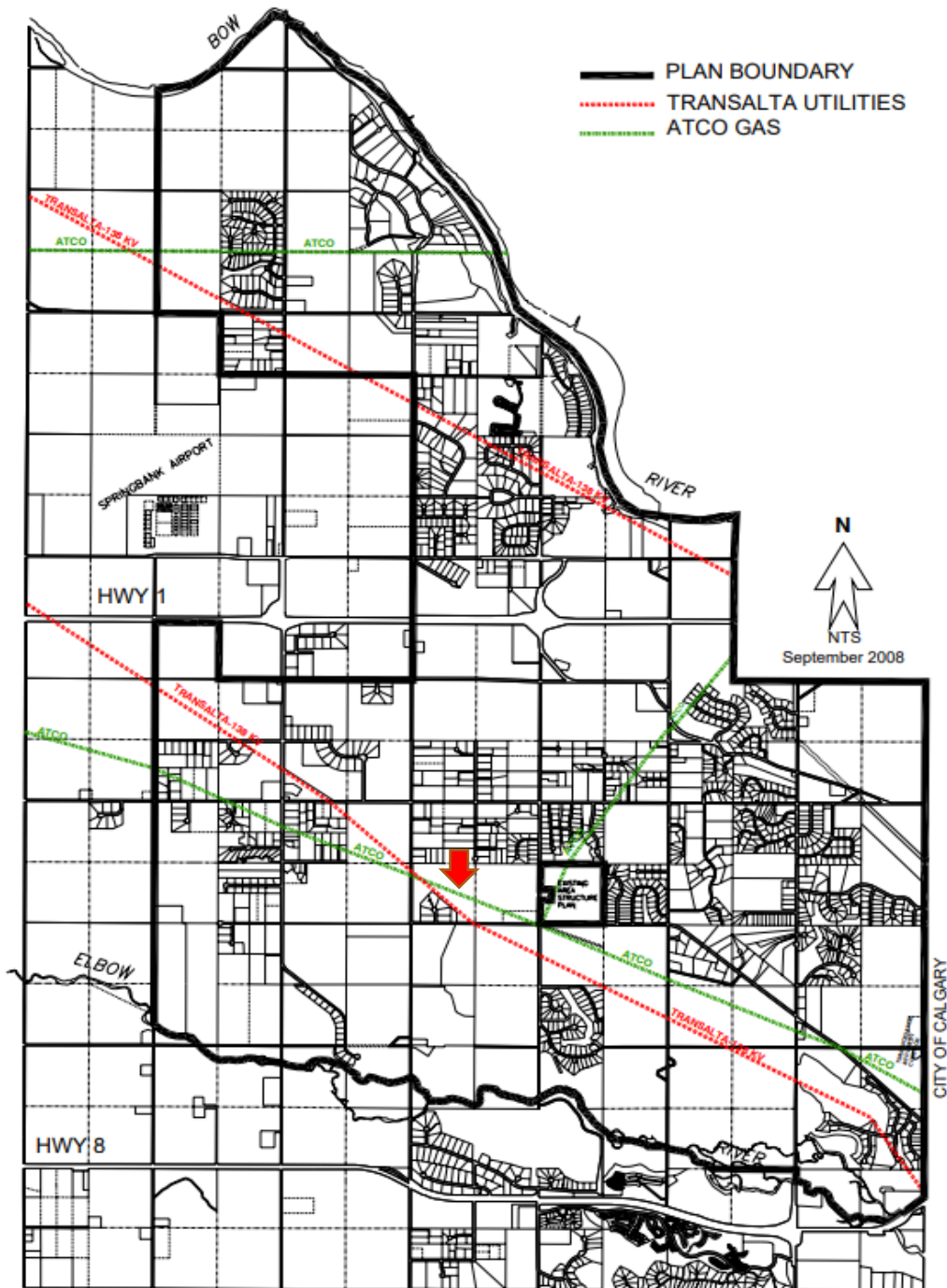
The subject parcel contains no important historical or archaeological resources. Notwithstanding, where sites of historical importance are identified during development of individual lots within the parcel, these sites will be identified and removed, preserved or avoided prior to development, as per POLICY 4.5.1 of the Central Springbank Area Structure Plan.

See Appendix 3 for confirmation letter from.

f. Existing Utilities and Transportation Routes

BUCKLEY CONCEPTUAL SCHEME

FIGURE 3: EXISTING NATUREAL GAS/ELECTRICAL UTILITIES

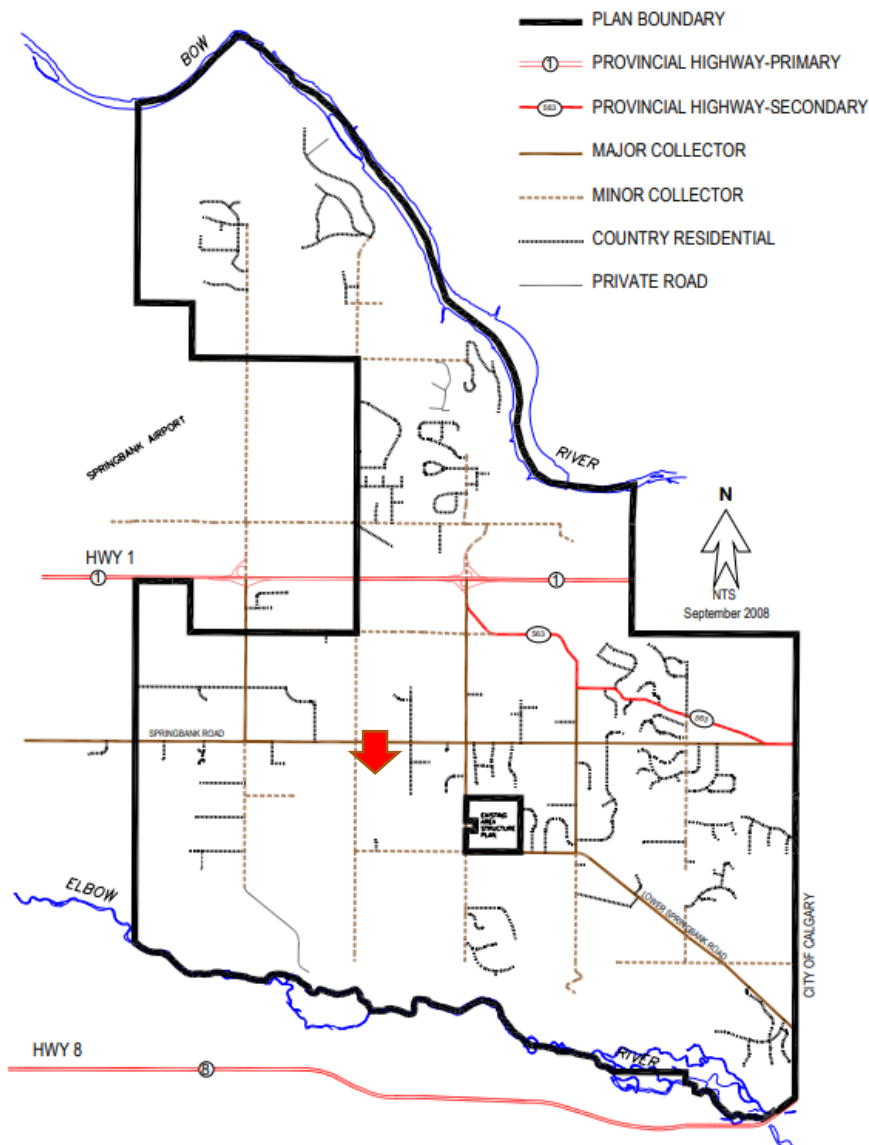


Shallow Utilities

The appropriate utility service providers will service the parcel, including but not limited to Fortis Alverta and Atco Gas.

FIGURE 4: EXISTING ROAD SYSTEM

BUCKLEY CONCEPTUAL SCHEME



Roadway Connections

The existing residence has access via an approach from Range Road 32 and the intersection for this internal road will continue to be used in addition to the new access road. The access point for the East end of the property is via an approach from Range Road 32 that will provide both physical and legal access to the property. The owner will enter into an Access Easement Agreement.

BUCKLEY CONCEPTUAL SCHEME

3.0 Land Use Concepta. Future Land Use Scenario

This Conceptual Scheme proposes the land use and re-designation for the approximately 10-acre parcel located 243206 Range Road 32 (NW ¼ section, 23 township, range 3 west of the 5th meridian. The subject is South of Springbank Road, North of Lower Springbank Road, adjacent to and East of Range Road 32. The property is owned by Ryan and Sharon Buckley and includes 2 parcels of land (Lot 9 Block 1 Plan Number 1919511 (6 acres) and Lot 8 Block 1 Plan Number 1919511 (4 acres)). The Conceptual Scheme will show the possible evolution of the property, if the designation is amended from R2 to R1.

b. Demonstration of Consistency with a Higher Order Plan**Compliance with Central Springbank Area Structure Plan (CSASP)**

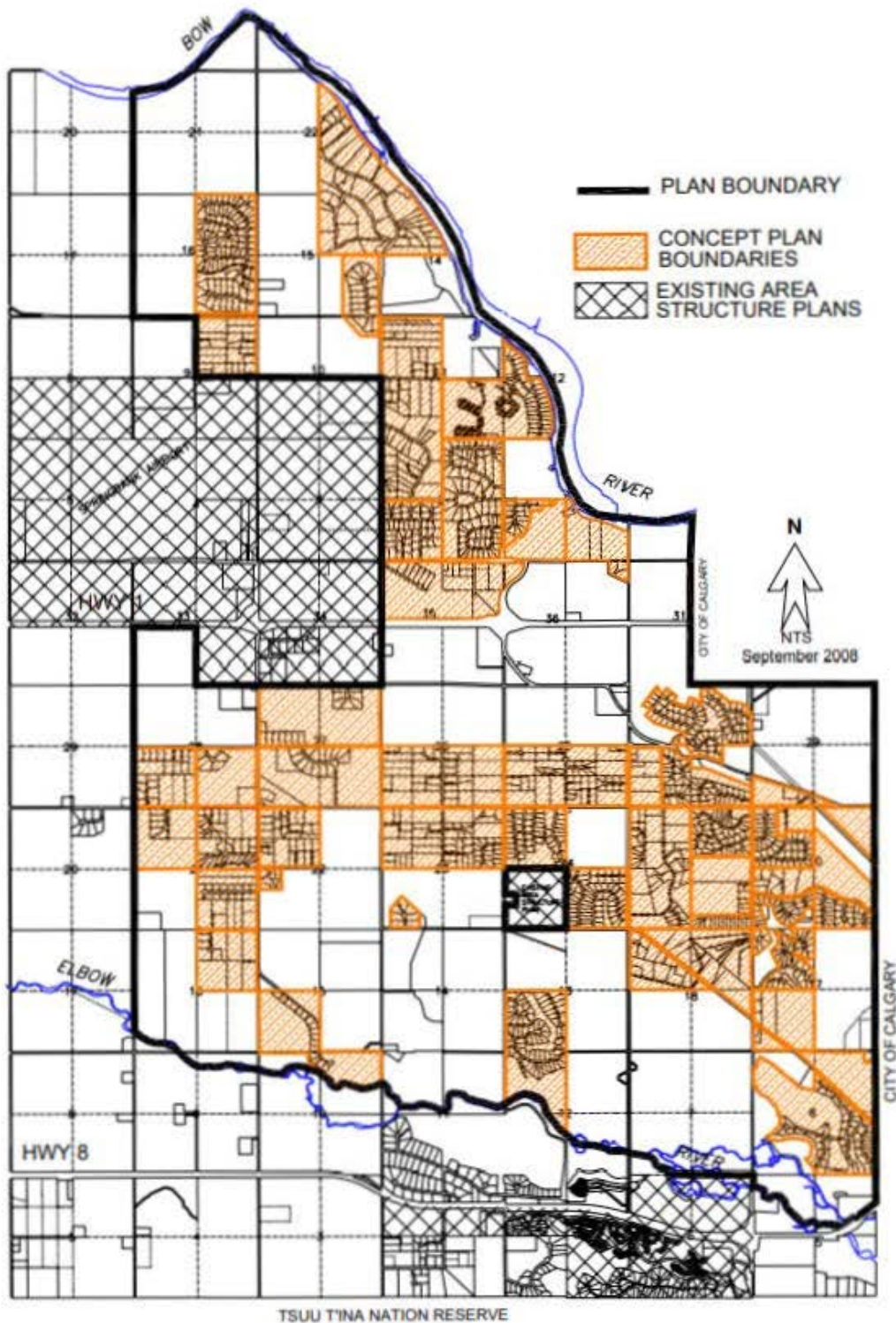
This Conceptual Scheme complies with the Central Springbank Area Structure Plan (CSASP) which was adopted by Rocky View County October 2, 2001 with Bylaw C-5354-2001.

The Central Area Structure Plan identifies the Plan Area as “Infill Residential Area” (See Figure 5) which means that this property is subject to the CSASP Policy 2.9.3 Infill Residential Areas Policies which indicates:

“A) LANDS IDENTIFIED ON MAP 11 WILL NOT BE ELIGIBLE FOR FURTHER SUBDIVISION UNLESS A CONCEPTUAL SCHEME IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN, IS APPROVED BY THE MUNICIPALITY, AND IS APPENDED TO THE CENTRAL SPRINGBANK AREA STRUCTURE PLAN.”

BUCKLEY CONCEPTUAL SCHEME

Map 11 - Infill Residential

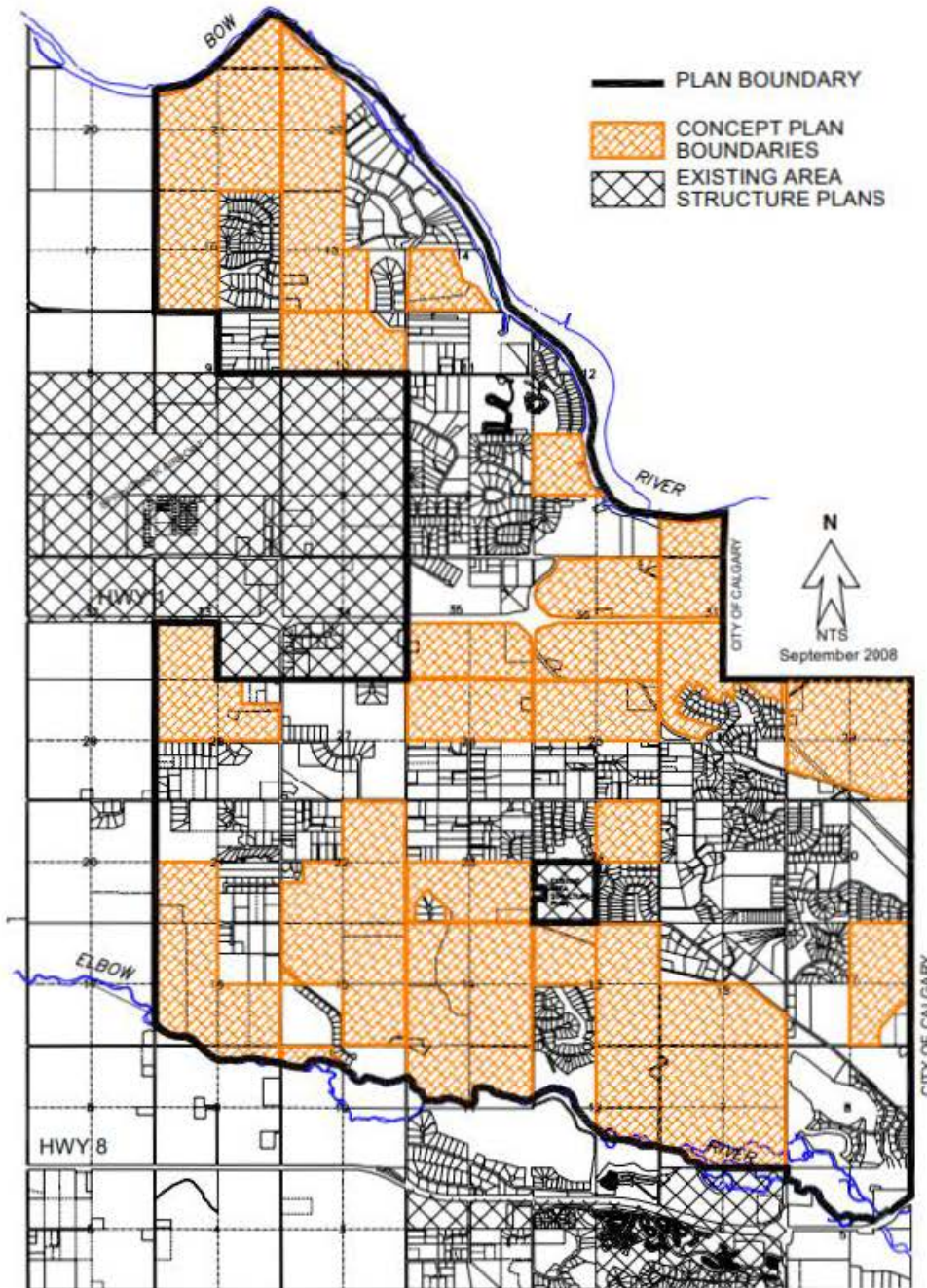


BUCKLEY CONCEPTUAL SCHEME

This Conceptual Scheme is provided as per Section 2.3.2.2 of the CSASP, which indicates:

"IN ORDER TO PROVIDE HOLISTIC, EFFICIENT AND THOROUGH APPROACH TO COMMUNITY DEVELOPMENT IN CENTRAL SPRINGBANK, CONCEPTUAL SCHEMES WILL BE REQUIRED TO GUIDE FUTURE LAND USE CHANGES AND SUBDIVISION WITH PREDETERMINED CONCEPTUAL SCHEME BOUNDARIES SHOWN ON MAP 11 AND MAP 12"

Map 12 - New Residential Areas

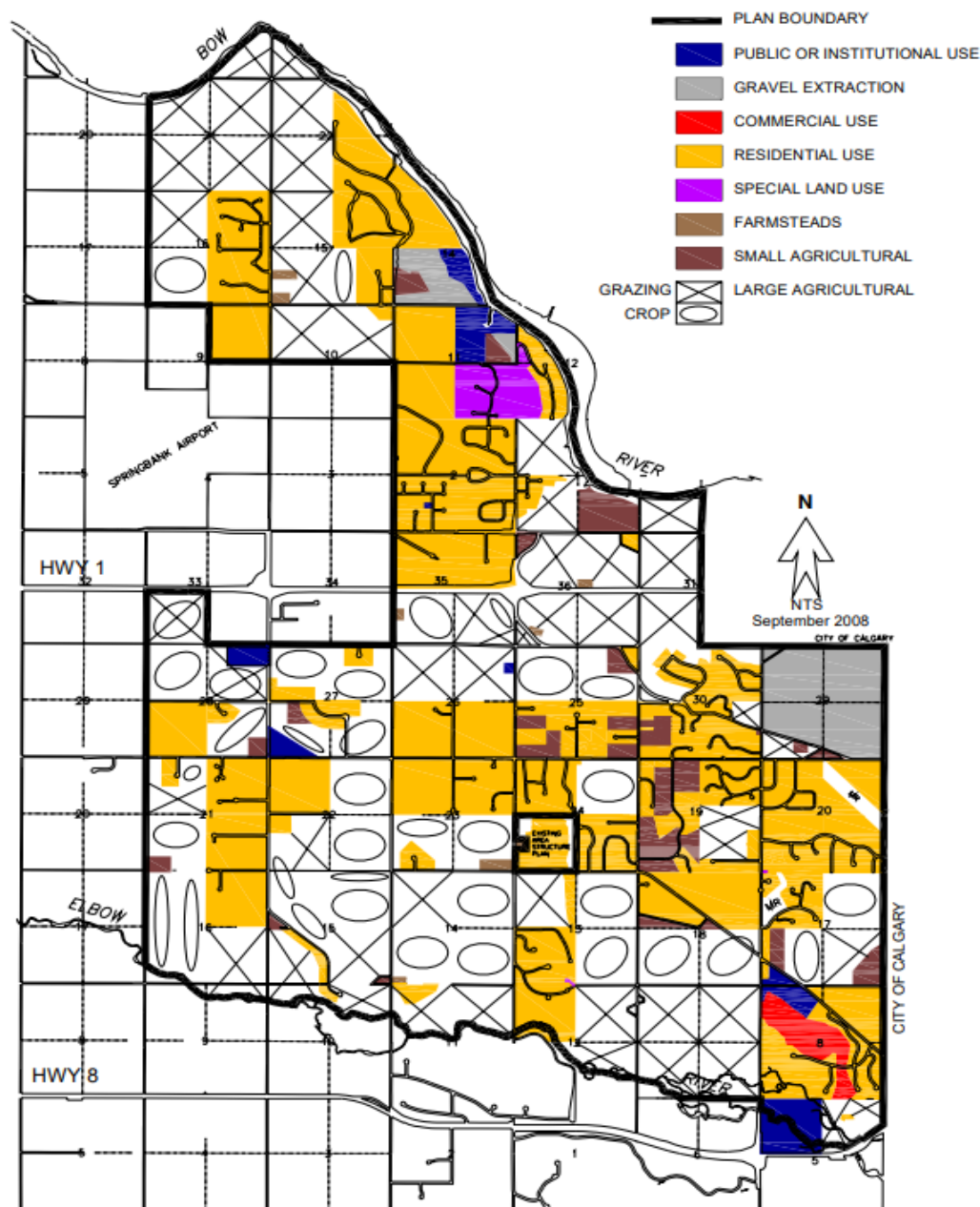


BUCKLEY CONCEPTUAL SCHEME

Land Use and Adjacent Land Use

The 10.01-acre parcel will be Residential One (R-1). This re-designation will not result any conflict with the existing land uses. There are approximately 20 other residences within 500 meters of the site. All other residences within this range are 1.98 acres in size or larger, with the exception of a proposed development located to the immediate West of the property. The implementation of architectural design guidelines and landscaping guidelines will enhance not only this property, but the Springbank Community as a whole.

FIGURE 5: CURRENT LAND USE INFILL PARCELS



BUCKLEY CONCEPTUAL SCHEME

Density and Lot Size

The current 10.01-acre parcel is to be re-designated from it's current Residential Two to Residential One, to allow for subdivision into parcels with a minimum allowable parcel size of 1.98 acres and a maximum density of 5 residential units on the parcel.

FIGURE 6: SITE PLAN ARIAL

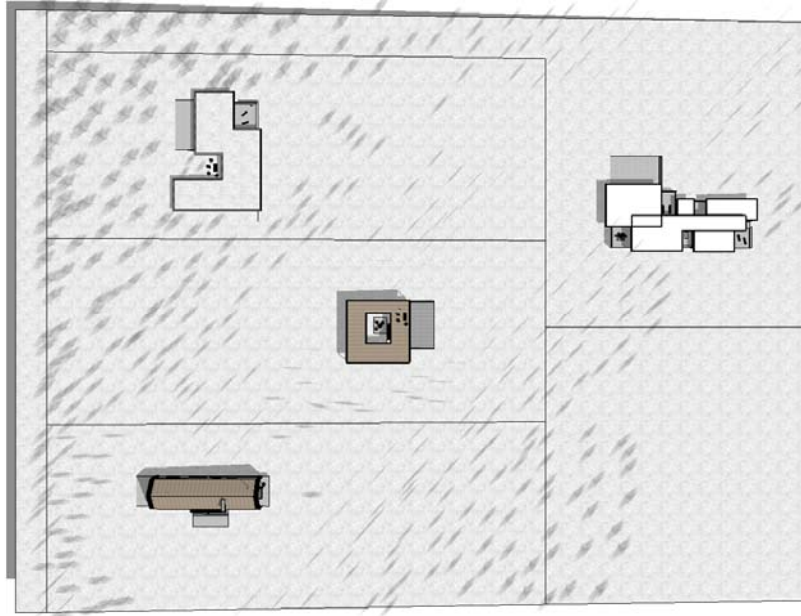
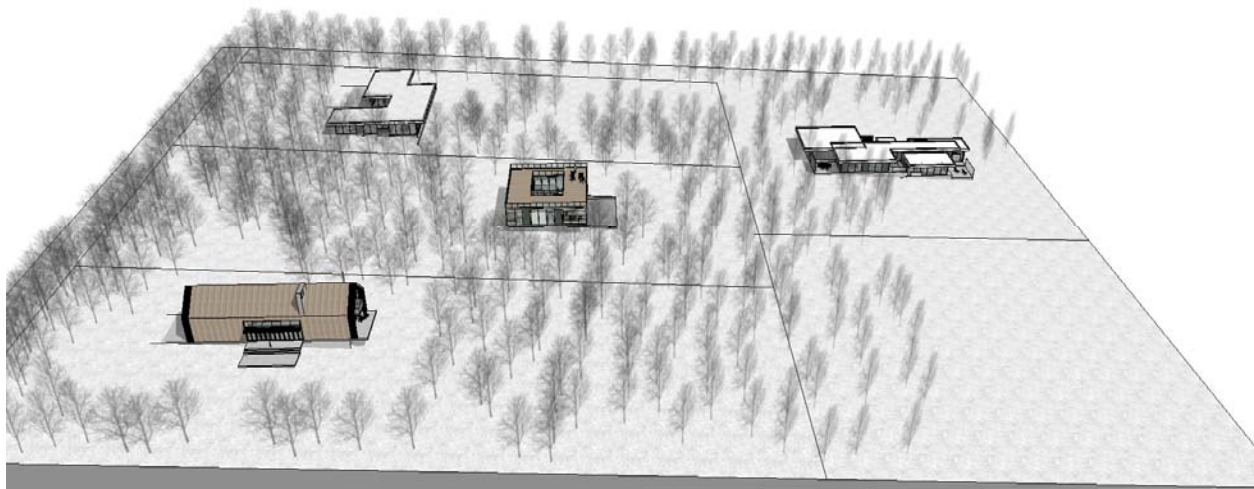


FIGURE 7: SITE PLAN NORTH FACING VIEW



BUCKLEY CONCEPTUAL SCHEME

c. Design Controls/Guidelines**Architectural Guidelines**

The property is located within Central Springbank, in the County of Rocky View. It is a short drive to downtown Calgary, with convenient access to both Highway 1 and Highway 8 as well as both Glenmore and Bow Trail. The surrounding topography and vegetation will enhance your homes style, providing privacy and mountain views. To preserve this natural beauty, all purchasers must commit to maintaining the natural drainage patterns and take the utmost care to avoid unnecessary tree removal. To further enhance the community, homes must display a high level of architectural design.

The intent of these controls is to create a community that is integrated within the surrounding area and will benefit all future owners. The approved home styles will be Contemporary, with elements that lend themselves to nature and the prairies.

Setbacks

The setbacks and building heights are listed below, compliance with the Architectural Guidelines does not preclude compliance with the requirements of the County of Rocky View. A plot plan showing required set backs will be provided by the "Purchaser".

- Front yard set back minimum 45 meters from any county roadway, minimum 60 meters from any highway, minimum 15 meters from any internal subdivision or service road.
- Rear yard set back minimum 30 meters from all roads, minimum 7 meters from all other.
- Side yard set back minimum 45 meters from any county roadway, minimum 60 meters from any highway, minimum 15 meters from any internal subdivision or service road, minimum 3 meters from all other. The maximum allowable side yard will be at the discretion of Lance Incorporated.

Building Height

Building height must conform the to County of Rocky View Land Use Bylaw for the district, current maximum height of a residential building is 10 meters.

Lot Coverage

All buildings, including accessory buildings must fall entirely within the aforementioned setbacks and the units building envelope.

Minimum Habitable Floor Area, Excluding Basements

- Two-storey: Minimum 1250 square feet in ground area, total 1800 square feet, excluding garage and decking.
- Bungalow: Minimum 1500 square feet, excluding garage and decking.

Garages

- All proposed developments will require a minimum triple attached garage.
- Garage configurations should be architectural and unique.

BUCKLEY CONCEPTUAL SCHEME

- Extra treatment may be required on the side wall of the garage.
- Garage locations must follow the approved building grade plan.
- The garage will complement the overall proportion of the home and not dominate the elevation of the home.

Driveways

- The driveway is an essential element of design and must be included as part of the house plan.
- Each driveway design will be reviewed and approved, as part of the overall project. No approval shall set precedence for other driveway designs.

Address Monuments

All address monuments are to be approved by Lance Incorporated and must comply with the County of Rocky View Bylaw.

House Types

- Two-storey
- Bungalow

Wall Materials

- Exterior cladding shall consist of smooth finish stucco; stucco battens are not acceptable. Any alternative exterior cladding material will require the prior approval of Lance Incorporated.
- All elevations are to be accented with material that is consistent with contemporary nature of the development. All proposed selections for masonry, natural wood trim or other materials will require the prior approval of Lance Incorporated.

Roof Materials

- The approved roofing material will be 30-year architectural asphalt shingles in black or charcoal, flat concrete roof tiles. All upgrades and colours will require the prior approval of Lance Incorporated.
- All roof hardware (flashing, vents, stacks, etc.) must match the roofing material and must be inconspicuous. Flashing must blend with the roof.

Exterior Colours

Colours on the exterior of the home will need to compliment the architectural theme of the area. Colour schemes must be natural, generally soft earth tones and will require the prior approval of Lance Incorporated.

Entry

All homes need to have a thoughtfully designed entryway.

- Entries must be consistent with the architectural style of the home.
- The entry will be the primary feature of the front elevation.

Doors

Front entry doors are to coordinate with the style of the home.

BUCKLEY CONCEPTUAL SCHEME

- Double and single front doors are allowed, but all doors will require the prior approval of Lance Incorporated.
- Wood and glass doors are preferred, all other proposals will be reviewed on a case by case basis and all door designs will require the prior approval of Lance Incorporated.

Garage Doors

Garage doors are to coordinate with the style of the home.

- Doors must be contemporary in style and must not exceed 20 feet in width or 8 feet in height. All doors will require the approval of Lance Incorporated.
- Space above the garage door must serve as an architectural feature, if it is to exceed 2 feet in height.
- Garages must compliment the overall design of the home. Doors must blend with the overall style of the home and should be treated as an architectural feature.

Railings

Railings will be required, according to the Alberta Building Code. All railings are to match the architectural style of the home and will need to be either glass or metal. All selections must be approved by Lance Incorporated.

Trim and Soffit

All homes are to be designed to ensure all trim is chosen in accordance with the architectural style. Trim detail is extremely important and must be incorporated into the original plan details and is required to cover all exposed openings.

- Trim details should be a minimum of 4" wide.
- All trim must sit proud of the wall material, by at least ½".
- Soffit may be pre-finished aluminum.
- All fascia must be a minimum of 8" and must compliment the elevation of the home.
- Pre-finished aluminum fascia will be allowed.
- Any eaves trough, fascia and soffit must match and be approved by Lance Incorporated.

Windows

- Metal clad windows are required.
- Windows need to be set up in good proportion and relation.
- Adequate window dressings are required on all front elevations.
- Window style and shapes are to be consistent on all elevations of the home.
- Window coverage will be thoughtfully reviewed on all applications to consider privacy and architectural style. No approval shall set a precedent for future approvals.

Additional Requirements

- All homes will require some rear elevation treatment.
- All exposed elevations will require the same level of detail as the front elevation. Lance Incorporated will ensure that the architectural design and detail is carried throughout all elevations.
- Decks and patios are to be included in the plan approval.

BUCKLEY CONCEPTUAL SCHEME

- Decks must be built at the time of the initial construction.
- The underside of all decks, if visible, must be finished and the main beam must be hidden or clad.

Landscaping Guidelines

- Driveways should be the width of the garage and should taper to reduce the impact on natural landscape.
- All decks and patio designs must respect the privacy of neighbouring properties and must fit within the architectural style of the home.
- Dog runs must be proposed in the planning stage. All runs must comply with the County of Rocky View Bylaws.
- All ancillary structures will be reviewed according to the nature of their design, the sight path of neighbouring properties and the County of Rocky View.
- Lot grading is to follow the natural slope of the land.
- Attention must be given to drainage patterns to ensure surface water is channeled away from homes on all sides and into storm water drainage systems.
- All corner grade points and survey pins of each home site must be maintained exactly as specified. Damaged pins will be replaced immediately by the “Purchaser” at the “Purchaser’s” expense.
- “Purchaser” is responsible for maintaining grades at home site corners, property lines, garage slabs and house corners.
- Surveyors are to check the corner lot grades when staking the home.
- Engineering approval of the drainage plan must be established prior to commencing construction and maintained throughout the construction period.
- Individual lot grading must be approved by the County of Rocky View and must be completed within the individual lot property lines.
- Retaining walls will be reviewed on a case by case basis and are required to have the approval of the County of Rocky View, where applicable.
- No garbage refuse or non-natural materials may be kept or stored on a unit unless kept or stored in a closed container or building, and no such garbage, refuse or non-natural materials shall be allowed to accumulate upon a unit.
- Site damage (roadways, curbs, vegetation, fencing, etc.) will be fixed by the “Purchaser”, at their expense.
- Vehicle tread is to be limited on home sites.
- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- No living trees shall be cut down or removed from the unit, without prior written consent of Lance Incorporated. Any tree that is cut down without such written consent will result in a fine equal to \$1000 per tree, this fine will be paid in full by the “Purchaser” within 10 days or payment request.
- Erosion control will be the responsibility of the builder during construction.

BUCKLEY CONCEPTUAL SCHEME

- o Construction crews, “Purchasers” and builders are to ensure that all sites are accessed using only the provided entries.

d. Reserve Area Dedication and Strategy**Municipal Reserve/Environmental Reserve**

Municipal reserves were previously provided for this parcel, by a cash-in-lieu payment on Plan 9111699.

e. Transportation Network and Pedestrian Network**Roadway Connections**

The existing residence has access via an approach from Range Road 32 and the intersection for this internal road will continue to be used in addition to the new access road. The access point for the East end of the property is via an approach from Range Road 32 that will provide both physical and legal access to the property. The owner will enter into an Access Easement Agreement. The Buckley's have already contributed to Rocky View County's Transportation Off-Site Levy in accordance with bylaw C-7356-2014.

Connection to future pedestrian network

The Buckley's welcome the opportunity to tie into any future pedestrian network in the area.

f. Stormwater Management Plan**Storm Water Management**

The Springbank Master Drainage Study requires a site-specific stormwater management plan, prepared by a qualified professional, assessing the stormwater management post development, to determine if any infrastructure, drainage easements or planning is required. The proposed report will adhere to the guidance presented in “A Report on Drainage Strategies for Springbank” by Westhoff Engineering Resources Inc. 2004.

See Appendix 4 for Site Specific Stormwater Management Plan.

g. Servicing Strategy**Waste Management**

At the time of submission, only 38 parcels fall within a 600-meter radius of property. Sewage treatment for the proposed five lots is to be provided by septic tanks and dispersal fields, which will be designed and installed in accordance with the Alberta Sewage System Treatment Standard of Practice and Rocky View County Servicing Standards and will meet the Bureau de

BUCKLEY CONCEPTUAL SCHEME

Normalisation du Quebec (BNQ) standard for treatment and NFS/ANSI Standard 40 specifications. A Site Improvement/Site Services Agreement will be registered by caveat against each of the proposed lots to ensure any improvements are made in accordance with these standards. In addition, a Deferred Servicing Agreement will be registered by caveat against the proposed lots in order to facilitate the future connection to a Springbank Regional Utility System at such time as the system becomes available.

There is a precedent set for the approval of both rezoning of small parcels from R2 to R1. An application was originally heard September 25, 2018 and was put on hold by counsel and subsequently approved to rezone and subdivide a 5-acre parcel of land into 2 parcels. The approval acknowledged that the smaller lots would move forward as 2 lots with enough space to approve a home, well and septic on each newly subdivided parcel.

POLICY 6.2.1 A PSTS LEVEL 4 ASSESSMENT IS REQUIRED TO BE SUBMITTED TO THE COUNTY TO VERIFY THE SUITABILITY OF THE SOIL TO ACCOMMODATE "PACKAGE SEWAGE TREATMENT PLANTS". THE COUNTY REQUIRES THIS TESTING PRIOR TO SUBDIVISION APPROVAL.

POLICY 6.2.2 THE OWNER SHALL ENTER INTO A SITE IMPROVEMENTS/SERVICES AGREEMENT TO BE REGISTERED ON EACH NEW LOT TO ENSURE THAT AN ADVANCED "PACKAGE SEWAGE TREATMENT PLANT" IS CONSTRUCTED IN ACCORDANCE WITH ROCKY VIEW COUNTY SERVICING STANDARDS.

POLICY 6.2.3 THE OWNER SHALL REGISTER A CAVEAT ON EACH NEW LOT REGARDING A DEFERRED SERVICES AGREEMENT AND NOTIFYING EACH FUTURE LOT OWNER OF THE REQUIREMENT TO CONNECT TO COUNTY PIPED WASTEWATER SYSTEMS AT THEIR COST WHEN SUCH SERVICES BECOMES AVAILABLE.

k. Landscaping and Aesthetic Details that will Enhance the Development

The subject property will stay true to its current state and will align all development to minimize the impact on all of the surrounding trees and vegetation. Sight lines in around the development will be offset to maintain the privacy of both current and prospective homeowners.

4.0 A Summary of Community Consultation

Input from all directly and indirectly affected landowners within and adjacent to the conceptual scheme boundary was sought throughout the preparation of the conceptual scheme. Consultation with the property owners directly and indirectly affected will continue to occur. A large 4-foot by 8-foot conceptual rendering has been present on the proposed area, for over a year, providing telephone and email contact information. This rendering was installed to both provide information and to encourage residents to respond and forward comments. The neighbours were also advised of development plans and invited to submit letters and emails.

BUCKLEY CONCEPTUAL SCHEME

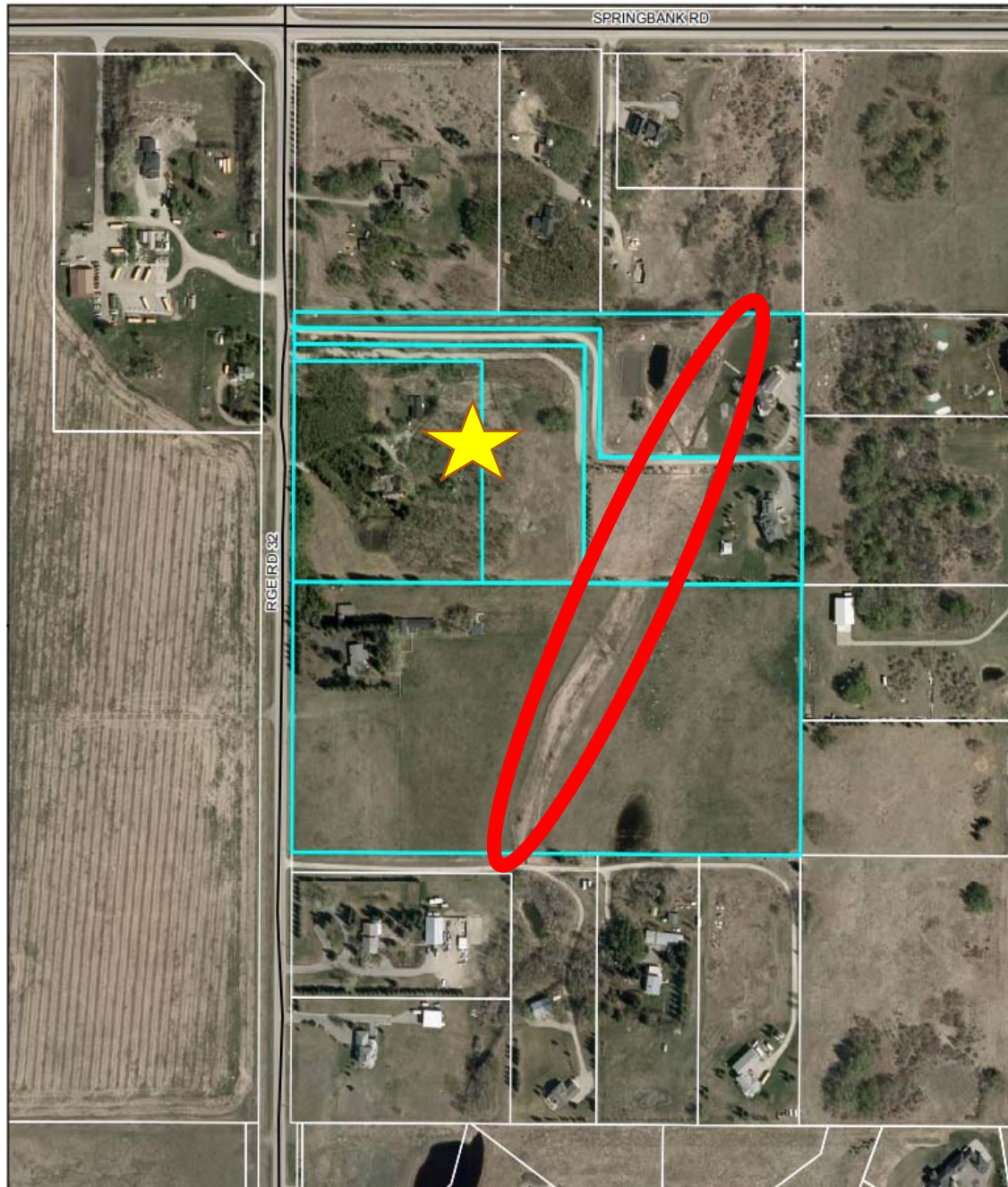
FIGURE 8: CONCEPTUAL RENDERING FOR REDESIGNATION



BUCKLEY CONCEPTUAL SCHEME

Buckley Conceptual Scheme Smaller Area Rationale

FIGURE 9: CONCEPTUAL SCHEME SMALLER AREA RATIONALE



The Buckley Conceptual Scheme proposes a smaller area bounded by Range Road 32 on the west and the parcel boundaries for NW ¼ section, 23 township, range 3 west of the 5th meridian. Section 2.9.2 of the ASP states the following: “Notwithstanding the defined conceptual scheme boundaries as defined on Maps 11 and 12, future conceptual scheme boundaries may be altered without amendment to this Plan, at the discretion of Council; provided the alternate conceptual scheme area is comprehensive in nature; the implications of development proceeding within an alternate conceptual

BUCKLEY CONCEPTUAL SCHEME

scheme boundary have been examined; and the Municipality determines that any on-site planning issues have been resolved pursuant to the provisions of this Plan.” Section 2.9.3 of the ASP states that: “Lots in Infill Residential Areas as shown on Map 11 are found in quarter sections that have been previously subdivided or have been developed to their current potential as 2 to 4-acre communities. Through the conceptual scheme process, the re-development of larger parcels into 2 - 4 acre lots is envisioned provided the interface considerations between existing and new residential lots have been comprehensively addressed.” a) Lands identified on Map 11 will not be eligible for further subdivision unless a conceptual scheme is prepared in accordance with the provisions of this plan, is approved by the Municipality, and is appended to the Central Springbank Area Structure Plan.” In the Buckley Conceptual Scheme, residential lots in the Infill Residential Area as defined on Map 11 will 2 acres in size, this lot size is prevalent in the immediate area.” Figure 2 - Existing Parcels Area Map shows the existing infill parcels and existing residences around the subject lands. The Buckley Conceptual Scheme 4.0 a). Buckley Conceptual Scheme Smaller Area Rationale Regional Development Constraints Regional Development Constraints (Figure 2) identifies the constraints within the Conceptual Scheme area identified in the Central Springbank ASP. The Existing Development Fragmentation Constraints: The lands outside the proposed Buckley Conceptual Scheme Plan Area are already developed into 3 parcels in such a way that it is impractical to overlay a new plan that would satisfy the varied interests of owners that may or may not want further development of their land. The two parcels to the east are approximately 5 acres in size and are configured so that additional subdivision is not possible due to size, location, the presence of a riparian zone and the topography of the parcels. The parcel to the South is 20 acres in total. The owner of the property to the South has owned it for over 50 years and has no intention of amending the property usage beyond its current scope and use. The property also has the riparian zone cutting through the SE portion of the property. Access to these parcels is only from Range Road. The Buckley Conceptual Scheme is the only land that is not fragmented by development in a way that precludes logical planning. It consists of two parcels containing approximately 10 acres. These two parcels will be consolidated into one to facilitate subdivision of lots for the proposed development. Figure 2 -Aerial Photo of subject lands shows the riparian zone and to the south and east of the Buckley Land. The Buckley Conceptual Scheme Figure 8 -Conceptual Scheme Smaller Area Rationale further demonstrates the Regional Traffic Access Constraints the Conceptual Scheme area identified. The two parcels to the east, currently share a panhandle access off of Range Road 32, the configuration of both lots further impedes access to these parcels if further subdivision was proposed. Access to the proposed Buckley development will be from RR 32.

BUCKLEY CONCEPTUAL SCHEME

Appendix 1: Aquifer Analysis

Alberta		Water Well Drilling Report		View in Metric	
GOWN ID		The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.		GIC Well ID 9546365 GoA Well Tag No. Drilling Company Well ID Date Report Received 2019/02/26	
Well Identification and Location Measurement in Imperial					
Owner Name BUCKLEY RYAN		Address		Town Province Country Postal Code	
Location		1/4 or LSD NW	SEC 23	TWP 24	RGE 3
Measured from Boundary of		GPS Coordinates in Decimal Degrees (NAD 83)		Elevation	
ft from		Latitude 51.063251 Longitude -114.321444		ft	
ft from		How Location Obtained		How Elevation Obtained	
		Not Verified		Not Obtained	
Drilling Information					
Method of Drilling Rotary - Air			Type of Work New Well		
Proposed Well Use Domestic					
Formation Log Measurement in Imperial			Yield Test Summary Measurement in Imperial		
Depth from ground level (ft)	Water Bearing	Lithology Description		Recommended Pump Rate	6.00 igpm
1.00		Topsoil		Test Date	Water Removal Rate (igpm)
13.00		Till		Static Water Level (ft)	
26.00		Brown Sandstone			
41.00		Gray Shale			
72.00	Yes	Gray Sand			
75.00		Gray Shale			
Well Completion Measurement in Imperial			Borehole		
Total Depth Drilled	Finished Well Depth	Start Date	End Date		
75.00 ft	75.00 ft	2019/01/10	2019/01/10		
Diameter (in)		From (ft)	To (ft)		
7.78		0.00	18.00		
6.18		18.00	75.00		
Surface Casing (if applicable)			Well Casing/Liner		
Steel			Plastic		
Size OD : 6.62 in		Size OD : 4.99 in			
Wall Thickness : 0.188 in		Wall Thickness : 0.125 in			
Bottom at : 18.00 ft		Top at : 15.00 ft			
		Bottom at : 75.00 ft			
Perforations					
From (ft)	To (ft)	Diameter or Slot Width (in)	Slot Length (in)	Hole or Slot Interval (in)	
55.00	75.00	0.125	6.00	12.00	
Perforated by Saw					
Annular Seal Bentonite Chips					
Placed from		0.00 ft to 18.00 ft			
Amount		1.00 Bags			
Other Seals					
Type		At (ft)			
Screen Type					
Size OD : in					
From (ft)		To (ft)	Slot Size (in)		
Attachment					
Top Fittings		Bottom Fittings			
Pack					
Type		Grain Size			
Amount					
Contractor Certification					
Name of Journeyman responsible for drilling/construction of well			Certification No.		
LEWIS PARKHOUSE			4161Q		
Company Name			Copy of Well report provided to owner		
AQUACLEAR DRILLING INC.			Date approval holder signed		
			2019/02/26		

BUCKLEY CONCEPTUAL SCHEME

Alberta **Water Well Drilling Report** [View in Metric](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

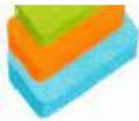
GIC Well ID 9546365
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2019/02/26

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name BUCKLEY RYAN		Address		Town		Province		Country		Postal Code	
Location		1/4 or LSD NW	SEC 23	TWP 24	RGE 3	W of MER 5	Lot	Block	Plan	Additional Description	
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)					Elevation	
ft from					Latitude 51.063251 Longitude -114.321444					ft	
ft from					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	
Additional Information											
Distance From Top of Casing to Ground Level 24.00 in											
Is Artesian Flow											
Rate igpm											
Is Flow Control Installed											
Describe											
Recommended Pump Rate 6.00 igpm											
Pump Installed											
Depth ft											
Recommended Pump Intake Depth (From TOC) 70.00 ft											
Type											
Make											
H.P.											
Model (Output Rating)											
Did you Encounter Saline Water (>4000 ppm TDS)											
Depth ft											
Well Disinfected Upon Completion Yes											
Gas											
Depth ft											
Geophysical Log Taken											
Submitted to ESRD											
Sample Collected for Potability											
Submitted to ESRD											
Additional Comments on Well											
NO PUMPTTEST DONE. Q 20 TO BE DONE AT ANOTHER DATE											
Yield Test											
Taken From Ground Level											
Measurement in Imperial											
Test Date											
Start Time											
Static Water Level											
ft											
Method of Water Removal											
Type											
Removal Rate igpm											
Depth Withdrawn From ft											
If water removal period was < 2 hours, explain why											
Water Diverted for Drilling											
Water Source											
ALDRSIDE WATER STATION											
Amount Taken											
500.00											
ig											
Diversion Date & Time											
2019/01/10 7:00 AM											

Contractor Certification		Certification No	
Name of Journeyman responsible for drilling/construction of well		4161Q	
LEWIS PARKHOUSE		Copy of Well report provided to owner	
Company Name		Date approval holder signed	
AQUACLEAR DRILLING INC.		2019/02/26	
Yes			

BUCKLEY CONCEPTUAL SCHEME



Groundwater Information
Technologies Ltd.

Phase I Aquifer Analysis**NW ¼ - 23 – 24 – 3W5****Rockyview County**

Prepared For:

Ryan Buckley

243206 Range Road 32

County of Rockyview

Prepared By:

Groundwater Information Technologies Ltd.



Ken Hugo, P. Geol.

APEGA P12077

December 23 2014

#44, 2110 - 41 Avenue NE, Calgary, Alberta T2E 8Z7

BUCKLEY CONCEPTUAL SCHEME

Executive Summary

A review of available data was undertaken for a proposed country residential subdivision in NW – 23 – 24 – 3W5 to determine expected water well yield and aquifer zones. Previously published geological and hydrogeological studies were examined along with an examination of water well drillers reports and groundwater quality analysis reports for the area.

Aquifers underlying the site consist of sandstone deposits of the Lacombe member of the Paskapoo Formation. Good aquifers are usually found at depths of less 60 m and aquifers may be found at depths in excess of 75 m. Groundwater use is moderate in the area consisting of a combination of individual wells to supply country residential lots and licensed wells for subdivisions. Approximately 100 groundwater users are present within a 1 km radius of the site.

Water yields from the aquifers are relatively high with safe yields ranging from 1033 m³/day to 14.9 m³/day (158 – 2.3 imperial gallons per minute) with an average rate of 346 m³/day (53 gallons per minute). This is in excess of the 1250 m³/year of water required by the Water Act for a residential subdivision and the calculations indicate that the average well in the area is capable of supplying the necessary water for the proposed subdivision.

A survey of static water levels in nearby wells when first installed show no decrease of water levels with time and indications of aquifer dewatering is not present. Adverse effects to existing users on aquifer supplies will not result due to pumping from the well at the proposed subdivision.

The water quality in the area is marginally acceptable with a total dissolved solids concentration of around 1000 mg/L and many users may prefer to treat the water by reverse osmosis or distillation to lower the salinity. High iron content may also be found which may require treatment.

BUCKLEY CONCEPTUAL SCHEME

Table of Contents

Introduction 1

Site and Geological Description 2

Water Wells and Groundwater Usage in Area 3

Water Well Testing..... 4

Water Level Trends..... 6

Water Quality 6

List of Tables and Figures

Figure 1 - Key plan showing subject location 1

Figure 2 – Portion of Real Property Report of Site 2

Table 1 - Licenses and Registrations..... 4

Table 2 Water level changes with time..... 6

Table 3 - Water Quality Analysis 6

- Appendix 1 – Reconnaissance well report and pump test interpretations
- Appendix 2 – Water quality analysis report

BUCKLEY CONCEPTUAL SCHEME

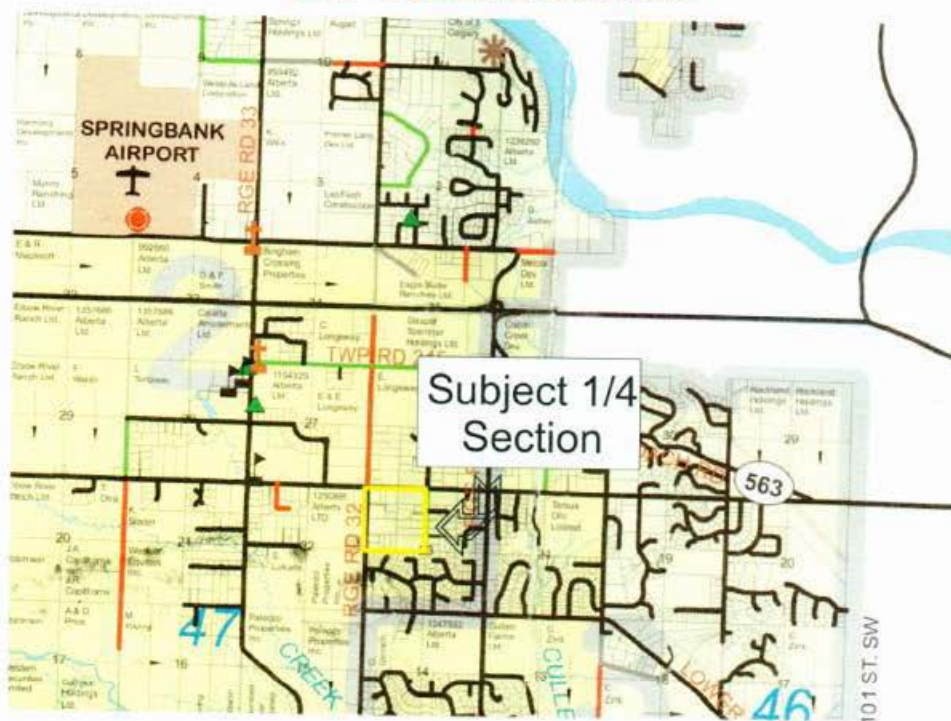
Introduction

At the request of Ryan Buckley an aquifer analysis was undertaken at a parcel of land located within the SW ¼ - Section 27 – Twp 24 – Rge 3W5M within Rockyview County. The purpose of the analysis was to determine whether the aquifers underlying the site can supply water for a proposed subdivision of an existing parcel with legal title of Lot 5 Plan 911 1699 into two parcels for residential use. Water needs for each parcel, according to the Water Act, are to be supplied at a rate of 1250 m³/year without causing an adverse effect to existing users.

This review consists of an examination of currently available information and should provide an estimate into depths, yields and quality of water from the aquifer(s) underlying the site. As no drilling or pumping tests were performed as part of the investigation, the review provides a representative analysis but no guarantees are provided as to actual water quantity or quality that may be obtained by a well on site.

The site is located within the Springbank area west of the City of Calgary. A portion of the County of Rockyview map showing the subject site is as follows:

Figure 1 - Key plan showing subject location



BUCKLEY CONCEPTUAL SCHEME

Site and Geological Description

The subject site consists of a 10 acre that is to be subdivided into two parcels with a 4 acre parcel and 6 acre parcel. Access to the 4 acre parcel is from a pan handle road from 165th Street. A single family residence is currently located on the west portion of the parcel. A surveyed tentative subdivision plan showing the proposed subdivision (Lots 8 & 9) is as follows:

Figure 2 – Portion of Real Property Report of Site



According to the Surface Materials of the Calgary Urban Sheet: Calgary Sheet (Moran, ARC, 1986), strata immediately underlying the site consists of clays of the Lochend unit that were deposited under lake conditions. According to water well records in the area this unit is approximately 10 m thick. No aquifers are believed to be present in this unit and the presence of this unit is favourable as it serves as a confining layer which can prevent contaminants (such as septic field effluents) from moving down into underlying aquifers.

Underlying these unconsolidated units are sandstones, siltstones and shales of the Paskapoo Formation. This formation has recently been described in the ERCB/AGS Bulletin 66 (Geostatistical Rendering of the Architecture of the Hydrostratigraphic Units within the Paskapoo Formation, Central Alberta, August

BUCKLEY CONCEPTUAL SCHEME

2012). The Paskapoo Formation is approximately 250 m thick in the area and serves as the aquifer supply to water wells.

Aquifers within this formation are generally found with sandstone bodies. These sandstone bodies consist of river channel fill deposits, or overbank flood deposits. Frequently several channel fill deposits can be stacked on top of each other, forming thick sandstones. Many of the wells obtain water from individual sandstone channels that are separated by shale intervals.

In the area the Paskapoo Formation consists of a unit called the Lacombe Aquitard, which generally contains less sandstone channels than parts of the Paskapoo Formation in other areas, although locally the sandstone bodies appear to be quite well developed. Fracturing may be present in some of the sandstones that aid in the productivity of the aquifer.

A report entitled Regional Groundwater Assessment for Rockyview County, prepared for Agriculture and Agri-Food Canada, has split the Lacombe Aquitard into several units with the uppermost unit consisting of the Dalehurst Aquifer which is underlain by the upper Lacombe and lower Lacombe aquifers. Yields within these units in the area are usually relatively good, on the order of 1.5 – 10.5 imperial gallons per minute with several wells in the area capable of supplying water in excess of 15 imperial gallons per minute.

According to the Regional Groundwater Assessment, the water quality is moderate with a total dissolved solids concentration ranging around 1000 mg/L. High iron content may be found and should be tested and evaluated within each well.

Water Wells and Groundwater Usage in Area

The Alberta Environment water well database shows that approximately 100 wells have been installed within 1 km of the site indicating a relatively high amount of groundwater usage. Well depths range from 25 – 100 m, but most wells are less than 60 m deep. Over 95% of the wells are used for domestic purposes with some wells used domestic and stock usage.

Initial well yields range from 3.5 – 60 imperial gallons per minute, but most wells yields are within the range of 3 – 15 gallons per minute, indicating that moderate aquifers are generally encountered. No dry holes are located in the area, showing that a relatively high chance of obtaining a groundwater supply is assured.

A review of Alberta Environments water license and registration database was undertaken to determine large users of groundwater. A search of license and registrations of the subject section and 8 adjoining sections was undertaken. The following table summarizes licenses and registrations:

BUCKLEY CONCEPTUAL SCHEME

Table 1 - Licenses and Registrations

Section	Registrations	Licenses
13 – 24 – 3W5	1	Springshire 9 acre-feet – municipal Springate 7 acre-feet – municipal
14 – 24 – 3W5	1	--
15 – 24 – 3W5	--	--
22 – 24 – 3W5	--	--
23 – 24 – 3W5	--	Potts 2 acre-feet – municipal Hyhill Land 3 acre feet – municipal
24 – 24 – 3W5	--	Culleen Creek 5 acre-feet – municipal Poplar View 8 acre feet – municipal
25 – 24 – 3W5	1	--
26 – 24 – 3W5	2	Mountain View Lutheran 0.8 acre-feet – institutional
27 – 24 – 3W5	--	Springview Water Coop 2 acre-feet – municipal

The registrations are for a maximum amount of 6250 m³/year and are not specified to be from surface water or groundwater. The water licenses are generally for small subdivisions residential water supply. Moderate amount of groundwater use in the area is indicated based on the water well and water license records.

Water Well Testing

More detailed determination of aquifer capability was undertaken by examining the water well drillers reports in the area. Well records that had pumping test records (as opposed to an air test) were utilized to determine aquifer parameters such as transmissivity and available head.

Seventeen water well drilling reports were found with suitable pumping test records. The pumping test data was analyzed with the aid of the AQTESOLV computer program developed by Hydrosoft Inc. A confined radial flow model was used to represent aquifer conditions. These values were used to calculate the 20 year safe yield of the well by utilizing the Cooper and Jacob non-equilibrium equation:

$$Q_{20} = \frac{TH}{0.183} / \log(2.25 T \times t / r_w^2 \times S) \times 0.7$$

Where

Q_{20}	=	20 year safe yield
H	=	Available Head (- from well measurements)
T	=	Transmissivity (calculated from pump test)
S	=	Aquifer Storativity (5×10^{-5} , estimated)
t	=	Time (20 years or 7305 days)
r_w	=	Well bore radius (0.0825 m)

BUCKLEY CONCEPTUAL SCHEME

0.7 = Safety factor

A summary of the results is as follows:

Table 2 - Aquifer parameters

Section / Owner	Location	Well ID	Aquifer Zone - feet	Available Head - m	Hydraulic Conductivity – m ² /day	Q20 m ³ /day
Longway	SW - 26	349841	57 - 86	4.6	398	527
Moddle	4 - 24	386023	75 - 80	12.8	277	1033
Davis	6 - 25	386048	76 - 100	4.9	1803	994
Davis	6 - 25	386086	94 - 120	11	180.3	586
Springside	NW - 24	389039	40 - 48	8.5	426	1040
Grimshaw	SE - 26	469213	111 - 140	15.5	7	36
Pasternak	SW - 26	1020661	77 - 79	11	4	14.9
Edwards	NE - 23	1021015	153 - 189	19.2	42	251
Huchman	SE - 27	10212185	171 - 215	22.2	44.8	308
Huchman	SE - 27	1021206	175 - 194	21.6	16.1	112
Huchman	SE - 27	1021207	43 - 68	6.1	13.3	26.3
Clark	S - 25	1021894	92 - 110	11.6	6.2	24
Longway	4 - 26	1022267	65 - 70	10.4	12.7	42.9
Branacaccio	15 - 23	1022423	61 - 87	4.3	57.5	19.0
Doan	SE - 27	1240029	182 - 196	23.8	14.4	111
Kiddel	6 - 26	1725010	71 - 92	15.2	6.5	32.9

Flow rates range from 1033 m³/day to 14.9 m³/day (158 – 2.3 imperial gallons per minute) with an average rate of 346 m³/day (53 gallons per minute). These are relatively high values and show that generally wells in the area are capable of supplying necessary water needs for both individual subdivisions and licensed community supplies.

It is observed that generally the shallower aquifers (depths less than 100 feet) are more productive. This is frequently observed as shallower sandstones can be quite permeable than lower ones, likely due to a combination of fracturing, compaction and cementation effects. However if shallower aquifers are not encountered a high chance of encountering a suitable aquifer at moderate depths (100 – 200 feet) still exists.

BUCKLEY CONCEPTUAL SCHEME

Water Level Trends

The static water level at the time of drilling of each well was examined to determine whether indications of aquifer dewatering are occurring. Due to the range of well depths, three intervals were examined (less than 100 feet, 100 – 200 feet, greater than 200 feet). A table illustrating the changes are as follows:

Table 2 Water level changes with time

Decade / Depth	Less than 100 feet	100 – 200 feet	Greater than 200 Feet
1960's	33 N = 2	47.5 N = 2	200 N = 1
1970's	47 N = 9	79 N = 10	157 N = 3
1980's	34 N = 2	72 N = 11	99 N = 7
1990's	44 N = 11	61 N = 8	--
2000's	36 N = 4	74 N = 3	104 N = 3
2010's	42 N = 2	27 N = 3	--

As expected deeper wells generally show deeper average static water levels. No trends in the data with time is observed and indications of aquifer dewatering do not appear to be occurring.

Water Quality

A water quality analysis report was collected from the Alberta Environment database for a well in 13 – 22 – 24 – 3W5. This analysis should be representative of the general groundwater quality in the area. A copy of the chemical analysis report is attached in Appendix 2. A summary of the results is as follows:

Table 3 - Water Quality Analysis

Parameter	Result	Drinking Water Quality
Lab pH	7.90	6.5 – 8.5
Lab Electrical Conductivity	1820	
Calcium	84	
Magnesium	35	
Sodium	305	200

BUCKLEY CONCEPTUAL SCHEME

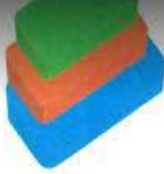
Potassium	4.7	
Iron	3	0.3
Manganese	-	0.05
Chloride	2	250
Fluoride	0.19	1.5
Nitrate	< 0.05	10
Sulfate	575	500
Bicarbonate	500	
Total Dissolved Solids	1252	500
Total Coliforms	N.A.	< 1
E. coli bacteria	N.A.	< 1

All results in mg/L except conductivity in $\mu\text{S}/\text{cm}$ coliform in CFU/100 ml and pH in pH units. N.A. = Not Analyzed

The results show that the groundwater is a sodium sulphate type water of moderate Total Dissolved Solids concentration. Treatment for iron may be required. Lowering of the total dissolved solids concentration by reverse osmosis or distillation will likely be required by many users.

It would be expected that water quality from a well in the subdivision would be somewhat different, and it is recommended that water quality samples be collected from each supply well and analyzed for treatment that may be required.

BUCKLEY CONCEPTUAL SCHEME



Groundwater Information Technologies Ltd.

Phase II – Groundwater Supply Evaluation

Residential Subdivision Development

NW – 23 – 24 – 3W5

Well ID 9546362

Prepared For:

Ryan Buckley

243206 Range Road 32

County of Rocky View

Prepared By:

Groundwater Information Technologies Ltd.

Ken Hugo, P.Geol.

APEGA P 12077



Alanna Felske, MSc, GIT

January 24th, 2019

File No: 19 – 1612

#44, 2110 – 41 Avenue NE, Calgary, Alberta T2E 8Z7
403-250-3518

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5**Executive Summary**

A pumping test was undertaken on a newly installed water well within a proposed subdivision in NW – 23 – 24 – 3W5 to determine if the aquifer underlying the site can provide water at a sustained rate of at least 3.5 m³/day, for an annual volume as defined in the Water Act, of 1,250 m³.

The well obtains its water from a bedrock sandstone aquifer at depths of 9.5 – 16.2 meters below ground. No direct connection with surface water is believed to be present and clays and shales overlying the aquifer should aid in preventing surface water contaminants, such as septic field effluents, from migrating to the aquifer, however due to the relatively shallow nature of the well all setbacks from septic fields should be observed in future development.

A pumping test was conducted on the well in January of 2019 by personnel from TITAN Water Systems. The supply well was pumped at a rate of 5 imperial gallons per minute or 22.7 liters per minute for a period of 1459 minutes. Water levels were measured for an additional 1441 minutes following pumping cessation.

A 20-year safe yield of 156.7 m³/day (23.9 imperial gallons per minute or 57,218 m³/year) was calculated. This value is in excess of the 1,250 m³ per year as required by the Water Act and shows the well can supply the necessary amount of water.

No adverse effects to existing domestic, licensed or traditional agricultural groundwater users should result due to production of water from this well for domestic purposes.

The groundwater from the well is a calcium bicarbonate type of moderate salinity (TDS = 735 mg/L). The analysis of water from the well indicates the supply is suitable for human consumption and use without treatment.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5**Table of Contents**

Executive Summary.....	ii
[1.0] Introduction.....	1
[2.0] Water Well Supply Needs	2
[3.0] Site Description	2
[3.1] Topography.....	2
[3.2] Surficial geology.....	3
[3.3] Bedrock Geology	4
[4.0] Area groundwater users.....	5
[5.0] Pump Test.....	6
[5.1] Supply well details	6
[5.2] Details of the pumping test	6
[5.3] Pumping Test Interpretation	8
[5.4] Well yield.....	9
[6.0] Effect on water levels	11
[6.1] Existing users.....	11
[6.2] Changes in Water Levels versus time	12
[7.0] Water Quality.....	13

List of Figures

Figure 1: Rocky View County land map and quarter section location.....	1
Figure 2: Air photo with well location.....	2
Figure 3: Topographic map with quarter section and geologic cross section location.....	3
Figure 4: Geologic Cross Section A – A'	4
Figure 5: Pumping well schematic and water levels	7
Figure 6: Dual semi-log graph of drawdown and recovery in the pumping well.....	8
Figure 7: Theis solution fit to pumping test data	9
Figure 8: Theis solution modeled to 20 years of pumping	10
Figure 9: Water levels with time	12

List of Tables

Table 1: Groundwater licenses and registrations.....	5
Table 2: Supply well details.....	6
Table 3: Cooper-Jacob distance drawdown matrix.....	11
Table 4: Water chemistry summary.....	13

BUCKLEY CONCEPTUAL SCHEME



Groundwater Information
Technologies Ltd.

Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

List of Appendices

Appendix A – Subdivision Map

Appendix B – Water Well Drilling Report

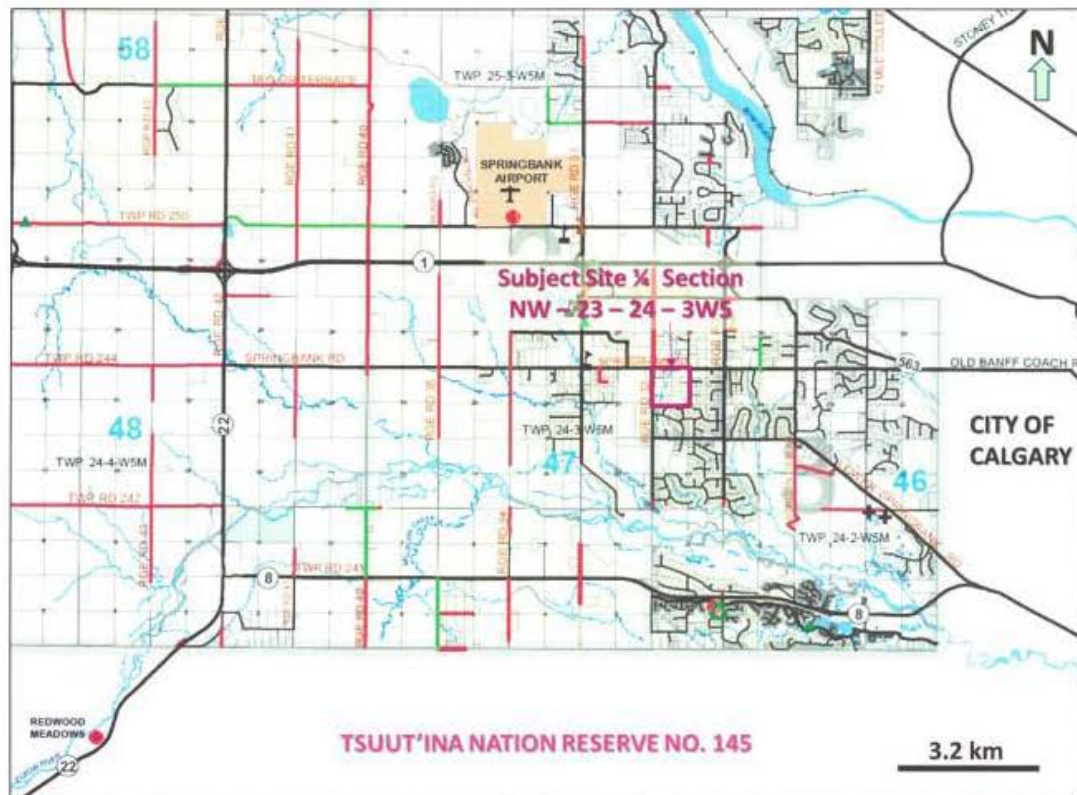
Appendix C – Water Chemistry Report

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5**[1.0] Introduction**

An aquifer analysis was undertaken for a residential supply well located on a proposed 4.0-acre parcel subdivision in the NW quarter section of 23 – 24 – 3W5 to determine if the well could provide water at a rate of 1,250 m³/year without causing adverse effects to existing groundwater users. The site is located within Rocky View County, Alberta. A portion of the Rocky View County land map showing the site ¼ section location is as follows:

Figure 1: Rocky View County land map and quarter section location



The new proposed 4.0-acre subdivision will be supplied by an individual well located on the proposed parcel. This report is to determine whether a newly installed well (GIC well ID # 9546362) on the proposed subdivision is capable of supplying water for a residence.

The location of the well was measured by personnel from Groundwater Information Technologies Ltd. using a handheld Garmin 64s GPS device and is at: 51.064461° N, -114.324642° E.

A site plan of the proposed subdivision showing the well location is as follows:

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

Figure 2: Air photo with well location



Additional subdivision boundary information is included in Appendix A.

[2.0] Water Well Supply Needs

The well is proposed to be for a single lot residential use. According to the Water Act each residential lot is entitled to water at a rate of 1,250 m³ annually.

[3.0] Site Description

[3.1] Topography

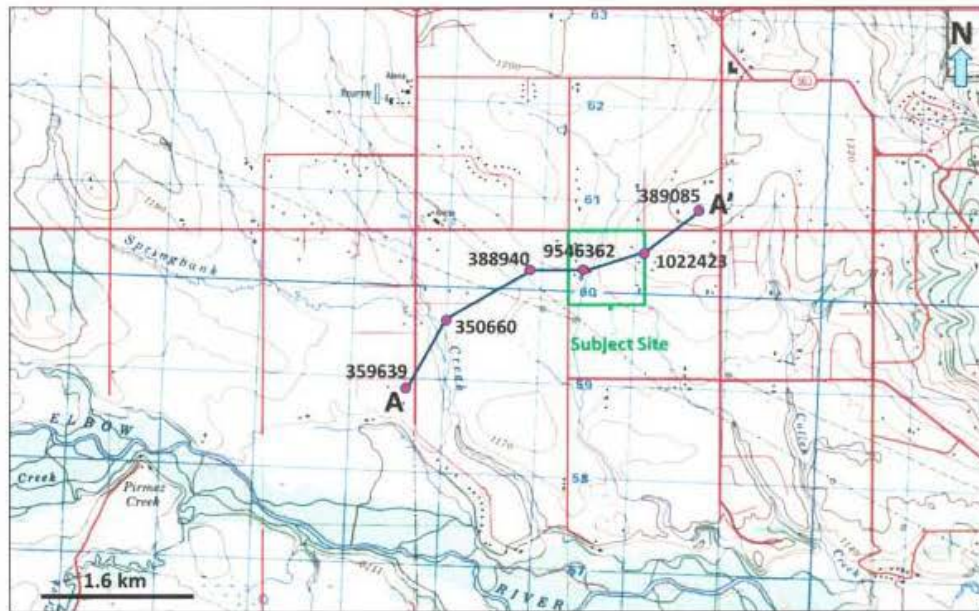
The site is located 5.6 km west of the City of Calgary and is in a predominantly residential area with a moderate to high density of residential acreages scattered around the site and within the subject site quarter section.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 – NW – 23 – 24 – 3W5

The site is located at an approximate elevation of 1,170 meters above sea level. The site is close to several surface waterways. The Bow River is located 5 km to the northeast of the site and is at an approximate elevation of 1,091 m asl or 79 m below the site. Springbank Creek is located 2.4 km to the south of the site and is at an elevation of 1,055 m asl or 115 meters below the site. The Elbow River is located 2.6 km to the south of the site and is at an elevation of 1,137 m asl or 33 meters below the site. An unnamed coulee is located 100 meters southeast of the site and is at an approximate elevation of 1,167 meters or 3 meters below the site. A topographic map with the subject site quarter section is shown as follows:

Figure 3: Topographic map with quarter section and geologic cross section location



An additional map with detailed site topography is included in Appendix A.

[3.2] Surficial geology

According to the Alberta Research Council Map 204 entitled "Surface Materials of the Calgary Urban Area: Calgary Sheet NTS 82-O/1" (S.R. Moran, 1986) the area is interpreted to be silts and clays of the Lochend drift which was deposited in an offshore lacustrine (lake) environment. Local topography is characterized by low to moderate-relief hummocky terrain as a result of original deposition on stagnant ice followed by subsequent ice melting.

According to area Water Well Drillers Reports the surficial sediments, consisting of clay and gravel till, are approximately 7 to 17 meters thick and underlain by sandstone and shale bedrock. No useable aquifers are believed to exist within these upper deposits. The presence of the shale and clays is favourable in preventing contamination from surface source (such as septic field effluent) from entering lower aquifers.

BUCKLEY CONCEPTUAL SCHEME



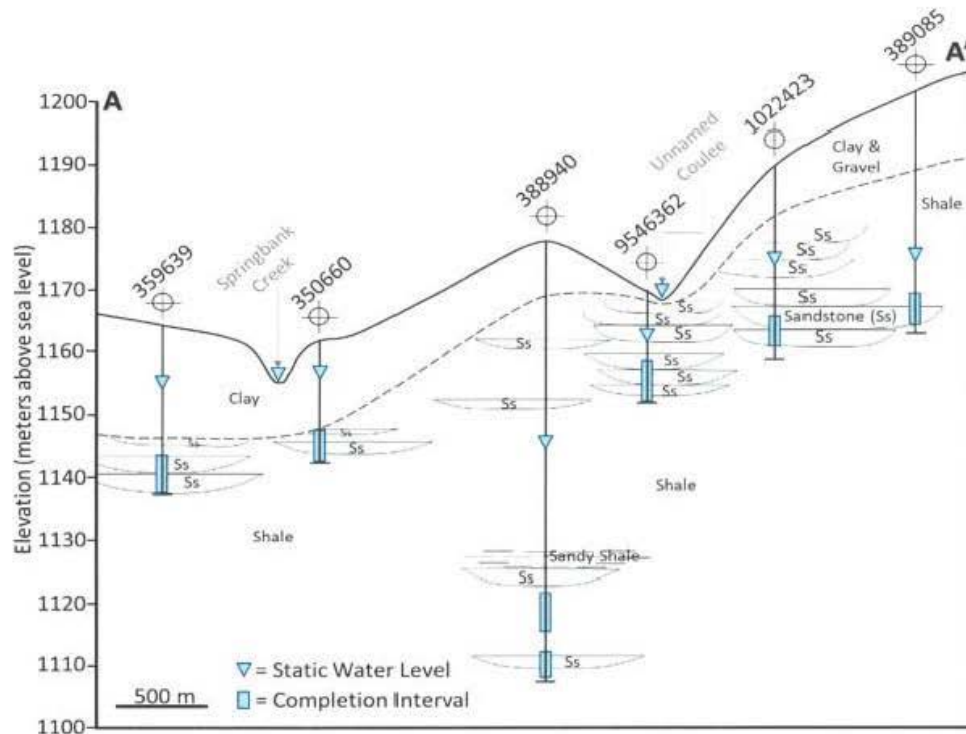
Groundwater Supply Evaluation – Phase II
Well 9546362 – NVV – 23 – 24 – 3W5

[3.3] Bedrock Geology

Wells in the area are likely completed within strata belonging to the Dalehurst Member of the Paskapoo Formation. The Dalehurst Member is comprised mostly of shale and siltstone with lesser interbedded sandstone, bentonite and coal seams. The target aquifers are sandstone channel deposits or silty-sand deposits from along the margin of fluvial settings. When several channels are stacked on top of each other then an exceptional aquifer can be found, but often sufficient water is obtained from individual sandstone aquifers separated by shale units.

A cross section was constructed in Figure 4 using water well records from the area to show relative thickness of surficial quaternary deposits and depth to bedrock, as follows:

Figure 4. Geologic Cross Section A – A'



Much of the Dalehurst Member consists of shale with less prolific fluvial sandstone channel aquifers that are relatively isolated from each other by the shale overbank deposits. Water levels generally follow surface topography and most do not correlate with each other, indicating wells are producing from aquifer units which are not hydraulically connected to one another. The water level in the wells also do not correspond to the surface water levels found in Springbank Creek or the unnamed coulee near the site, suggesting the wells produce from confined aquifers which are not in hydraulic connection to these surface water bodies.

BUCKLEY CONCEPTUAL SCHEME



Groundwater Supply Evaluation – Phase II
Well 9546362 – NW – 23 – 24 – 3W5

[4.0] Area groundwater users

The Alberta Environment and Parks (AEP) water well database lists 126 wells within a 1.6 km (1 mile) radius of the pumping well. The majority of these wells are for domestic purposes, with 7 wells also dedicated to stock watering. Well depths range from 14 – 122 meters with most wells on the order of 20 – 35 m deep. Initial static water levels in the area range from 5 – 34 metres below the top of casing.

A search of AEP water licence database was undertaken for the subject section and adjoining 8 sections to determine if any water licences are present in the area. A summary of ground water licences and registrations in the area is as follows:

Table 1: Groundwater licenses and registrations

Location	Registrations	Licenses	Volume (m ³ /year)	Production Zone	Licensee
SW – 13 – 24 – 3W5	1	2	10,911 8,638	25.9 – 31.1 25.9 – 28.3	Springshire Water Supply Ltd. Springgate Water Co-op Ltd.
14 – 24 – 3W5	1	-	-	-	Glenview Stables Ltd.
SW – 15 – 24 – 3W5	-	1	66,608	1.5 – 3.7 2.4 – 4.0 1.8 – 3.4 2.4 – 4.0	Calalta Waterworks Ltd.
16 – 23 – 24 – 3W5	-	1	2,273	106.7 – 117.0	Donald A. Potts
4 – 23 – 24 – 3W5	-	1	4,546	21.3 – 27.4 11.6 – 13.7	Murray Acres Estates Ltd.
7 – 24 – 24 – 3W5	-	1	6,819	12.8 – 16.8	Cullen Creek Estates Utility Co. Ltd.
11 – 24 – 24 – 3W5	-	1	9,092	12.2 – 16.5	Poplar View Utilities Ltd.
25 – 24 – 3W5	1	-	-	-	M. Gordon Bryan
16 – 26 – 24 – 3W5	2	1	909	67.1 – 79.2	Mountain View Lutheran Church
11 – 27 – 24 – 3W5	-	1	2,273	21.3 – 26.5	Springview Water Co-op Ltd.

Licences for surface waters withdrawals were not included in the Table 2 summary. Nine groundwater licenses were found in the area for a maximum extraction of 112,069 m³ per year. Note that the italicized groundwater license, for Calalta Waterworks Ltd., produces from very shallow wells and essentially directly divert surface water from the Bow River so they would not be in direct competition for the bedrock groundwater resources targeted by other users. The total licensed diversion for bedrock groundwater resources is 45,461 m³/year. The groundwater use in the area can be described as moderate, consisting largely of subdivision water supply co-operatives.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5**[5.0] Pump Test****[5.1] Supply well details**

The production well was installed on site January 11, 2019 by personnel from Aquaclear Drilling Inc. The supply well location is shown in Figure 2, and the well's details are summarized in Table 2. The Water Well Drilling Report is attached in Appendix B.

Table 2: Supply well details

Well	Production Well
GIC Well ID	9546362
GPS Location	51.064461° N, -114.324642° E
Well depth (m)	16.8
Aquifer zone(m)	9.5 – 16.2
Screened Interval (m)	10.7 – 16.8
Surface Casing (m)	+0.6 – 5.5
Static water level after installation (m)	8.03

[5.2] Details of the pumping test

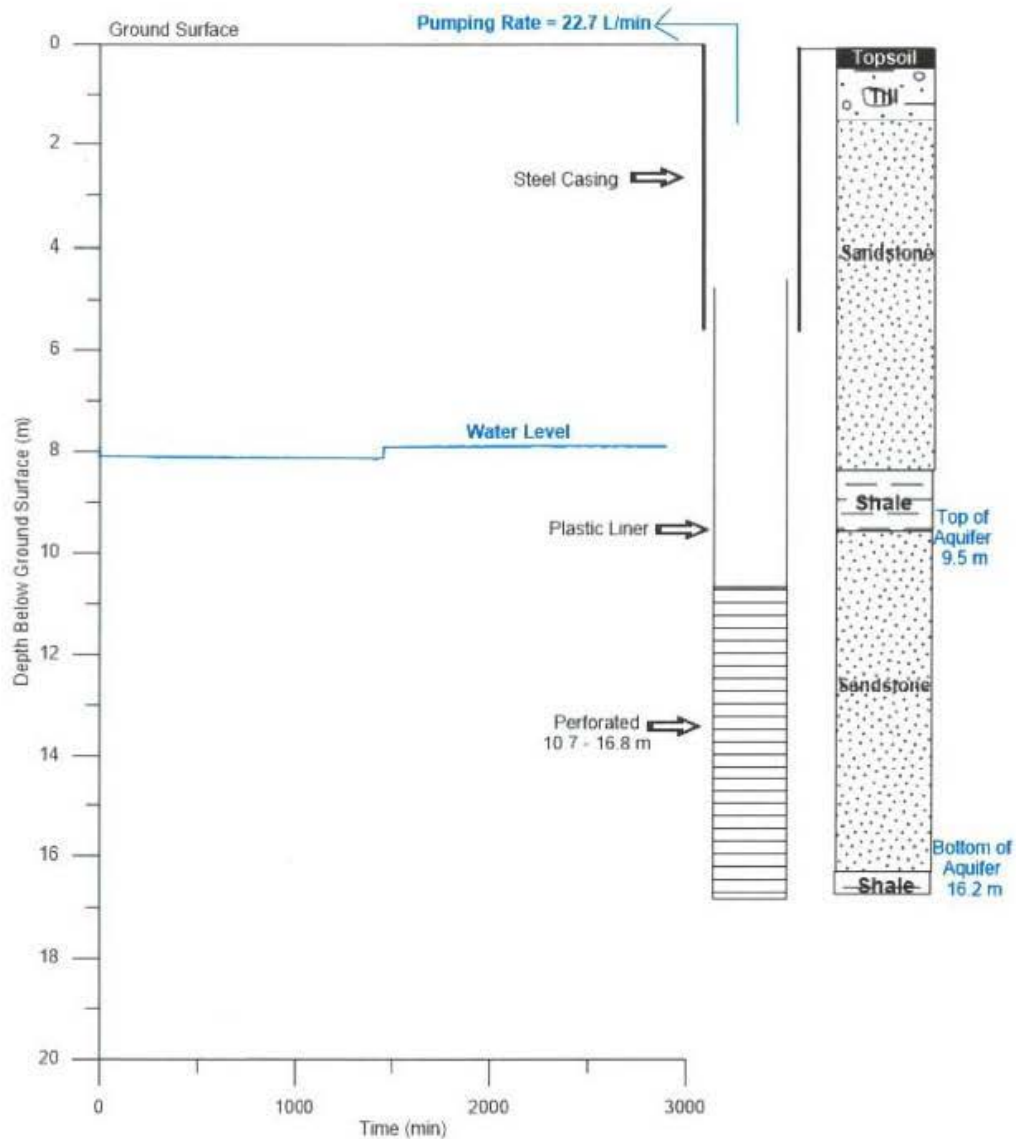
The pumping test was conducted January 14 – 16, 2019 by personnel from TITAN Water Systems Inc. The supply well was pumped at a rate of 5 imperial gallons per minute (igpm) or 22.7 liters per minute (L/min) for a period of 1459 minutes. Water levels were measured for an additional 1441 minutes following pumping cessation.

A graph showing water levels with time and a schematic of the well construction and strata of the supply well is as follows:

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

Figure 5: Pumping well schematic and water levels



The well had an initial static water level 7.91 metres below the top of the well casing (btoc) prior to pumping and drew down 0.22 metres to 8.13 metres btoc by the end of the pumping period. Water levels built up to 7.89 metres at the end of the buildup period for a recovery of 91%.

BUCKLEY CONCEPTUAL SCHEME



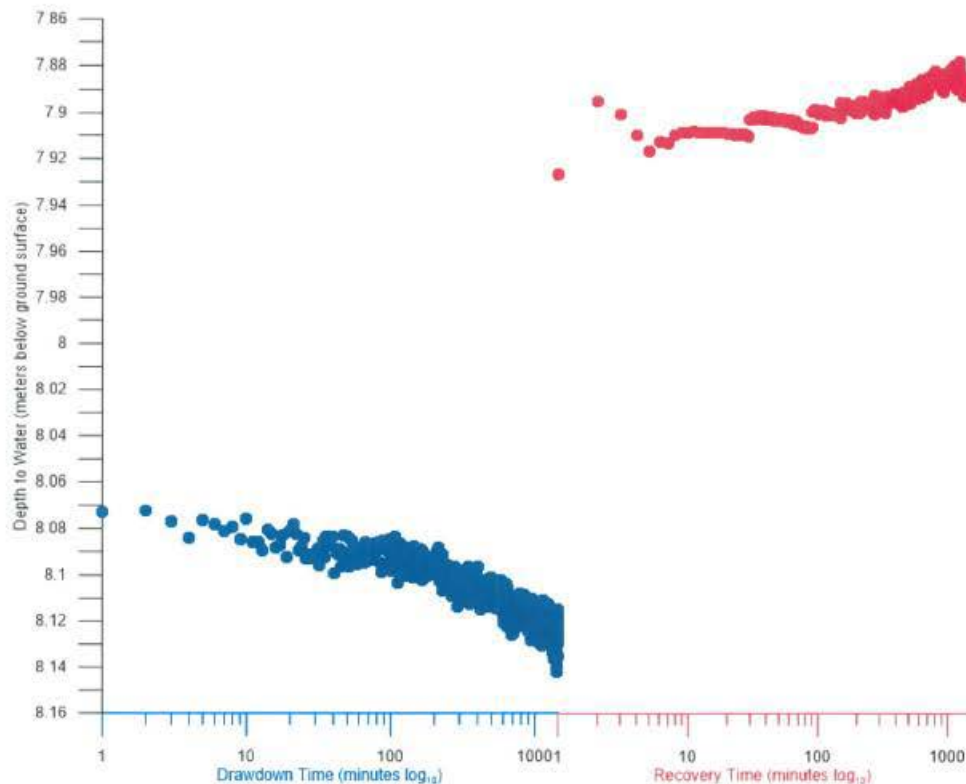
Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

[5.3] Pumping Test Interpretation

A productive well is indicated by the low amount of drawdown given the moderate pumping rate.

A dual semi-log graph of the pumping test data is shown in Figure 6 to illustrate the water level data during the pumping test more clearly.

Figure 6: Dual semi-log graph of drawdown and recovery in the pumping well



The rate of drawdown starts to stabilize after approximately 100 minutes of pumping and the slope of the drawdown curve is relatively shallow. The recovery curve shows the water level in the well returns rapidly to near static conditions once the pump is turned off. Both these curve forms indicate the aquifer is highly conductive and that the current well is likely placed near the center of the aquifer and not near the edges, where flow could be impacted by aquifer thinning and/or a reduction in aquifer quality.

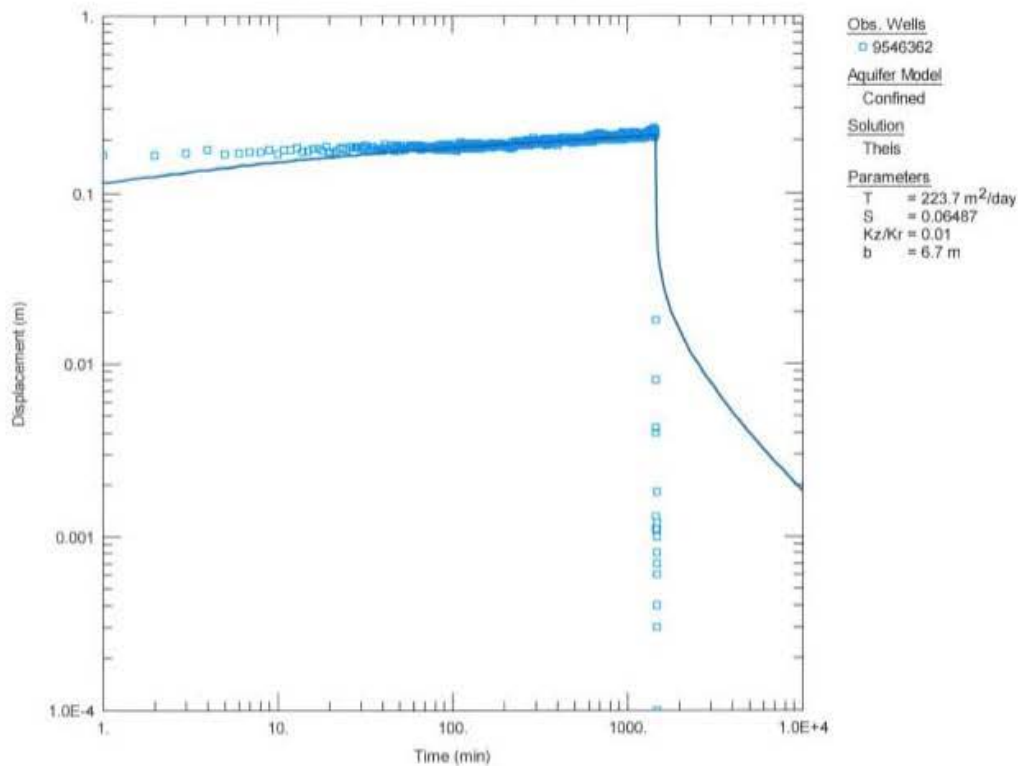
The thickness of the data curve, especially the drawdown (blue) curve, reflects the resolution of the data logger with the variation observed due to data logger noise over this relatively short reading interval.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

The pumping test data was interpreted with the aid of the AQTESOLV program developed by Hydrosoft Inc. The Theis solution method was used for a confined aquifer with radial groundwater flow. A graph showing water level displacement with time and a fitted curve is as follows:

Figure 7: Theis solution fit to pumping test data



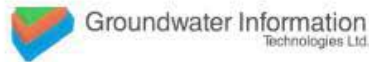
A relatively good fit to the curve is observed, with some deviation at early time, likely due to wellbore storage. A transmissivity of 223.7 m²/day is calculated indicating a highly productive well.

[5.4] Well yield

The twenty-year safe yield of the well (Q_{20}) can be calculated using the modified Moell method as suggested in Alberta Environments Guide to Groundwater Authorization (March 2011) as follows:

$$Q_{20} = \frac{(0.7 * Q * H_a)}{S_{100min} + (S_{20yrs} - S_{100th})}$$

BUCKLEY CONCEPTUAL SCHEME



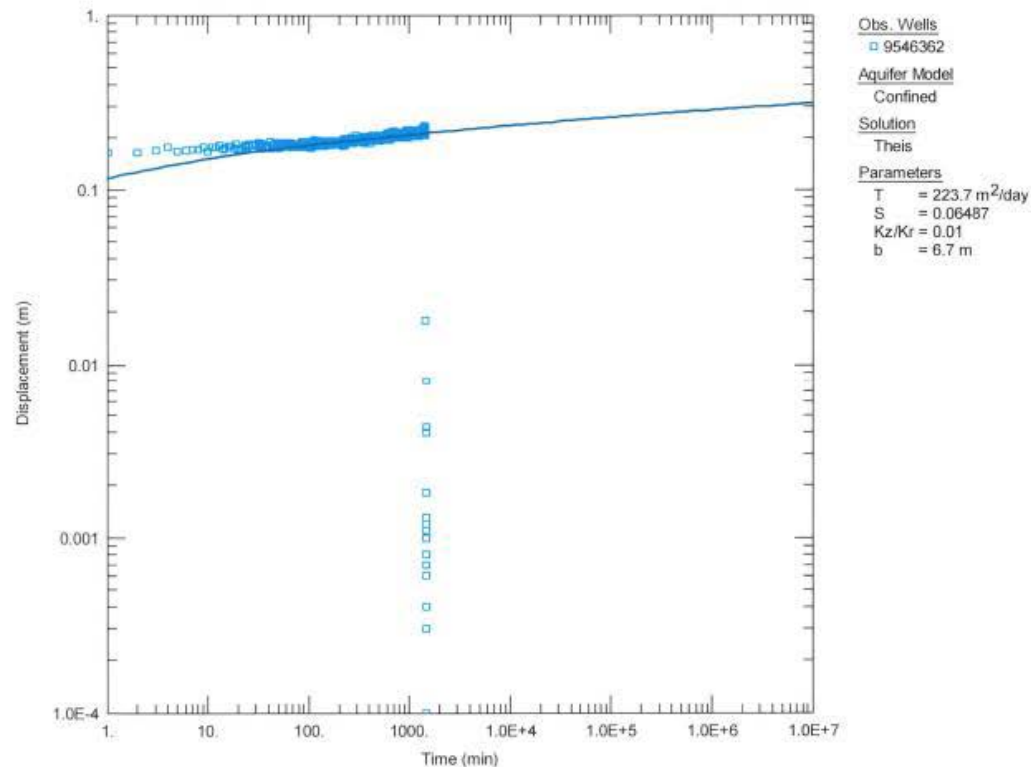
Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

Where

Q	-	Pump test flow rate 32.7 m ³ /day (22.7 litres/min)
H _a	-	Available Head = 2.19 m
S _{100 min}	-	Observed drawdown at 100 minutes (0.19 m)
(S _{20yrs} – S _{100 th})	-	Difference between drawdown at 20 years and 100 min (0.32 – 0.19 m = 0.13 m)
0.7	-	Safety factor

The theoretical 20-year drawdown is determined by extrapolating the Theis solution curve as follows:

Figure 8: Theis solution modeled to 20 years of pumping



Substituting in the above values a 20-year safe yield (Q_{20}) of 156.7 m³/day (23.9 imperial gallons per minute or 57,218 m³/year) is calculated. This safe yield value is in excess of the 1,250 m³/year diversion required for the residential acreage and shows that the well is capable of supplying the necessary amount of water.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5**[6.0] Effect on water levels****[6.1] Existing users**

Using the Cooper-Jacob equation the expected drawdown in the aquifer at various time and distances due to pumping of the well can be calculated by the following formula:

$$s = \frac{(0.183 * Q)}{T} \times \text{Log} \left(\frac{2.25 * T * t}{r^2 S} \right)$$

Where

S	-	Drawdown (m)
S	-	Storativity (5.0 x 10 ⁻⁵)
Q	-	Licensed Pump Rate (3.5 m ³ /day)
T	-	Transmissivity (223.7 m ² /day)
t	-	Time (days)
r	-	Radial distance from pumping well (m)

A table showing water level drawdown with distance as a function of time and distance is as follows:

Table 3: Cooper-Jacob distance drawdown matrix

Distance (m)/ Time (days)	Well	100	300	500	1000	1600	3000
1	0.03	0.01	0.01	0.00	0.00	0.00	0.00
7	0.03	0.01	0.01	0.01	0.01	0.00	0.00
30	0.03	0.01	0.01	0.01	0.01	0.01	0.00
365	0.03	0.02	0.01	0.01	0.01	0.01	0.01
1826	0.04	0.02	0.02	0.01	0.01	0.01	0.01
3652	0.04	0.02	0.02	0.01	0.01	0.01	0.01
7305	0.04	0.02	0.02	0.02	0.01	0.01	0.01

The following assumptions were included in the above calculation: No recharge is occurring, and all wells are screened over the same aquifer. From this table, we can infer that the most a neighboring well (< 300 m) in the same aquifer will experience in additional drawdown will be less than 1 meter over a 20-year pumping period.

The available head in the pumping well is 2.19 meters. The additional drawdown in the well of less than 1 meter after 20 years of pumping would not hinder the wells performance.

BUCKLEY CONCEPTUAL SCHEME



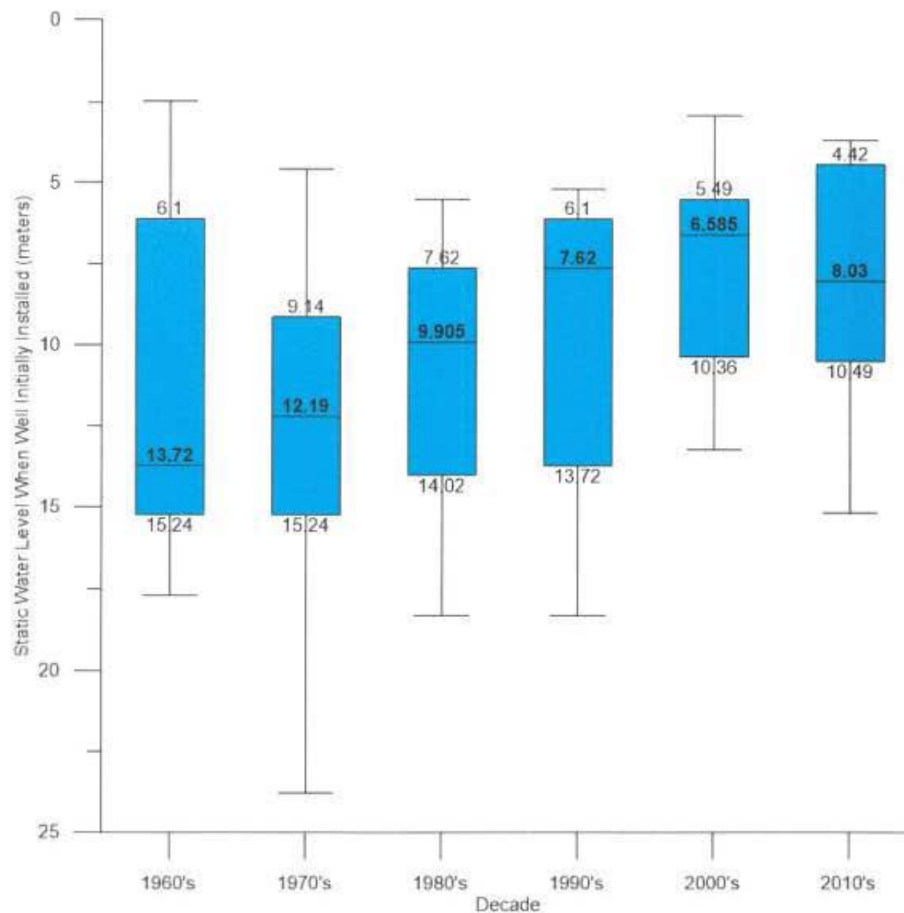
Groundwater Supply Evaluation – Phase II
Well 9546362 – NW – 23 – 24 – 3W5

[6.2] Changes in Water Levels versus time

Water level data from when the wells were installed was collected from the water well database to illustrate trends in water level and determine if declining water levels are apparent. Wells within 1.6 km of the site that had water levels and were completed to depths of 14 – 35 m were examined.

A box plot showing average depth to water and range of values with time is illustrated as follows:

Figure 9: Water levels with time



Average static water levels in groundwater wells appear to increase from the 1960's through to the 2000's. Average water levels decreased slightly into the 2010's, but in general water levels in the area appear to be relatively constant with few major shifts. In the 1970's and 1990's, 24 wells were drilled in each decade, but it does not seem to have resulted in noticeable impacts on groundwater levels.

BUCKLEY CONCEPTUAL SCHEME

Groundwater Information
Technologies Ltd.Groundwater Supply Evaluation – Phase II
Well 9546362 – NW – 23 – 24 – 3W5**[7.0] Water Quality**

Water samples were obtained for water quality assessment from the supply well by personnel from TITAN Water Systems on January 14, 2019. The samples were collected into the appropriate containers and delivered to Kaizen Lab on January 18, 2019 for analysis. The water analysis report from Kaizen Lab is attached in Appendix C and a summary of the results, with a comparison to drinking water quality standards is as follows:

Table 4: Water chemistry summary

Parameter	Well ID 9546362	Drinking Water Limits
Lab pH	7.7	7.0 – 10.5
Lab EC	1240	
Analyte/Parameter		
Total Alkalinity	446.7	
Bromide	<0.1	
Calcium	102.9	
Magnesium	59.4	
Manganese	0.0035	0.05 (AO)
Sodium	68.5	200 (AO)
Potassium	8.8	
Phosphate	<0.1	
Chloride	75.4	250 (AO)
Nitrate	5.654	10 (MAC)
Sulfate	122.7	500 (AO)
Fluoride	<0.1	1.5 (MAC)
Iron	0.042	0.3 (AO)
Bicarbonate	544.7	
Total Dissolved Solids	735	500 (AO)

All results in mg/L (ppm) except pH in pH units, electrical conductivity in $\mu\text{S}/\text{cm}$.

The water is a calcium bicarbonate type with a moderate concentration of salts (TDS = 735 mg/L). The aesthetic objective for TDS is exceeded so the water may taste slightly off to the consumer but most users would likely find the taste acceptable. The water analysis shows that water produced from this aquifer is suitable for the intended use.

BUCKLEY CONCEPTUAL SCHEME



Groundwater Information
Technologies Ltd.

Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

Appendix A
Subdivision Map
Topographic Map

2019

Page 54 | 79

BUCKLEY CONCEPTUAL SCHEME



BUCKLEY CONCEPTUAL SCHEME



Groundwater Supply Evaluation – Phase II
Well 9546362 – NW – 23 – 24 – 3W5

Appendix B

Water Well Drilling Report

BUCKLEY CONCEPTUAL SCHEME

Alberta		Water Well Drilling Report		View in Imperial		Export to Excel	
The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.				GIC Well ID		9546362	
				GoA Well Tag No.			
				Drilling Company Well ID			
				Date Report Received		2019/01/18	
GOWN ID							
Well Identification and Location							
Owner Name		Address		Town		Province	
RYAN BUCKLEY							
Country		Postal Code					
Location							
1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan
NW	23	24	3	5	8		
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)			
m from				Latitude: 51.063251 Longitude: -114.321444			
m from				Elevation: m			
How Location Obtained				How Elevation Obtained			
Not Verified				Not Obtained			
Drilling Information							
Method of Drilling				Type of Work			
Rotary - Air				New Well			
Proposed Well Use							
Domestic							
Formation Log				Yield Test Summary			
Measurement in Metric				Measurement in Metric			
Depth from ground level (m)	Water Bearing	Lithology Description		Recommended Pump Rate	36.37 L/min		
0.30		Topsoil		Test Date	2019/01/11		
1.52		Till		Water Removal Rate (L/min)	68.19		
8.23		Brown Sandstone		Static Water Level (m)	8.03		
9.45		Gray Shale					
16.15	Yes	Gray Sandstone					
16.76		Gray Shale					
				Well Completion			
				Measurement in Metric			
				Total Depth Drilled	Finished Well Depth	Start Date	End Date
				16.76 m	16.76 m	2019/01/11	2019/01/11
				Borehole			
				Diameter (cm)	From (m)	To (m)	
				19.76	0.00	5.49	
				15.70	5.49	16.76	
				Surface Casing (if applicable)			
				Steel		Well Casing/Liner	
				Plastic			
				Size OD	16.81 cm		
				Wall Thickness	0.478 cm		
				Bottom at	5.49 m		
				Top at	4.57 m		
				Bottom at	16.76 m		
				Perforations			
				From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)
				10.67	16.76	0.318	15.24
				Hole or Slot Interval (cm)			
				30.48			
				Perforated by			
				Saw			
				Annular Seal			
				Bentonite Chips			
				Placed from	0.00 m to 5.49 m		
				Amount	1.00 Bags		
				Other Seals			
				Type	At (m)		
				Screen Type			
				Size OD	cm		
				From (m)	To (m)	Slot Size (cm)	
				Attachment			
				Top Fittings	Bottom Fittings		
				Pack			
				Type	Grain Size		
				Amount			
Contractor Certification							
Name of Journeyman responsible for drilling/construction of well				Certification No			
LEWIS PARKHOUSE				4161Q			

BUCKLEY CONCEPTUAL SCHEME

Alberta **Water Well Drilling Report** [View in Imperial](#) [Export to Excel](#)

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GIC Well ID: 9546382
GoA Well Tag No.:
Drilling Company Well ID:
Date Report Received: 2019/01/18

GOWN ID:

Well Identification and Location										Measurement in Metric			
Owner Name: RYAN BUCKLEY		Address: [REDACTED]			Town: [REDACTED]		Province: [REDACTED]		Country: [REDACTED]		Postal Code: [REDACTED]		
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description				
	NW	23	24	3	5								
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)								
m from					Latitude: 51.063251					Longitude: -114.321444			
m from					How Location Obtained:					How Elevation Obtained:			
					Not Verified					Not Obtained			
Additional Information												Measurement in Metric	
Distance From Top of Casing to Ground Level: 60.96 cm													
Is Artesian Flow: <input type="checkbox"/>													
Rate: L/min													
Is Flow Control Installed: <input type="checkbox"/>													
Describe:													
Recommended Pump Rate: 36.37 L/min													
Pump Installed:													
Depth: m													
Recommended Pump Intake Depth (From TOC): 15.24 m													
Type:													
Make:													
H.P.:													
Model (Output Rating):													
Did you Encounter Saline Water (>4000 ppm TDS): <input type="checkbox"/>													
Depth: m													
Well Disinfected Upon Completion: Yes <input checked="" type="checkbox"/>													
Gas: <input type="checkbox"/>													
Depth: m													
Geophysical Log Taken: <input type="checkbox"/>													
Submitted to ESRD: <input type="checkbox"/>													
Sample Collected for Potability: <input type="checkbox"/>													
Submitted to ESRD: <input type="checkbox"/>													
Additional Comments on Well:													
Yield Test													
Test Date: 2019/01/11		Start Time: 11:00 AM		Static Water Level: 8.03 m		Pumping (m)		Elapsed Time: Minutes:Sec		Recovery (m)			
Method of Water Removal													
Type: AIR													
Removal Rate: 68.19 L/min													
Depth Withdrawn From: 15.24 m													
If water removal period was < 2 hours, explain why:													
Water Diverted for Drilling													
Water Source: ALDERSIDE WATER STATION				Amount Taken: 1136.52 L				Diversion Date & Time: 2019/01/11 7:00 AM					

Contractor CertificationName of Journeyman responsible for drilling/construction of well:
LEWIS PARKHOUSECertification No:
4161Q

Date of Well report received by owner: Date assigned holder above:

BUCKLEY CONCEPTUAL SCHEME



Groundwater Supply Evaluation – Phase II
Well 9546362 -- NW – 23 – 24 – 3W5

Appendix C

Kaizen Lab Water Chemistry Report

BUCKLEY CONCEPTUAL SCHEME

333 50th Ave, S.E.
Calgary, AB, T2G 2B3
Phone (403) 297-0868
Fax: (403) 297-0869

ANALYTICAL REPORT**TITAN Water Systems**

Complete Pumping & Filtration Solutions
www.titanwater.ca

Contact: Troy Niemanis
Phone: (403) 601-0811
Email: troy@titanwater.ca

KaizenLAB #:	197629_001
SAMPLE INFO:	R. Buckley #9905 North Well
DATE SAMPLED:	14-Jan-2019
DATE RECEIVED:	18-Jan-2019
DATE REPORTED:	23-Jan-2019
LOCATION:	

Parameter Description	Units	Result	Canadian Drinking Water Quality Guidelines*
Routine Water Potability Analysis for Titan Water Systems			
pH		7.7	7.0-10.5 (AO)
Electrical Conductivity (EC)	uS/cm	1240	
Dissolved Calcium	mg/L	102.9	
Dissolved Magnesium	mg/L	59.4	
Dissolved Potassium	mg/L	8.8	
Dissolved Sodium	mg/L	68.5	200 (AO)
Chloride	mg/L	75.40	250 (AO)
Fluoride	mg/L	<0.10	1.5 (MAC)
Nitrate-N	mg/L	5.654	10 (MAC)
Nitrite-N	mg/L	<0.005	1 (MAC)
Nitrite-N + Nitrate-N	mg/L	5.654	
Phosphate	mg/L	<0.10	
Sulphate	mg/L	122.7	500 (AO)
Bicarbonate (as HCO ₃)	mg/L	544.7	
Carbonate (as CO ₃)	mg/L	<1.5	
Hydroxide (as OH)	mg/L	<0.5	
Alkalinity (total, as CaCO ₃)	mg/L	446.7	
Alkalinity (phenolphthalein, as CaCO ₃)	mg/L	<2.0	
Total Iron	mg/L	0.042	0.3 (AO)
Total Manganese	mg/L	0.0035	0.05 (AO)
Hardness (calculated, as CaCO ₃)	mg/L	501.3	
Sodium Adsorption Ratio		1.33	
Total Dissolved Solids (calculated)	mg/L	735	500 (AO)
Bromide	mg/L	<0.10	
Ion Balance	%	105.96	

*CDWG = Canadian Drinking Water Quality Guidelines, Health Canada 2008; MAC = Maximum Acceptable Concentration (affects health); AO = Aesthetic Objective (does not affect health but affects color, taste, etc.).

< refers to less than the detection limit.
MPN = Most Probable Number of coliform bacteria

Note: The results in this report relate only to the items tested. Information is available for any items in 5.10.2 of ISO/IEC 17025 that cannot be put on a test report.

Final Review by:

Daniela Matthews

BUCKLEY CONCEPTUAL SCHEME

Appendix 2: Drainage Study



Groundwater Information
Technologies Ltd.

Level Three PSTS Site Assessment
Plan 911 1699, Lot 5
NW – 23 – 24 – 3W5

Prepared For:

Ryan Buckley

243206 Range Road 32

County of Rockyview

Prepared By:

Groundwater Information Technologies Ltd.



Ken Hugo, P.Geol.

APEGA P12577

March 3, 2015

#44, 2110 - 41 Avenue NE, Calgary, Alberta T2E 8Z7

i

BUCKLEY CONCEPTUAL SCHEME

1 CONTENTS

2	Executive Summary.....	iii
3	Introduction.....	1
4	Site Description.....	2
4.1	Site Drawings.....	2
4.2	Site Conditions.....	3
4.3	Density.....	3
5	On-Site System.....	3
6	Soil Conditions.....	3
7	Topography and Surface Drainage.....	5
8	Parcel Suitability.....	5
	Figure 1 – Rocky View County map.....	1
	Figure 2 - Air photo of area showing proposed septic field area and 2 m contours.....	2
	Table 1 - Test Pit #1 – 114°19.460'E, 51°03.853'N.....	4
	Table 2 - Test Pit #2 – 114°19.457'E, 51°03.850'N.....	4
	Table 3 – Grain size analysis.....	5
	Table 4 - Parcel Suitability Summary.....	5

BUCKLEY CONCEPTUAL SCHEME

2 EXECUTIVE SUMMARY

A site investigation was undertaken at a proposed residential parcel located in NW – 23 – 24 – 3W5 to determine if the soil and groundwater conditions underlying the site are suitable for receiving effluent from a septic system. The investigation followed the Alberta Model Process for Septic Fields and consisted of a Level Three Assessment.

Two test pits were dug on the site to characterize the soil, collect soil samples for grain size analyses, and observe for groundwater levels in the pits.

The area is located in a relatively high uplands area with a slight (4%) gradient towards an intermittent creek drainage 50 m east of the parcel. There is currently one water well on the parent parcel, and none on the proposed subdivision parcel, and approximately 20 other residences with water wells and septic fields are located within 500 m of the site. No encumbrances were identified that would restrict the septic field site.

The area is underlain by a silty clay soil. The depth of this soil above bedrock is at least 4 m and likely on the order of 5 – 6 m in depth. Groundwater was observed at a depth of approximately 4 m in one test pit. The soil underlying the site consists of a silty clay that is interpreted to be a glacial lake deposit and shows a strong small blocky structure.

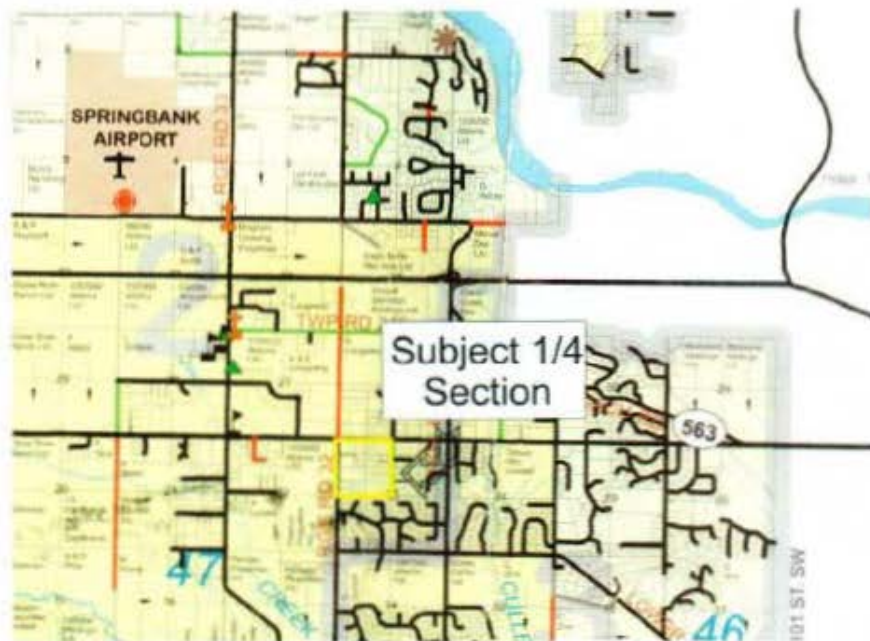
The site is suitable for treatment of effluent from septic systems by subsurface treatment. For effluent with a Biochemical Oxygen Demand (BOD) of 30 – 150 mg/L a loading rate of 6.9 litres per square meter per day is recommended. For secondary treated effluent with a BOD of less than 30 mg/L a loading rate of 9.8 litres per day per square meter is recommended.

BUCKLEY CONCEPTUAL SCHEME

3 INTRODUCTION

At the request of Ryan Buckley, a Level Three Private Septic Treatment System (PSTS) assessment was undertaken for a portion of land within the NW ¼ - Section 23 – 24 – 3W5 within Rocky View County. The purpose of the assessment is to determine if native subsurface conditions are suitable for a PSTS in the vicinity of the residence proposed for the subdivision. A portion of the Rocky View County map highlighting the subject quarter section is shown below.

Figure 1 – Rocky View County map



This report follows the format as described in the "Model Process for Subdivision Approval and Private Sewage (February 2001)". A site investigation, consisting of a review of existing information and a subsurface examination was conducted to evaluate the site. The subsurface investigation consisted of digging two pits in the proposed septic field area and examining the soil for strata characteristics and collecting soil samples for grain size analysis. Groundwater conditions were also observed in the soil strata and test pits.

BUCKLEY CONCEPTUAL SCHEME

4 SITE DESCRIPTION

4.1 SITE DRAWINGS

An air photo of the area indicating the site of the proposed septic field is as follows:

Figure 2 - Air photo of area showing proposed septic field area and 2 m contours



The site is part of an existing 10 acre parcel with a proposed 4 acre subdivision on the east side with a panhandle road accessing the site from Range Road 32.

No water wells are currently within the proposed lot. Water wells are present at the existing residence near the residence on the west parcel and other residences in the area obtain water from water wells. The closest well is in the parent parcel approximately 60 m from the proposed septic field site. Other wells are present in the area located at a distance of greater than 100 m from the septic field site.

BUCKLEY CONCEPTUAL SCHEME

4.2 SITE CONDITIONS

According to Alberta Environment's and Sustainable Resource Developments (AESRD) water well database, approximately 24 wells are located within 1000 m of the site. These wells range in depth from 60 - 230 feet and obtain water from bedrock sandstones. The reconnaissance report from the water well database is attached as Appendix A. None of the wells obtain water from shallow sources and the water supply is not considered a GWUDI (groundwater under the direct influence) of surface water source.

The overall topography can be described as rolling with immediate drainage in the area towards the north. A hand held clinometer was used to determine that the slope in the area is approximately 4%. An unnamed intermittent creek drainage is located approximately 75 m east of the site with the creek flowing in a southward direction towards the Elbow River.

Vegetation at the site consists of a mixture of pasture, spruce and poplar trees. No indications of wetland plants were observed.

4.3 DENSITY

One additional lot is proposed for the quarter section which currently consists of 20 residential subdivisions. All lots are 4 acres in size or larger and sufficient setbacks of the septic fields to residential houses or water wells should be able to be maintained.

No restriction of placement of a septic field were noted due to density considerations, water wells or underground utilities.

5 ON-SITE SYSTEM

A below grade or septic field mound system would be suitable for the site. The proposed residence planned for the site consists of a three or four bedroom residence. A sewage treatment consisting of primary septic treatment in a tank with disposal to a field is recommended.

Sewage volumes for a three bedroom house would be 1530 litres per day and 2040 litres for a four bedroom house. Additional volumes may be produced should additional plumbing fixture units be installed.

6 SOIL CONDITIONS

According to the Soil Survey of the Calgary Urban Perimeter (MacMillan, 1987) the topsoil in the region consists of black chernozemic soils of the Lloyd Lake Series. This soil is a silty clay topsoil with little to no coarse fragments. The soils are well drained to rapidly drained, likely reflective of good soil structure.

BUCKLEY CONCEPTUAL SCHEME

According to the map entitled "Quaternary Geology, Southern Alberta (Shetsen, ARC, 1994) the underlying glacial material consist or lacustrine offshore sediments, which typically consist of silt or clay loam type soils with little to no coarse fragments. According to the water well records in the area these unconsolidated sediments typically around 6 m thick.

Both maps indicate that the soil underlying the site should be suitable for treatment of septic effluent by a field or mound type system.

Two test pits were dug on the site in February of 2015 in the vicinity of the proposed septic field. Soil in the test pits were logged to determine thickness of various horizons, soil structure, grain size and moisture conditions. The test pit logs are attached in the appendix.

The test pits were dug with the aid of a rubber tired hoe – one to a depth of approximately 2 metres, the other to a depth of approximately 5 m. Soil conditions were measured to 1.5 m and visually estimated below. The test pits were open for approximately one week prior to measurement to allow for determination of whether groundwater is present at the depth of the test pits. A soil sample was collected from each test pit for analysis of grain size characteristics. The soil colours were compared to Munsell charts to standardize soil colour description. A summary of the soil description is as follows:

Table 1 - Test Pit #1 – 114°19.460'E, 51°03.853'N

Horizon	Depth (cm)	Texture	Colour	Gleying	Mottling	Structure	Consistence	Moisture	% Coarse Fragments
H	0 – 3	Pasture Grass							
A	3 – 20	Silty Clay	Black	None	None	Small Blocky	Frozen	Damp	0
B	20 – 45	Silty Clay	Olive Brown	None	None	Small Blocky	Frozen	Damp	0
C	45 – 300	Silty Clay	Light Olive Brown	None	None	Small Blocky	Moist Friable	Slightly Damp	0

Table 2 - Test Pit #2 – 114°19.457'E, 51°03.853'N

Horizon	Depth	Texture	Colour	Gleying	Mottling	Structure	Consistence	Moisture	% Coarse Fragments
H	0 – 3	Pasture Grass							
A	3 – 20	Silty Clay	Black	None	None	Small Blocky	Frozen	Damp	0
B	20 – 40	Silty Clay	Olive Brown	None	None	Small Blocky	Frozen	Damp	0
C	40 – 300	Clayey Silt	Light Olive Brown	None	None	Small Blocky	Moist Friable	Slightly Damp	0

BUCKLEY CONCEPTUAL SCHEME

Similar strata was encountered in both test pits consisting of a silty clayey soil with a small blocky soil structure to a depth of 40 – 45 cm followed by a more clayey horizon to a depth of approximately 2 metres. Rafted bedrock was visible in the deeper test pit from about 1.9 – 2.4 m. Two samples were submitted for grain size analysis to E2K Engineering of Calgary. The lab report is attached in the appendices. A summary of the results is as follows:

Table 3 – Grain size analysis

Pit #	Depth	% sand	% silt	% clay	Texture Class
1	1 m	15	35	50	Clay
2	1 m	15	38	47	Silty clay

A silty clay soil is consistently found throughout the site. The structure of this soil can be considered to be moderate blocky at the depth of the septic field. The fine grained nature of the soil was the only limiting characteristic of the suitability of the site for disposal of effluent.

7 TOPOGRAPHY AND SURFACE DRAINAGE

Slope conditions were measured with a hand held clinometer. The topographic position for both pits is mid slope in an area of slightly rolling hills with slopes of approximately 4% towards the southeast, which is the direction of the regional drainage in the area.

No restrictions on operation or placement of a septic field exist due to site drainage and depth to water table conditions.

8 PARCEL SUITABILITY

A summary of the site conditions with comments on the suitability of the various factors for treatment of effluent is as follows:

Table 4 - Parcel Suitability Summary

Soil Texture	Moderate – the soil consists of a silty clay
Structure	Moderate – strong soil structure is observed near the top grading to moderate below 1 m
Depth of Suitable Soil	Very well suited – greater than 3 m of acceptable soil
Hydraulic Capability	Moderate – soils are well drained with moderate permeability
Soil Horizons	Very well suited – no limiting layers were noted
Depth to Water Table	Very well suited – the water table was observed at a depth of greater than 3 m (approximately 4 m)
Topography	Very well suited – the slopes are planar with 4% slope towards the east

5

BUCKLEY CONCEPTUAL SCHEME

Flooding	Very well suited – no risk of floods
Density	Very well suited – no other developments within 50 m of the site
Encumbrances	Very well suited - No development currently on site including water wells
Parcel Size	Very well suited – parcel size 4 acre
Surface Water	Very well suited – no surface water bodies within 60 m of site

In summary the site is suitable for subsurface treatment of effluent waste. Loading rates should be based on a clay loam soil with weak blocky structure. For effluent with a Biochemical Oxygen Demand (BOD) of 30 – 150 mg/L a loading rate of 6.9 litres per square meter per day is recommended. For secondary treated effluent with a BOD of less than 30 mg/L a loading rate of 9.8 litres per day per square meter is recommended.

It was reported that the existing septic field systems in the area are operating properly. With the parcel subdivision size and density in the area a municipal wastewater collection system does not appear to be required.

For a three bedroom house with an effluent volume of 1530 litres per day a treatment area of 221 square meters is required for effluent that has undergone primary treatment. Assuming that the trenches are 0.9 m wide and 15 m long with 0.9 m between trenches a septic field size of 15 m X 28 m is required. A treatment size of 15 m X 22 m is required for effluent that has undergone secondary treatment.

For a four bedroom house a treatment field 15 m X 45 m is required for disposal of primary treated effluent. A treatment field of 15 m X 29 m is required for secondary treated effluent. This dimensions may be reduced if a chamber system is utilized.

BUCKLEY CONCEPTUAL SCHEME

APPENDIX 1

WATER WELL RECONNAISSANCE REPORT

BUCKLEY CONCEPTUAL SCHEME

Reconnaissance Report

View in Metric
Export to Excel

Please click the water Well ID to generate the Water Well Drilling Report.

Well ID	LSR	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (FT)	TYPE OF WORK	USE	CRM	LT	PT	WELLOWNER	STATIC LEVEL (FT)	TEST RATE (gpm)
349300 NW 23	024	03	024	03	5	AARON DRILLING INC.	1993-02-01	105.00	New Well	Domestic		11		MACINTOSH, GARY #2054	58.00	20.00
349381 NW 23	024	03	024	03	5	AARON DRILLING INC.	1987-11-24	100.00	New Well	Domestic		6		HAVEISLEW, ROD	51.00	20.00
349501 NW 23	024	03	024	03	5	AARON DRILLING INC.	1987-11-20	100.00	New Well	Domestic		5		SENEZ, FRANK	60.00	20.00
353474 NW 23	024	03	024	03	5	BAKER WATER WELLS	1999-09-04	80.00	New Well	Domestic		10		WILLIAMS, CLIFF	22.00	30.00
358139 NW 23	024	03	024	03	5	AARON DRILLING INC.	1991-06-26	80.00	New Well	Domestic		7		BANNISTER, BILL #1628	45.00	15.00
358140 NW 23	024	03	024	03	5	AARON DRILLING INC.	1991-06-26	80.00	New Well	Domestic		6		BANNISTER, BILL #1629	45.00	10.00
359264 NW 23	024	03	024	03	5	DOLMITE DRILLING	1991-07-26	90.00	New Well	Domestic		5		PATRICO CORP C/O PATRICIA SPART	40.00	10.00
359265 NW 23	024	03	024	03	5	DOLMITE DRILLING	1991-07-30	80.00	New Well	Domestic		5		PATRICO CORP	40.00	10.00
359510 NW 23	024	03	024	03	5	AARON DRILLING INC.	1991-07-30	100.00	New Well	Domestic		5		MACINTOSH, GARY #1654	69.00	4.00
361450 NW 23	024	03	024	03	5	UNKNOWN DRILLER		80.00	Chemistry	Domestic				HOURO, BERT		
365343 NW 23	024	03	024	03	5	ELGIN EXPLORATION COMPANY LIMITED	1992-06-30	80.00	New Well	Domestic		4		HOURO, A.L.	38.00	12.00
365344 NW 23	024	03	024	03	5	ELGIN EXPLORATION COMPANY LIMITED	1992-07-02	100.00	New Well	Domestic		4		HOURO, A.L.	44.00	40.00
370155 NW 23	024	03	024	03	5	ELGIN EXPLORATION COMPANY LIMITED	1993-07-20	140.00	New Well	Domestic		8		MENICK, GREG	85.00	10.00
370155 NW 23	024	03	024	03	5	AARON DRILLING INC.			Old Well - Abandoned	Domestic				BRANCACCIO, CHRIS		
385517 NW 23	024	03	024	03	5	UNKNOWN DRILLER		90.00	Chemistry	Domestic				PROTHARD, STU		
388948 NW 23	024	03	024	03	5	DOERING DRILLING LTD.	1969-06-20	90.00	New Well	Domestic		7		BRUCE, R.C.	58.00	15.00
388949 NW 23	024	03	024	03	5	INTERPROVINCIAL DRILLING CONTRACTORS	1969-09-15	120.00	New Well	Domestic		12		AUTOIT	50.00	
388950 NW 23	024	03	024	03	5	WEBSTER DRILLING	1974-04-30	181.00	New Well	Domestic		17		NELSON, G.H.	180.00	9.00
388951 NW 23	024	03	024	03	5	INTERPROVINCIAL DRILLING CONTRACTORS	1970-12-01	230.00	New Well	Domestic		11		ZANGER, HERB	190.00	8.00
388952 NW 23	024	03	024	03	5	UNKNOWN DRILLER		120.00	Chemistry	Domestic		3		CHIDIK, PAUL	49.00	

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Page: 1 / 2

BUCKLEY CONCEPTUAL SCHEME

Reconnaissance Report

View in Metric
Export to Excel

Well ID	LSD	N/C	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	CHP	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (gpm)
380553 NW	23	024	03	5	5	UNKNOWN DRILLER		95.00	Chemistry	Domestic	1			LAWZARFIELD, R.		
380554 NW	23	024	03	5	5	UNKNOWN DRILLER		100.00	Chemistry	Domestic	1			ACOMBERGROUCH, H.A.		
380555 NW	23	024	03	5	5	TURNER VALLEY NW	1979-04-03	124.00	New Well	Domestic		12		SMART, W.	48.00	18.00
380556 NW	23	024	03	5	5	INTERPROVINCIAL DRILLING CONTRACTORS	1979-07-31	180.00	Deepened	Unknown		6		BANKSSTER, W.E.	70.00	7.00
380557 NW	23	024	03	5	5	UNKNOWN DRILLER		110.00	Chemistry	Domestic				MENZIES		
380558 NW	23	024	03	5	5	PARSONS DRUG	1967-04-18	115.00	New Well	Domestic		10		SMART, W.J.	45.00	4.59
380559 NW	23	024	03	5	5	BAKER WATER WELLS	1966-10-28	75.00	New Well	Domestic		3		WILLIAMS, C.L. CONSTR	21.00	30.00
380560 NW	23	024	03	5	5	CONVERSIFIED DRILLING & EXPLORATION CO.	1968-05-17	101.00	New Well	Domestic		7		MACINTOSH, G.	78.00	7.00
280561 14	23	024	03	5	5	UNKNOWN DRILLER		90.00	Chemistry	Domestic	1			BRUCE, B.C. PROPERTY		
102412 15	23	24	3	5	5	ARION DRILLING INC.	2014-03-11	95.00	New Well	Domestic		11	13	BRANCACCIO, CHRIS	40.80	12.00
1145490 13	23	24	3	5	5	BLACKWOOD DRILLING LTD.	2009-04-16	60.00	New Well	Domestic		7	15	BODOL, ANDY	9.44	12.00
2085369 11	23	24	3	5	5	BLACK DOG DRILLING & ENV SERV. LTD.	2012-05-02	120.00	New Well	Domestic		4	13	VORZEL, RMM	11.00	40.00

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Page: 2 / 2

BUCKLEY CONCEPTUAL SCHEME

APPENDIX 2

TEST PIT LOGS

E2K GRAIN SIZE ANALYSES REPORT

BUCKLEY CONCEPTUAL SCHEME



2 Soils Log Form

Private Sewage Treatment System Soil Log Form

Owner Name or Job ID:	Ryan Buckley
-----------------------	--------------

Legal Land Location					Plan	Block	Lot	GPS Coordinates
LSD-1/4	Sec	Twp	Rg	Mer				
NW	23	24	3	WS	91116 99		5	N 51° 03.850' W 114° 19.457'

Aerial Photos		Topography	slightly rolling
General Vegetation	Mixed Poplar / pasture	Overall Site Slope %	4% WISE
		Slope Position of System	mid slope

Test Hole #	Soil Subgroup	Parent Material	Drainage Class	Sample 1 Depth	Sample 2 Depth
2				1 m	

Horizon	Depth (cm)	Texture	Colour	Gleyed	Mottled	Structure	Consistence	Moisture	%CF
H	0-3	pasture grass							
A	3-20	silty clay	black	No	NO	small blocky	frozen	Damp	0
B	20-40	silty clay	oliv. brn	No	NO	small blocky	frozen	Damp	0
C	40-190	clayey silt	lt. oliv. brn	No	NO	small blocky	most friable	sl Damp	0
Rooted bedrock	190-240								
	240								

Depth to Groundwater	2.8 m	Limiting Soil Layer Char. (describe)	rooted bedrock @ 190
Depth to Seasonally Saturated Soil	N/A	Depth to Limiting Soil Layer	
Limiting Topography	None	Depth to Highly Permeable Layer	

Key Limiting System Design Characteristic	
---	--

Comments

Rooted to 1m

Note: Use soil names, description and particle size limits found in the Canadian System of Soil Classification (CSCC)

BUCKLEY CONCEPTUAL SCHEME



2 Soils Log Form

Private Sewage Treatment System Soil Log Form

Owner Name or Job ID: <i>Ryan Buckley Lot</i>									
Legal Land Location					Plan	Block	Lot	GPS Coordinates	
LSD-1/4	Sec	Twp	Rg	Mer	<i>911/1695</i>		<i>5</i>	<i>N 51° 03.853'</i> <i>W 114° 19.460'</i>	
<i>24</i>	<i>23</i>	<i>24</i>	<i>3</i>	<i>W5</i>					
Aerial Photos					Topography <i>5/5 AT/A R/L/H</i>				
General Vegetation <i>Mixed Poplar/Pasture</i>					Overall Site Slope % <i>4% SW SE</i>				
					Slope Position of System <i>Mid Slope</i>				
Test Hole #	Soil Subgroup	Parent Material	Drainage Class	Sample 1 Depth	Sample 2 Depth				
<i>1</i>				<i>1m</i>					
Horizon	Depth (cm)	Texture	Colour	Gleyed	Mottled	Structure	Consistence	Moisture	%CF
<i>H</i>	<i>0-3</i>	<i>Pasture grass</i>							
<i>A</i>	<i>3-20</i>	<i>silty clay</i>	<i>Black</i>	<i>NO</i>	<i>NO</i>	<i>small blocky</i>	<i>Frozen</i>	<i>Damp</i>	<i>0</i>
	<i>20-45</i>	<i>silty clay</i>	<i>oliv. Brn</i>	<i>NO</i>	<i>NO</i>	<i>small blocky</i>	<i>Frozen</i>	<i>Damp</i>	<i>0</i>
	<i>45-200</i>	<i>clayey silt</i>	<i>lt. olive Brn</i>	<i>NO</i>	<i>NO</i>	<i>small blocky</i>	<i>moist friable</i>	<i>sl. damp</i>	<i>0</i>
Depth to Groundwater				<i>> 2m</i>		Limiting Soil Layer Char. (describe)		<i>N/A</i>	
Depth to Seasonally Saturated Soil				<i>N/A</i>		Depth to Limiting Soil Layer			
Limiting Topography				<i>none</i>		Depth to Highly Permeable Layer			
Key Limiting System Design Characteristic									
Comments									

Note: Use soil names, description and particle size limits found in the Canadian System of Soil Classification (CSCC)

10 | Section 2: Soils Log Form

BUCKLEY CONCEPTUAL SCHEME

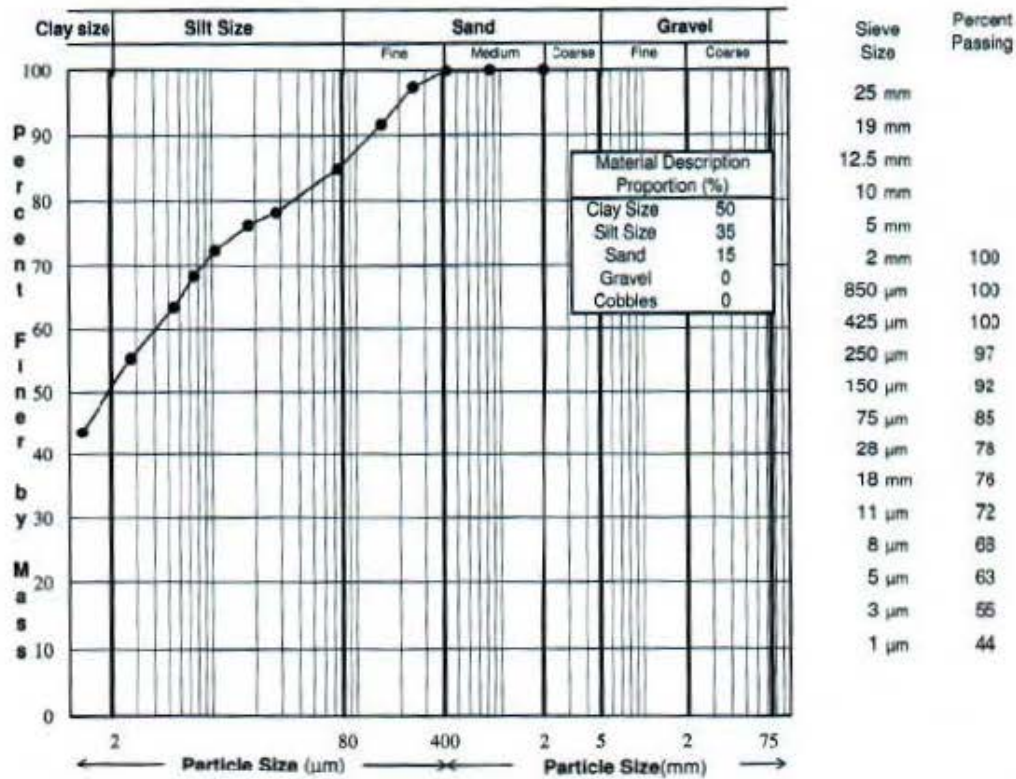
E2K ENGINEERING LTD.
 Suite 190, 5005-71 Ave SE.
 CALGARY, ALBERTA, T2H 0S6
 (c) 403-450-9603 (f) 403-450-9601

Hydrometer Analysis Report

To: GRIT Ltd.

Project: Buckley Test Pits

Project Number: 2015-1823
 Report Number: 1
 Report Date: February 27, 2015
 Copies To: Ken Hugo
 Authorized By: 0
 Sampled By: Client
 Tested By: JG
 Source: Test pit # 1, 1m
 Date Received: February 24, 2015
 Date Tested: February 26, 2015



Per _____

Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only on written request.

BUCKLEY CONCEPTUAL SCHEME

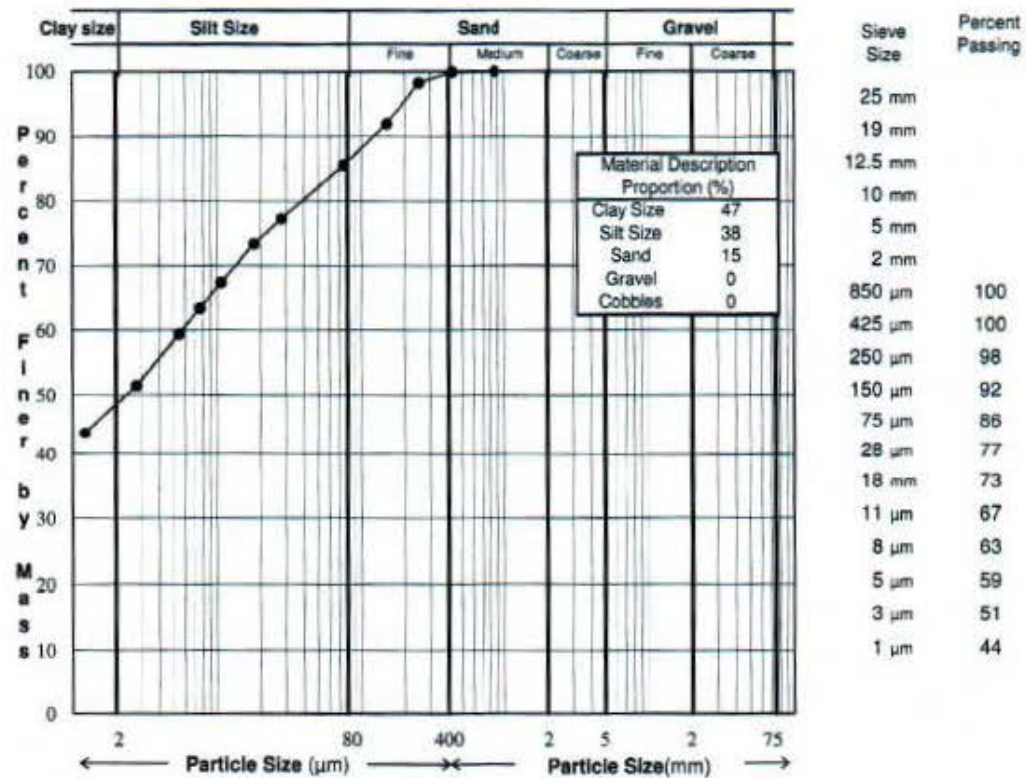
E2K ENGINEERING LTD.
Suite 190, 5005-71 Ave SE.
CALGARY, ALBERTA, T2H 0S6
(o) 403-450-9600 (f) 403-450-9601

Hydrometer Analysis Report

To: GRIT Ltd.

Project: Buckley Test Pits

Project Number: 2015-1823
Report Number: 1
Report Date: February 27, 2015
Copies To: Ken Hugo
Authorized By: 0
Sampled By: Client
Tested By: JG
Source: Test pit # 2, 1m
Date Received: February 24, 2015
Date Tested: February 26, 2015




Per _____

Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only as written request.

BUCKLEY CONCEPTUAL SCHEME

Appendix 3: Archeological Assessment

 Culture and Tourism	HRA Number: 4835-19-0017-001 March 14, 2019
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Historical Resources Act Approval

Proponent: Owner
243206 range road 32, Calgary, AB T3Z 2E3

Contact: Ryan Buckley


Agent: Owner
Contact: Ryan Buckley

Project Name: Lance Inc subdivision of Lot 5 block1 plan 911 1699

Project Components: Country Residential Subdivision
Residential Development

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within [Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources](#).



 Martina Purdon
 Head, Regulatory Approvals &
 Information Management

Lands Affected: All New Lands

Proposed Development Area:

MER	RGE	TWP	SEC	LSD List
5	3	24	23	13

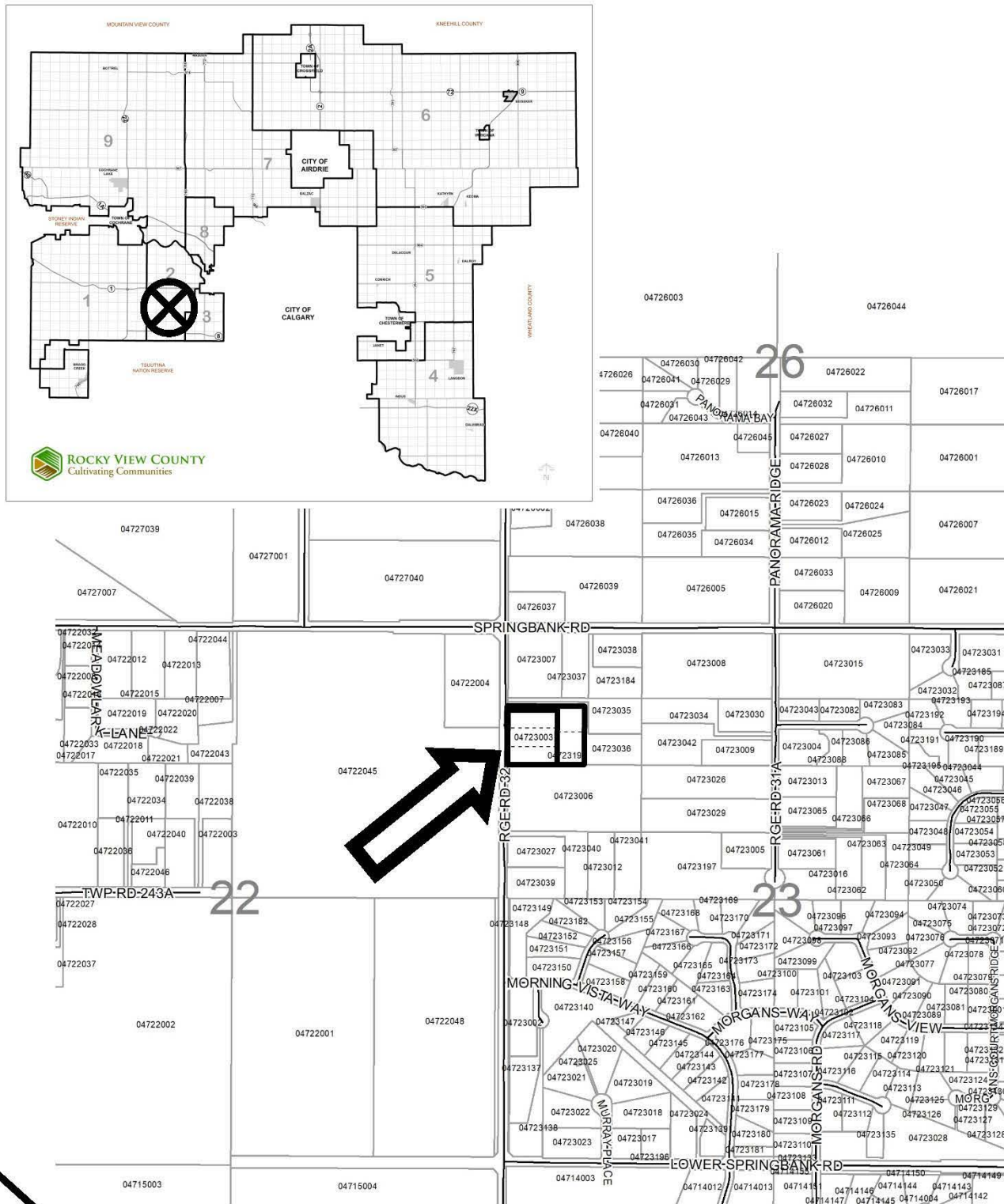
Documents Attached:

Document Name	Document Type
Survey	Illustrative Material

Appendix 4: Stormwater Management Plan

BUCKLEY CONCEPTUAL SCHEME

Appendix 5: Letters from Neighbours



LOCATION PLAN

NW-23-24-03-W05M

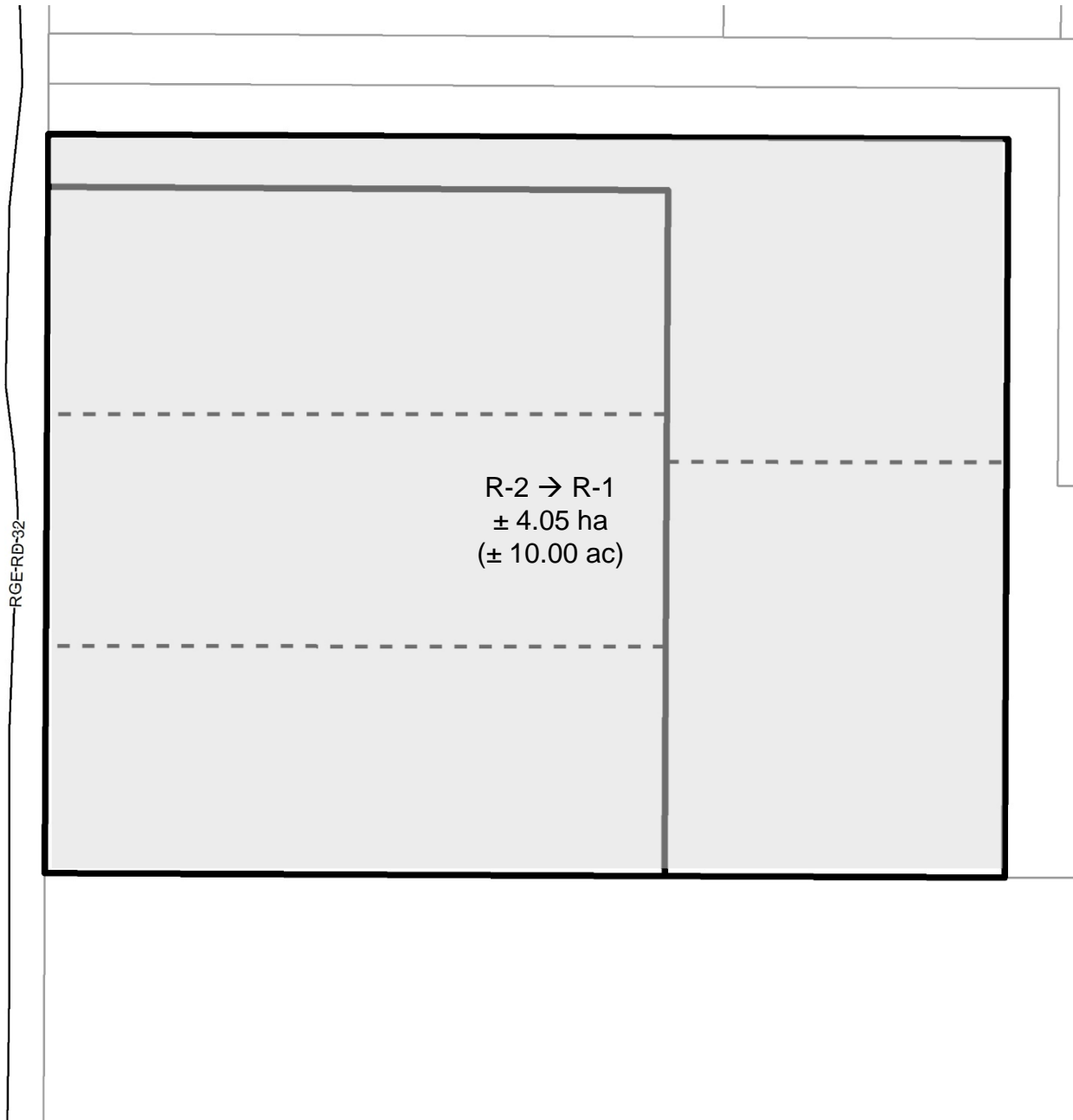
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

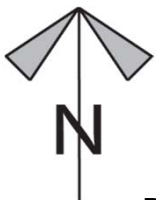
Division # 2

File: 04723003/04723198

Development Proposal: To redesignate the subject lands from Residential Two District to Residential One District to accommodate the Buckley Conceptual Scheme.



DEVELOPMENT PROPOSAL



NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198

Conceptual Scheme Proposal: To adopt the Buckley Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NW-23-24-03-W05M.

BUCKLEY CONCEPTUAL SCHEME

Density and Lot Size

The current 10.01-acre parcel is to be re-designated from it's current Residential Two to Residential One, to allow for subdivision into parcels with a minimum allowable parcel size of 1.98 acres and a maximum density of 5 residential units on the parcel.

FIGURE 6: SITE PLAN ARIAL

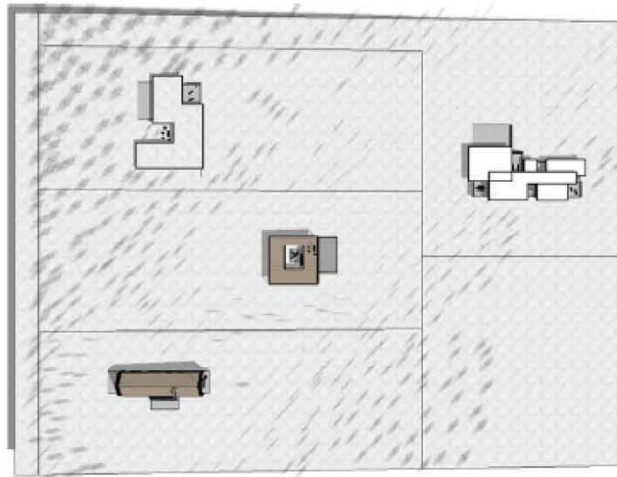
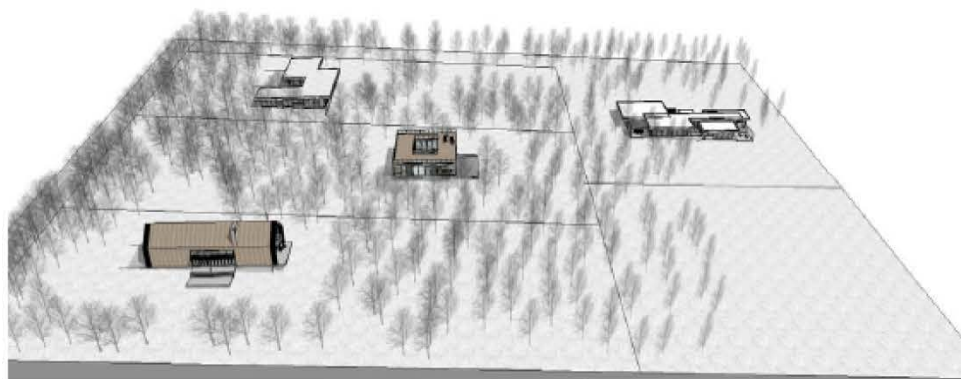
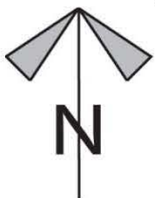


FIGURE 7: SITE PLAN NORTH FACING VIEW



CONCEPTUAL SCHEME PROPOSAL

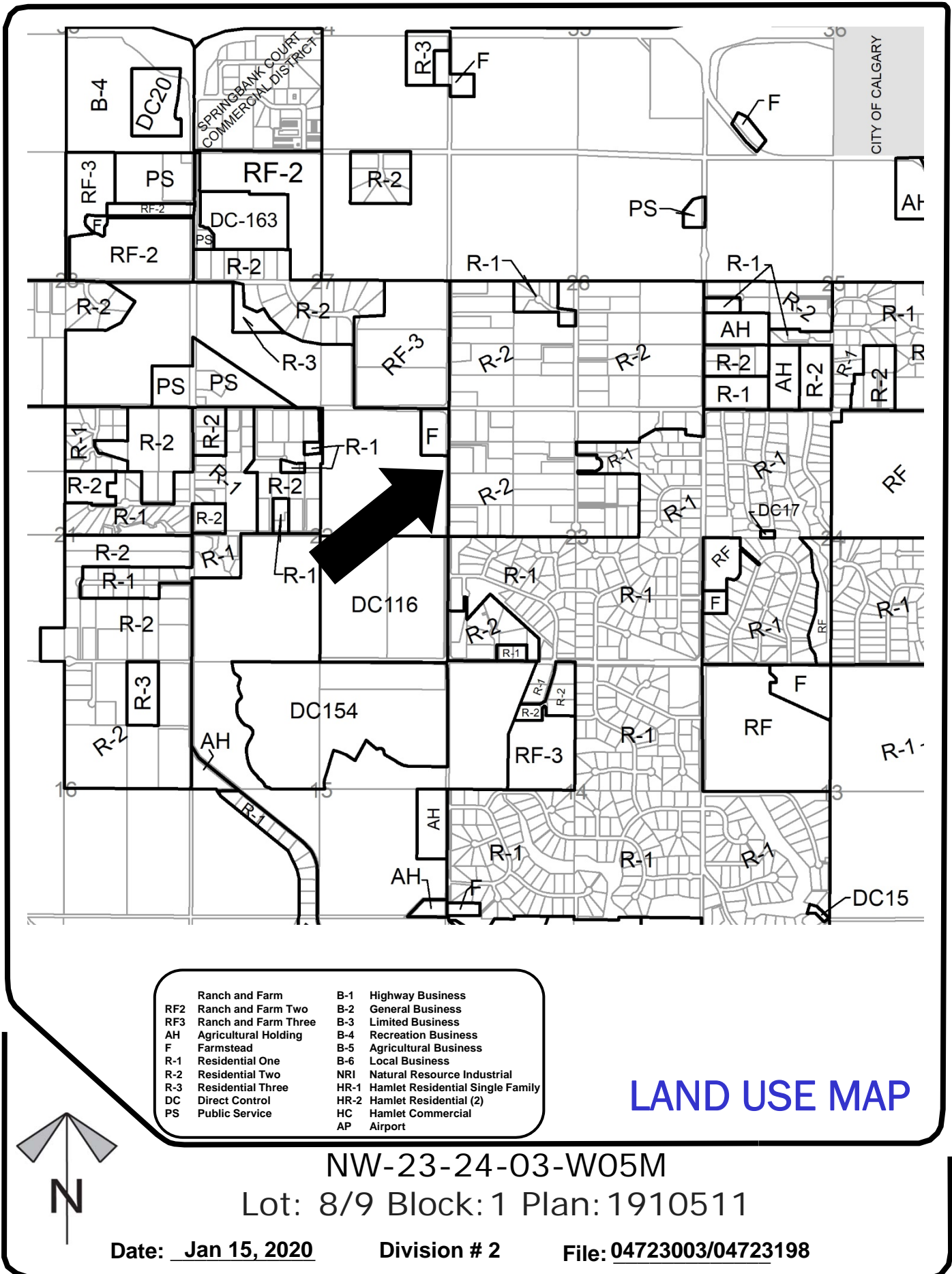


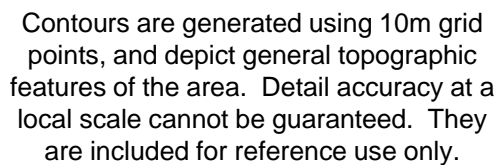
NW-23-24-03-W05M
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

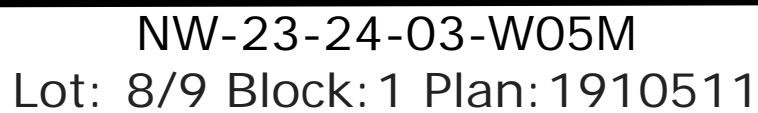
Division # 2

File: 04723003/04723198





Contour Interval 2 M



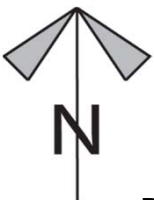
File: 04723003/04723198



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

AIR PHOTO

Spring 2018



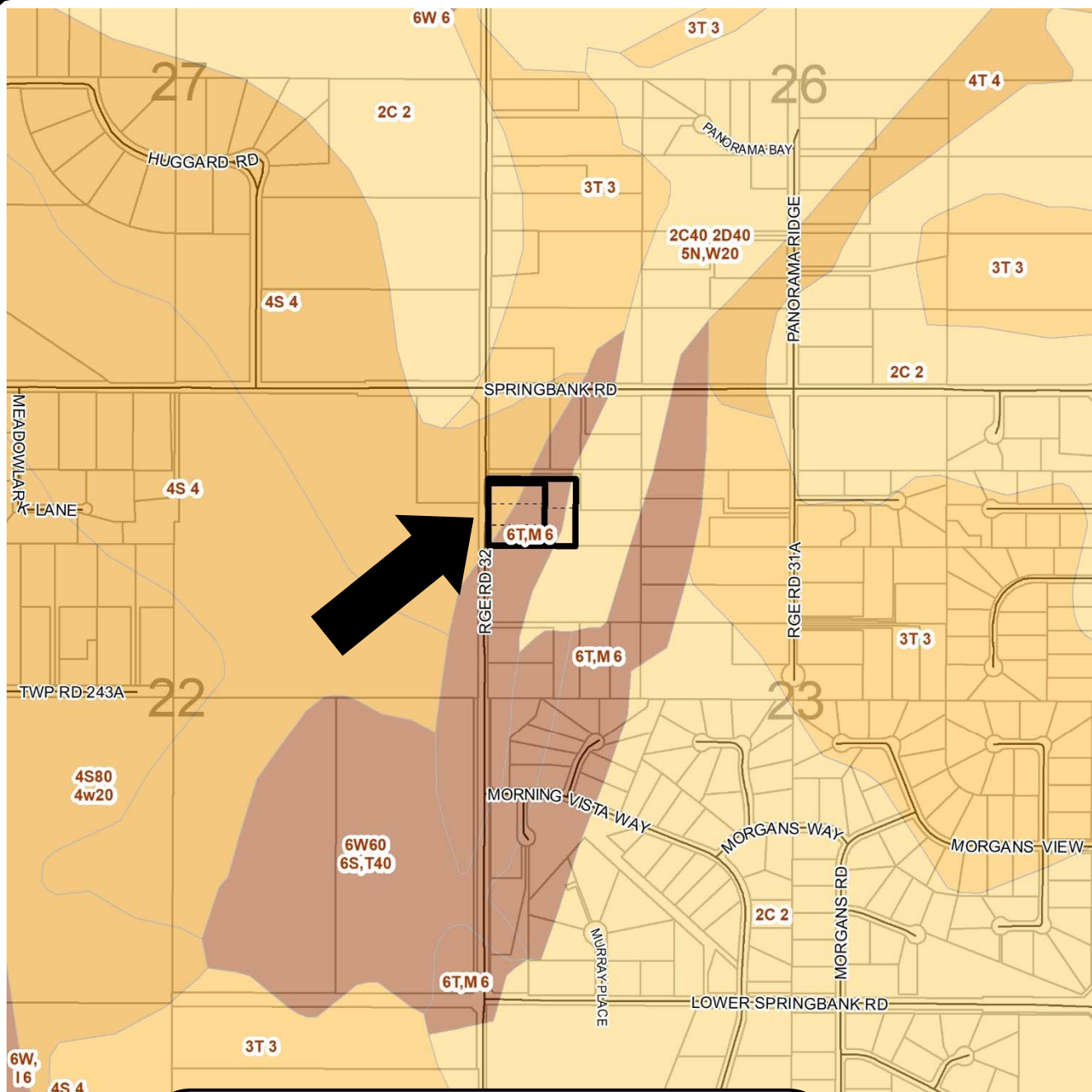
NW-23-24-03-W05M

Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198



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

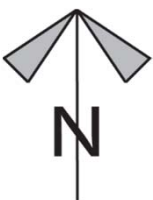
CLI Class

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

Limitations

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

SOIL MAP



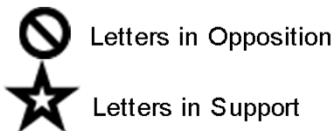
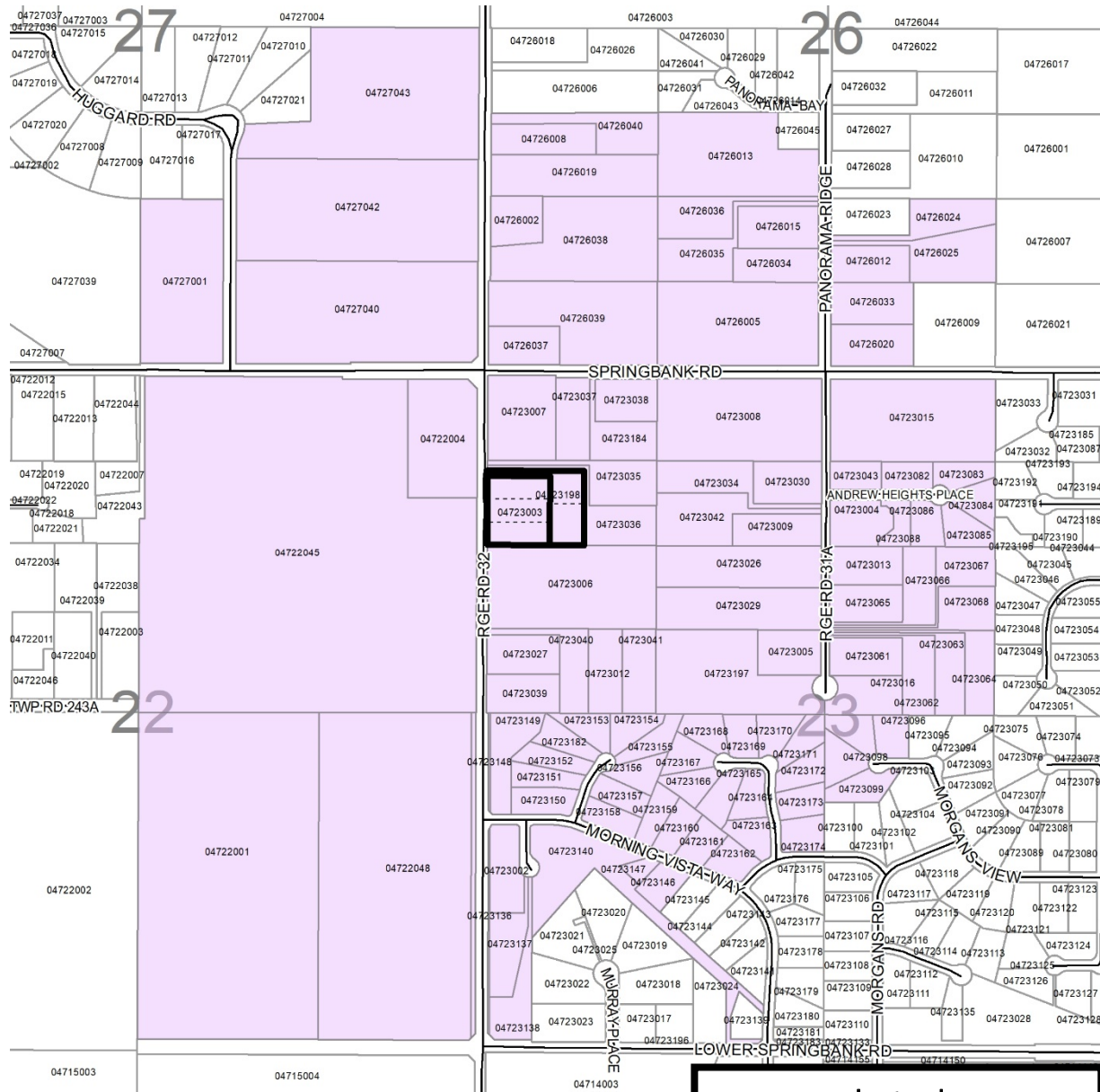
NW-23-24-03-W05M
 Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

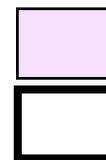
Division # 2

File: 04723003/04723198

AGENDA
Page 379 of 458



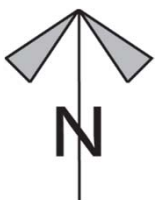
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



NW-23-24-03-W05M
Lot: 8/9 Block: 1 Plan: 1910511

Date: Jan 15, 2020

Division # 2

File: 04723003/04723198



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: June 9, 2020 **DIVISION:** 5

FILE: 05232003 **APPLICATION:** PL20200044

SUBJECT: First Reading Bylaw – Live Work Redesignation

PURPOSE: To redesignate the subject lands from Ranch and Farm District (RF) to Live Work District (L-W), in order to facilitate the operation of a trucking business.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Twp Rd 260 and east of Rge Rd 275.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Brar, Amandeep Singh

POLICY DIRECTION: The Interim Growth Plan (IGP), and the Municipal Development Plan (MDP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8046-2020 be given first reading.

Option #2: THAT application PL20200044 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

AP/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8046-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Althea Panaguiton, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8046-2020

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-8046-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 52 of Bylaw C-4841-97 be amended by redesignating a portion of NW-32-25-27-W04M from Ranch and Farm District to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NW-32-25-27-W04M is hereby redesignated to Live-Work District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8046-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5

File: 05232003/ PL20200044

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

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

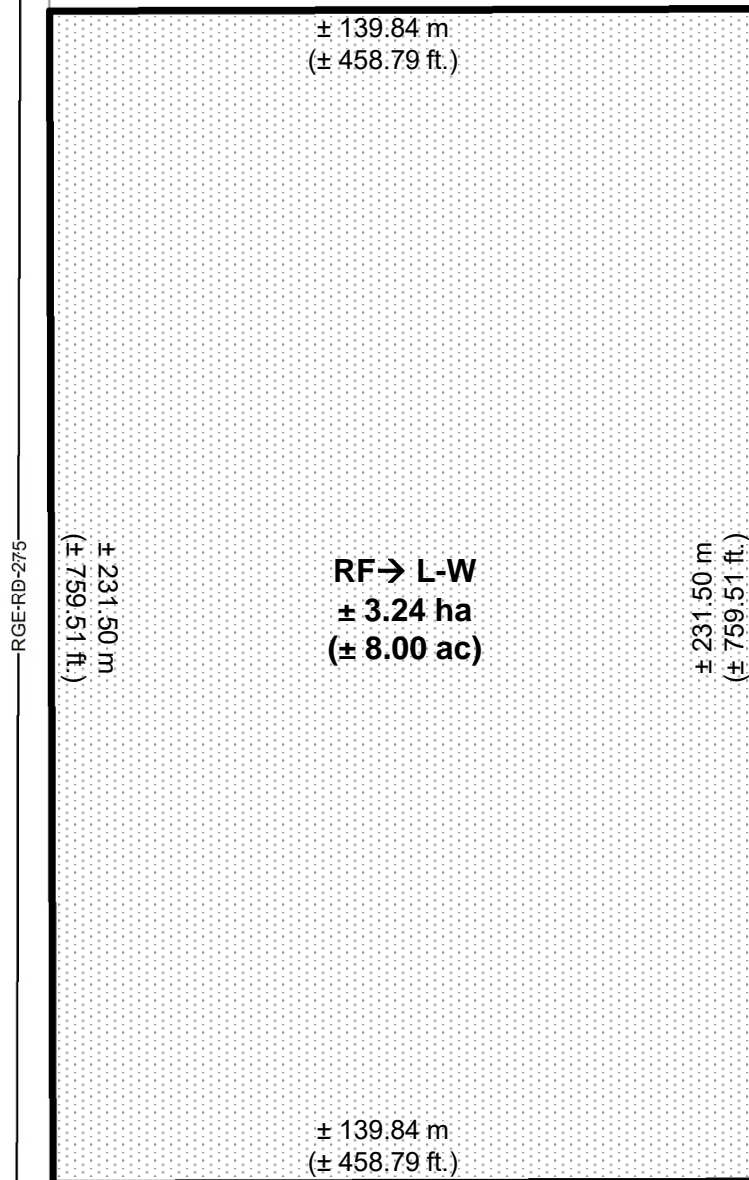
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

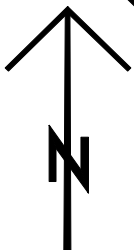
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8046-2020

AMENDMENT

FROM Ranch and Farm District TO Live-Work DistrictSubject Land 

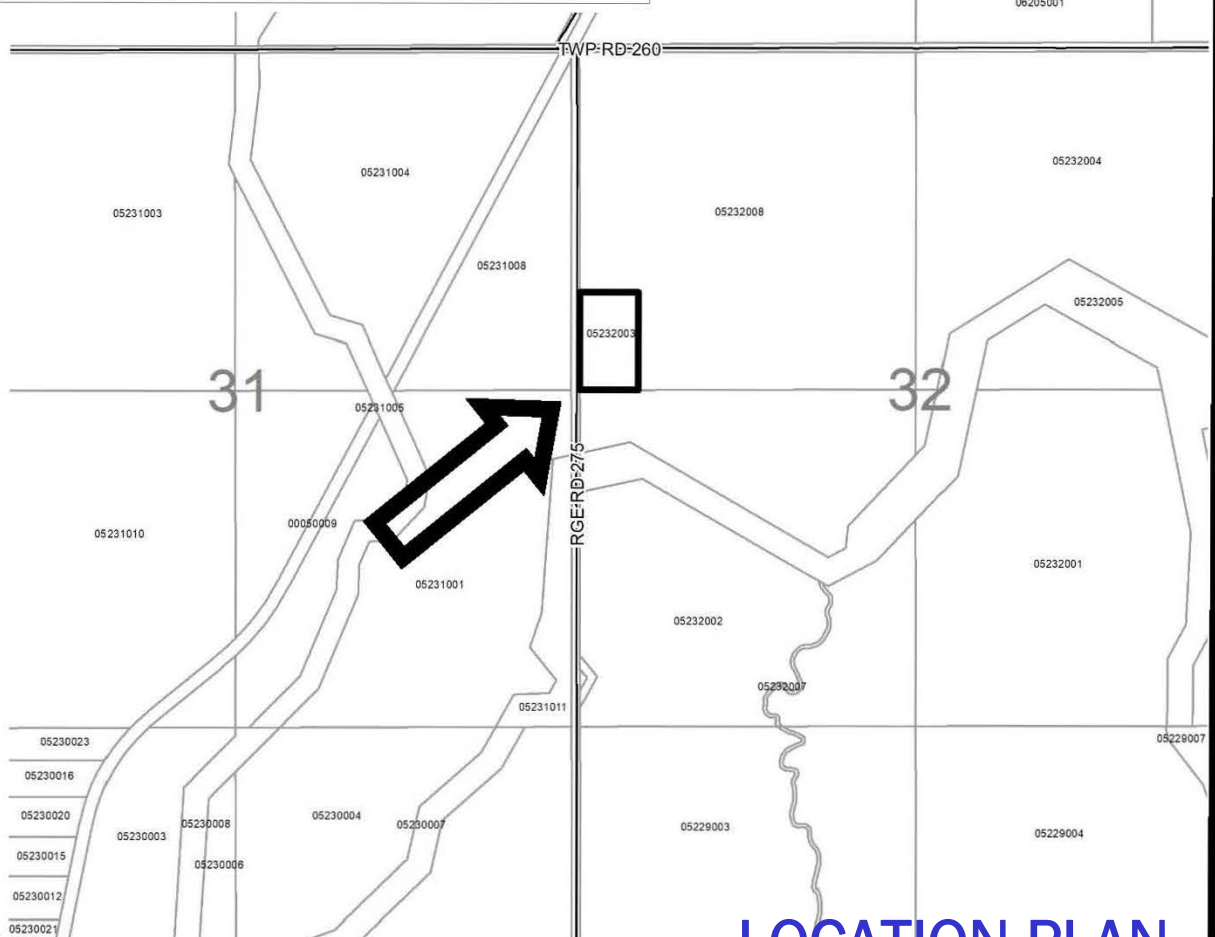
LEGAL DESCRIPTION: NW-32-25-27-W04M
Lot: 1 Block 1: Plan: 191 2451

FILE: 05232003

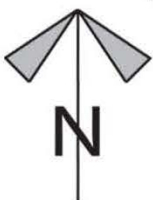
DIVISION: 5



ROCKY VIEW COUNTY



LOCATION PLAN



NW-32-25-27-W04M

Lot:1 Block:1 Plan:1912451

Date: April 7, 2020

Division # 5

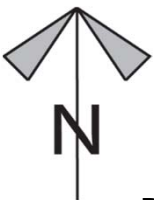
File: 05232003

Development Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Live Work District (L-W), in order to facilitate the operation of a trucking business.

RGE-RD-275

RF → L-W
± 3.24 ha
(± 8.00 ac)

DEVELOPMENT PROPOSAL



NW-32-25-27-W04M

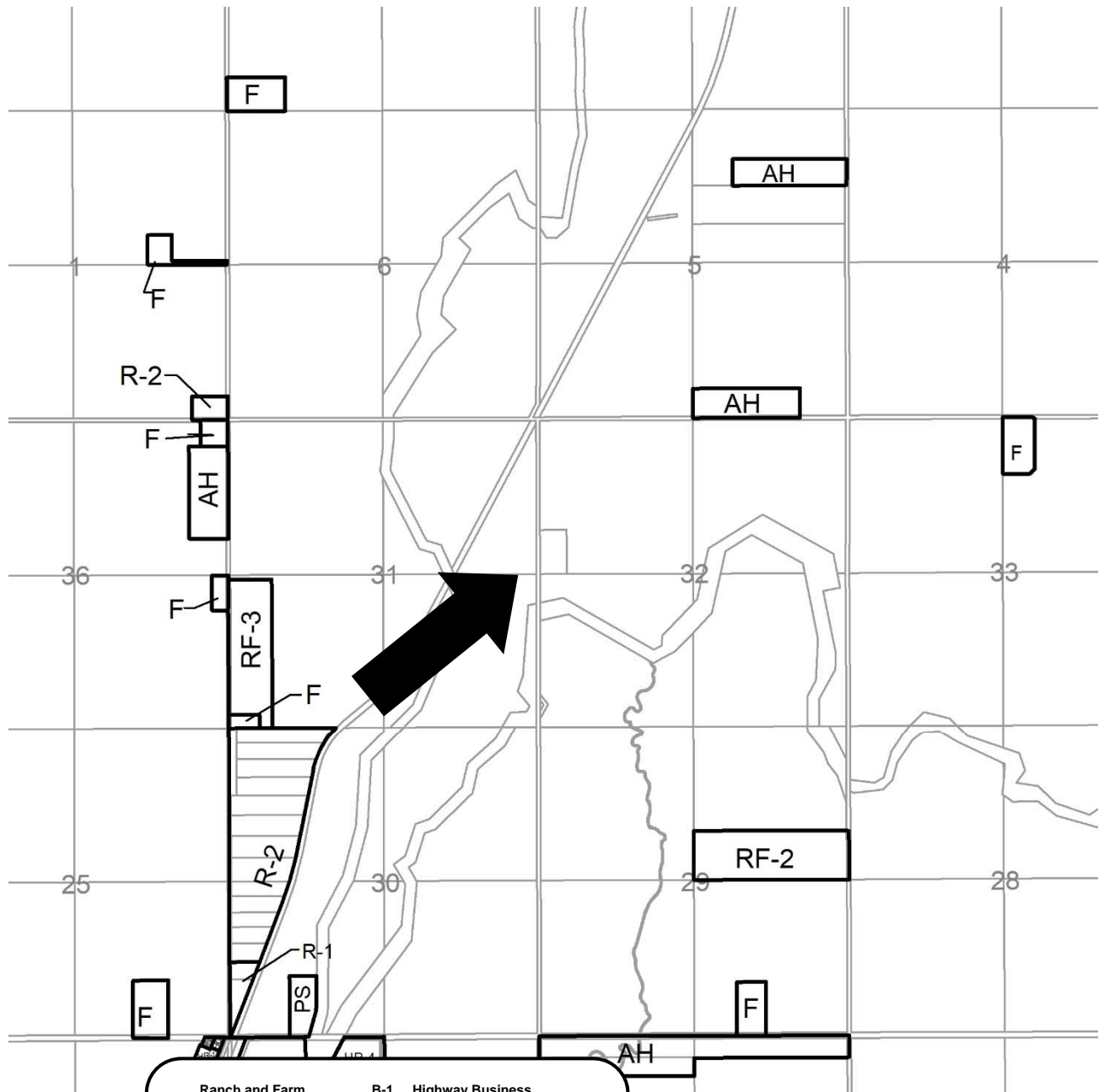
Lot:1 Block:1 Plan:1912451

Date: April 7, 2020

Division # 5

File: 05232003





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

NW-32-25-27-W04M

Lot:1 Block:1 Plan:1912451

Date: April 7, 2020

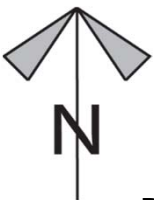
Division # 5

File: 05232003



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

TOPOGRAPHY
Contour Interval 2 M



NW-32-25-27-W04M
Lot:1 Block:1 Plan:1912451

Date: April 7, 2020

Division # 5

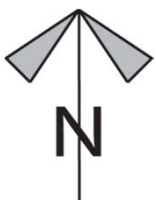
File: 05232003



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

AIR PHOTO

Spring 2018

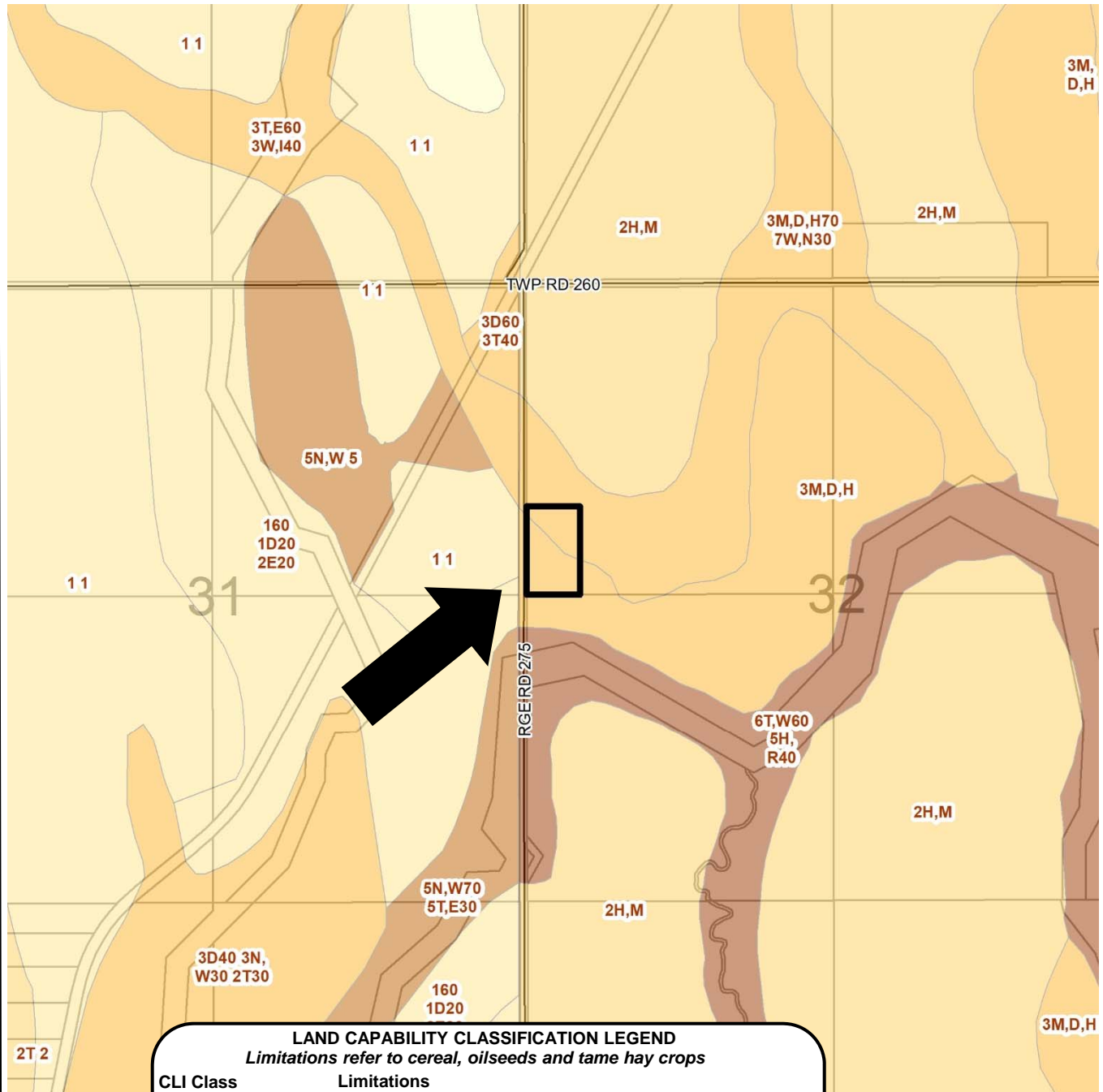


NW-32-25-27-W04M
Lot:1 Block:1 Plan:1912451

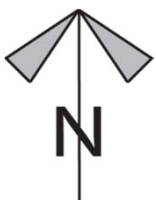
Date: April 7, 2020

Division # 5

File: 05232003



SOIL MAP



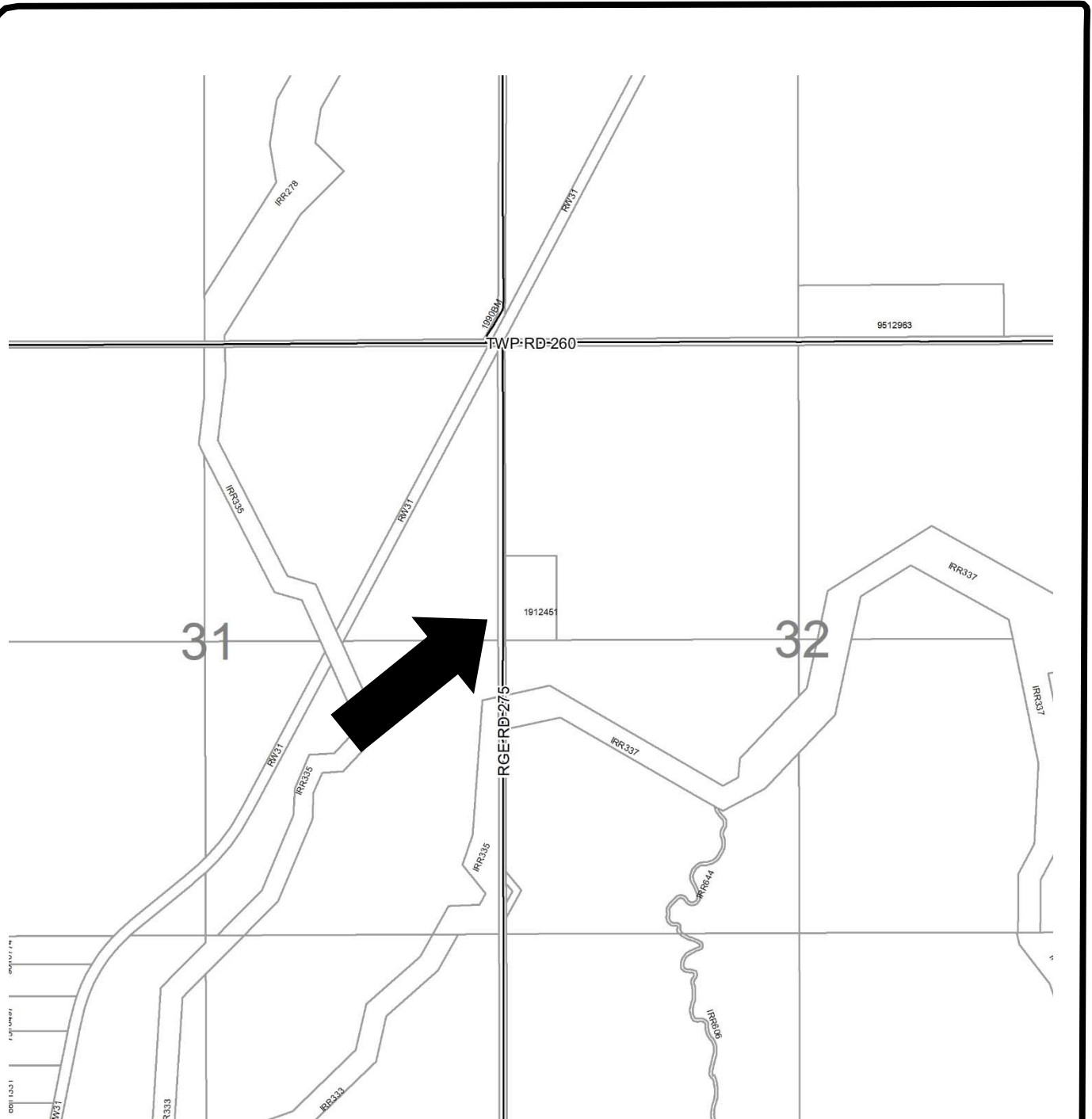
NW-32-25-27-W04M

Lot:1 Block:1 Plan:1912451

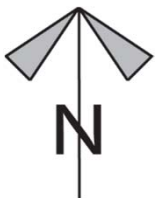
Date: April 7, 2020

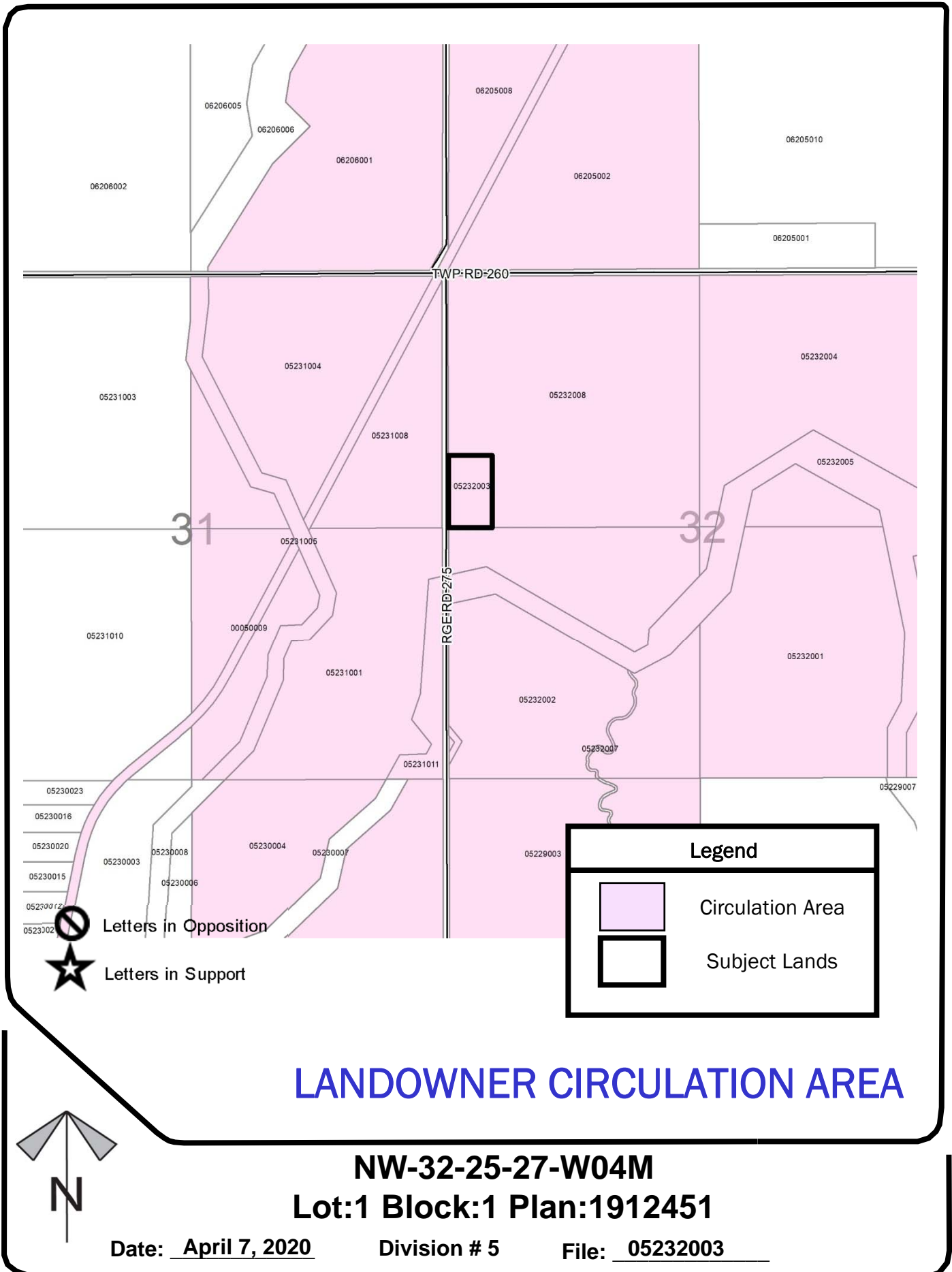
Division # 5

File: 05232003

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP**NW-32-25-27-W04M****Lot:1 Block:1 Plan:1912451**Date: April 7, 2020Division # 5File: 05232003





PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 03323008
SUBJECT: First Reading Bylaw – Live-Work Redesignation

DIVISION: 4
APPLICATION: PL20200053

PURPOSE: To redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), in order to facilitate future expansion of the existing Home-Based Business.

GENERAL LOCATION: Located approximately 0.75 miles south of Highway 560, and immediately east of Range Road 282.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Amandeep Bhullar, Harjit Bhullar, and Raghvir Bhullar

POLICY DIRECTION: The County Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8050-2020 be given first reading.

Option #2: THAT application PL20200053 be denied.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8050-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Xin Deng, Planning and Development Services



BYLAW C-8050-2020

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-8050-2020.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.33 and No.33 NE of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 9710996, SW-23-23-28-W04M from Agricultural Holdings District (AH) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Plan 9710996, SW-23-23-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8050-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 4

File: 03323008 / PL20200053

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

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

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

Reeve

CAO or Designate

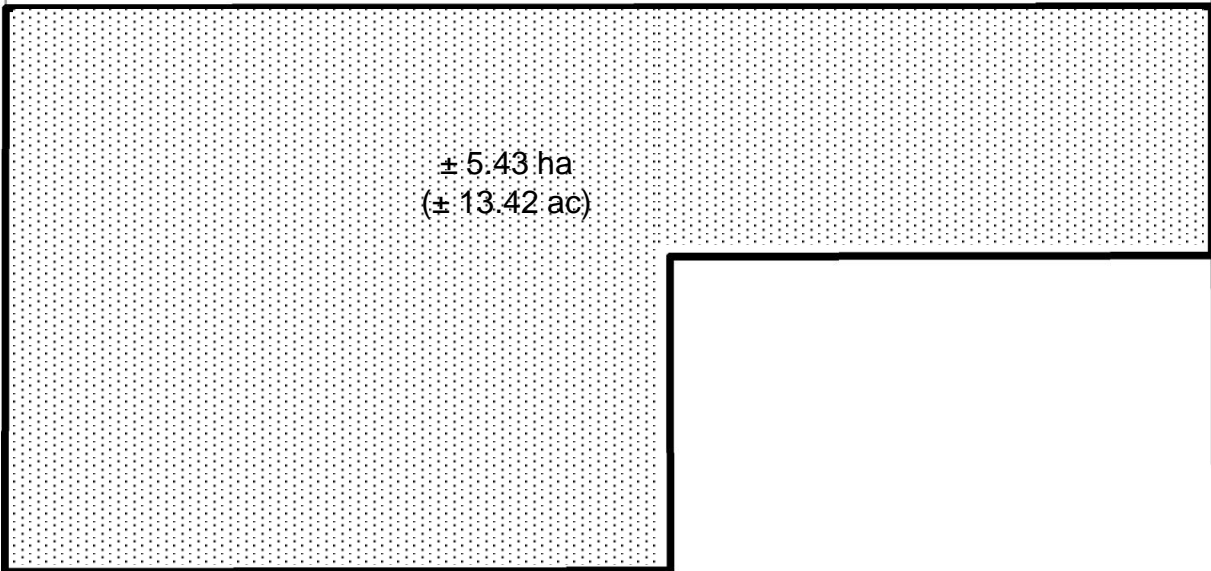
Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8050-2020

RGE RD-282

± 5.43 ha
(± 13.42 ac)



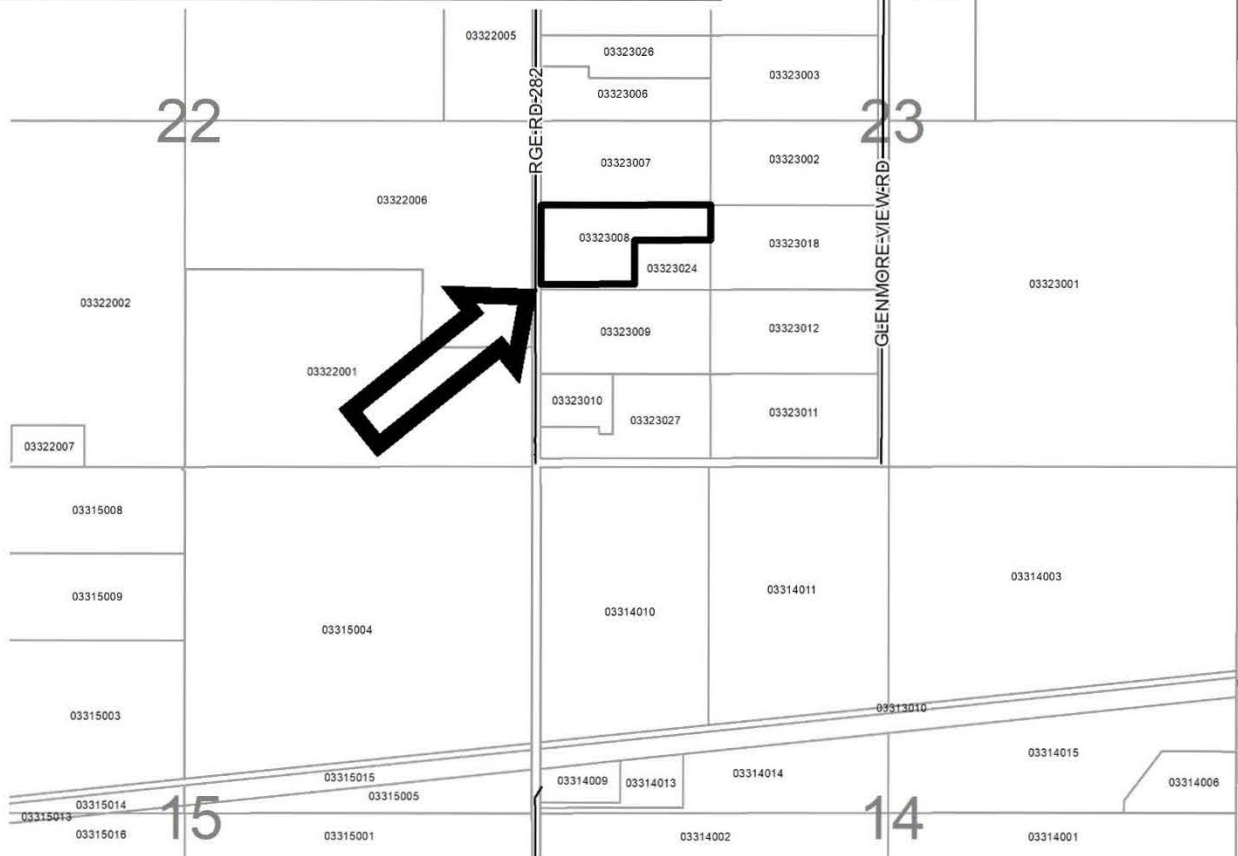
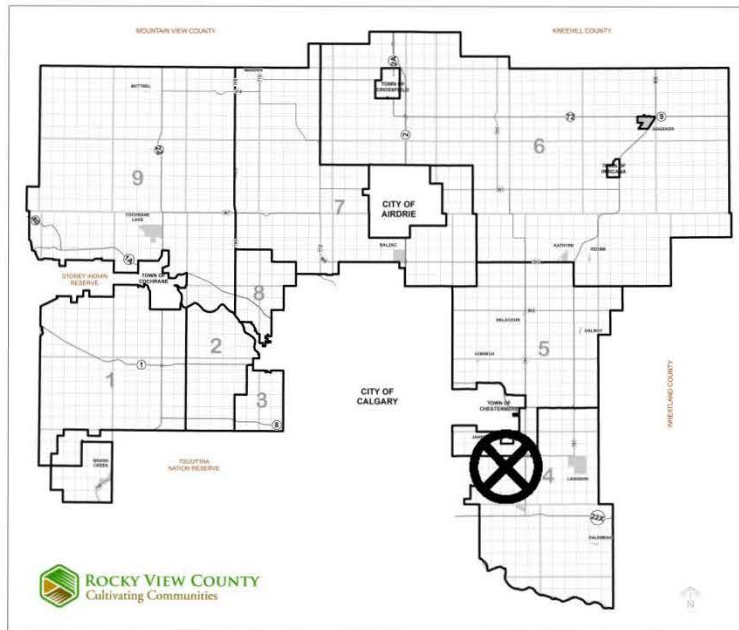
AMENDMENT

FROM Agricultural Holdings District TO Live-Work District

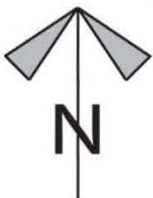


Subject Land _____

LEGAL DESCRIPTION: Lot 1, Plan 9710996, SW-23-23-28-W4M



LOCATION PLAN



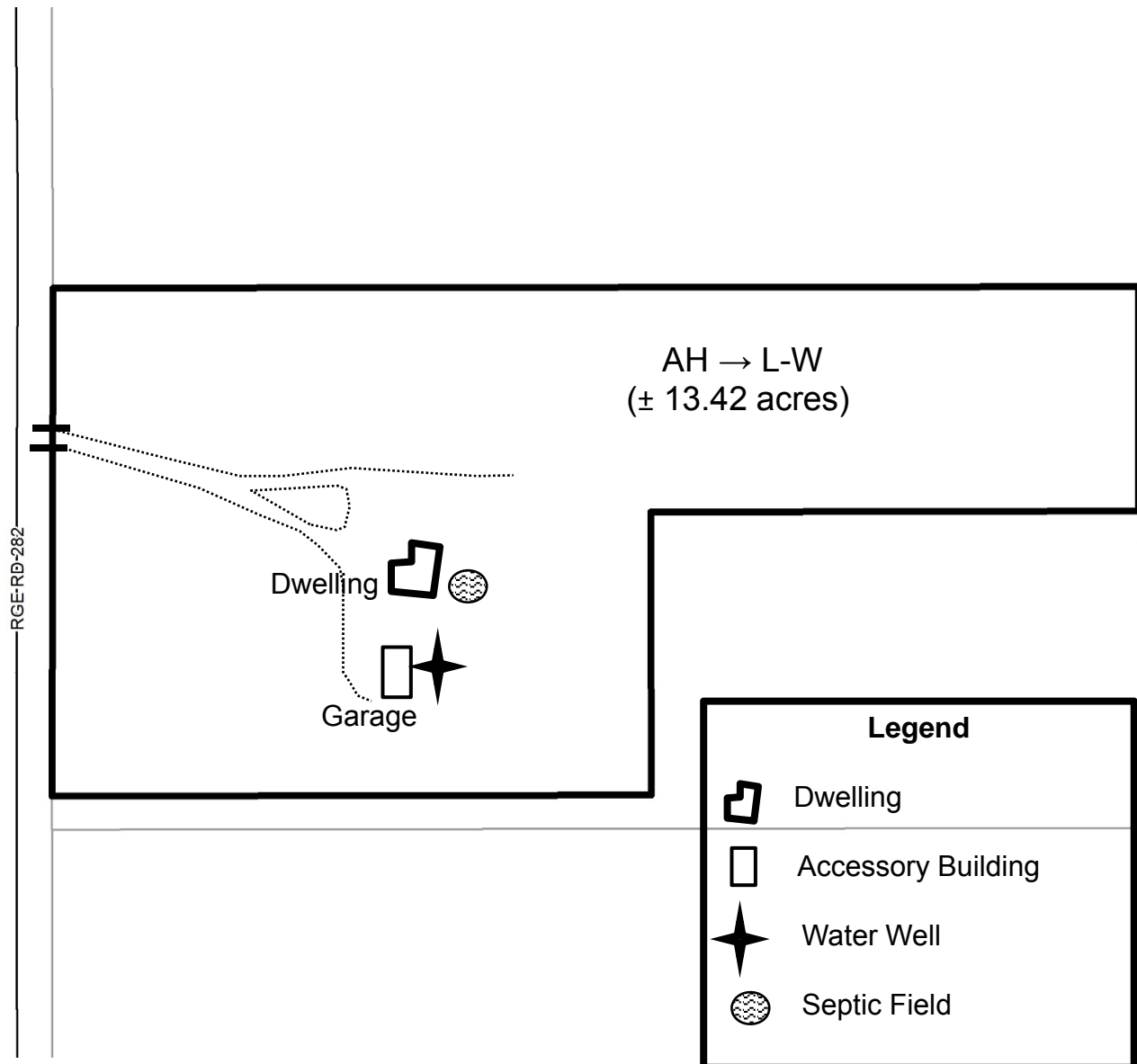
Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

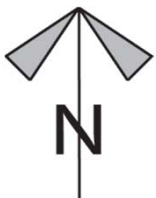
Division # 4

File: PL20200053 - 03323008

Redesignation Proposal: To redesignate the subject land from Agricultural Holdings District (AH) to Live-Work District (L-W), in order to facilitate future expansion of the existing Home-Based Business



DEVELOPMENT PROPOSAL

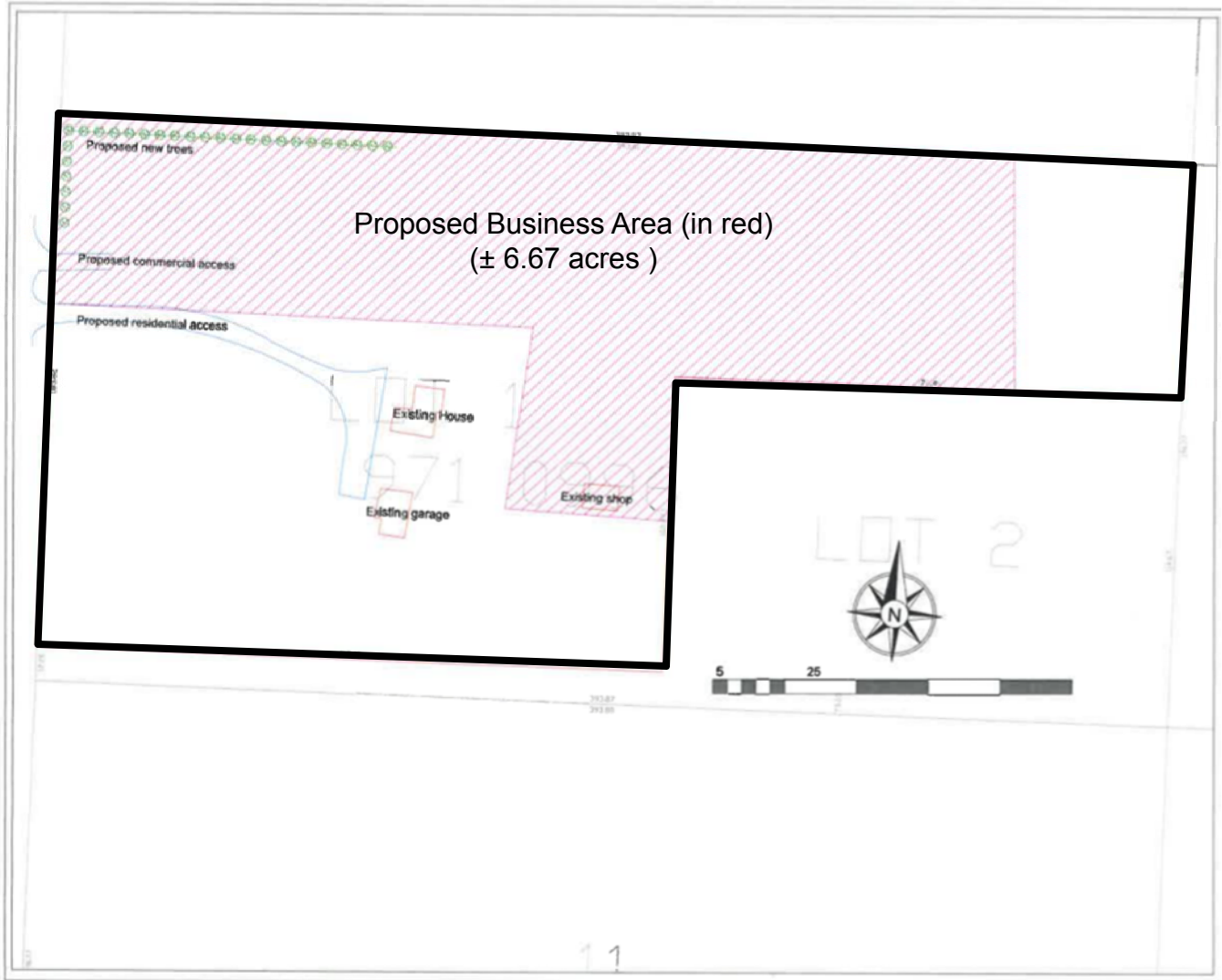


Lot 1, Plan 9710996, SW-23-23-28-W04M

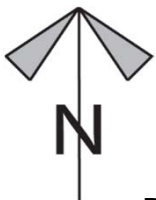
Date: May 5, 2020

Division # 4

File: PL20200053 - 03323008



PROPOSED SITE PLAN

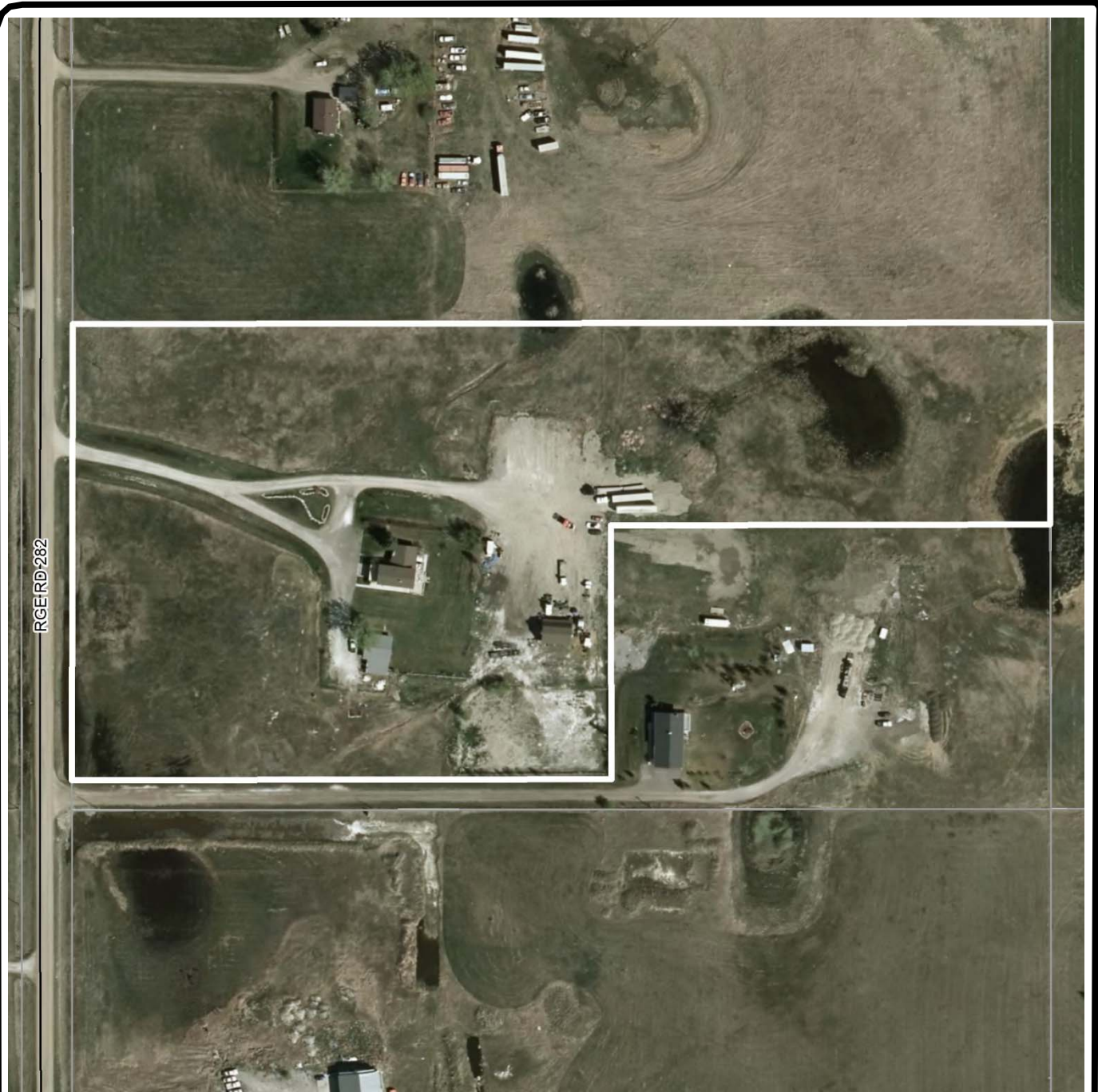


Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

Division # 4

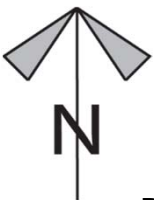
File: PL20200053 - 03323008



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AIR PHOTO

Spring 2018

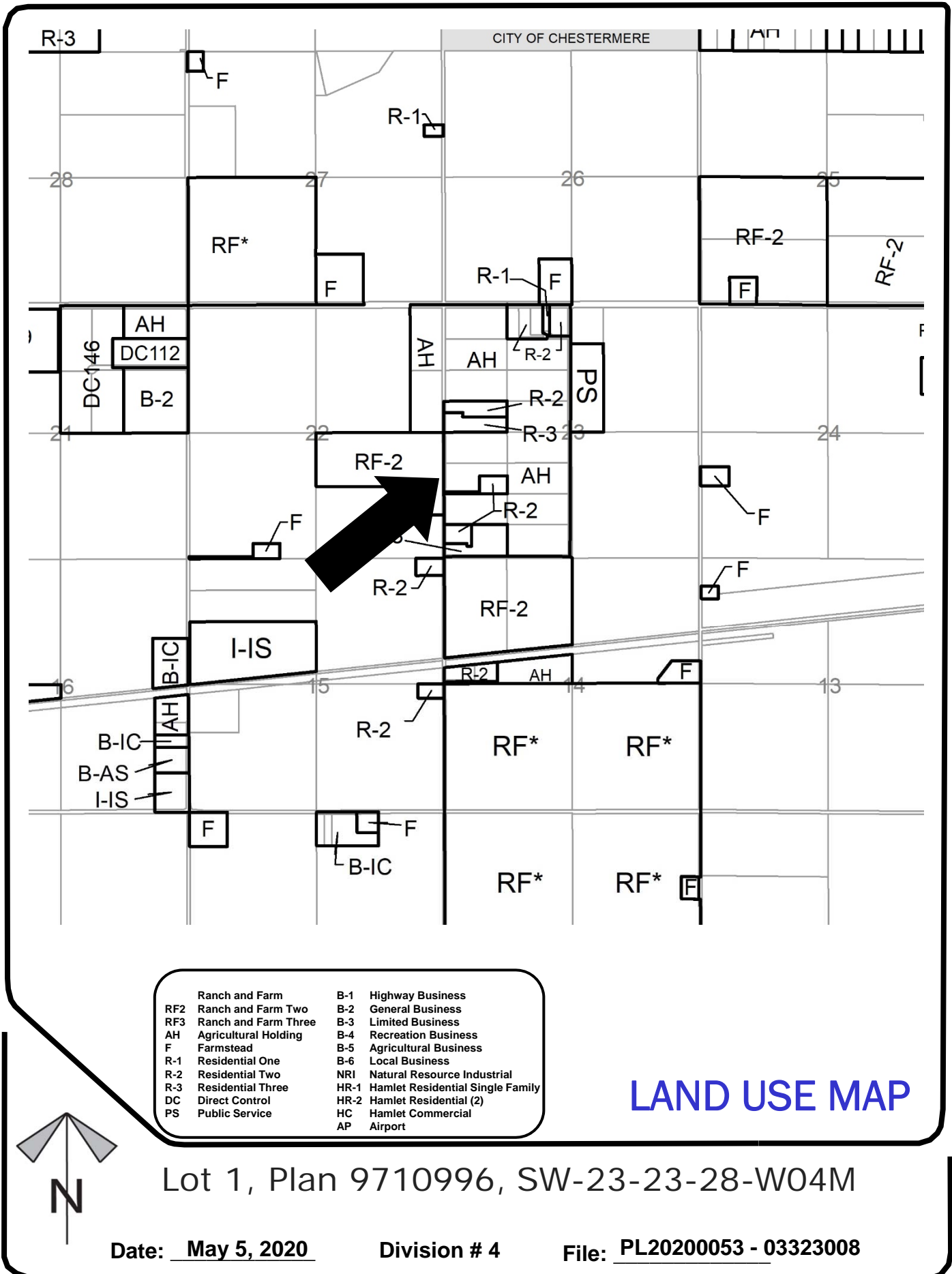


Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

Division # 4

File: PL20200053 - 03323008

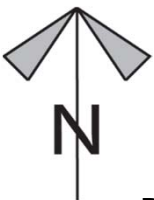




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TOPOGRAPHY

Contour Interval 2 M

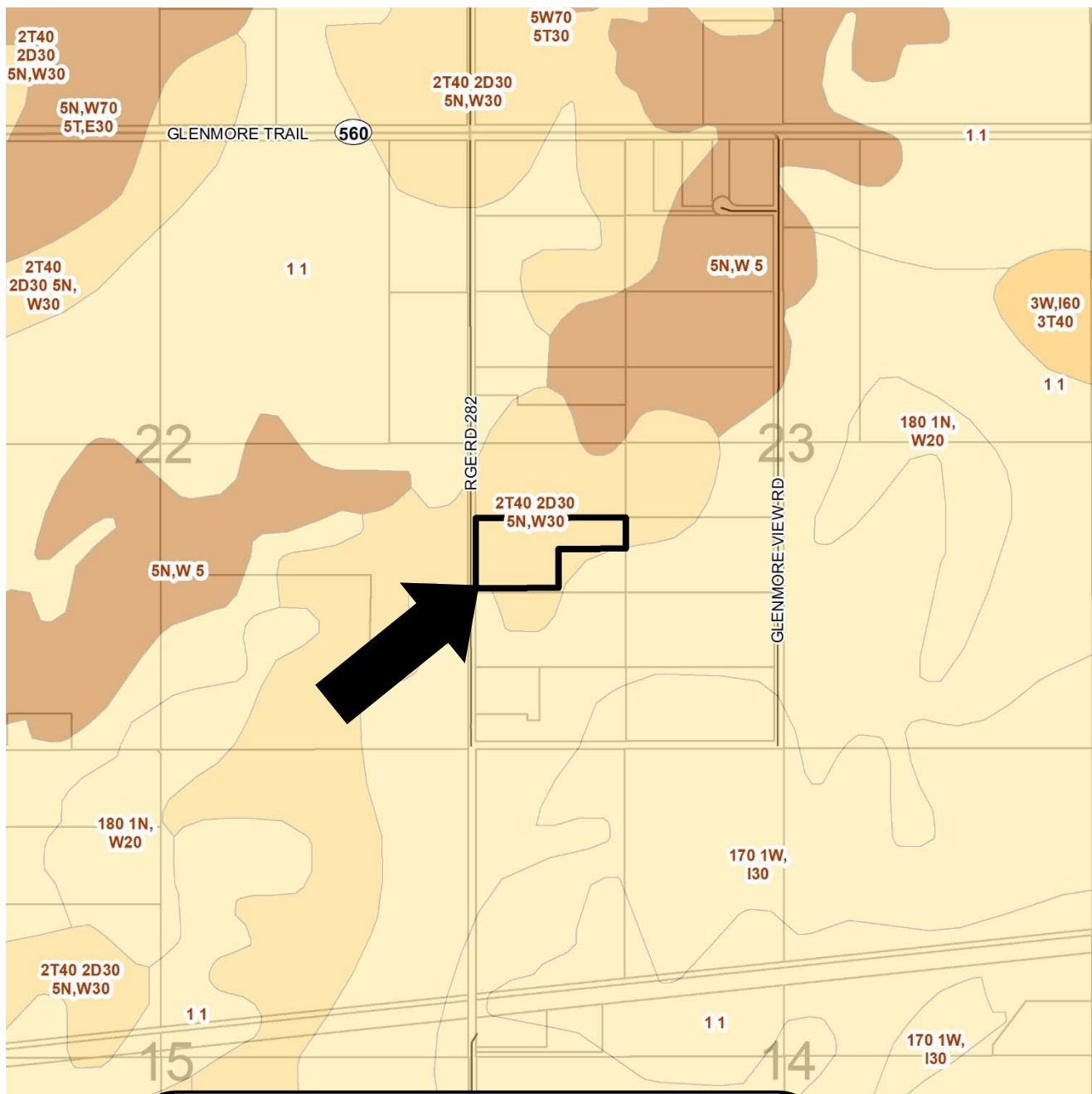


Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

Division # 4

File: PL20200053 - 03323008



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

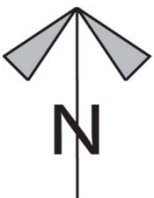
CLI Class

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

Limitations

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

SOIL MAP

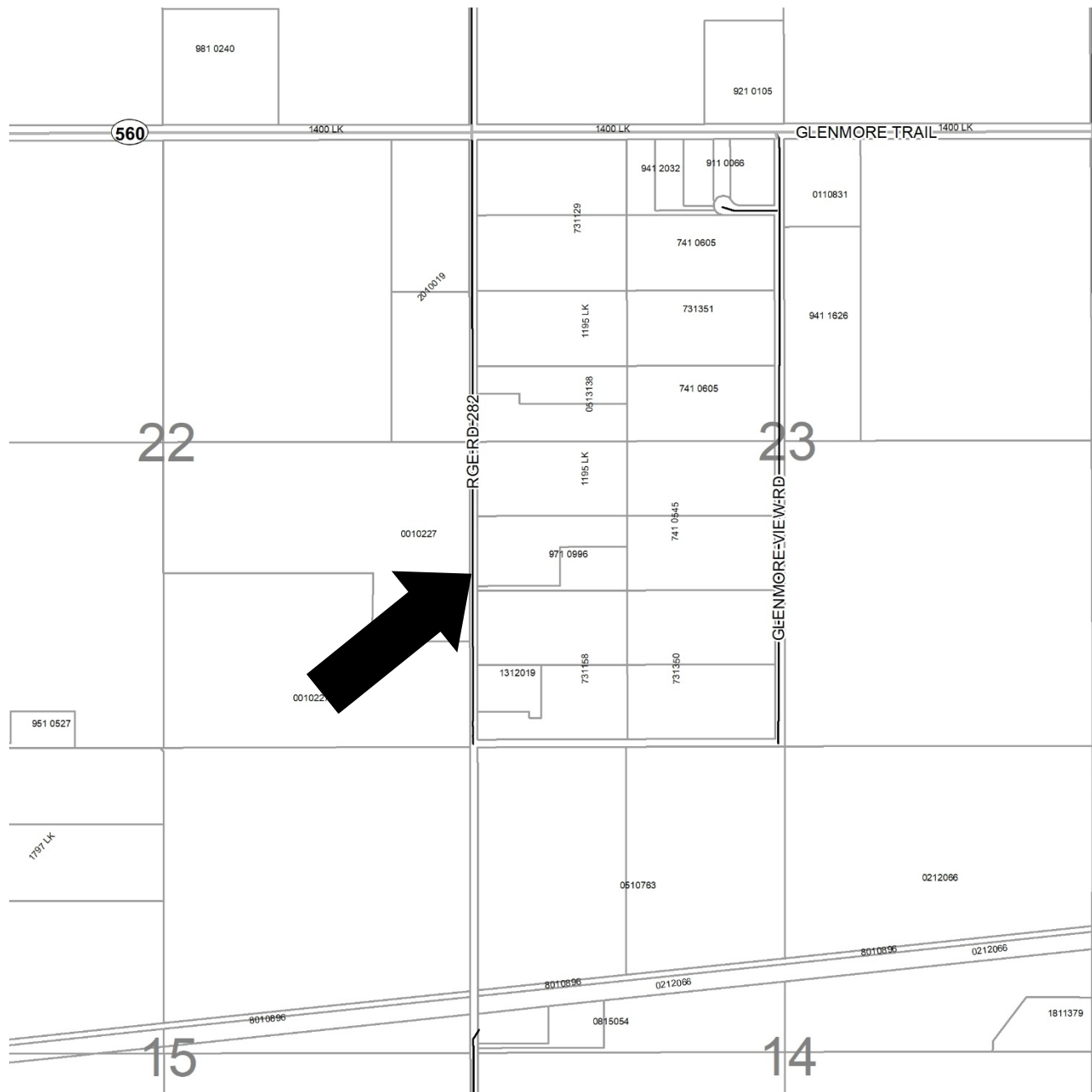


Lot 1, Plan 9710996, SW-23-23-28-W04M

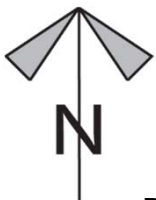
Date: May 5, 2020

Division # 4

File: PL20200053 - 03323008

**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

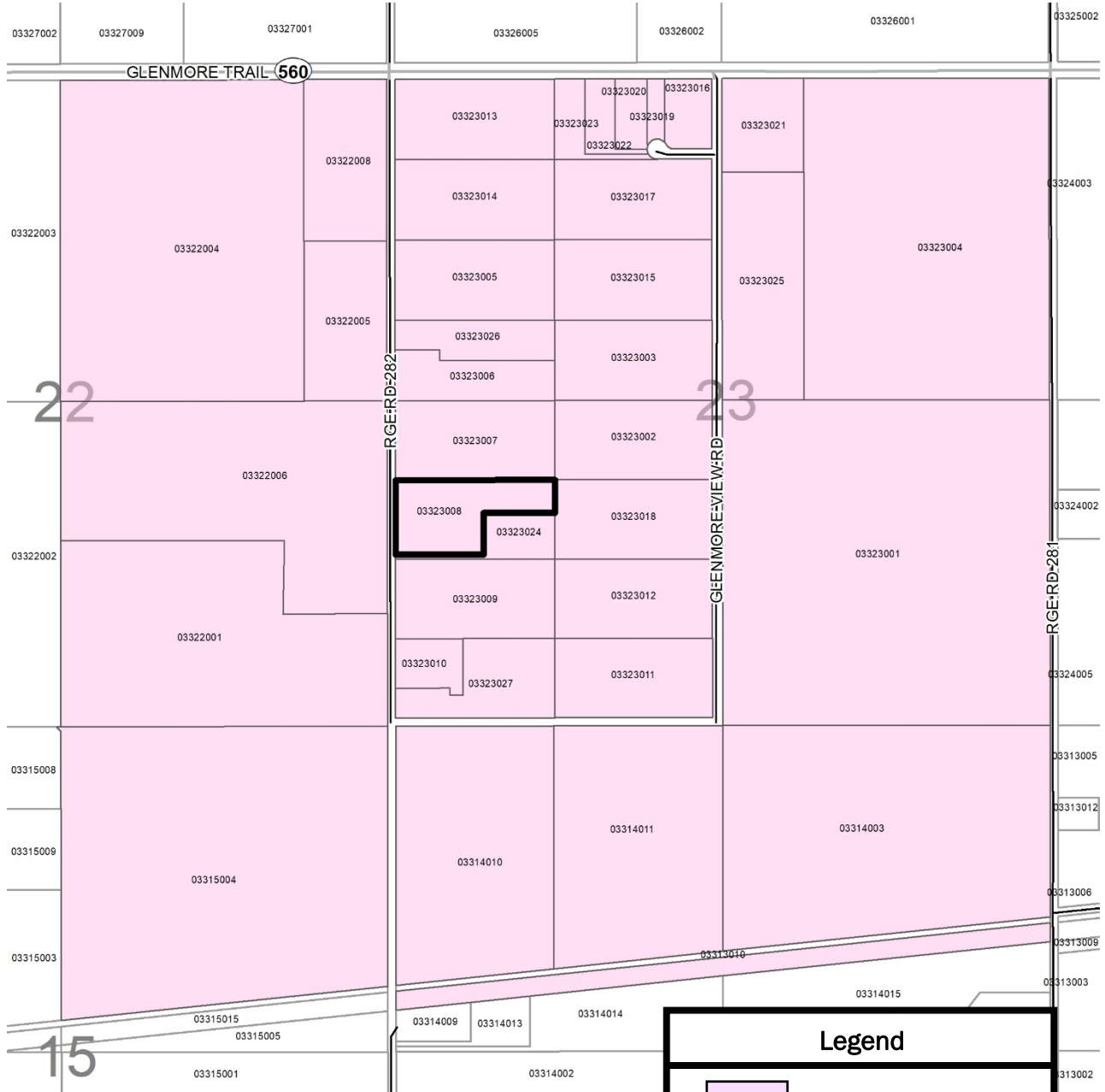
HISTORIC SUBDIVISION MAP

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

Division # 4

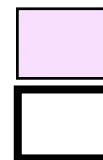
File: PL20200053 - 03323008



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

Lot 1, Plan 9710996, SW-23-23-28-W04M

Date: May 5, 2020

Division # 4

File: PL20200053 - 03323008



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 06731002/4
SUBJECT: First Reading Bylaw – Industrial Redesignation

DIVISION: 9
APPLICATION: PL20200031

PURPOSE: To redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate the Summit Pit Conceptual Scheme.

GENERAL LOCATION: Located at the southeast junction of Highway 567 and Range Road 40.

APPLICANT: B & A Planning Group (Ken Venner)

OWNERS: 1410266 Alberta Ltd.

POLICY DIRECTION: The Interim Growth Plan (IGP) and the Municipal Development Plan (MDP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8051-2020 be given first reading.

Option #2: THAT application PL20200031 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8051-2020 & Schedule A
APPENDIX ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8051-2020**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-8051-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 67 of Bylaw C-4841-97 be amended by redesignating NW/SW-31-26-03-W05M from Ranch and Farm District (RF) to Direct Control District (DC) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT NW/SW-31-26-03-W05M is hereby redesignated to Direct Control District (DC) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8051-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9**File: 06731002/4/ PL20200031**

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

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

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

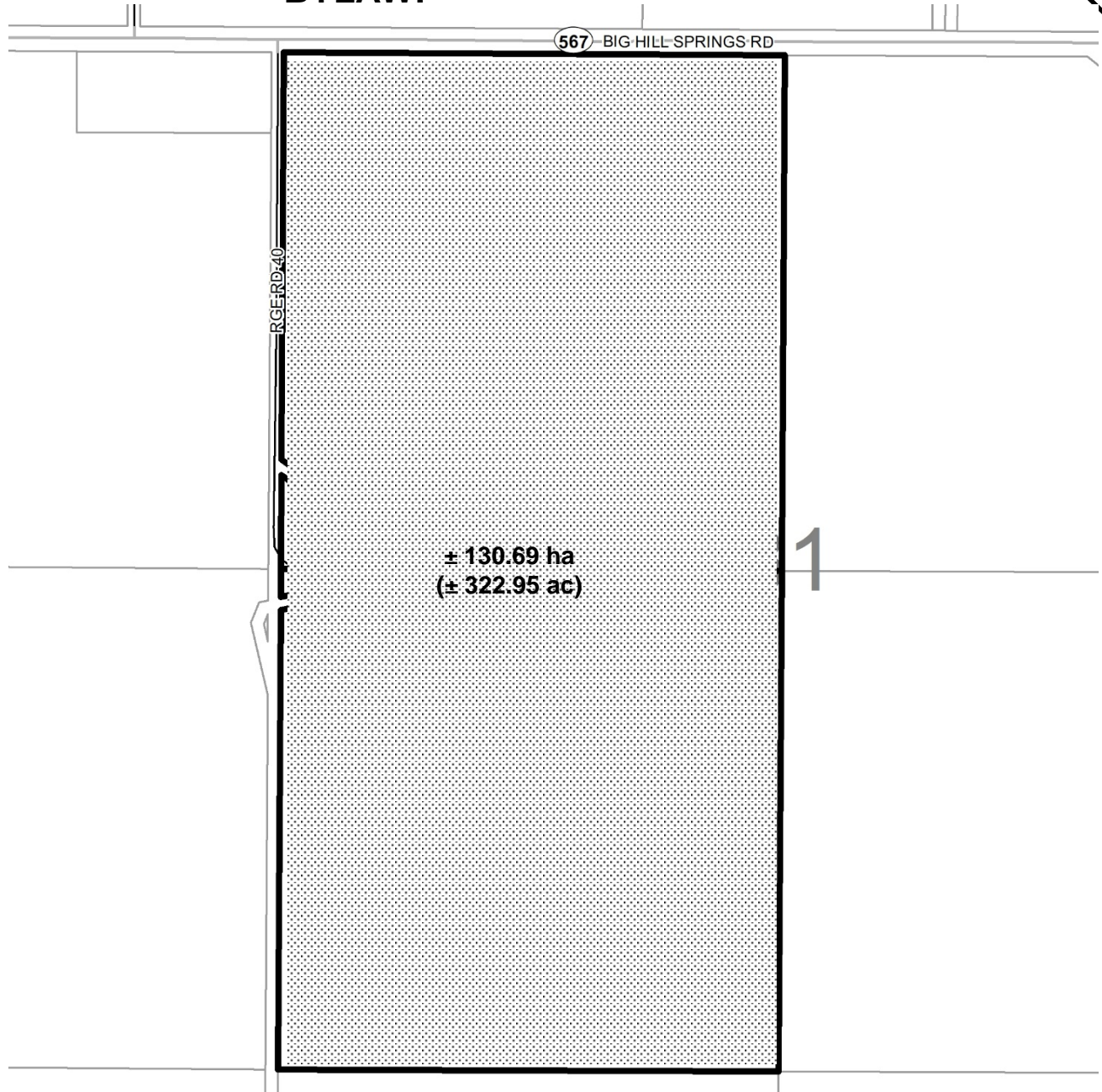
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8051-2020

FROM Ranch and Farm District TO Direct Control District

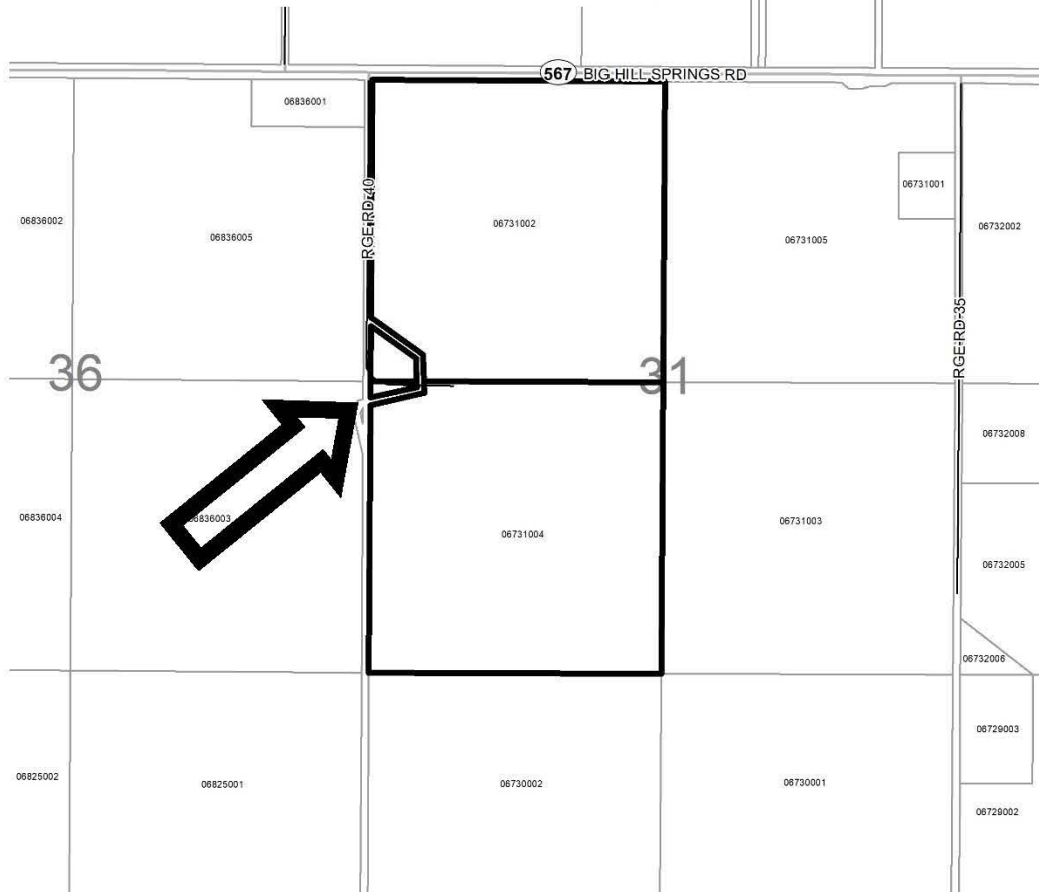
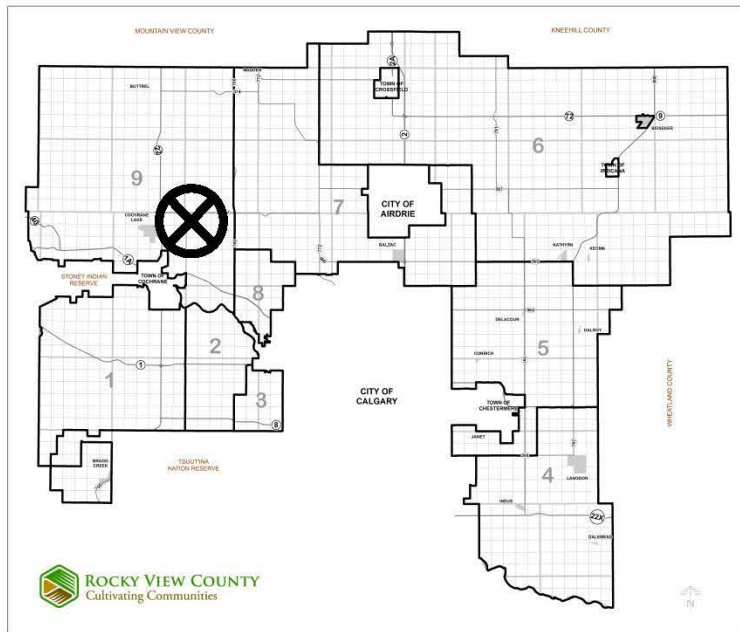
Subject Land _____

LEGAL DESCRIPTION: NW/SW-31-26-03-W05MFILE: 06731002/4

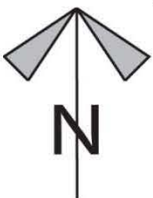
DIVISION: 9



ROCKY VIEW COUNTY



LOCATION PLAN



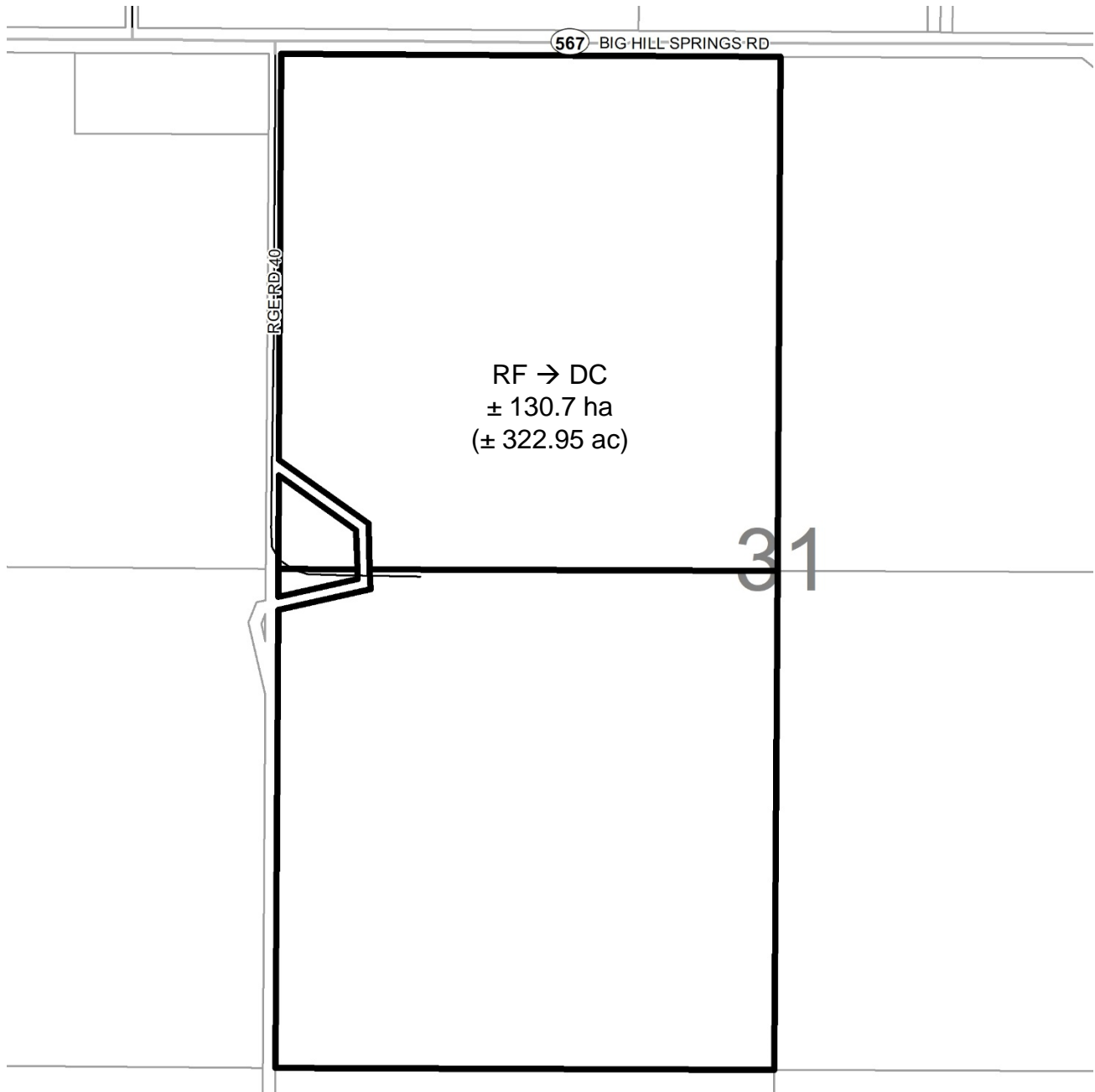
SW/NW-31-26-03-W05M

Date: March 12, 2020

Division # 9

File: 06731004/06731002

Development Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate aggregate extraction.



DEVELOPMENT PROPOSAL

SW/NW-31-26-03-W05M

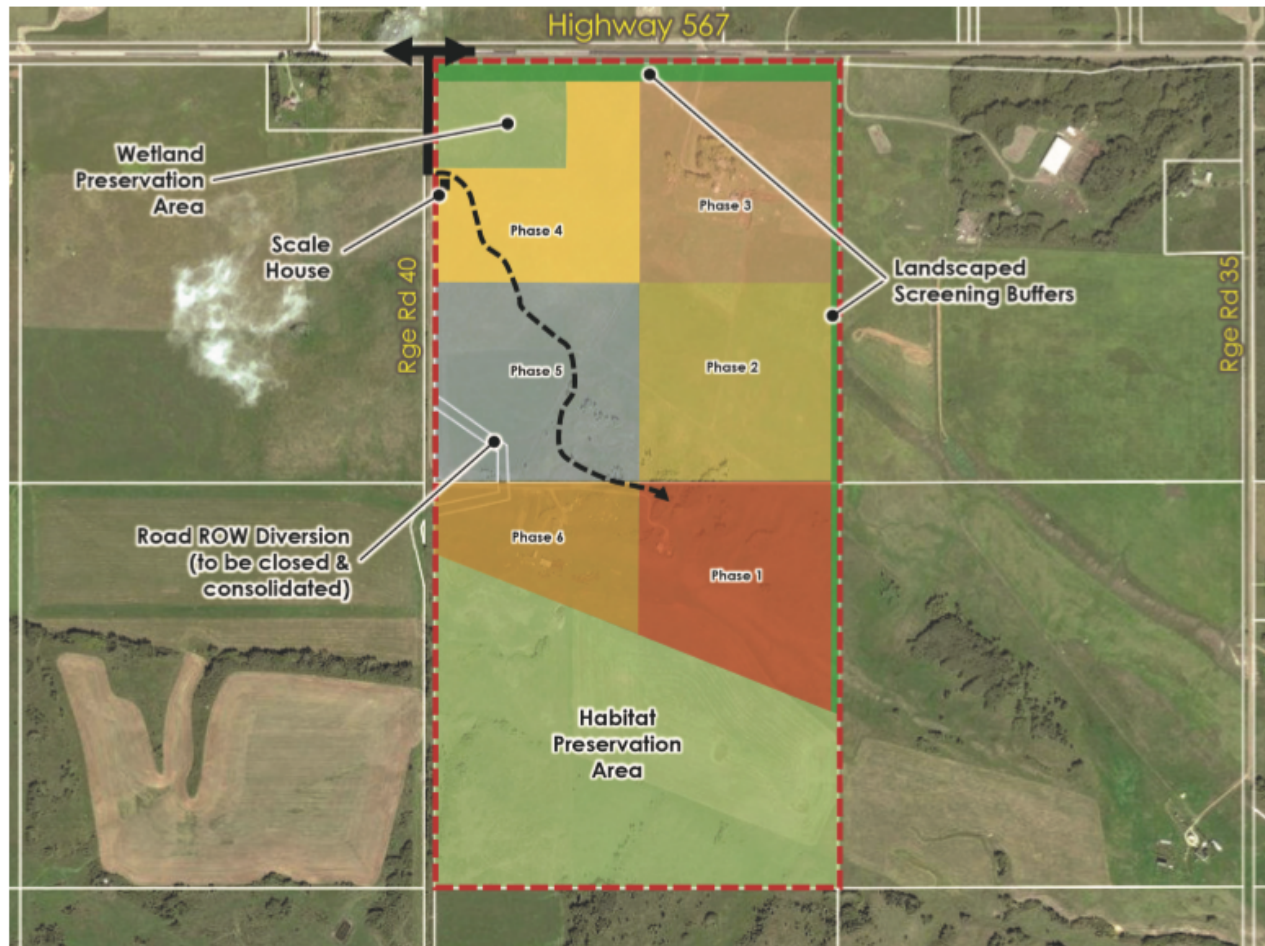
Date: March 12, 2020

Division # 9

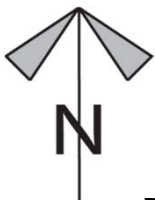
File: 06731004/06731002

MSDP Proposal: To adopt the Summit Pit Master Site Development Report to provide for aggregate extraction on the site.

Figure 7: Development Concept



MSDP PROPOSAL



SW/NW-31-26-03-W05M

Date: March 12, 2020

Division # 9

File: 06731004/06731002



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

LAND USE MAP

SW/NW-31-26-03-W05M

Date: March 12, 2020

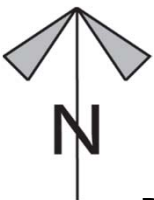
Division # 9

File: 06731004/06731002



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/NW-31-26-03-W05M

Date: March 12, 2020

Division # 9

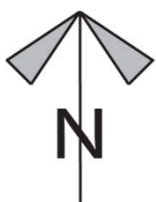
File: 06731004/06731002



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

AIR PHOTO

Spring 2018

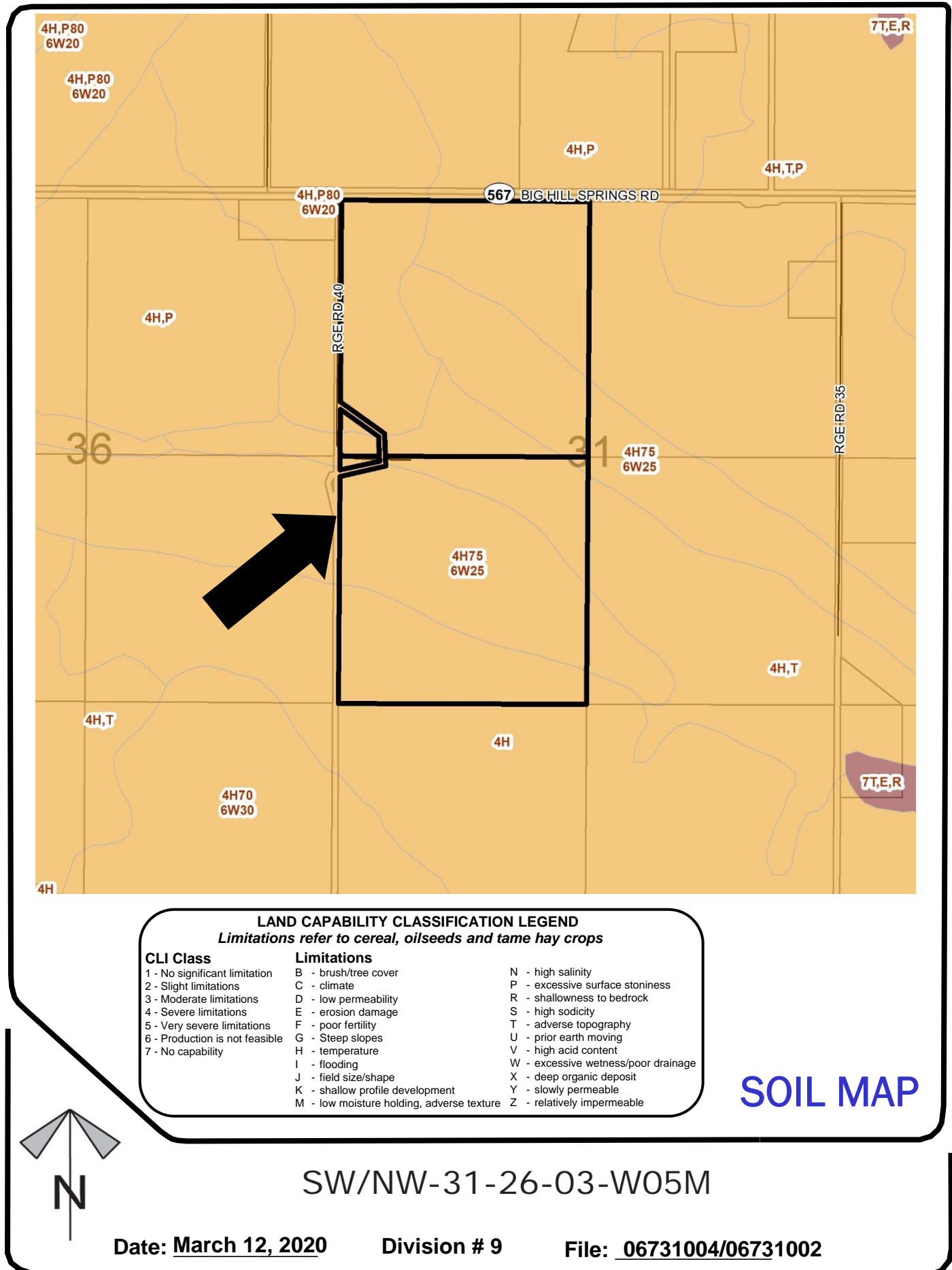


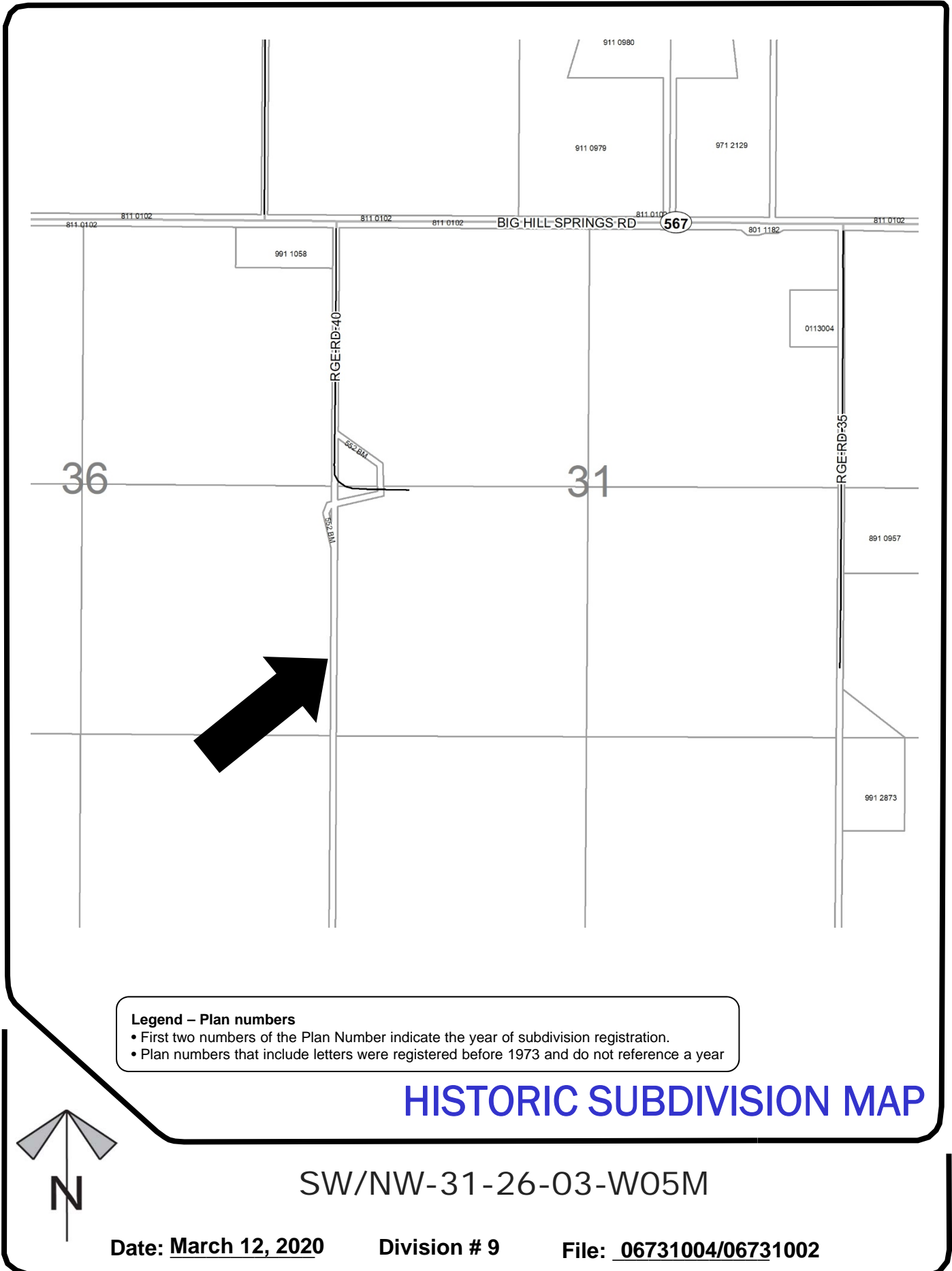
SW/NW-31-26-03-W05M

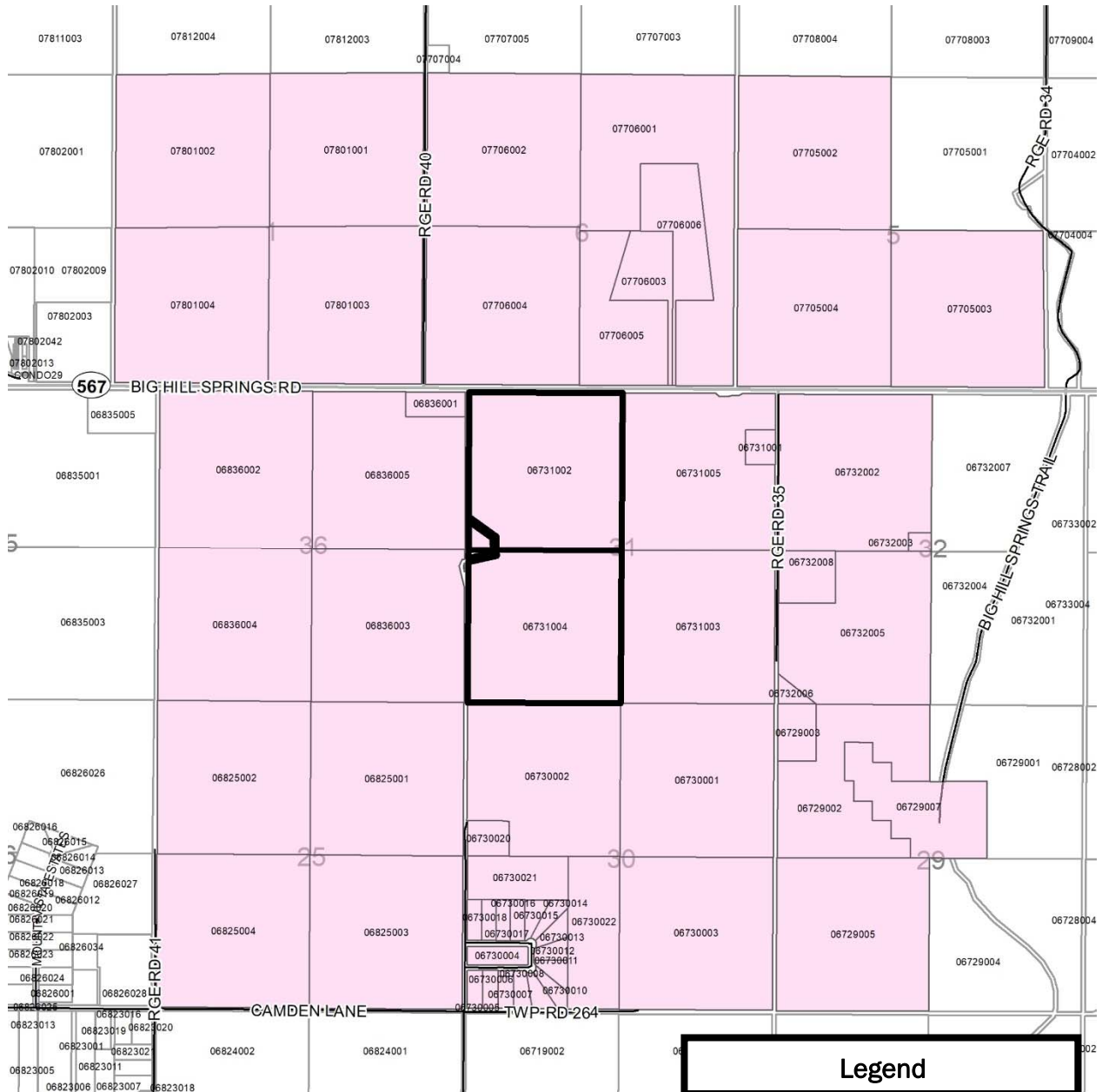
Date: March 12, 2020

Division # 9

File: 06731004/06731002







Letters in Opposition



Letters in Support

LANDOWNER CIRCULATION AREA

SW/NW-31-26-03-W05M

Date: March 12, 2020

Division # 9

File: 06731004/06731002

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 06507011
SUBJECT: First Reading Bylaw – Public Service Redesignation

DIVISION: 7
APPLICATION: PL20200015

PURPOSE: To redesignate the subject lands from Residential Two District to Public Services District to accommodate a religious assembly.

GENERAL LOCATION: Located 0.81 kilometres (1/2 mile) east of Mountain View Road and on the north side of Park Lane, adjacent to the City of Calgary boundary.

APPLICANT: Upul Ranasinghe

OWNERS: Srilankan Buddhist Society

POLICY DIRECTION: The Interim Growth Plan (IGP), the Municipal Development Plan (MDP), and the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP).

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8052-2020 be given first reading.

Option #2: THAT application PL20200015 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,
"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,
"Al Hoggan"

Chief Administrative Officer

JA/Itt

APPENDICES:

APPENDIX 'A': Bylaw C-8052-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



BYLAW C-8052-2020

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-8052-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 65 of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 0010744 within SW-07-26-01-W05M from Residential Two District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Lot 1, Plan 0010744 within SW-07-26-01-W05M is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8052-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7
File: 06507011/ PL20200015

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"



AMENDMENT

FROM Residential Two District TO Public Service District

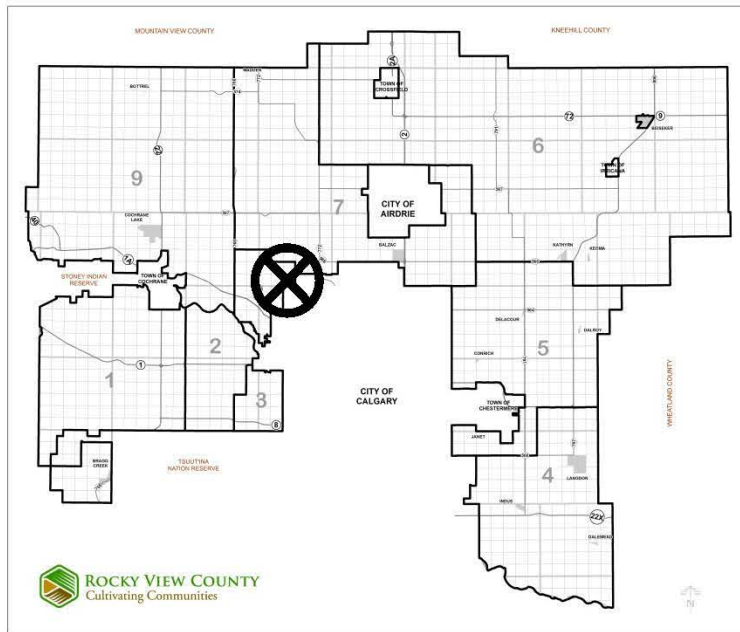
Subject Land _____

LEGAL DESCRIPTION: Lot 1, Plan 0010744
within SW-07-26-01-W05M

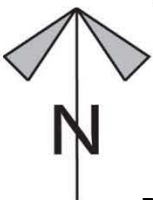
БОСКЛА ДІЕМ СОПІЛА

FILE: 06507011

DIVISION: 7



LOCATION PLAN



SW-07-26-01-W05M

Date: Feb 4th, 2020

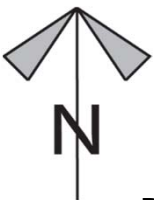
Division # 7

File: 06507011

Redesignation Proposal: To redesignate the subject lands from Residential Two District to Public Services District to accommodate a religious assembly (Sri Lankan Buddhist Society).



DEVELOPMENT PROPOSAL



SW-07-26-01-W05M

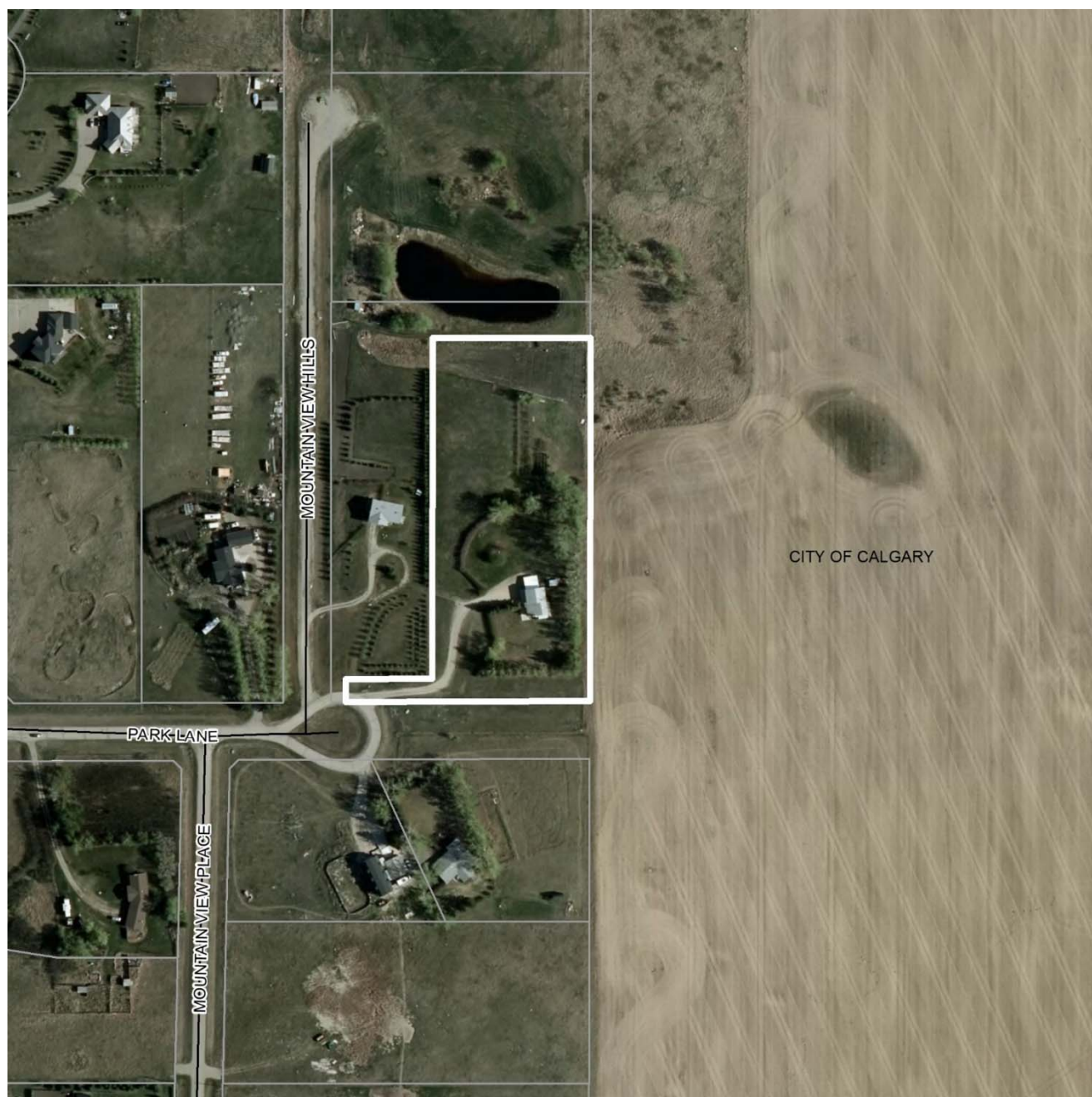
Date: Feb 4th, 2020

Division # 7

File: 06507011



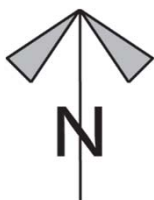
Date: Feb 4th, 2020 **Division #** 7 **File:** 06507011



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

AIR PHOTO

Spring 2018

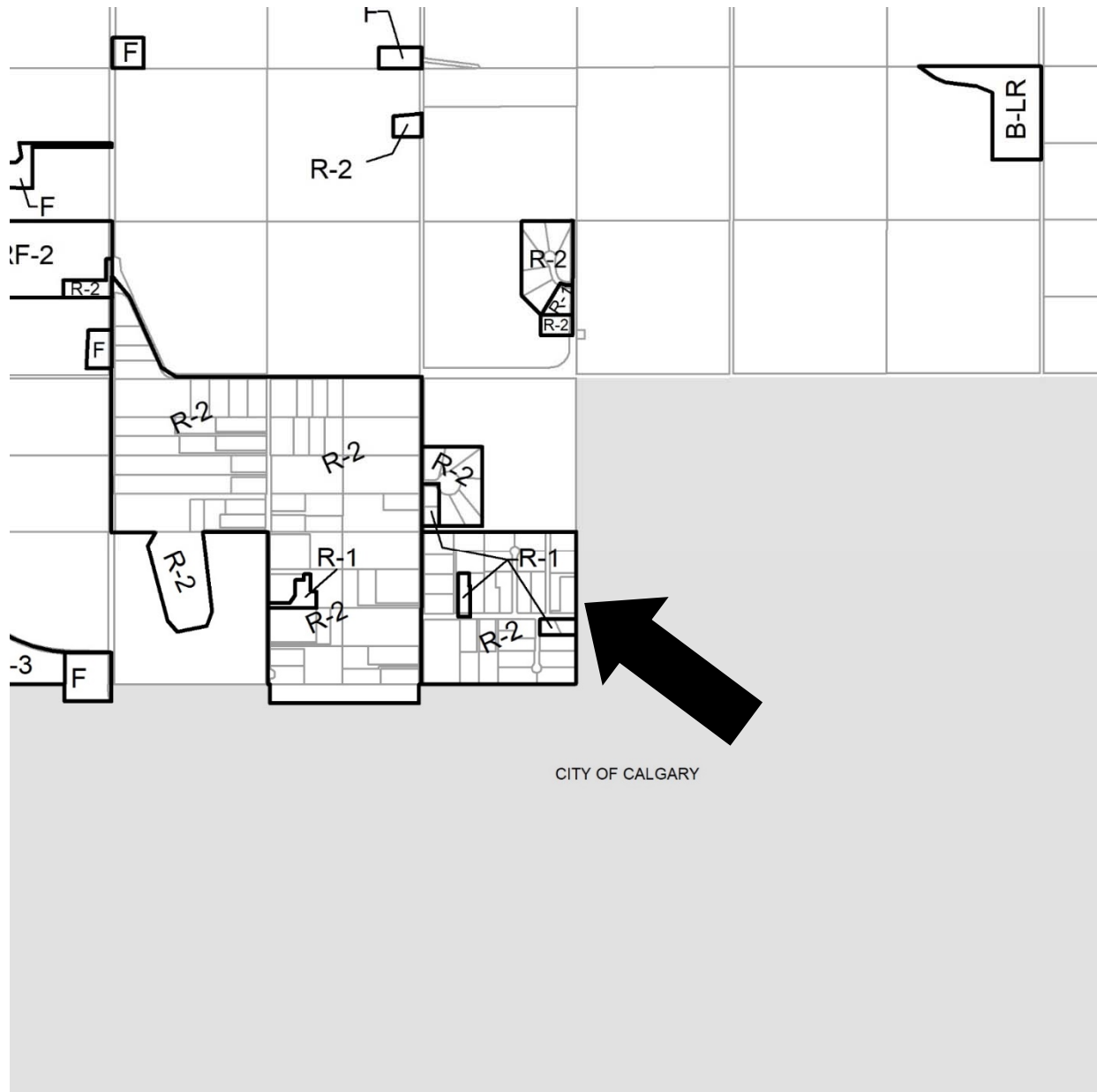


SW-07-26-01-W05M

Date: Feb 4th, 2020

Division # 7

File: 06507011



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-07-26-01-W05M

Date: Feb 4th, 2020

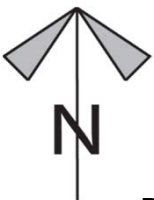
Division # 7

File: 06507011



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

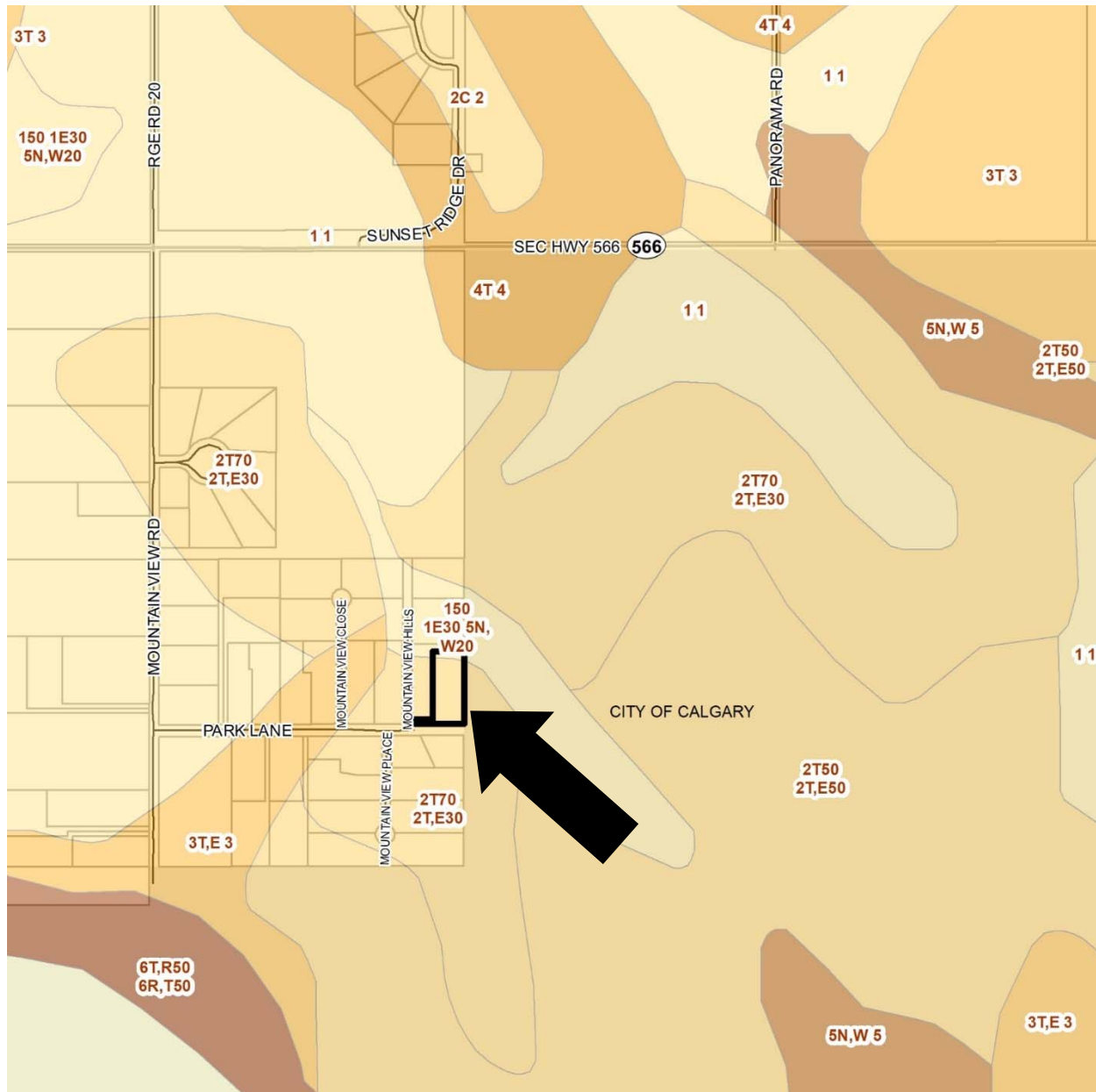


SW-07-26-01-W05M

Date: Feb 4th, 2020

Division # 7

File: 06507011



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

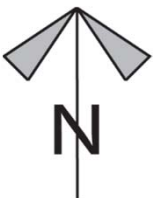
CLI Class

- 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



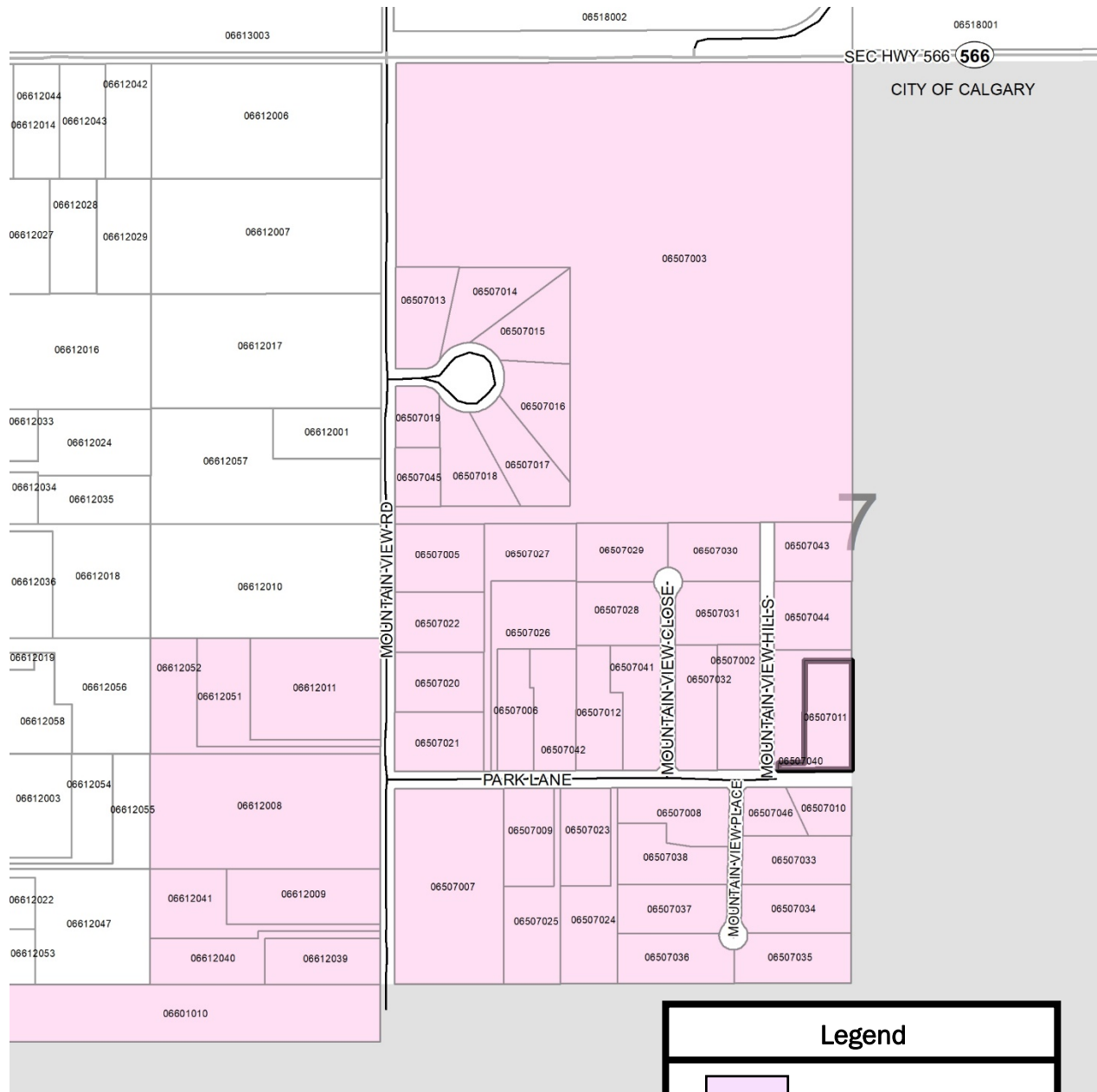
SW-07-26-01-W05M

Date: Feb 4th, 2020

Division # 7

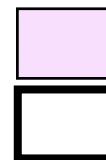
File: 06507011

AGENDA
Page 427 of 458



Letters in Opposition

Letters in Support

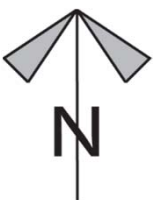


Legend

Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



SW-07-26-01-W05M

Date: Feb 4th, 2020

Division # 7

File: 06507011



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 07320001
SUBJECT: First Reading Bylaw – Agricultural Business Redesignation

DIVISION: 7
APPLICATION: PL20200037

PURPOSE: To redesignate the subject lands from Ranch and Farm District (RF) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

GENERAL LOCATION: Located approximately 1.61 kilometres (1 mile) north of Highway 567 and on the west side of Range Road 284, 2.50 miles east of the city of Airdrie.

APPLICANT: Hallett Architects Ltd.; Lyle Hallett

OWNERS: Scotts Canada Ltd.

POLICY DIRECTION: The Interim Growth Plan (IGP), and the Municipal Development Plan (MDP).

COUNCIL OPTIONS:

- Option #1: THAT Bylaw C-8053-2020 be given first reading.
Option #2: THAT application PL20200037 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,
"Theresa Cochran"

Executive Director
Community Development Services

Concurrence,
"Al Hoggan"

Chief Administrative Officer

JA/lt

APPENDICES:

APPENDIX 'A': Bylaw C-8053-2020 & Schedule A
APPENDIX 'B': Map Set

Administration Resources

Jessica Anderson, Planning and Development Services



ROCKY VIEW COUNTY

BYLAW C-8053-2020

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-8053-2020.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 73 of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M from Ranch and Farm District to Business - Agricultural Services (B-AS) as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 1, Block 1, Plan 1611219 within SE-20-27-28-W04M is hereby redesignated to Business - Agricultural Services (B-AS) as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-8053-2020 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 7

File: 07320001/ PL20200037

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

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

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

Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"**BYLAW:** C-8053-2020

± 32.29 ha
(± 79.79 ac)

RGE-RD-284

AMENDMENT

FROM Ranch and Farm District **TO** Business - Agricultural Services



Subject Land _____

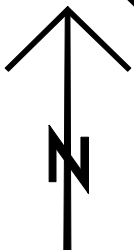
LEGAL DESCRIPTION: Lot 1, Block 1, Plan 1611219
within SE-20-27-28-W04M

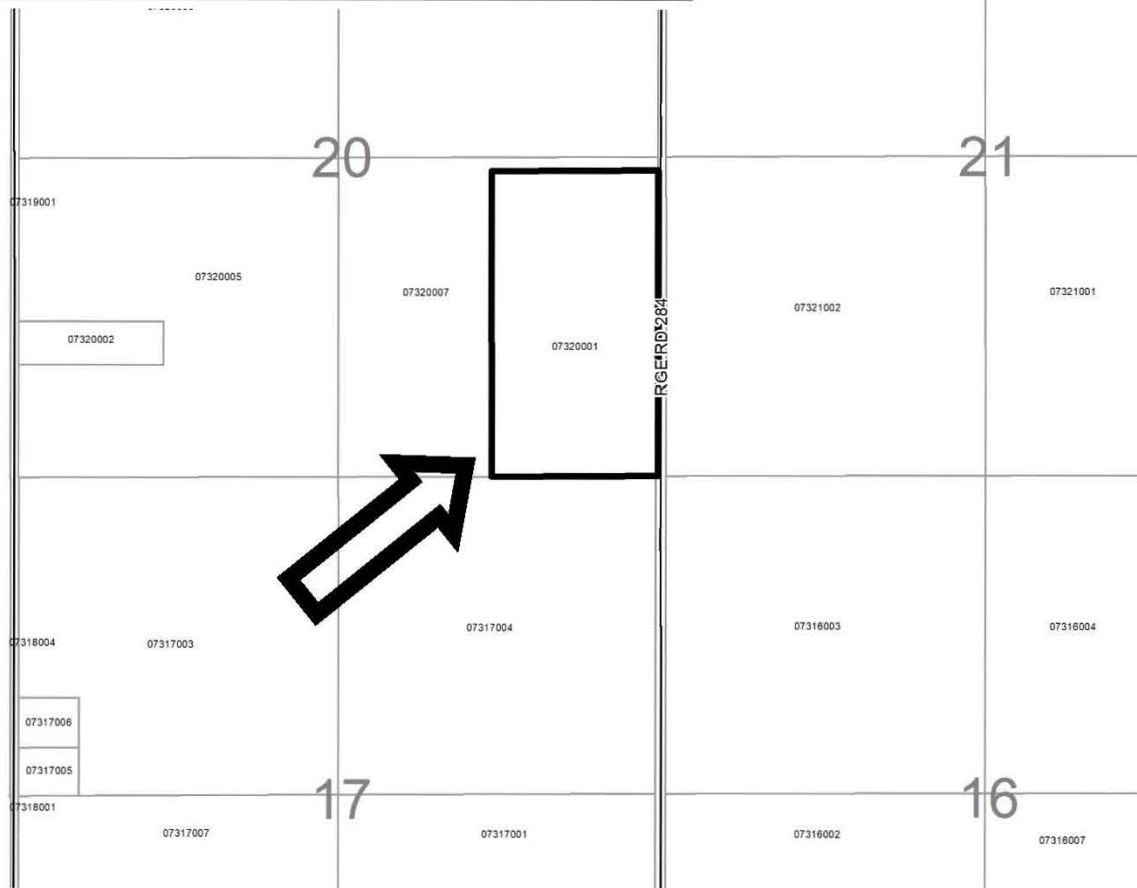
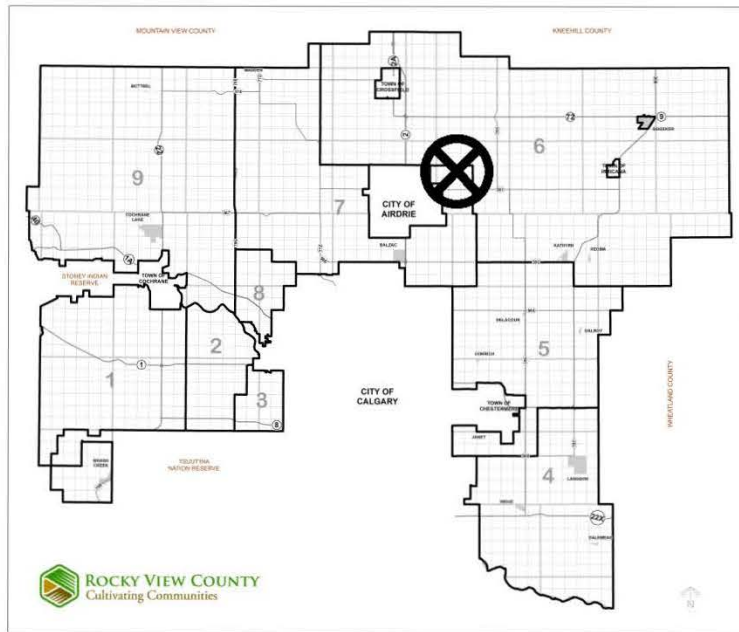


ROCKY VIEW COUNTY

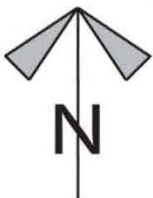
FILE: 07320001

DIVISION: 7





LOCATION PLAN



SE-20-27-28-W04M
Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020

Division # 7

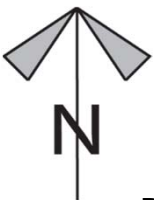
File: 07320001

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District (RF) to Business - Agricultural Services (B-AS) District to accommodate the Scott's Soil Blending Facility.

RF → B-AS
± 32.29 ha
(± 79.79 ac)

RGE-RD-284

DEVELOPMENT PROPOSAL

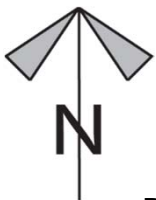
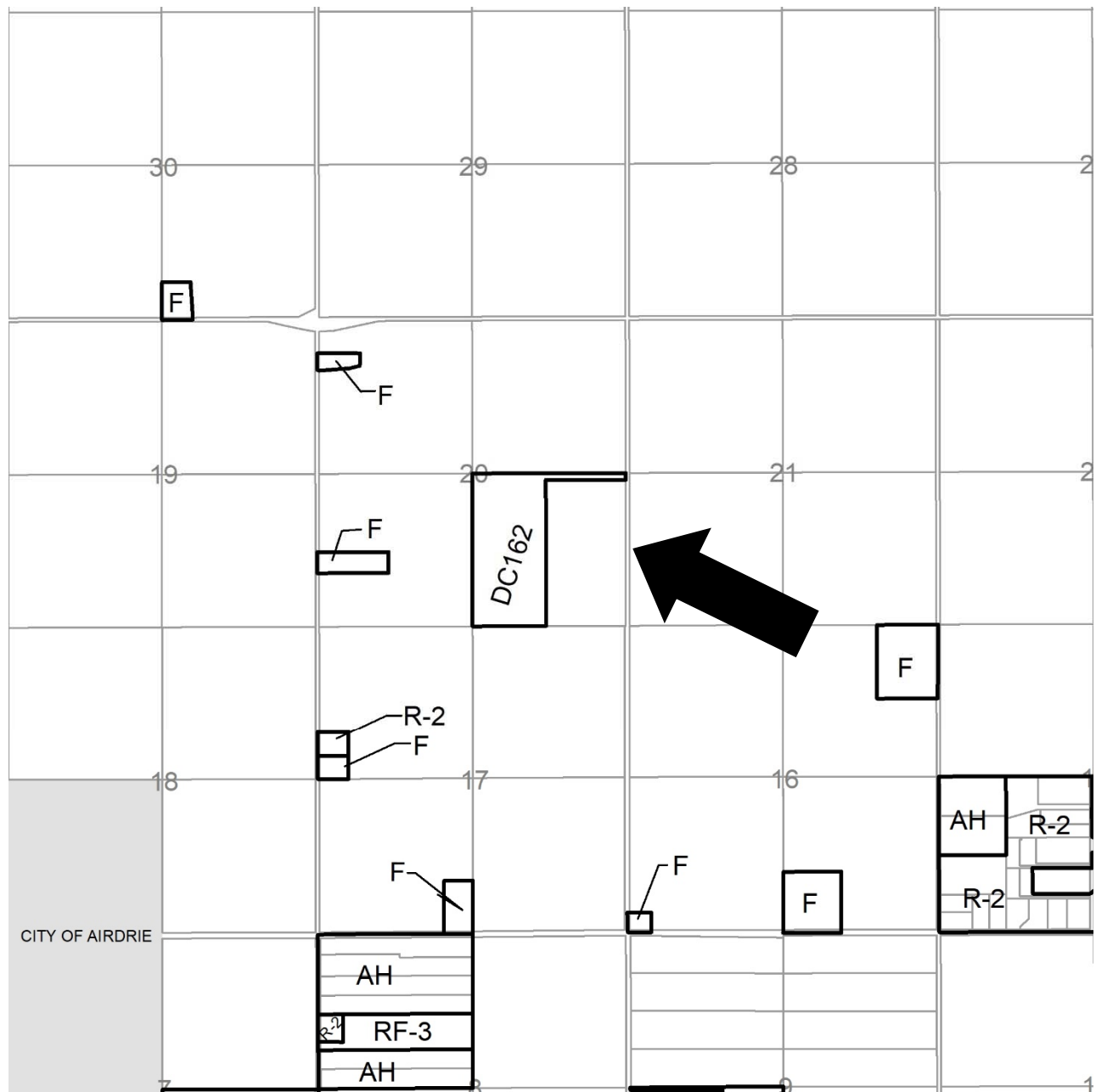


SE-20-27-28-W04M
Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020

Division # 7

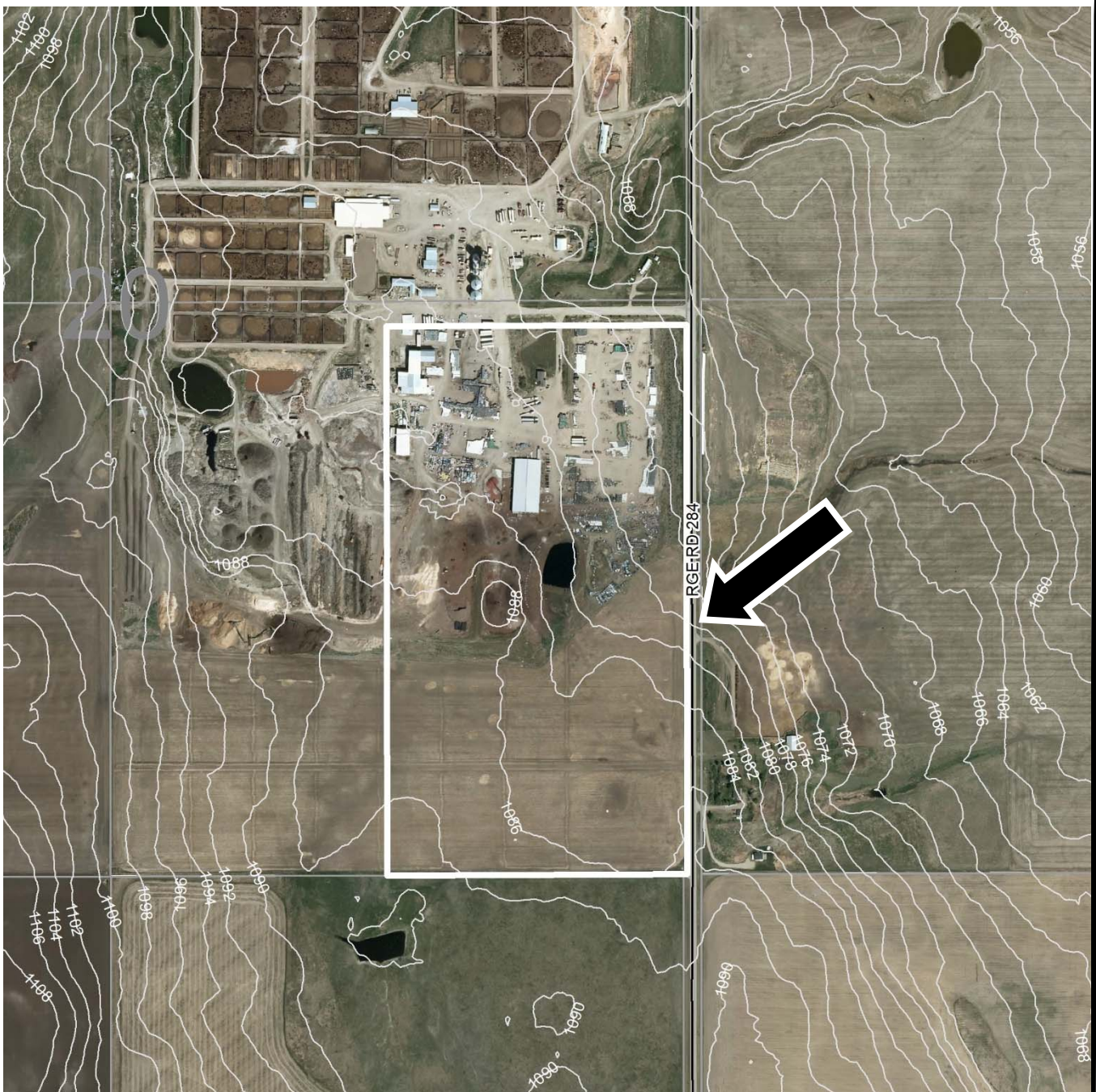
File: 07320001



SE-20-27-28-W04M

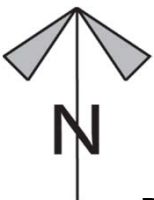
Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020Division # 7File: 07320001



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-20-27-28-W04M
Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020

Division # 7

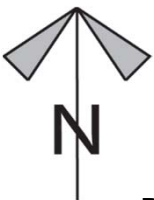
File: 07320001



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

AIR PHOTO

Spring 2018

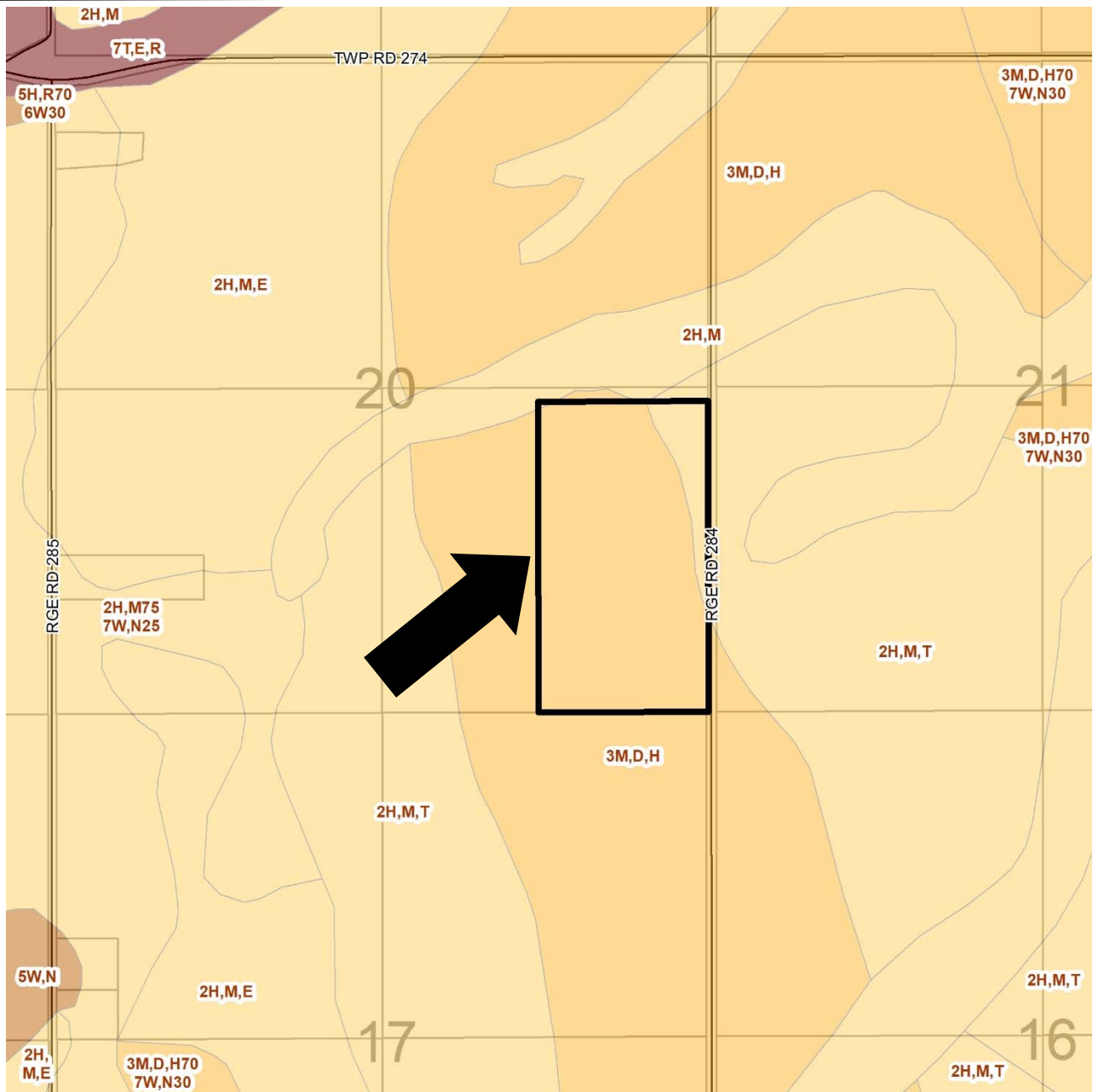


SE-20-27-28-W04M
Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020

Division # 7

File: 07320001



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

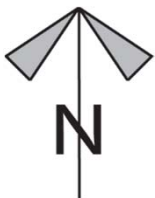
CLI Class

- 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

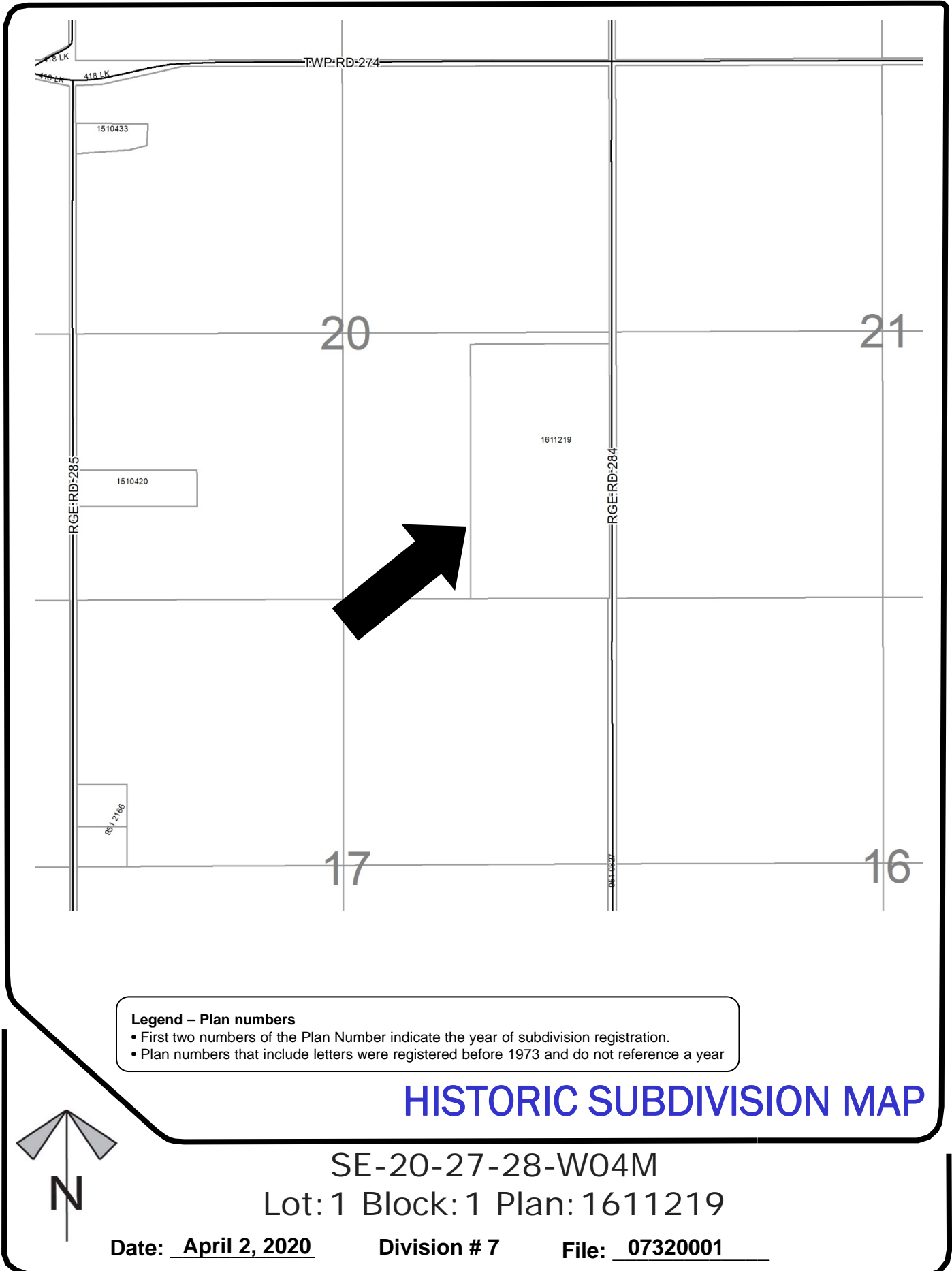


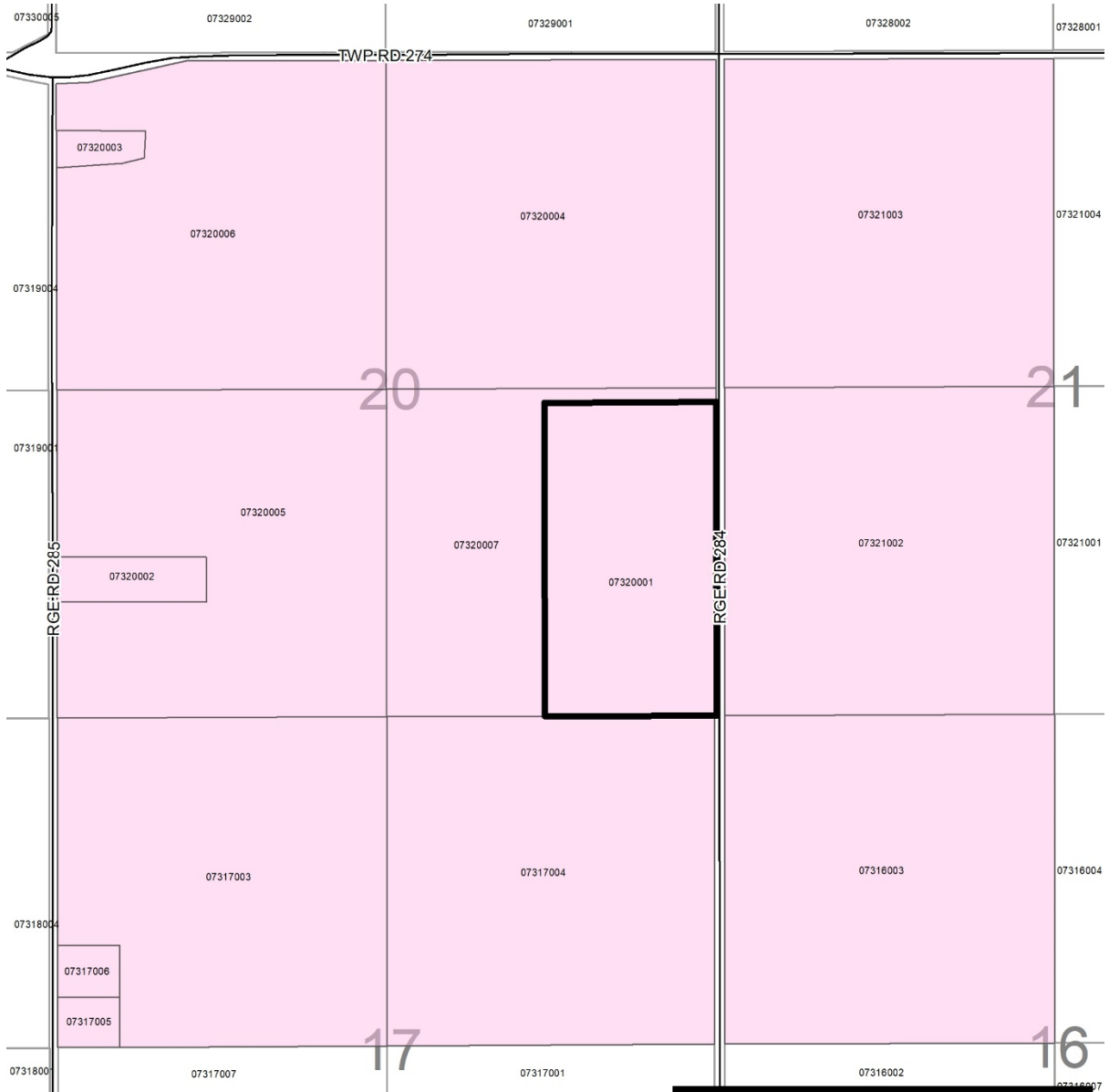
SE-20-27-28-W04M
 Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020



Division # 7

File: 07320001

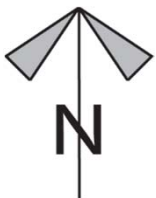




⊘ Letters in Opposition
 ★ Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA



SE-20-27-28-W04M
 Lot: 1 Block: 1 Plan: 1611219

Date: April 2, 2020

Division # 7

File: 07320001

PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: June 9, 2020
FILE: 05308015
SUBJECT: First Reading Bylaw – Live-Work Redesignation

DIVISION: 5
APPLICATION: PL20200041

PURPOSE: To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business.

GENERAL LOCATION: Located approximately 1 mile east of city of Calgary, 0.5 miles south of Township Road 252 and immediately west of Sunshine Road.

APPLICANT: Terradigm Development Consultants Inc.

OWNERS: Jagdev & Sukhwinder Sidhu

POLICY DIRECTION: The County Plan and the Land Use Bylaw.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8054-2020 be given first reading.

Option #2: THAT application PL20200041 be denied.

APPLICATION REQUIREMENTS:

None.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

XD/llt

APPENDICES:

APPENDIX ‘A’: Bylaw C-8054-2020 & Schedule A

APPENDIX ‘B’: Map Set



ROCKY VIEW COUNTY

BYLAW C-8054-2020**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-8054-2020.

PART 2 - DEFINITIONS

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

PART 3 - EFFECT OF BYLAW

THAT Part 5, Land Use Map No.53 of Bylaw C-4841-97 be amended by redesignating Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M from Residential Two District (R-2) to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M, is hereby redesignated to Live-Work District (L-W), as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 - TRANSITIONAL

Bylaw C-8054-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

Division: 5
File: 05308015 / PL20200041

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

PUBLIC HEARING WAS HELD IN COUNCIL this _____ day of _____, 2020

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

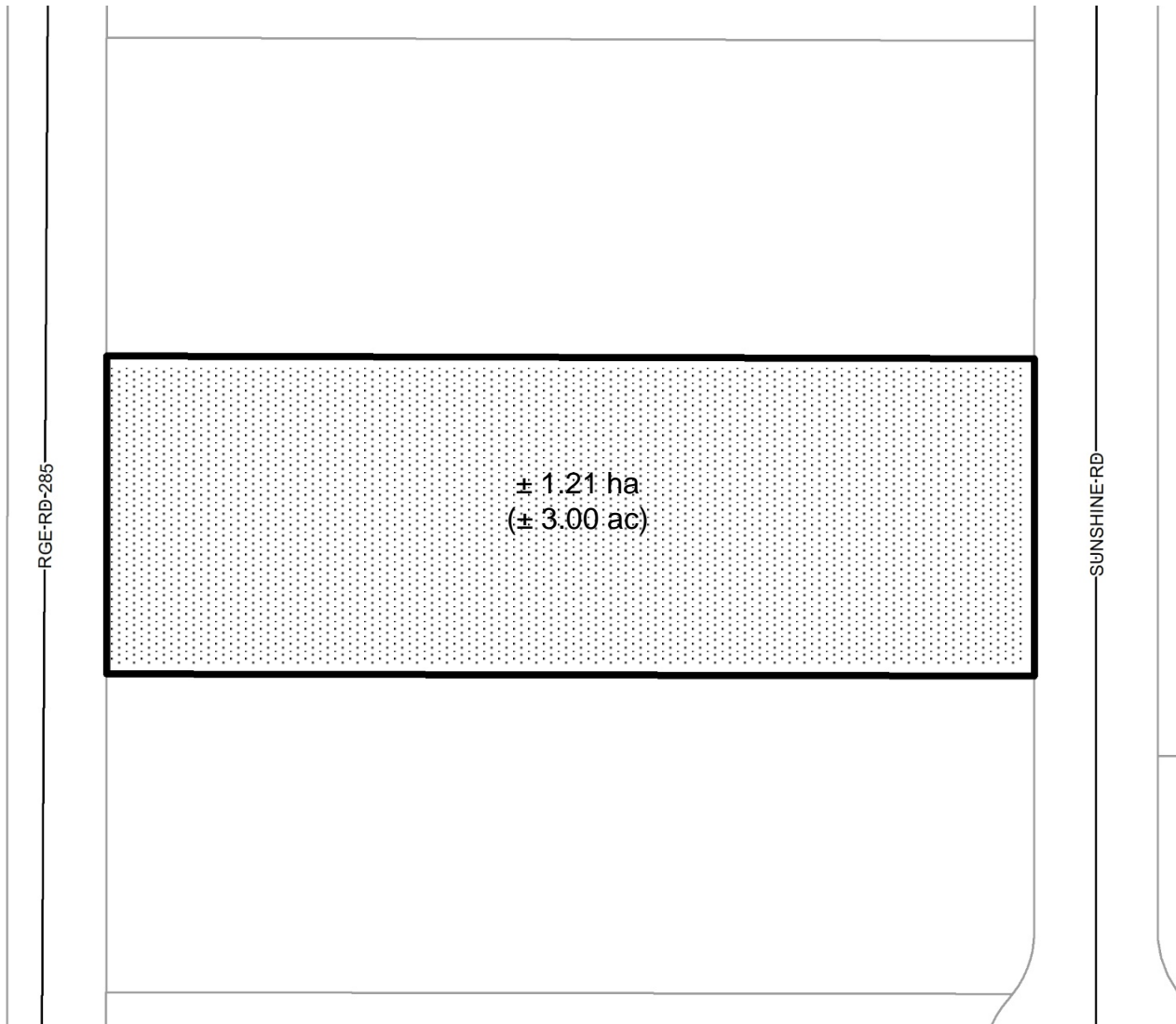
READ A THIRD TIME IN COUNCIL this _____ day of _____, 2020

Reeve

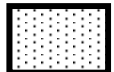
CAO or Designate

Date Bylaw Signed

SCHEDULE "A"

BYLAW: C-8054-2020

AMENDMENT

FROM Residential Two District TO Live-Work District

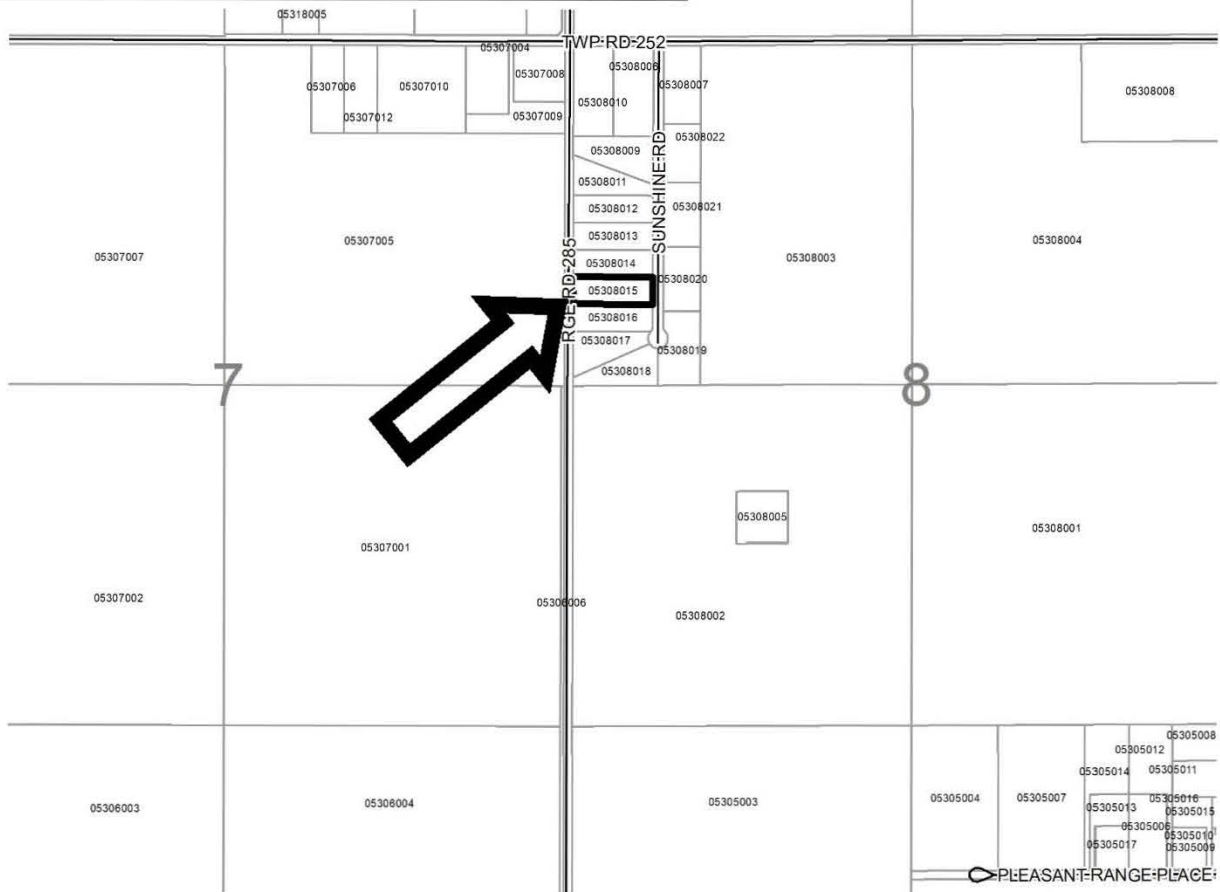
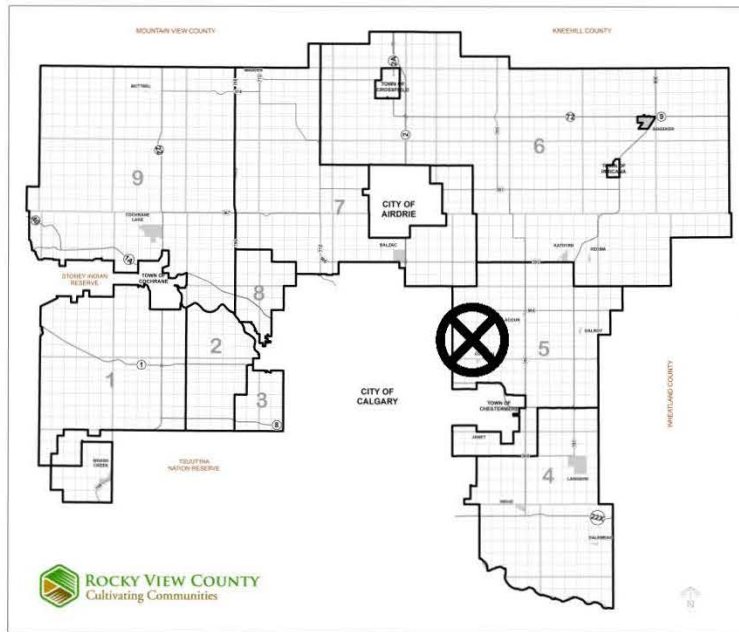
Subject Land _____

LEGAL DESCRIPTION: Lot 6, Block 4, Plan 0412583,
NW-8-25-28-W4MFILE: 05308015 - PL20200041

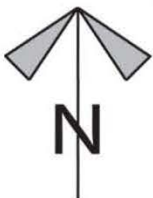
DIVISION: 5



ROCKY VIEW COUNTY



LOCATION PLAN



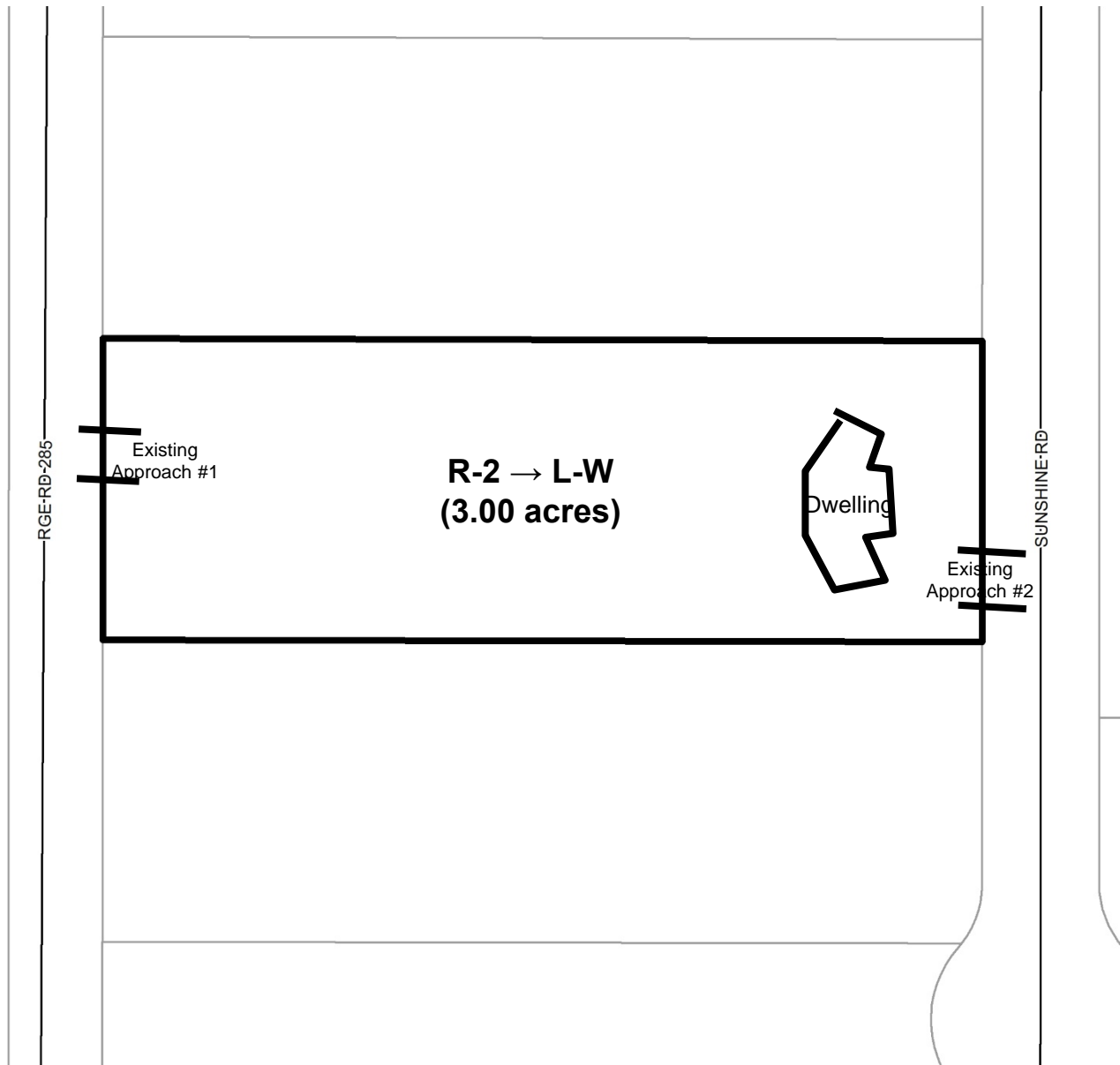
Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

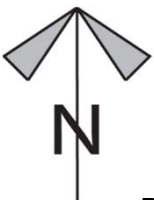
Division # 5

File: PL20200041 - 05308015

Redesignation Proposal: To redesignate the subject land from Residential Two District to Live-Work District in order to facilitate the operation of a trucking business



DEVELOPMENT PROPOSAL

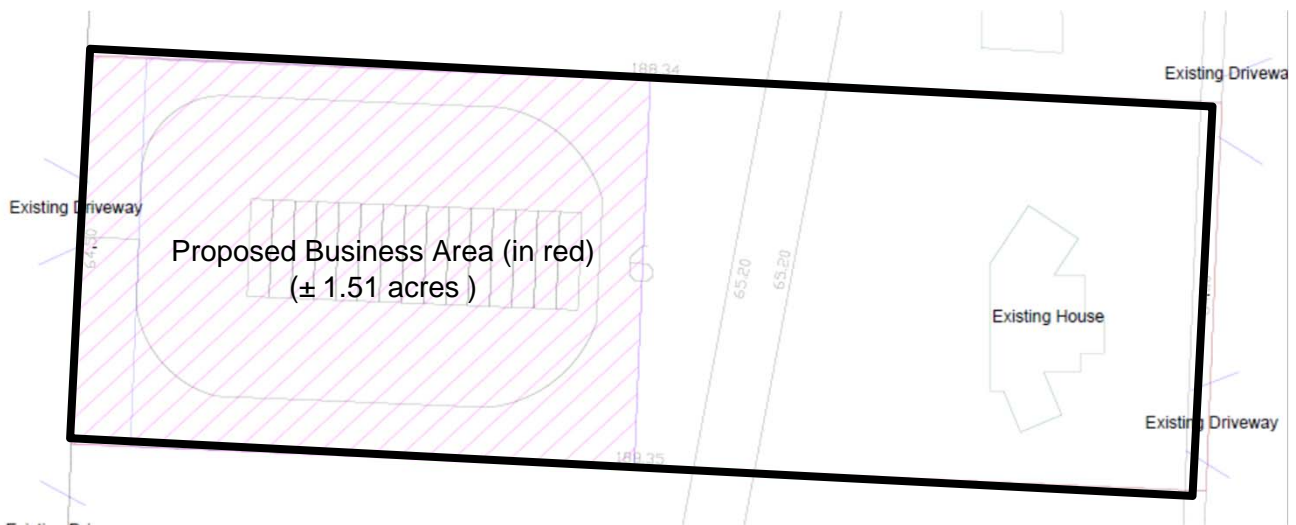


Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

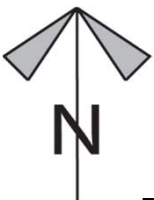
Date: April 9, 2020

Division # 5

File: PL20200041 - 05308015



PROPOSED SITE PLAN

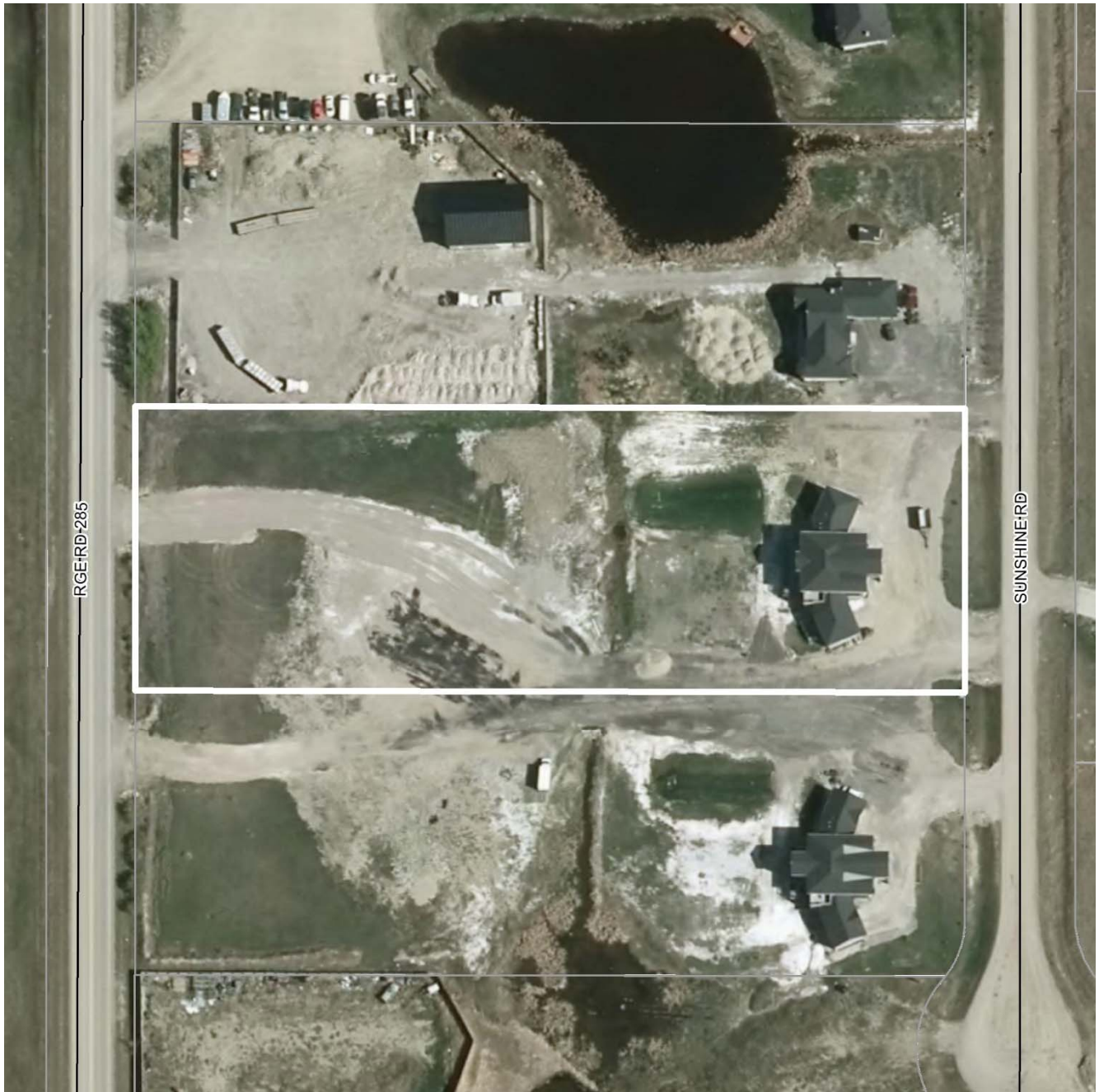


Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

Division # 5

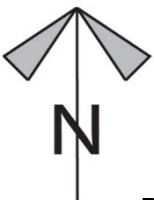
File: PL20200041 - 05308015



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

AIR PHOTO

Spring 2018

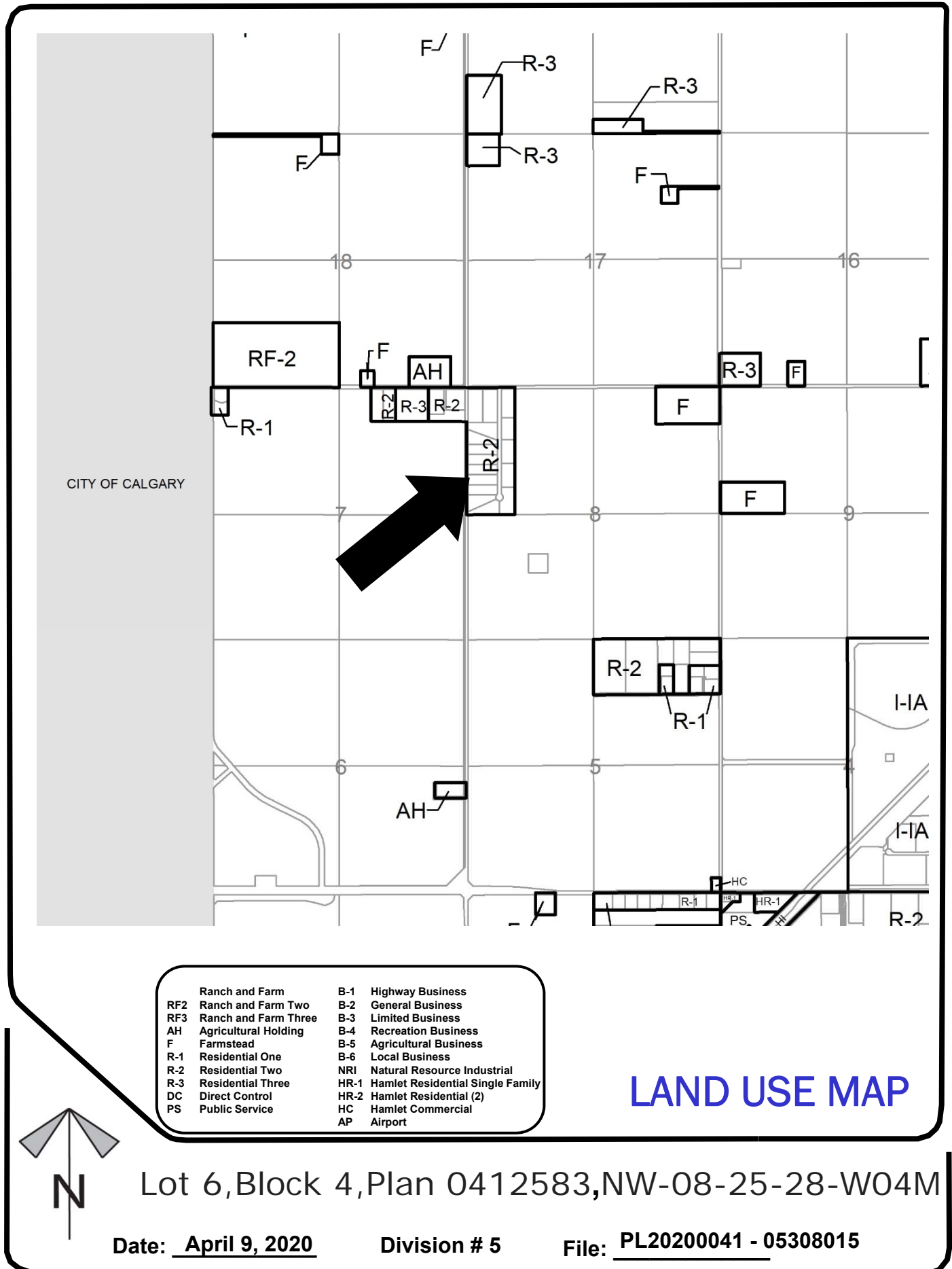


Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

Division # 5

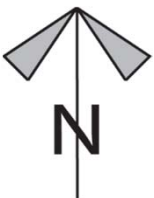
File: PL20200041 - 05308015





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

TOPOGRAPHY
Contour Interval 2 M

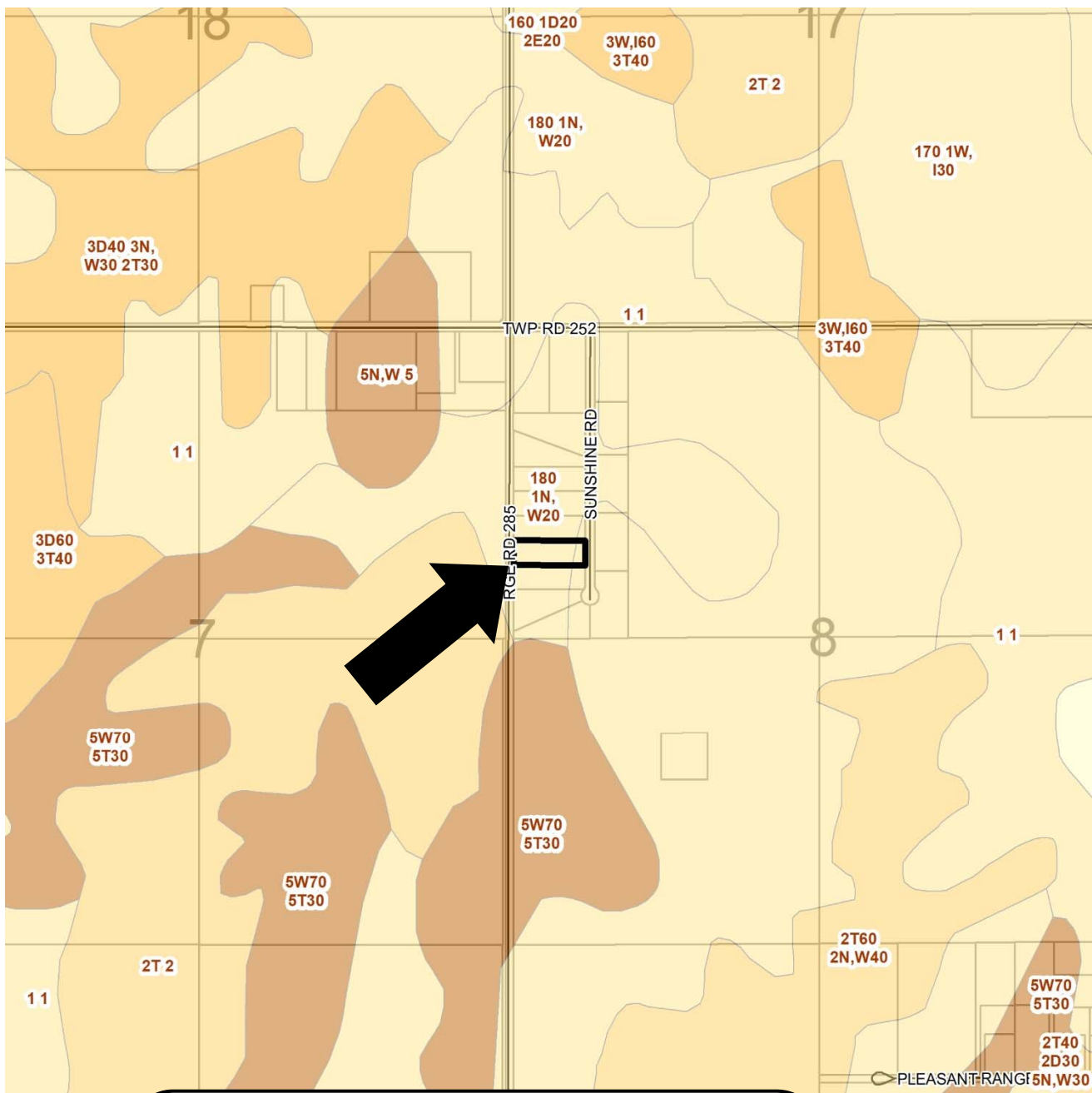


Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

Division # 5

File: PL20200041 - 05308015



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

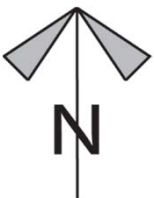
CLI Class

- 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

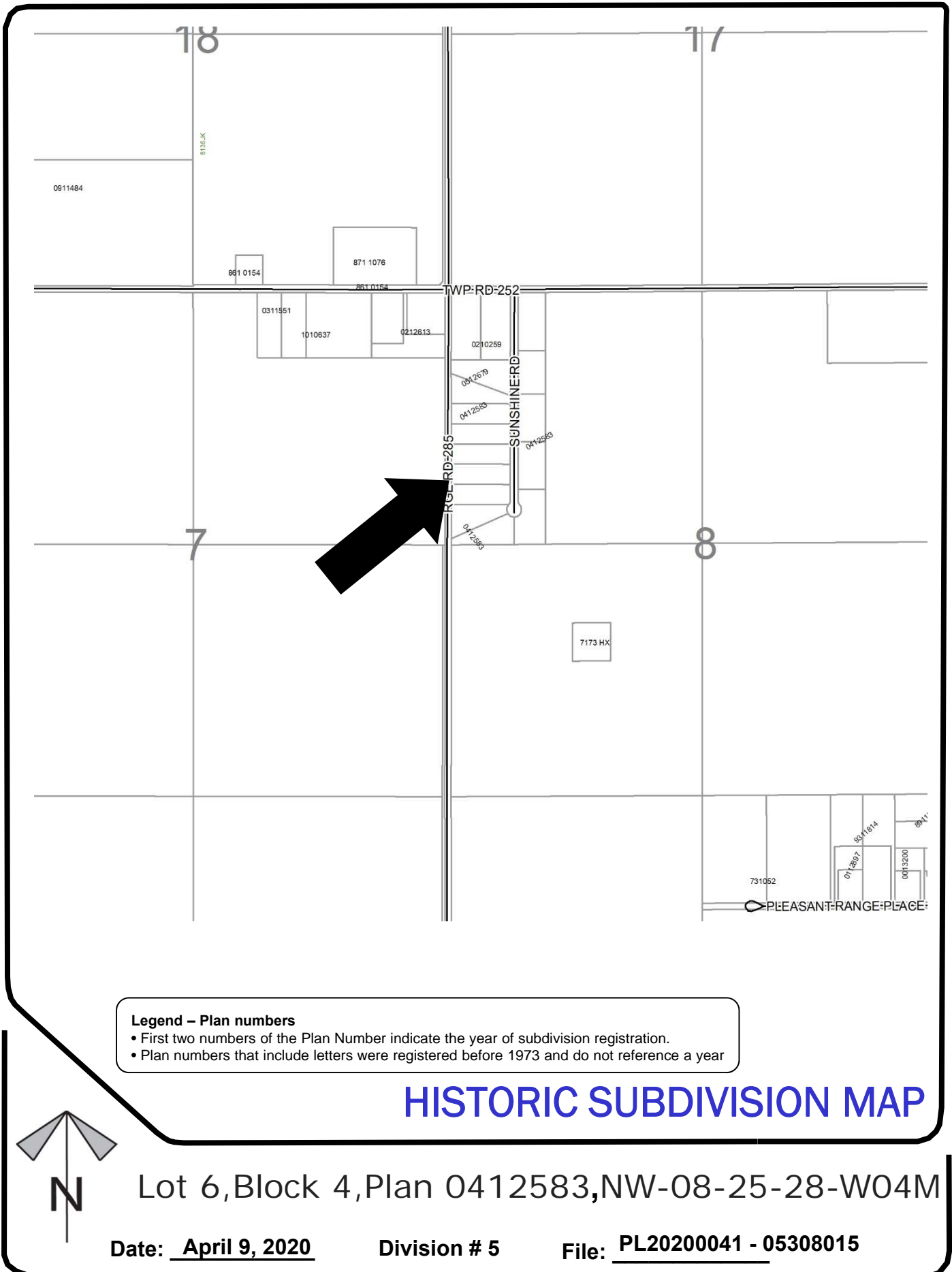


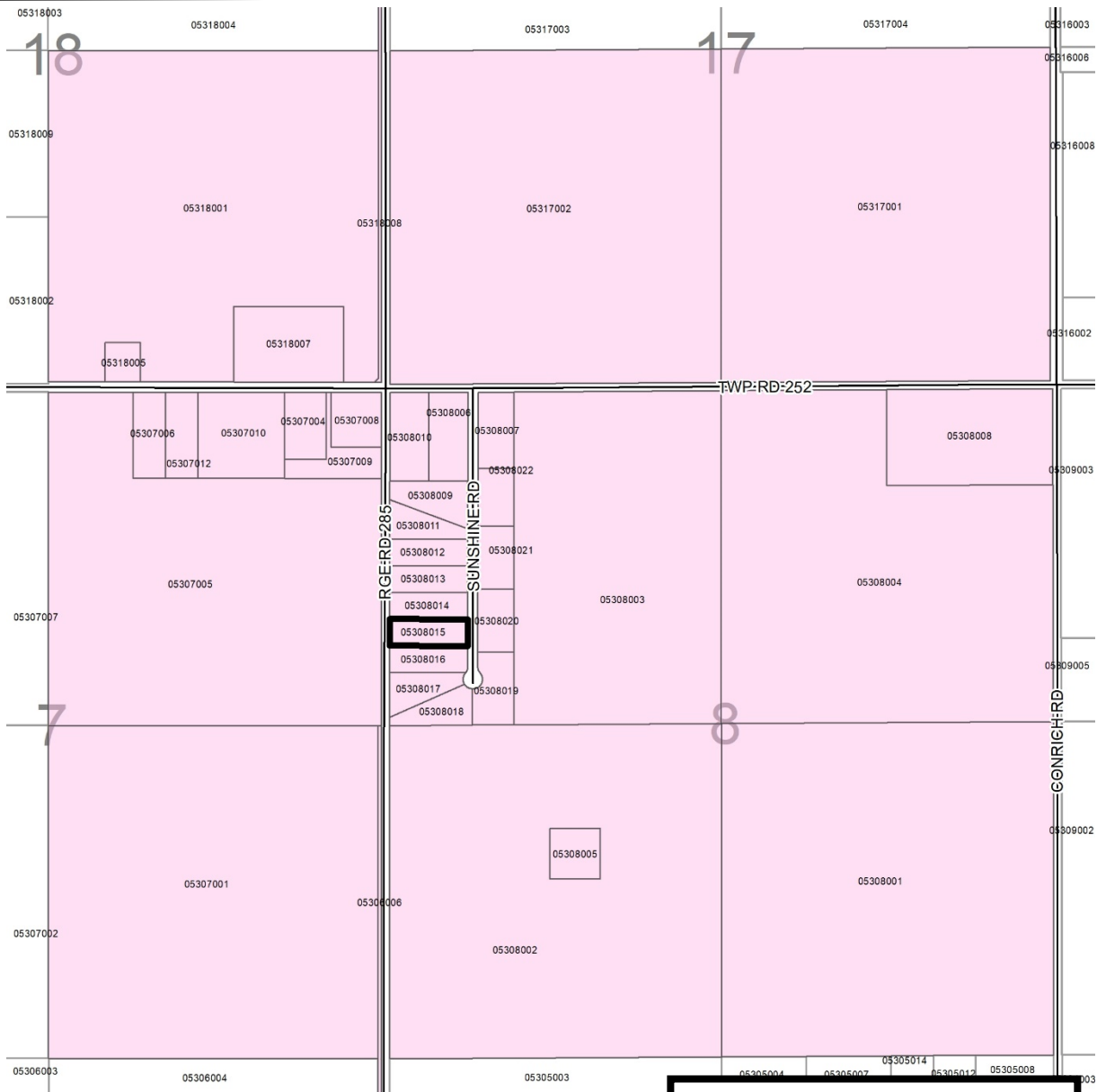
Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

Division # 5

File: PL20200041 - 05308015



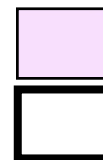


Letters in Opposition



Letters in Support

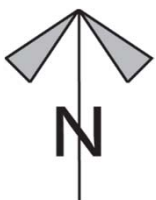
Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA



Lot 6, Block 4, Plan 0412583, NW-08-25-28-W04M

Date: April 9, 2020

Division # 5

File: PL20200041 - 05308015

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	6/23/2020 7/14/2020	Intergovernmental Affairs
9	Active	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	9-Jun-20	Legal and Land Administration
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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
All	Active	Report/Options on a Potential Third Council Meeting	Administration was directed at the March 10, 2020 Council meeting to prepare a proposal/options for a third Council meeting each month.	10-Mar-20	23-Jun-20	Municipal Clerk's Office
All	Active	Enforcement of the Traffic Safety Act on Primary Highways	Administration was directed at the April 28, 2020 Council meeting to hold a workshop on the enforcement of the Highway Traffic Safety Act on primary highways.	28-Apr-20	Summer 2020	Municipal Enforcement
All	Active	Feasibility of Cemetery Services	Administration was directed at the November 4, 2019 Council meeting to look at the feasibility of Cemetery Services and investigate potential options for Council's consideration.	4-Nov-19	Fall 2020	Operational Services
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	23-Jun-20	Operations Division
4 and 5	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. This item was further tabled until the end of September, 2020 at the May 26, 2020 Council meeting.	10-Dec-19	22-Sep-20	Planning and Development Services
All	Active	County Plan Amendments to Accommodate Developer-led ASP	Administration was directed at the February 11, 2020 Council meeting to draft amendments to the County Plan to allow a development proponent to prepare a new ASP or amendment to an ASP subject to a Council-adopted Terms of Reference and that amendments to the County Plan allow a development proponent to prepare a new ASP or amendment to as ASP be included in the current drafting of a new MDP.	11-Feb-20	Fall 2020	Planning and Development Services
All	Active	Springbank Area Structure Plan	Council tabled this item at the April 28, 2020 Council meeting and directed Administration to hold an additional workshop to determine whether the proposed ASP could be better served through two or more separate ASPs.	28-Apr-20	28-Jun-20	Planning and Development Services
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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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
All	Active	Recreation and Parks Master Plan	Council approved a new Recreation Governance Model at the July 23, 2020 Council meeting, and directed Administration to begin the implementation process. Council approved the Recreation and Parks Master Plan terms of reference at the January 14, 2020 Council meeting.	23-Jul-20	Fall 2020	Recreation, Parks and Community Support
9	Active	High-Speed Internet Servicing for Rocky View County Ratepayers	This Notice of Motion was read into the record at the April 28, 2020 Council meeting, and will be debated at the May 12, 2020 Council meeting. The proposed resolution was tabled until the May 26, 2020 Council meeting at the May 12, 2020 Council meeting. The proposed resolution was referred to Administration to hold a workshop with Council by the end of September, 2020.	28-Apr-20	30-Sep-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

Division	Status	Topic	Description	Date Raised Scheduled	Target Completion Date	Responsible Area
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> <p>At the May 12, 2020 Council meeting, Council declined an offer from the City of Chestermere.</p>	28-Jan-20	Ongoing	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
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
7	Ongoing	Sale of the Cochrane and District Agricultural Lands	<p>Administration was directed at the September 24, 2019 Council meeting to negotiate a purchase and sale agreement with the CDAS subject to Council approval.</p> <p>Administration was directed at the Mayrch 10, 2020 Council meeting to proceed with mandate #2 as directed in the closed session.</p>	24-Sep-19	Ongoing	Legal and Land Administration



NOTICE OF MOTION

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

Presented By: Councillor Kim McKylor, Division 2
Seconded By: Councillor Jerry Gautreau, Division 5

This notice of motion is read into the Council record on **June 9, 2020**. The motion as read into the record will be debated on **June 23, 2020**.

TITLE: **Facilitating High-Speed Internet for Residents of RVC**

WHEREAS Rocky View County Council passed the following resolution at the May 26th Council Meeting directing Administration to hold a workshop on High Speed Internet with Council, *"MOVED by Councillor Hanson that the matter be referred to Administration until such time as a workshop is scheduled with Council to further discuss and educate ourselves on the practical aspects of providing internet in fringe rural/urban areas by September 30, 2020."*;

AND WHEREAS Rocky View County Council is determining County vision for high speed internet that would meet the needs or desires equally for residents and/or businesses in Rocky View County;

AND WHEREAS Rocky View County, due to its geographical size, large rural/semi-rural population, and areas of urban settlement, is a challenging environment for private sector investment in the required infrastructure capital that is needed to provide high speed internet;

AND WHEREAS Rocky View County residents, continue to advocate for better service;

AND WHEREAS The Municipal Government Act of Alberta, allows for a resident driven, area specific local improvement tax, which could be used to facilitate the capital investment for locally defined areas, to fund the construction costs to construct the needed infrastructure to access high speed internet;

AND WHEREAS The policy would require and be contingent on a third party contractual agreement to provide service;

AND WHEREAS Many new grants both at the Federal and Province level may be accessible by Municipalities to further reduce the amount of the local improvement tax;

THEREFORE BE IT RESOLVED THAT: Administration be directed to develop a fulsome policy, which would clearly define a process by which local communities could pursue the finance, construction, and operation of high speed internet connectivity through a community led initiative, and that this policy be brought for Council consideration at a workshop to be held in September of 2020.